To access the Agenda and Backup Materials electronically, go to www.gjcity.org

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

TUESDAY, DECEMBER 10, 2019 @ 6:00 PM

Call to Order - 6:00 PM

Consent Agenda

1. Minutes of Previous Meeting(s) from November 12, 2019.

2. Consider a request by DRK Associates to vacate the south 4 feet of the 14 foot Multi-Purpose Easement along Dewey Place located on a property at 2566 Patterson Road.

3. Consider a request by the Applicant, Anatum, LLC, to Vacate the undeveloped Westcliff Drive Public Right-of-Way of 322.19 lineal feet as part of the development of the proposed Court on G Subdivision located south of G Road and east of 27 Road.

4. Consider a request by Anatum, LLC, to vacate two 10-foot public utility easements located at 2711 G Road.

5. Consider a request by Habitat for Humanity of Mesa County to vacate a public utility easement located on parcel 2943-212-06-100 and Hoffman Subdivision Filing II.

6. Consider a request by Corey Bendetti to vacate public easements on a 1.26-acre parcel located at 588 North Grand Falls Court.

Regular Agenda

1. Consider a request by Corey Bendetti to rezone 1.26 acres from PD (Planned Development) to R-8 (Residential 8 units per acre) located at 588 North Grand Falls Court.

2. Consider a request by Dynamic Investments Inc., to amend the phasing schedule of the approved Casa De Luz Outline Development Plan that allows 20 residential lots and condominium units on 1.88-acres located at West Ridges Boulevard and School Ridge Road.

3. Consider a request by Baseline Capital Investments, LLP to rezone 1.81 acres from R-24 (Residential – 24 du/ac) to B-1 (Neighborhood Business) located at 1221 Wellington Avenue.

4. Consider a Request by the City of Grand Junction to Amend Various Sections of the Zoning and Development Code (Title 21) to Revise Sections Related to Drinking Establishments and Other Similar Uses.

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
November 12, 2019 MINUTES
6:00 p.m.

The meeting of the Planning Commission was called to order at 6:00pm by Chairman Christian Reece.

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

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

There were approximately 6 citizens in the audience.

CONSENT AGENDA

Item #2 was withdrawn from the Consent Agenda.

Commissioner Teske moved to adopt Consent Agenda item #1. Commissioner Wade seconded the motion. Motion carried unanimously 7-0.

1. **Approval of Minutes**
   a. Minutes of the October 22, 2019 Regular Meeting.

2. **John H Hoffman Subdivision Filing III Vacation of Public Utility Easement File #VAC-2019-589**
   This item has been withdrawn.

REGULAR AGENDA

1. **Augustine Blue Rezone File # RZN-2019-585**
   This item has been withdrawn.

2. **Village Cooperative Rezone File # RZN-2019-544**
   Consider a request by REE Development, LLC to 1) amend the Comprehensive Plan Future Land Use Map from Residential Medium 4-8 dwelling units per acre to Residential High Mixed Use and 2) rezone from a R-5 (Residential-5 du/ac) to R-24 (Residential-24 du/ac) on 3.58-acre property located at 621 26 ½ Road.

DRAFT

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

Questions for Staff
None.

Discussion
None.

Public Comment
The public hearing was opened at 6:12pm.

The following spoke in opposition of the request: Russell Williams and Carol Berkman.

The public hearing was closed at 6:18pm.

Applicant's Response
Tracy States, River City Consultants, speaking on behalf of the owner and applicant, responded to public comment.

Questions for Staff
Ms. Costello outlined the Major Site Plan Review process.

Commissioner Wade made a comment about administrative versus public hearing projects.

Commissioner Teske made a comment about the Juniper Ridge School project and access to the school.

Commissioner Deppe asked a question regarding traffic impact studies.

Discussion
Commissioner Ehlers made a comment regarding the public comment on traffic concerns and in support of the request.

Commissioners Gatseos and Teske made comments in support of the request.

Commissioner Wade made a comment regarding the public comment period.

Commissioner Tolle made a comment about the need for a Traffic Impact Study in this area.

DRAFT

Commissioner Deppe made a comment asking members of the public to stay involved in the process.

Chairman Reece made a comment regarding the ingress/egress of Juniper Ridge School.

Motion and Vote

Commissioner Wade made the following motion, “Madam Chairman, on the Village Cooperative of Grand Junction request, RZN-2019-544, I move that the Planning Commission forward to the City Council a recommendation of approval of the Comprehensive Plan Future Land Use Map Amendment from Residential-Medium 4-8 dwelling units per acre to Residential-High Mixed Use and the Rezone from R-5 (Residential-5 du/ac) to R-24 (Residential-24 du/ac) for the 3.82 acres of property located at 621 26 ½ Road with the findings of fact as listed in the staff report.”

Commissioner Teske seconded the motion. The motion carried 6-1 with Commissioner Tolle voting NO.

3. **Other Business**

None.

4. **Adjournment**

The meeting was adjourned at 6:34pm.

DRAFT

Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: December 10, 2019

Presented By: Senta Costello, Planner

Department: Community Development

Submitted By: Senta Costello, Associate Planner

Information

SUBJECT:

Consider a request by DRK Associates to vacate the south 4 feet of the 14 foot Multi-Purpose Easement along Dewey Place located on a property at 2566 Patterson Road.

RECOMMENDATION:

Staff recommends approval

EXECUTIVE SUMMARY:

The Applicant, DRK Associates LLC, is requesting the vacation of a portion (1,938 sq. ft.) of a public Multi-Purpose Easement on the property located at 2566 Patterson Road. The Applicant recently started preliminary planning for submittal of a Site Plan Review application to construct a new office on the northern portion of the site, however during that process, it was determined that the southern 4-foot of an existing 14-foot wide Multi-Purpose Easement encroaches and conflicts with the required 10-foot maximum front yard setback.

BACKGROUND OR DETAILED INFORMATION:

The subject property located between Patterson Road and Dewey Place located at 2566 Patterson Road just east of 25 ½ Road currently contains a 14-foot wide Multi-Purpose Easement along the north property line bordering Dewey Place. This existing 14-foot wide Multi-Purpose Easement was dedicated with the Patterson Place Subdivision Plat recorded in 2017 (Reception No. 2796016). This portion of the property is zoned MXG-3 which has a maximum front setback of 10 feet. The 10-foot maximum setback conflicts with the 14-foot multi-purpose easement and as such, the Applicant is requesting to vacate the southern 4-foot portion (1,938 sq. ft.) of this

existing 14-foot-wide multi-purpose easement in order to have proposed buildings be able to meet the requirements of the zone district.

The multi-purpose easement does not currently have any utilities located within it. There were no concerns from the City of Grand Junction Development Engineer and the various public utilities regarding the ability to adequately provide any utilities in the future should it be necessary.

NOTIFICATION REQUIREMENTS

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on September 26, 2019. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on November 27, 2019. The notice of this public hearing was published December 3, 2019 in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review is set forth in Section 21.02.100 (c) of the Zoning & Development Code. The purpose of this section is to permit the vacation of surplus rights-of-way and/or easements.

(1) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City;
The request to vacate a portion of an existing 14-foot wide Multi-Purpose Easement does not conflict with the Comprehensive Plan, Grand Valley Circulation Plan or other adopted plans and policies of the City. The vacation of a portion of this easement will have no impact on public facilities or services provided to the general public; public utilities/services have reviewed the request and had no concerns in their ability to provide services or access to their infrastructure. Therefore, staff has found this criterion has been met.

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

Goal 1 / Policy C: The City will make land use and infrastructure decisions consistent with the goal of supporting and encouraging the development of centers.

Goal 11 / Policy A: The City will plan for the locations and construct new public facilities to serve the public health, safety and welfare, and to meet the needs of existing and future growth.

(2) No parcel shall be landlocked as a result of the vacation;
This is a request to only vacate a portion of an existing multi-purpose easement. As such, no parcels will be landlocked as a result of the proposed vacation. Therefore, staff has found this criterion has been met.

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

No adverse comments concerning the proposed vacation were received from the utility review agencies or the adjacent property owners indicating that the requested vacation will restrict access or reduce or devalue any property. This request does not impact access to any parcel and as such, staff finds this criterion has been met.

(4) There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services;
There will be no adverse impacts to the general community and the quality of public facilities and services provided will not be reduced due to the proposed vacation. There are not currently utilities within the multi-purpose easement and public utilities/services have reviewed the request and had no concerns in their ability to provide services or access to their infrastructure, Staff therefore finds this criterion has been met.
(5) The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 GJMC; and
The provision of adequate public facilities and services shall not be inhibited to any property as a result of the proposed vacation request as the portion of the Multi-purpose easement would not affect any other adjacent property or use. There are not currently utilities within the multi-purpose easements. Public utilities/services have reviewed the request and had no concerns in their ability to provide services or access to their infrastructure in the future. The City is currently re-evaluating the standards for a Multi-Purpose easement with the utility providers, including reducing the typical depth dimension down to 10 feet or less; the current 14 feet standard is considered to be antiquated and unnecessary. In this case, the 10-foot MPE appears to be of a sufficient width to accommodate future utilities. Therefore, Staff finds that this criterion has been met.

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

Maintenance requirements for the City will not substantially change as a result of the proposed vacation as only a small portion of the existing easement will be eliminated.

Therefore, Staff finds that this criterion has been met.

STAFF RECOMMENDATION AND FINDINGS OF FACT
After reviewing the Rivertown Center Easement Vacation request, VAC-2019-562, located at 2566 Patterson Road, the following findings of fact have been made:

1. The request conforms with Section 21.02.100 (c) of the Zoning & Development Code.

Therefore, Staff recommends approval of the requested vacation.

SUGGESTED MOTION:

Madam Chairman, on the Rivertown Center Multi-Purpose Easement Vacation request located at 2566 Patterson Road, City file number VAC-2019-562, 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 List - Rivertown - MPE vacation - PC
2. Exhibit 2 - SITE LOCATION and MAPS
3. Exhibit 3 - Development Application
4. Exhibit 4 - Vacation Resolution

EXHIBIT LIST

Zoning Code Amendments
FILE NO. VAC-2019-562

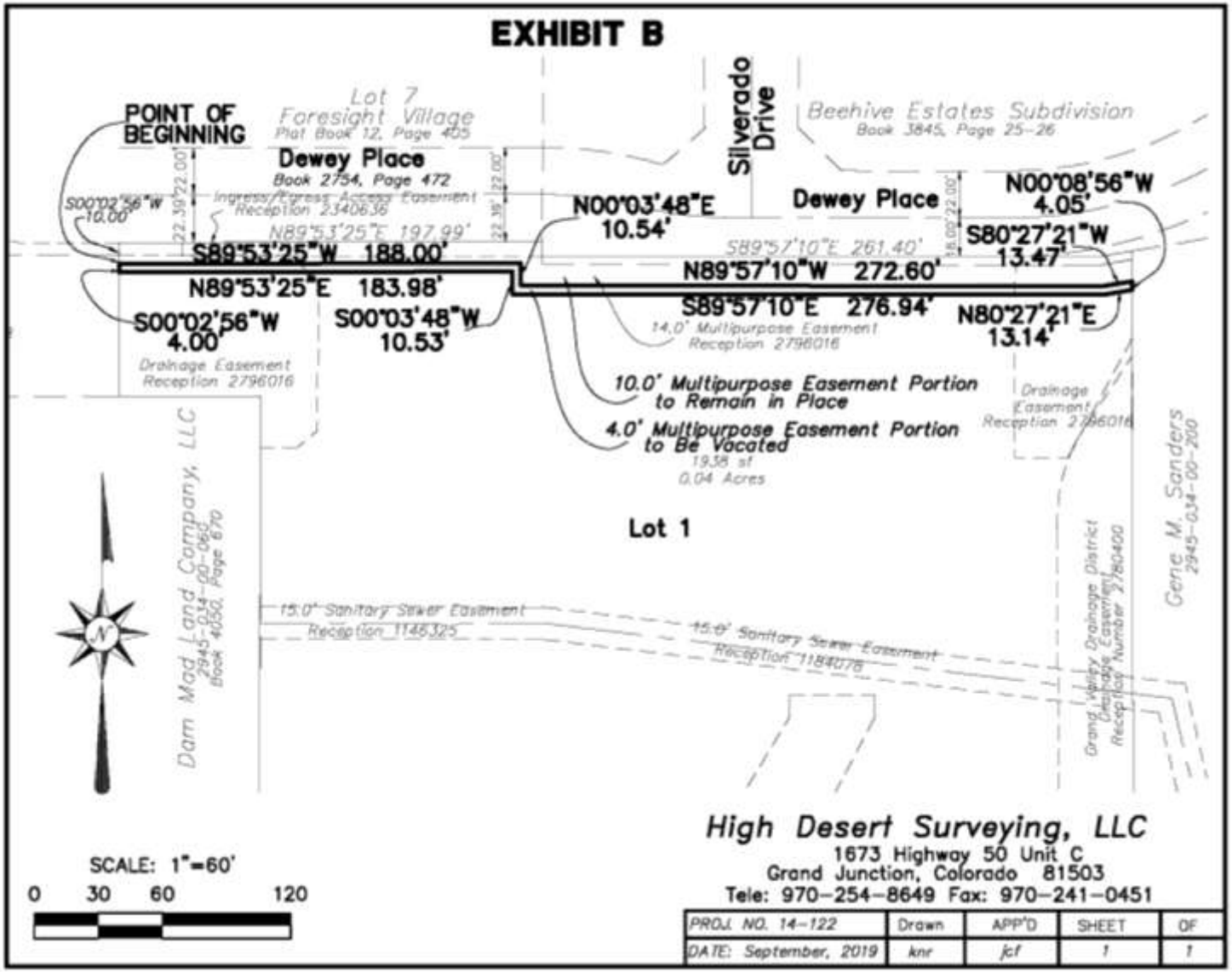
Exhibit Item #	Description
1	Staff Report dated December 10, 2019
2	Site Location & Aerial Photo Maps
3	Development Application dated September 25, 2019
4	City Council Vacation Resolution
5	Staff Powerpoint Presentation dated December 10, 2019

Exhibit 2

SITE LOCATION



EASEMENT LOCATION



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: Vacation - Easement

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

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

Property Information

Site Location:	2566 Patterson Road G.J. CO 81505	Site Acreage:	3.39 Acres
Site Tax No(s):	2945-034-73-001	Site Zoning:	MXG-3/MXS-3

Project Description: Vacate 4' of the 14' MPE on Dewey Place. Current zoning requires a 10' MPE

Property Owner Information		Applicant Information		Representative Information	
Name:	DRK Associates LLC	Name:	DRK Associates LLC	Name:	Ciavonne, Roberts Assoc
Street Address:	~~2355 Yellow Cat~~ 2651 Continental Dr.	Street Address:	131 Nth 6th Street, Ste 300	Street Address:	222 Nth 7th St
City/State/Zip:	G.J. CO 81507 76	City/State/Zip:	G.J. CO 81501	City/State/Zip:	GJ, CO 81501
Business Phone #:		Business Phone #:	244-6615	Business Phone #:	241-0745
E-Mail:	dsbeede@bresnan.net	E-Mail:	dbeede@cbcwest.com	E-Mail:	ted@ciavonne.com
Fax #:	N/A	Fax #:	N/A	Fax #:	n/a
Contact Person:	Dale Beede	Contact Person:	Dale Beede	Contact Person:	Ted Ciavonne
Contact Phone #:	970-250-9500	Contact Phone #:	244-6615 or 250-9500	Contact Phone #:	241-0745

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

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

Signature of Person Completing the Application	Dale Beede	Date	9/25/19
Signature of Legal Property Owner	Dale Beede	Date	9/25/19

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) DRK Associates LLC ("Entity") is the owner of the following property:

(b) 2566 Patterson Road G.J. CO 81505 (2945-034-73-001)

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

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

- [x] 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:

- [x] 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) Vacation-Easement

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: [signature]

Printed name of person signing: Dale T. Beede

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 25th day of September, 2019

by Dale T. Beede

Witness my hand and seal.

My Notary Commission expires on 7-23-22

CHARLES F. REAMS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19904009030
My Commission Expires July 23, 2022

[signature]
Notary Public Signature

Rivertown Center
Vacation of Easement on Dewey Place
September 25, 2019
Project Description

Project Overview
There are 3.39 acres located on 2566 Patterson Road, which is owned and slated to be developed DRK Associates LLC. This property sets between Patterson Road (on the south) and Dewey Place (on the north). The property is zoned MXS-3 along Patterson and MXG-3 along Dewey.

This proposal is to vacate the southern 4' of the platted 14' MPE along Dewey Place. The building setback requirement under an MXG-3 zone is 10', forcing this request for vacation.

A. Project Description
Location and Site Features
- The parcel is located on the north side of Paterson Road, east of 25 ½ Road. The property is in the City.
- There is an 18" sewer main in Patterson Road as well as an existing 8" sewer main in Dewey Place. There is an 8" water main in Patterson Road and Dewey Place.
- The existing homes that were on this property have all since been demolished and removed.
- The site is generally flat, sloping northwest.
- There is a drainage ditch that defines the east boundary of the property.

Existing Zoning
- The parcel is zoned MXG-3/MXS-3.

B. Public Benefit:
- The removal of unnecessary MPE easement;
- The ability for future structures to have smaller front setbacks, as encouraged by the zoning;
- Infill development that utilizes existing infrastructure;

C. Neighborhood Meeting
A Neighborhood Meeting is not required for this type of submittal.

D. Project Compliance, Compatibility, and Impact
1. Adopted Plans and/or Policies

The Future Land Use Plan; the Land Development Code.

2. Surrounding Land Use

Surrounding land use /zoning is Multi-family/Single Family residence to the north, Single Family Residence to the east; Professional Services/multi-family to the west and Patterson Road abutting the south.

3. Site Access and Traffic

There are currently multiple access points, one off of Dewey Place and soon-to-be abandoned residential curb cuts off of Patterson Road. Ultimately there will be one ingress and two egress access points from Patterson into this property.

4 & 5. Availability of Utilities and Unusual Demands

Sanitary Sewer: Sewer is provided by the City of Grand Junction. There is an existing main line in Patterson Road and Dewey Place.

Domestic water will be provided by Ute Water.

6. Effects On Public Facilities

Future development of these properties will have expected, but not unusual impacts on the fire department, police department, and the public school system.

7. Site Soils

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

8. Site Geology and Geologic Hazards

N/A

9. Hours of Operation N/A

10. Number of Employees N/A

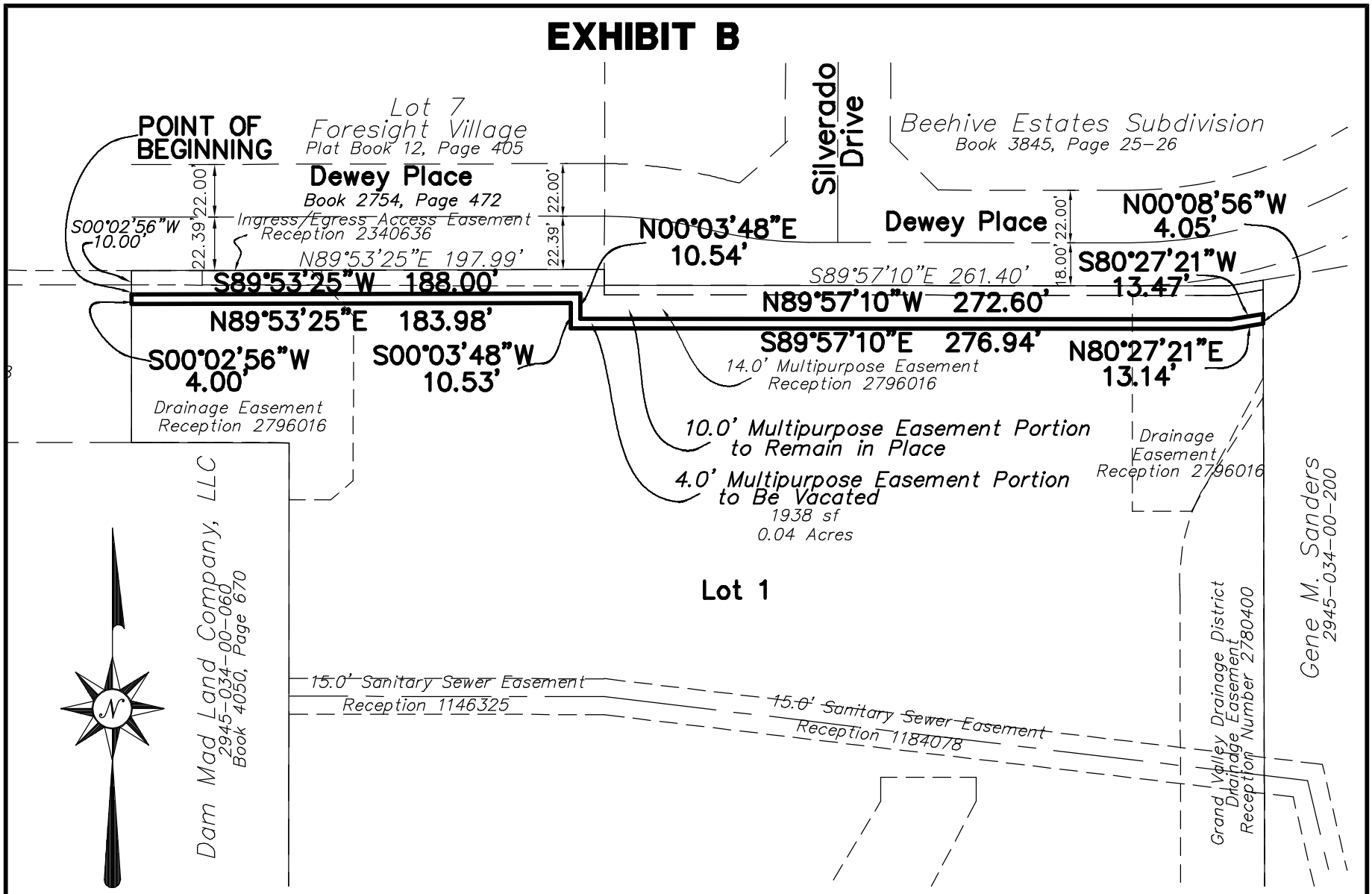
11. Signage Plans N/A

12. Irrigation

E. Development Schedule and Phasing

- Submit Easement Vacation – September 2019
- Submit Major Site Plan – October 2019

EXHIBIT B



SCALE: 1"=60'

0 30 60 120

High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 14-122	Drawn	APP'D	SHEET	OF
DATE: September, 2019	knr	jcf	1	1

EXHIBIT A

14.0’ MULTIPURPOSE EASEMENT PARTIAL VACATION

That real property located in part of the Southwest Quarter of the Southeast Quarter (SW¼ SE¼) of Section 3, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, and being the South four feet (4.0’) of the North fourteen feet (14.0’) of Lot 1, PATTERSON PLACE SUBDIVISION as shown on plat recorded at Reception 2796016, Mesa County records.
Said parcel containing an area of 1938 Square Feet, 0.04 Acres, as herein described.

14-122 Patterson Place Easement Vacation Description.doc/knr
Prepared by:
Jeffrey C. Fletcher PLS 24953
High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503

Exhibit 4

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

A RESOLUTION VACATING A PORTION OF A 14' WIDE MULTI-PURPOSE EASEMENT LOCATED WITHIN LOT 1, PATTERSON PLACE SUBDIVISION

LOCATED AT 2566 PATTERSON ROAD

RECITALS:

A vacation of a portion of a publicly dedicated 14' wide Multi-Purpose Easement has been requested by the developer, DRK Associates in anticipation of future commercial development.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate a portion of a public 14' wide Multi-Purpose Easement is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Zoning & Development Code.

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

The following described portion of a publicly dedicated Multi-Purpose Easement is hereby vacated subject to the listed conditions:

1. Applicant shall pay all recording/documentary fees for the Vacation Resolution, any easement documents and/or dedication documents.

Portion of Public Multi-Purpose Easement to be vacated:

That real property located in part of the Southwest Quarter of the Southeast Quarter (SW¼ SE¼) of Section 3, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, and being the South four feet (4.0') of the North fourteen feet (14.0') of Lot 1, PATTERSON PLACE SUBDIVISION as shown on plat recorded at Reception 2796016, Mesa County records.

Said parcel containing an area of 1938 Square Feet, 0.04 Acres, as herein described.

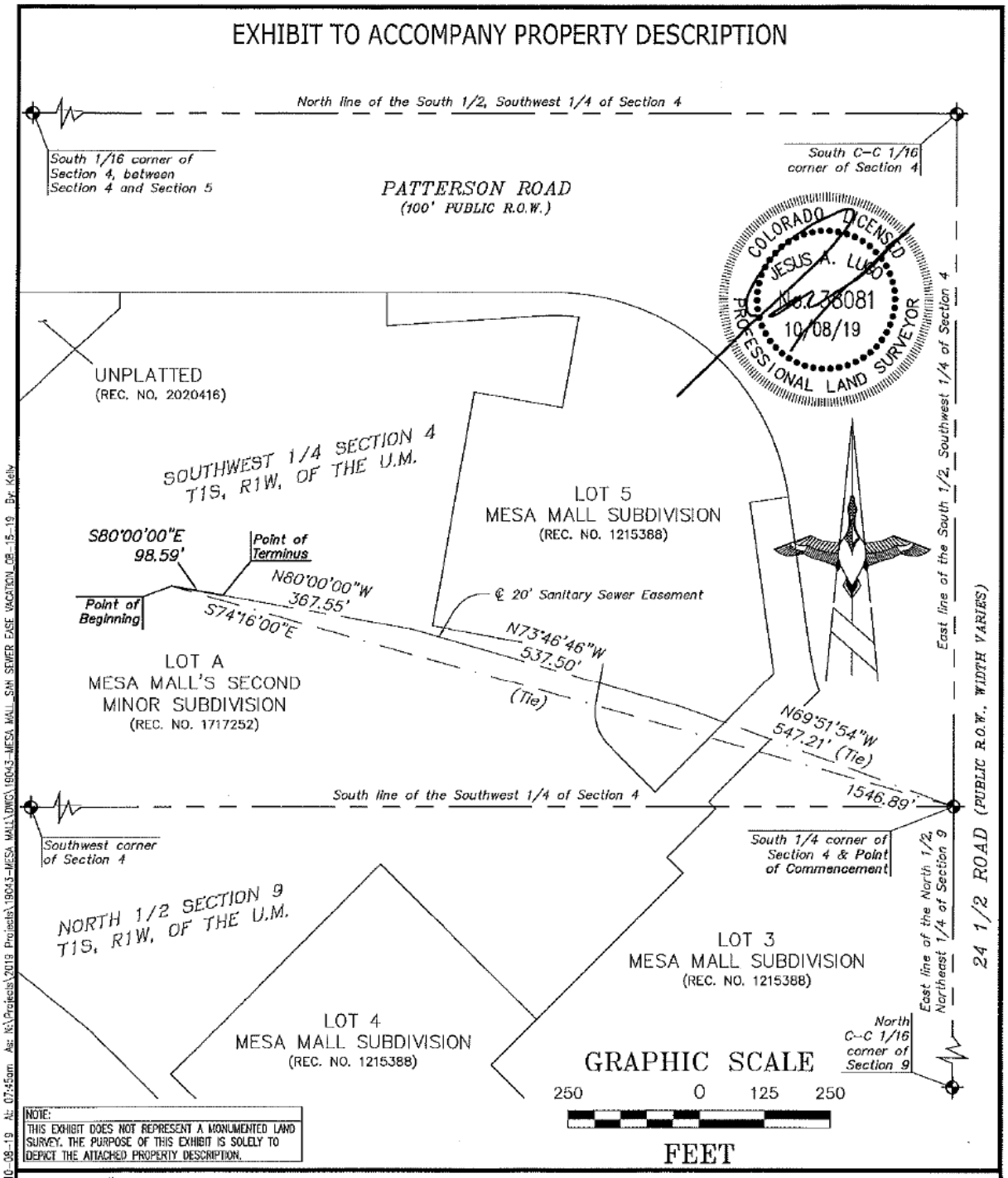
PASSED and ADOPTED this _____ day of _____, 2019

ATTEST:

_____
President of City Council

_____
City Clerk

EXHIBIT TO ACCOMPANY PROPERTY DESCRIPTION



NOTE:
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. THE PURPOSE OF THIS EXHIBIT IS SOLELY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

ALTURA
LAND CONSULTANTS
6950 S. Tucson Way, Unit C Centennial, CO 80112 Phone: (720) 488-1303

JOB NO. 19043
DATE: 08/16/19
SCALE: 1" = 250'

Last Saved On: 10-08-19 As: 07:45am As: K:\Projects\2019 Projects\19043-MESA MALL\DWG\19043-MESA MALL_SAN SEWER EASE VACATION_08-15-19 By: Kelly

Grand Junction Planning Commission

Regular Session

Item #3.

Meeting Date: December 10, 2019

Presented By: Senta Costello, Planner

Department: Community Development

Submitted By: Senta Costello, Associate Planner

Information

SUBJECT:

Consider a request by the Applicant, Anatum, LLC, to Vacate the undeveloped Westcliff Drive Public Right-of-Way of 322.19 lineal feet as part of the development of the proposed Court on G Subdivision located south of G Road and east of 27 Road.

RECOMMENDATION:

Staff recommends conditional approval of the requested vacation.

EXECUTIVE SUMMARY:

The Applicant, Anatum LLC, is requesting the vacation of the Westcliff Drive an undeveloped public Right-of-Way located south of G Road, just east of 27 Road.

The Applicant is currently in the process of a Preliminary/Final Subdivision Plan Review to develop a residential subdivision that is proposing to create 17 single-family attached dwelling units and lots on a total of 3.02 acres in an existing R-5 (Residential – 5 du/ac) zone district. As part of the subdivision process, new rights-of-way will be granted to the City to accommodate the location of the necessary infrastructure for the new subdivision.

BACKGROUND OR DETAILED INFORMATION:

The subject property of 3.02 acres is located on the south side of G Road, just east of 27 Road. The property currently has a single family house and associated

outbuildings; however, the Applicant is currently in the review process for a Preliminary/Final Subdivision Plan to develop 17 single-family attached dwelling units/lots on the property and the existing house and shed will be removed. Based on the Applicant's plan for development, the current right-of-way location interferes with the desired placement of the new rights-of-way, residential units and lot lines. Therefore, the Applicant is requesting the vacation of the right-of-way located on the property and to dedicate new ROW to accommodate proposed infrastructure as shown on the draft subdivision plat to avoid the anticipated building locations and lot lines. In addition, the Applicant is also acting to clean-up encumbrances on the property by removing excess easements from the property that are no longer necessary.

The Applicant is proposing as part of their subdivision platting a new road layout. The ROW to be vacated was conveyed by separate document in 1963 Reception No. 846965. This area of right-of-way contains no existing utility infrastructure or improvements.

The right-of-way requested for vacation contains service utility lines for the existing house. The house, shed and service lines will be removed by the Applicant as part of the construction of the project. New easements and rights-of-way, as necessary, for the new subdivision would be dedicated as necessary on the plat or by separate instrument.

NOTIFICATION REQUIREMENTS

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on November 18, 2019. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on November 27, 2019. The notice of this public hearing was published December 3, 2019 in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review is set forth in Section 21.02.100 (c) of the Zoning and Development Code. The purpose of this section is to permit the vacation of surplus rights-of-way and/or easements.

(1) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City;
The request to vacate existing public right-of-way does not conflict with the Comprehensive Plan, Grand Valley Circulation Plan or other adopted plans and policies of the City. Vacation of this right-of-way will have no impact on public facilities

or services provided to the general public since new rights-of-way and easements as needed are required to be granted to the City as part of the proposed development.

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

Goal 1 / Policy C: The City will make land use and infrastructure decisions consistent with the goal of supporting and encouraging the development of centers.

Goal 11 / Policy A: The City will plan for the locations and construct new public facilities to serve the public health, safety and welfare, and to meet the needs of existing and future growth.

Therefore, staff has found this criterion has been met.

(2) No parcel shall be landlocked as a result of the vacation;
This request is to vacate existing public right-of-way which is used to access three parcels of land. The proposed Court on G Road Subdivision plat reconfigures these lots, as well as three others, into 17 new lots and dedicates new public rights-of-way. Recordation of appropriate granting documents for rights-of-way is a condition of approval to ensure access is retained as necessary. As such, no parcels will be landlocked as a result of the proposed vacation requests. Therefore, staff has found, with the recommended conditions, that this criterion will be met.

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

This request is to vacate existing public right-of-way which is used to access three parcels of land. The proposed subdivision plat reconfigures these lots, as well as three others, into 17 new lots and dedicates new public rights-of-way. Recordation of appropriate granting documents which may include a plat for rights-of-way is a condition of approval to ensure access is retained as necessary. Staff finds with the recommended conditions that this criterion will be met.

(4) There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services; New/re-routed rights-of-way will be dedicated and constructed as identified on the subdivision plat as necessary. No comments concerning the proposed vacation were received from the utility review agencies or the adjacent property owners indicating issue or adverse impacts related to this request or the quality of services provided to the property.

Staff therefore finds this criterion has been met.

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

New/re-routed rights-of-way will be dedicated and constructed as identified on the subdivision plat as necessary. Neither staff nor utility providers have identified that this request will inhibit the provision of adequate public facilities and services.

Staff finds that this criterion has been met.

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

Maintenance requirements for the City will not substantially change as a result of the proposed vacations as the Westcliff Drive right-of-way is not an improved City street. The right-of-way currently functions more as a gravel shared driveway for the existing house/shed, which will be removed. With the vacation, the Applicant can develop the property as needed to avoid the impact to the anticipated building locations and lot development, will also serve as a general clean-up of the property by removing under-improved right-of-way from the property that is no longer necessary, which will benefit the Applicant's overall site development and create a public right-of-way that is constructed to current infrastructure standards. As such, Staff finds that this criterion has been met.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Court on G Road Subdivision Vacation of Rights-of-Way, VAC-2019-646, located at 2711 G Road, the following findings of fact have been made with the recommended conditions of approval:

The request conforms with Section 21.02.100 (c) of the Zoning and Development Code.

Conditions: The Westcliff Drive right-of-way described herein shall not be vacated until any and all public utilities within the right-of-way have been relocated and/or placed within an acceptable easement or the like as approved by the utility company and the City Manager and/or the City Manager's designee through an appropriate granting document. In addition, right-of-way must be granted to the City providing access for the parcels that abut the right-of-way that presently only have access to City right-of-way through Westcliff Drive. The City Manager and/or the City Manager's designee shall have the authority to determine if the right-of-way is acceptable and granted in a manner acceptable to the City. The ordinance vacating the right-of-way shall only be recorded upon these conditions being met and all fees for recording being paid by the applicant.

Therefore, Staff recommends conditional approval of the requested vacation.

SUGGESTED MOTION:

Madam Chairman, on the Court on G Road Subdivision Vacation of Right-of-Way located at 2711 G Road, City file number VAC-2019-646, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact and conditions as listed in the staff report.

Attachments

1. Exhibit List - Court on G Road ROW Vacation
2. Exhibit 2 - Site Location & Aerial Photo Maps
3. Exhibit 3 - Development Application
4. Exhibit 4 - Vacation Ordinance

EXHIBIT LIST

COURT ON G ROAD SUBDIVISION VACATION OF RIGHT-OF-WAY FILE NO. VAC-2019-646

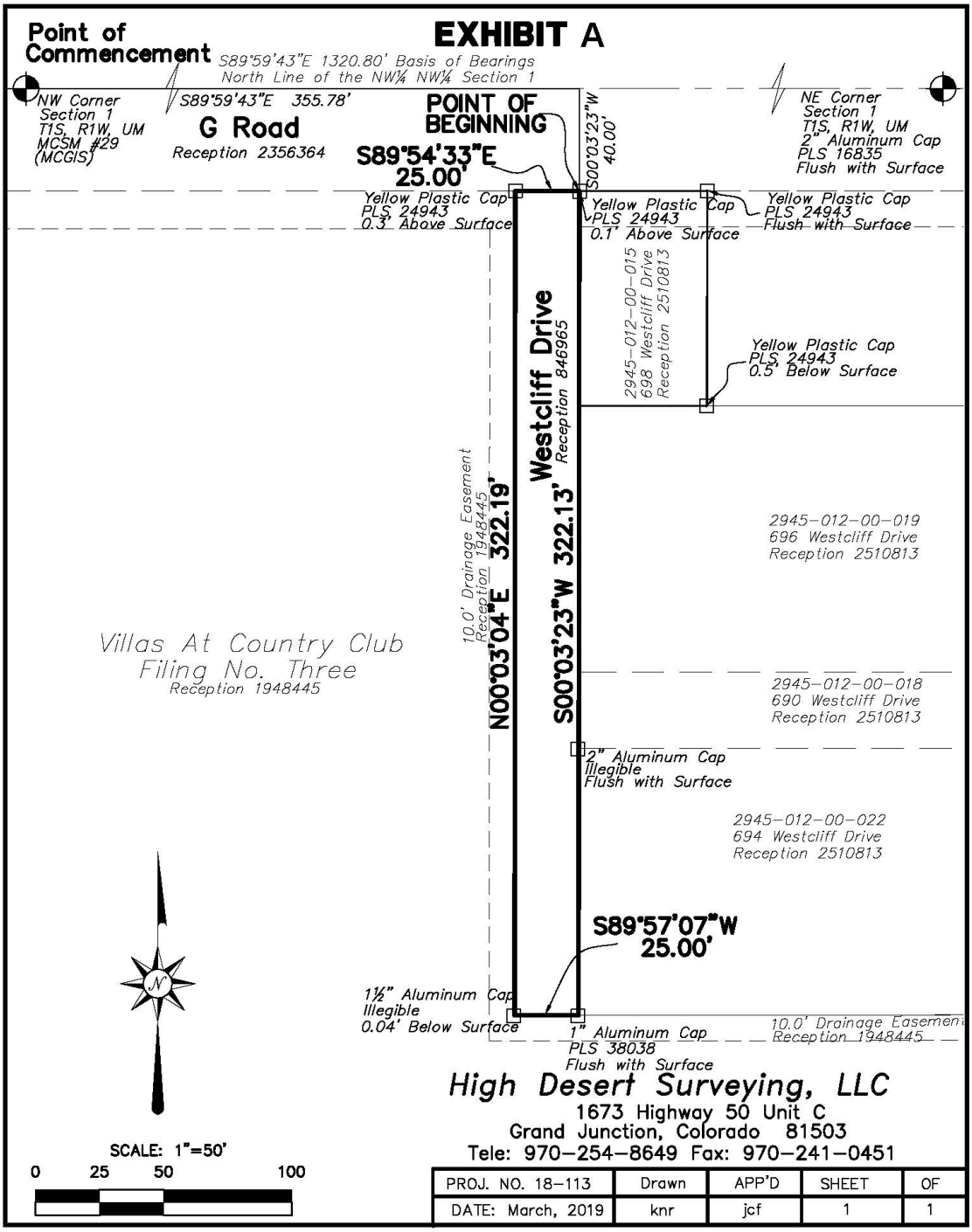
Exhibit Item #	Description
1	Staff Report dated December 10, 2019
2	Site Location & Aerial Photo Maps
3	Development Application dated January 30, 2019
4	Proposed Right-of-Way Vacation Ordinance
5	Staff Powerpoint Presentation dated December 10, 2019


Site Location Map
TWELFTH CT
G RD
G Road
G RD
Villas at
Country Club
27 Road
WESTCLIFF DR
Project Site
Horizon
Park East
N 15TH ST
RACQUET WAY
CLUB CT
TILMAN DR
N 12TH ST
Safeway
Shopping Center
HORIZON DR

Westcliff Drive to be Vacated



EXHIBIT A



High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 18-113	Drawn	APP'D	SHEET	OF
DATE: March, 2019	knr	jcf	1	1

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: Subdivision Plat/Plan - Major Preliminary/Final

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

Existing Land Use Designation | Existing Zoning

Proposed Land Use Designation | Proposed Zoning

Property Information

Site Location: 2711 G Road; 690, 694, 696, 698 Westcliff Dr CO 81505

Site Acreage: 0.286 acres

Site Tax No(s): 2945-012-85-001; 2945-012-00-018; 2945-012-00-022; 2945-012-00-019; 2945-012-00-015

Site Zoning: R-8

Project Description: Subdivide the 5 existing lots into 17 single family attached lots

Property Owner Information

Name: Marian Jacobson Living Trust

Street Address: 726 Golfmore Drive

City/State/Zip: GJ CO 81506

Business Phone #: 241-4000

E-Mail: ray@gjproperties.com

Fax #: n/a

Contact Person: Ray Rickard

Contact Phone #: 241-4000

Applicant Information

Name: Anatum LLC

Street Address: 2415 Red Ranch Dr

City/State/Zip: GJ CO 81505

Business Phone #: 241-4000

E-Mail: ray@gjproperties.com

Fax #: n/a

Contact Person: Ray Rickard

Contact Phone #: 241-4000

Representative Information

Name: Ciavonne, Roberts & Assoc.

Street Address: 222 Nth 7th Street

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

Business Phone #: 241-0745

E-Mail: ted@ciavonne.com

Fax #: n/a

Contact Person: Ted Ciavonne

Contact Phone #: 241-0745

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

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

Signature of Person Completing the Application | Date 1/31/19

Signature of Legal Property Owner | Date 30 Jan 19

Final Subdivision for The Court
2711 G Road, Grand Junction, CO 81505
April 11, 2019, Revised 11/11/19
General Project Rep

Project Overview
We are submitting a Final Plan for an infill project approximately 3.3 acres in size, with the address of 2711 G Road. The project is composed of five existing parcels, which is being subdivided into 17 multi-family lots with associated Tracts and ROW. Originally this project was seeking a rezone to R8, however with the City Code change allowing 5.5 DU/ Acre in an R5 zone, the decision was made to stay with R5.

A. Project Description
Location and Site Features

- The 'primary' address is 2711 G Road, although four of the existing parcels are addressed from Westcliff Dr. The property has a home and out buildings that will be removed, but is primarily vacant land with rolling terrain. There is a 25' ROW associated with Westcliff Drive that will need to be vacated.
- Surrounding land use is predominantly established subdivisions: The Villas to the south and west; Vintage 70 to the north; and Horizon Park to the east. All three are zoned PD. There is C1 to the south which has solar panels on it.
- Topography for the project varies approximately 10 feet, sloping mostly to the southeast.
- There is an irrigation ditch that runs through the property which will be piped.

B. Public Benefit:

- The Subdivision of these properties is consistent with the Persigo Agreement and the Future Land Use Plan;
- Development of vacant, in-fill properties is beneficial to the use of existing utilities and infrastructure;
- The development of these properties will reduce an existing curb cut onto G Road.

C. Neighborhood Meeting
Two Neighborhood Meetings were held on October 9 and November 8, 2018. The second meeting was a courtesy meeting. The Neighborhood Meeting sign-in sheets and notes were included with the Rezone Submittal, although the Rezone from R5 to R8 was ultimately abandoned.

D. Project Compliance, Compatibility, and Impact
1. Adopted Plans and/or Policies
The Persigo Agreement
The Future Land Use Plan
City Subdivision Submittal Requirements
2. Surrounding Land Use
The land surrounding the subject parcels is residential uses.
3. Site Access and Traffic

Site access will be from G Road. Part or all of the Westcliff ROW will need to be vacated. There is no outlet to this project.

4 & 5. Availability of Utilities and Unusual Demands

Sanitary Sewer: there is an 8" sewer along the south edge of the project.

Storm Sewer: there is existing 8" and 12" storm drain along the south edge of the project.

Water: there is existing 8" water in G Road.

6. Effects on Public Facilities

There are no special or unusual demands on public facilities.

7. Site Soils

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

8. Site Geology and Geologic Hazards

Nothing unusual was encountered.

9. Hours of Operation

NA

10. Number of Employees

NA

11. Signage Plans

NA

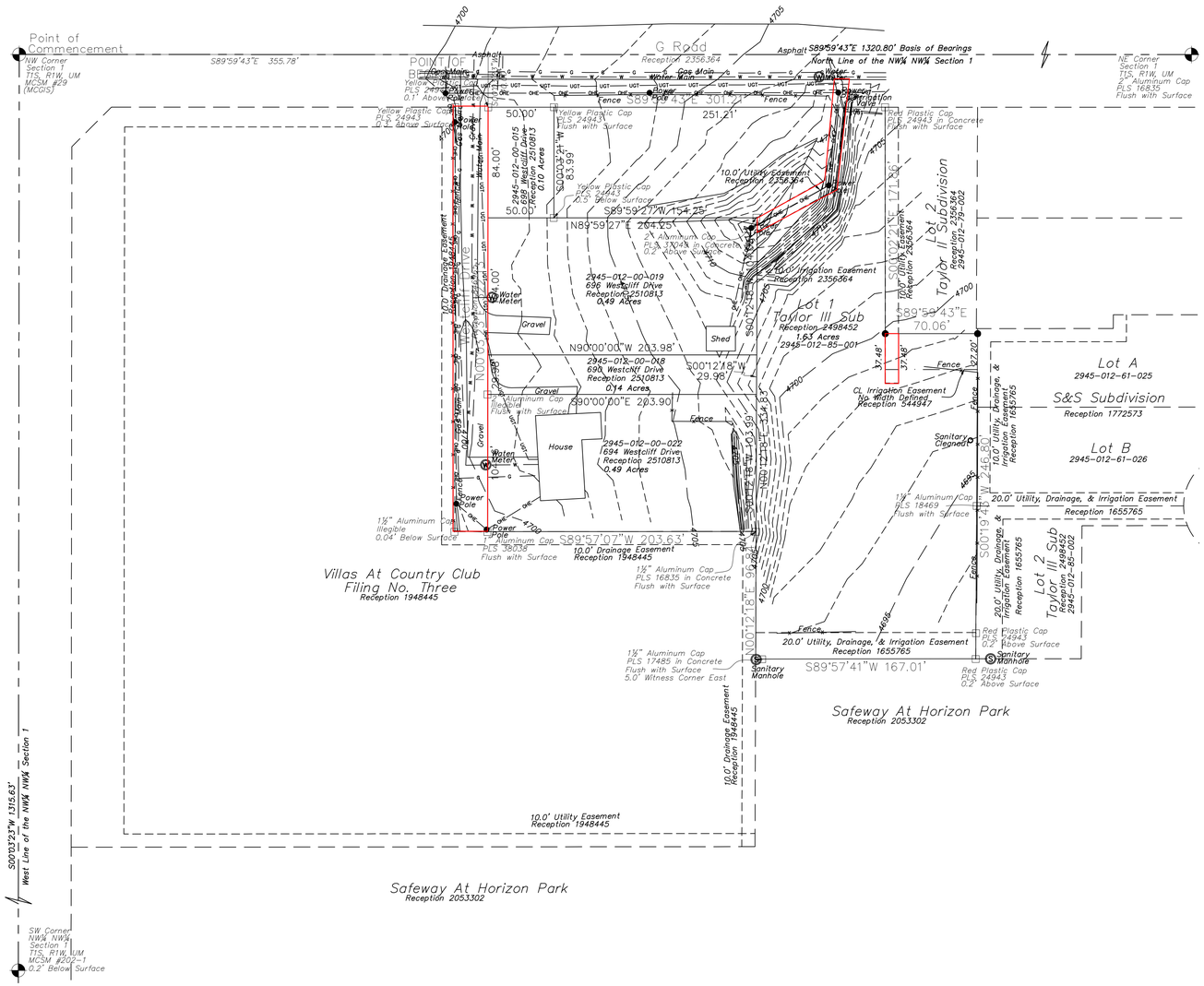
12. Irrigation

Available.

E. Development Schedule and Phasing

Winter 2019 / spring 2020

IMPROVEMENT SURVEY
OF THOSE PARCELS LOCATED IN
NW1/4 NW1/4 SECTION 1, T1S, R1W, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO



DESCRIPTION BY SURVEY

That property located in the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) Section 1, Township 1 South, Range 1 West, of the Ute Meridian in Mesa County, Colorado and being more particularly described by survey as follows:

Commencing at the Northwest corner of said NW¼ NW¼ said Section 1, whence the Northeast corner of said NW¼ NW¼ said Section 1 bears South 89°59'43" East, a distance of 1320.80 feet for a basis of bearings, with all bearings contained herein relative thereto; thence South 89°59'43" East, a distance of 355.78 feet; thence South 00°03'23" West, a distance of 40.00 feet to a point on the South right-of-way line of G Road as described in Reception Number 2356364 the POINT OF BEGINNING; thence South 89°59'43" East, a distance of 301.21 feet, along said South right-of-way line of G Road to the Northwest corner of Lot 2, Taylor II Subdivision, as shown on plat at Reception Number 2356364; thence South 00°02'21" East, a distance of 171.86 feet, along the West line of said Lot 2, Taylor II Subdivision; thence South 89°59'43" East, a distance of 70.06 feet, to a point on the West line of Lot A, S&S Subdivision, as shown on plat recorded at Reception 1772573, Mesa County records; thence South 00°19'43" West, a distance of 246.80 feet, along the West line of said S&S Subdivision and Lot 2, Taylor III Subdivision, as shown on plat recorded at Reception Number 2498452 (also being the East line of Lot 1, Taylor III Subdivision); thence South 89°57'41" West, a distance of 167.01 feet, along the South line of said Lot 1, Taylor III Subdivision (also being the North line of Safeway At Horizon Park, as shown on plat recorded at Reception 2053302) to a point on the East line of The Villas At Country Club, as shown on plat recorded at Reception 1948445, Mesa County records; thence North 00°12'18" East, a distance of 96.84 feet, along said East line said The Villas At Country Club to the Easterly Northeast corner of said The Villas At Country Club; thence South 89°57'07" West, a distance of 203.63 feet, along the Most Southerly North line of said The Villas At Country Club to a point at the Southeast corner of Westcliff Drive, as described at Reception 846965, Mesa County records; thence North 00°03'23" East, a distance of 322.13 feet, along said Easterly right-of-way line of said Westcliff Drive to the POINT OF BEGINNING.

Said parcel containing an area of 2.84 Acres, as herein described.

DESCRIPTION BY DEED

Those parcels located in the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) Section 1, Township 1 South, Range 1 West, of the Ute Meridian in Mesa County, Colorado and being more particularly described by deed recorded at Reception 2510813* as follows:

Parcel 1
Beginning at the Northwest Corner of the E3/4 of the NW1/4 of the NW1/4 of Section 1, Township 1 South, Range 1
West of the Ute Meridian;
thence East 75 feet;
thence South 124 feet;
thence West 75 feet;
thence North 124 feet to the Point of Beginning.
EXCEPT the West 25 feet for road right-of-way as granted to the County of Mesa by instrument recorded August 22, 1963 in Book 853 at Page 452.
County of Mesa, State of Colorado aka 698 Westcliff Drive (Parcel 2945-012-00-015)*

Parcel 2
Beginning at a point 228 feet South of the Northwest Corner of the E3/4 of the NW1/4 of the NW1/4 of Section 1,
Township 1 South, Range I West of the Ute Meridian;
thence East 229 feet;
thence South 30 feet;
thence West 229 feet;
thence North 30 feet to the point of beginning.
EXCEPT the West 25 feet for road right-of-way as granted to the County of Mesa by instrument recorded August 22, 1963 in Book 853 at Page 452.
County of Mesa, State of Colorado aka 690 Westcliff Drive (Parcel 2945-012-00-018)*

Parcel 3
Beginning at a point 124 feet South of the Northwest Corner of the E3/4 of the NW1/4 of the NW1/4 of Section 1,
Township 1 South, Range 1 West of the Ute Meridian;
thence East 229 feet;
thence South 104 feet;
thence West 229 feet;
thence North 104 feet to the Point of Beginning.
EXCEPT the West 25 feet for road right-of-way as granted to the County of Mesa by instrument recorded August 22, 1963 in Book 853 at Page 452.
County of Mesa, State of Colorado A aka 696 Westcliff Drive (Parcel 2945-012-00-019)*

Beginning 330 feet East and 258 feet South of the Northwest corner of Section
1, Township 1 South, Range 1 West of the Ute Meridian;
thence South 104 feet;
thence East 229 feet;
thence North 104 feet;
Thence West to the Point of Beginning,
EXCEPT road as described in Quit Claim Deed recorded in Book 853 on Page 452,
Mesa County, Colorado. aka 694 Westcliff Drive, Grand Junction CO 81506 (Parcel 2945-012-00-022)*

(Parcel 2945-012-85-001 described separately by plat)

Lot 1, Taylor III Subdivision as shown on plat recorded at Reception 2498452, Mesa County records

LAND SURVEY DEPOSITS

MESA COUNTY SURVEYOR'S OFFICE

BOOK _____ PAGE _____

DATE _____

DEPOSIT NO. _____

Prepared for:
ANATUM, LLC

GENERAL NOTES

Easement and Title Information provided by Land Title Guarantee Company for Old Republic National Title Insurance Company, Order No. GJR6536568, dated July 17, 2018.

Basis of bearings is the North line of the NW¼ NW¼ of Section 1 which bears South 89°59'43" East, a distance of 1320.80 feet, established by observation of the MCGPS control network, which is based on the NAD 83 datum for Horizontal and NAVD 88 datum for Vertical Information. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.

All lineal units shown hereon in U.S. Survey feet.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
- FOUND REBAR, AS NOTED
- SET 2" ALUMINUM CAP ON 24" No. 5 REBAR, PLS 24953

SCALE: 1"=50'

0 25 50 100

SURVEYOR'S CERTIFICATIONCERTIFICATION

I hereby certify that this plat represents a field survey completed under my direct supervision during December, 2018, and that both conforms to the standards of practice, statutes, and laws of the State of Colorado. This survey is not a guaranty or warranty, either express or implied.

Jeffrey C. Fletcher
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. NO. 24953

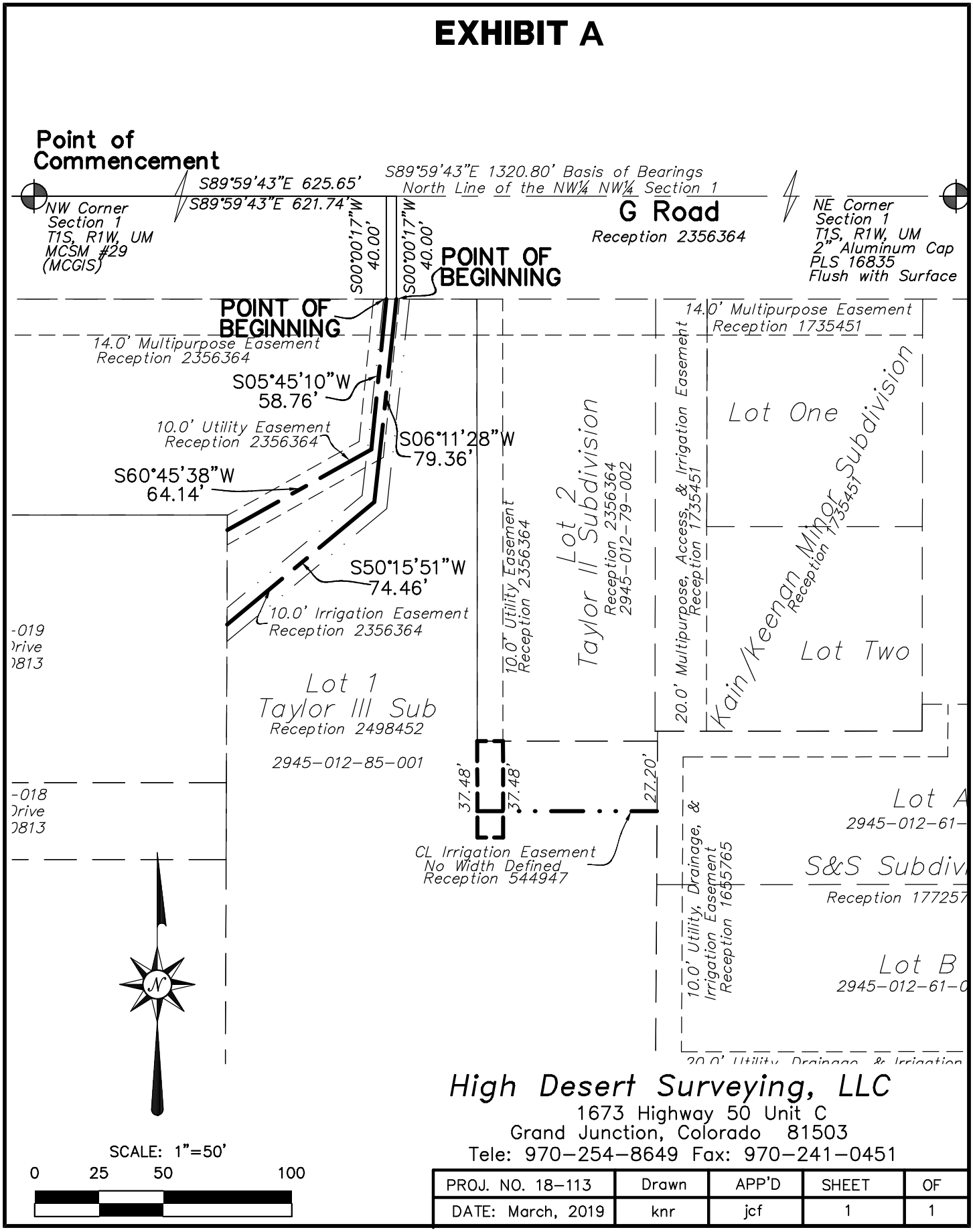
Preliminary

IMPROVEMENT SURVEY
NW¼ NW¼ SECTION 1
T1S, R1W, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Telephone: 970-254-8649 Fax 970-241-0451

PROJ. NO. 18-113	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: December, 2018	be	knr	jcf	1	1

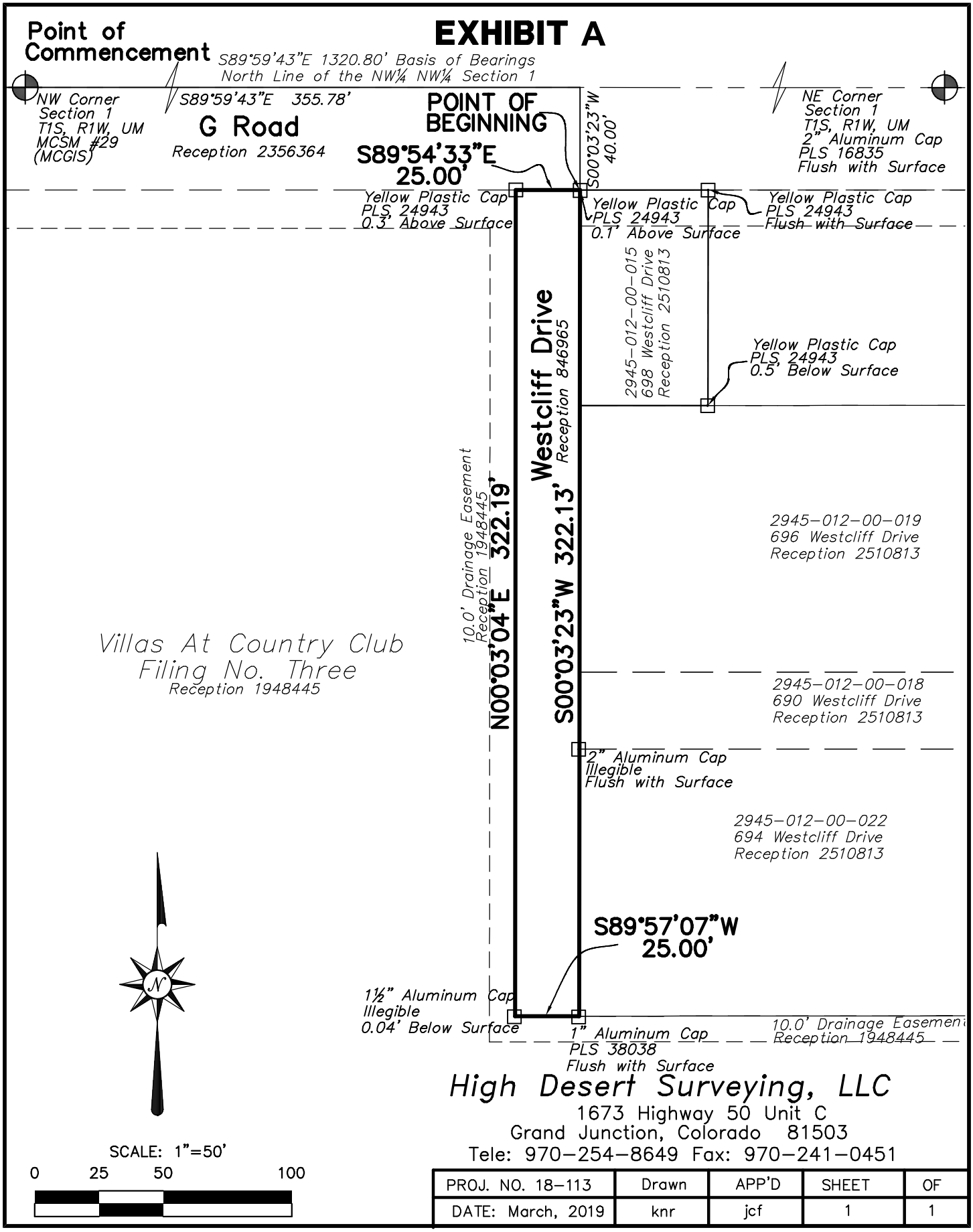
EXHIBIT A



High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 18-113	Drawn	APP'D	SHEET	OF
DATE: March, 2019	knr	jcf	1	1

EXHIBIT A



High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 18-113	Drawn	APP'D	SHEET	OF
DATE: March, 2019	knr	jcf	1	1

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE VACATING WESTCLIFF DRIVE RIGHT-OF-WAY

LOCATED AT 2711 G ROAD

Recitals:

A vacation of the Westcliff Drive right-of-way has been requested by the developer, Anatum LLC – Ray Rickard in anticipation of further subdividing and developing the abutting property to the east for future residential development for the proposed Court on G Road Subdivision. The applicant is proposing a reconfiguration of five (5) parcels and dedication of right-of-way with the development of the new subdivision. right-of-way contains existing service utility infrastructure which will be removed with the construction of the new development.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate certain rights-of-way conveyed at Reception No. 846965 Mesa County Clerk and Recorders Records, is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED DEDICATED RIGHT-OF-WAY IS HEREBY VACATED SUBJECT TO THE LISTED CONDITIONS:

1. Applicant shall pay all recording/documentary fees for the Vacation Ordinance, any right-of-way/easement documents and/or dedication documents.

2. Prior to recording of an ordinance vacating the Westcliff Drive right-of-way, a plat shall be recorded, granting appropriate rights-of-way to facilitate access and services to the affected lands.

That twenty-five-foot-wide right-of-way for Westcliff Drive as described in Reception 946965 located in the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) Section 1, Township 1 South, Range 1 West, of the Ute Meridian in Mesa County, Colorado and being more particularly described as follows:

Commencing at the Northwest corner of said NW¼ NW¼ said Section 1, whence the Northeast corner of said NW¼ NW¼ said Section 1 bears South 89°59'43" East, a distance of 1320.80 feet for a basis of bearings, with all bearings contained herein relative thereto; thence South 89°59'43" East, a distance of 355.78 feet; thence South 00°03'23" West, a distance of 40.00 feet to a point on the South right-of-way line of G

Road as described in Reception Number 2356364 at the Northeast corner of said Westcliff Drive right-of-way, the POINT OF BEGINNING; thence South 00°03'23" West, a distance of 322.13 feet; thence South 89°57'07" West, a distance of 25.00 feet; thence North 00°03'23" East, a distance of 322.19 feet; thence South 89°54'33" East, a distance of 25.00 feet to the POINT OF BEGINNING.

Said parcel containing an area of 0.18 Acres, as herein described.

See Exhibit A.

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

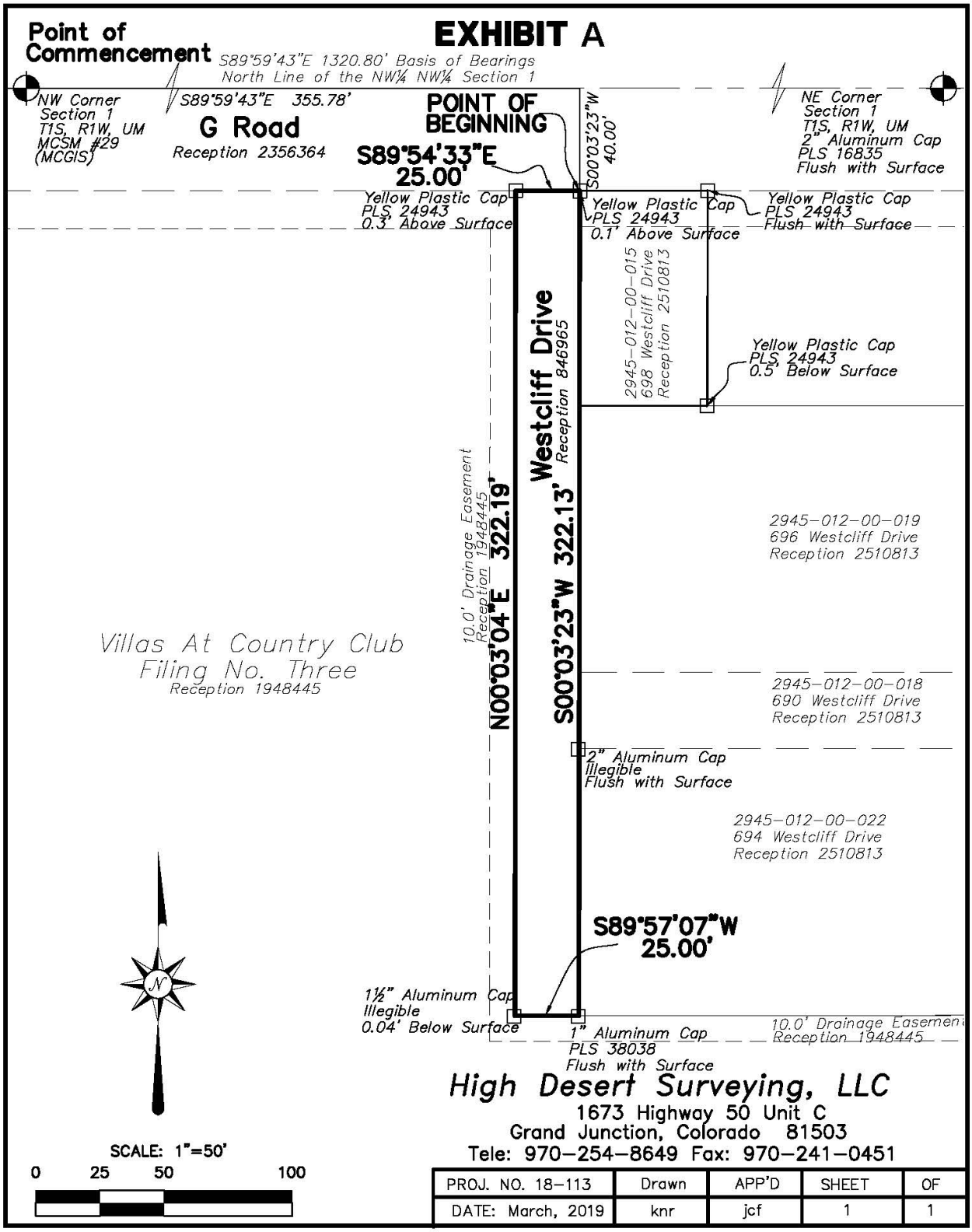
Adopted on second reading this _____ day of _____, 2019 and ordered published in pamphlet form.

ATTEST:

_____ _____

City Clerk Mayor

EXHIBIT A



High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 18-113	Drawn	APP'D	SHEET	OF
DATE: March, 2019	knr	jcf	1	1

Grand Junction Planning Commission

Regular Session

Item #4.

Meeting Date: December 10, 2019

Presented By: Senta Costello, Planner

Department: Community Development

Submitted By: Senta Costello, Associate Planner

Information

SUBJECT:

Consider a request by Anatum, LLC, to vacate two 10-foot public utility easements located at 2711 G Road.

RECOMMENDATION:

Staff recommends approval of this request.

EXECUTIVE SUMMARY:

The Applicant, Anatum LLC, is requesting the vacation of two public utility easements on the property located at 2711 G Road. The Applicant has an application submitted for a new 17-lot townhome development that includes the vacation of Westcliff Drive, vacation of public utility easements and reconfiguration of 6 existing lots.

BACKGROUND OR DETAILED INFORMATION:

The subject property located just east of 27 Road on the south side of G Road currently contains a 10-foot wide public utility easement running diagonally southwest from G Road across approximately 123 feet of the proposed new development and contains an overhead electric line which provides electric service to a shed on the property; a smaller 37 foot x 10-foot portion of an existing utility easement along the shared southern lot line of the Taylor II Subdivision Lot 2 which does not contain any utilities. The existing 10-foot utility easements were dedicated with the Taylor II Subdivision Plat recorded in 2006 (Reception No. 2356364).

The vacation of these easements will have no impact on public facilities or services provided to the general public as these facilities/services will be relocated or otherwise

provided with the new development; public utilities/services have reviewed the request and had no concerns in their ability to provide services or access to their infrastructure.

NOTIFICATION REQUIREMENTS

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on November 18, 2019. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on November 27, 2019. The notice of this public hearing was published December 3, 2019 in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review is set forth in Section 21.02.100 (c) of the Zoning and Development Code. The purpose of this section is to permit the vacation of surplus rights-of-way and/or easements.

(1) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City;
The request to vacate the existing 10-foot wide Utility Easements does not conflict with the Comprehensive Plan, Grand Valley Circulation Plan or other adopted plans and policies of the City. The vacation of these easements will have no impact on public facilities or services provided to the general public as these facilities/services do not provide public services at this time. In addition, new easements will be required to be provided with any future development if necessary for public facilities. Public utilities/services have reviewed the request and had no concerns in their ability to provide services or access to their infrastructure. Therefore, staff has found this criterion has been met.

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

Goal 1 / Policy C: The City will make land use and infrastructure decisions consistent with the goal of supporting and encouraging the development of centers.

Goal 11 / Policy A: The City will plan for the locations and construct new public facilities to serve the public health, safety and welfare, and to meet the needs of existing and future growth.

(2) No parcel shall be landlocked as a result of the vacation;
This is a request to vacate two existing utility easements. As such, no parcels will be

landlocked as a result of the proposed vacation. Therefore, staff has found this criterion has been met.

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

The utility review agencies have reviewed the request and notice has been provided to the adjacent property owners. The utility agencies have indicated that the requested vacations will not restrict access. The easements proposed to be vacated are for providing services to the subject properties and this request does not impact access to any parcel; facilities/services will be relocated or otherwise provided with the new development with adequate access provided and as such, staff finds this criterion has been met.

(4) There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services;
There will be no adverse impacts to the general community and the quality of public facilities and services provided will not be reduced due to the proposed vacations. Public utilities/services have reviewed the request and had no concerns in their ability to provide services or access to their infrastructure, Staff therefore finds this criterion has been met.

(5) The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 GJMC; and
The provision of adequate public facilities and services shall not be inhibited to any property as a result of the proposed vacation request as the utility easements do not affect any other adjacent property or use. Public utilities/services have reviewed the request and had no concerns in their ability to provide services or access to their infrastructure. Therefore, Staff finds that this criterion has been met.

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

Maintenance requirements for the City will not change as a result of the proposed vacation as the existing easements are not currently maintained by the City. The existing easements contain private electrical services in one easement and no utilities in the other. Vacating these easements will insure no maintenance for the City in the future and reduce confusion as to who is responsible for the private service as there are no public utilities within the easement. The proposed development provides for a new utility layout creating a more efficient use of infrastructure. Therefore, Staff finds that this criterion has been met.

STAFF RECOMMENDATION AND FINDINGS OF FACT
After reviewing the Court on G Road Easement Vacation request, VAC-2019-647, located at 2711 G Road, the following findings of fact have been made:

The request conforms with Section 21.02.100 (c) of the Zoning and Development Code.

Therefore, Staff recommends approval of the requested vacation.

SUGGESTED MOTION:

Madam Chairman, on the Court on G Easement Vacation request located at 2711 G Road, City file number VAC-2019-647, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and condition as listed in the staff report.

Attachments

1. Exhibit List - The Court - Util Easement vacation - PC
2. Exhibit 2 - SITE LOCATION and MAPS
3. Exhibit 3 - Development Application
4. Exhibit 4 - Vacation Resolution

EXHIBIT LIST

COURT ON G ROAD UTILITY EASEMENT VACATIONS
FILE NO. VAC-2019-647

Exhibit Item #	Description
1	Staff Report dated December 10, 2019
2	Site Location & Aerial Photo Maps
3	Development Application dated January 30, 2019
4	City Council Vacation Resolution
5	Staff Powerpoint Presentation dated December 10, 2019


Site Location Map
TWELFTH CT
G RD
G Road
G RD
Villas at
Country Club
27 Road
WESTCLIFF DR
Project Site
Horizon
Park East
N 15TH ST
RACQUET WAY
CLUB CT
TILMAN DR
N 12TH ST
Safeway
Shopping Center
HORIZON DR

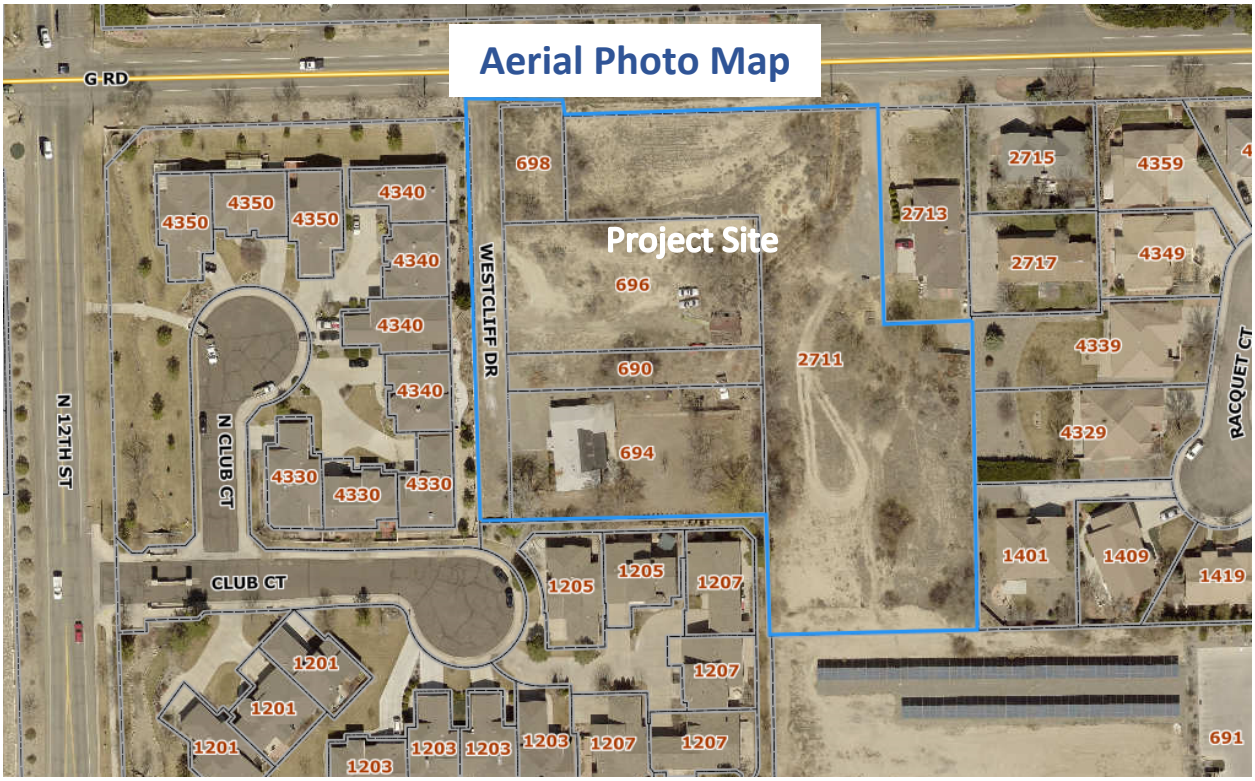
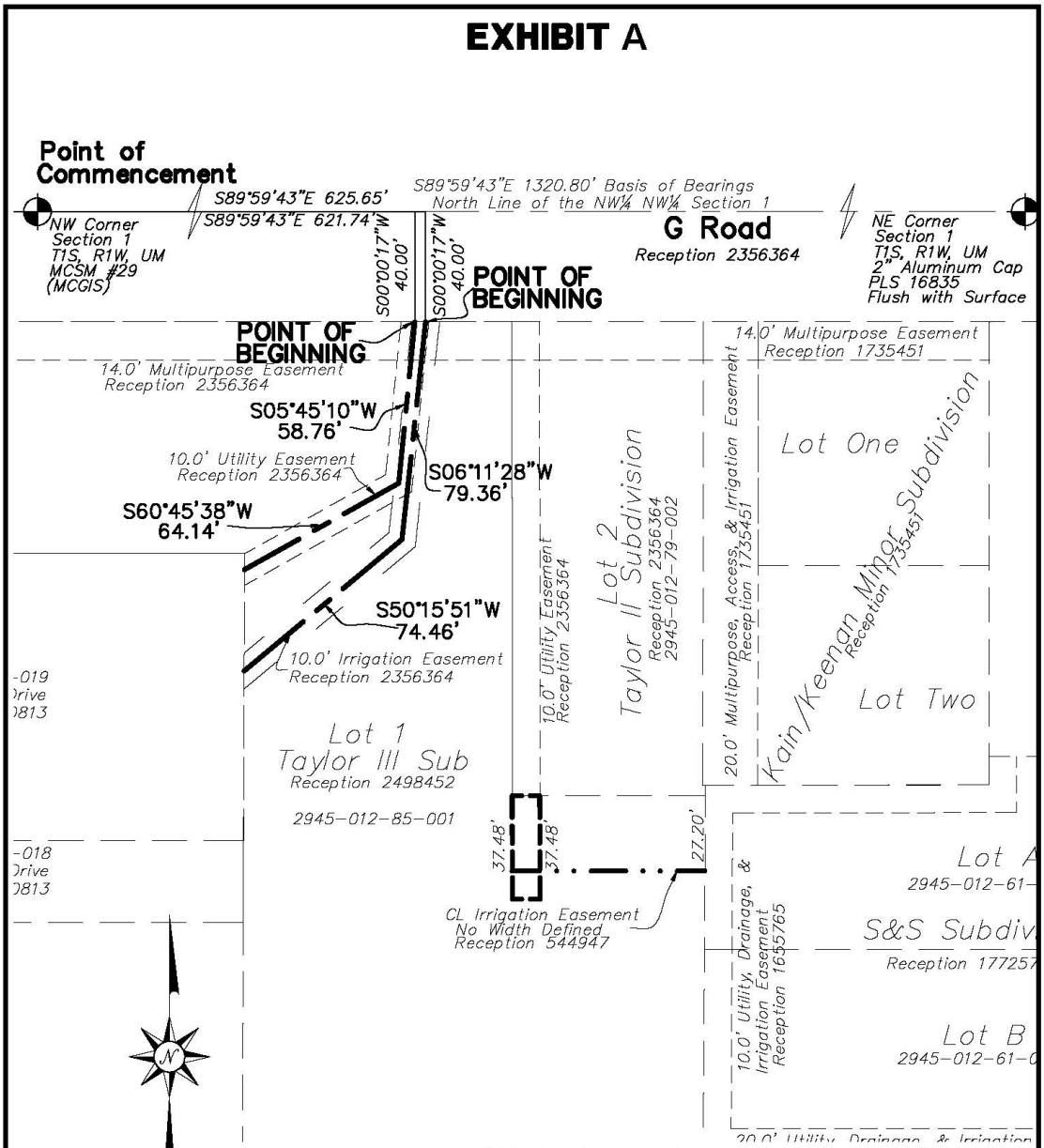

Aerial Photo Map
G RD
698
Project Site
696
690
694
WESTCLIFF DR
2715
4359
2713
2717
4349
2711
4339
4329
RACQUET CT
1401
1409
1419
4350
4350
4350
4340
4340
4340
4340
N 12TH ST
N CLUB CT
4330
4330
4330
CLUB CT
1205
1205
1207
1201
1201
1201
1207
1207
1203
1203
1203
1207
691

EXHIBIT A



High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 18-113	Drawn	APP'D	SHEET	OF
DATE: March, 2019	knr	jcf	1	1

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: Subdivision Plat/Plan - Major Preliminary/Final

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

Existing Land Use Designation | Existing Zoning

Proposed Land Use Designation | Proposed Zoning

Property Information

Site Location: 2711 G Road; 690, 694, 696, 698 Westcliff Dr CO 81505

Site Acreage: 0.286 acres

Site Tax No(s): 2945-012-85-001; 2945-012-00-018; 2945-012-00-022; 2945-012-00-019; 2945-012-00-015

Site Zoning: R-8

Project Description: Subdivide the 5 existing lots into 17 single family attached lots

Property Owner Information

Name: Marian Jacobson Living Trust

Street Address: 726 Golfmore Drive

City/State/Zip: GJ CO 81506

Business Phone #: 241-4000

E-Mail: ray@gjproperties.com

Fax #: n/a

Contact Person: Ray Rickard

Contact Phone #: 241-4000

Applicant Information

Name: Anatum LLC

Street Address: 2415 Red Ranch Dr

City/State/Zip: GJ CO 81505

Business Phone #: 241-4000

E-Mail: ray@gjproperties.com

Fax #: n/a

Contact Person: Ray Rickard

Contact Phone #: 241-4000

Representative Information

Name: Ciavonne, Roberts & Assoc.

Street Address: 222 Nth 7th Street

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

Business Phone #: 241-0745

E-Mail: ted@ciavonne.com

Fax #: n/a

Contact Person: Ted Ciavonne

Contact Phone #: 241-0745

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

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

Signature of Person Completing the Application | Date 1/31/19

Signature of Legal Property Owner | Date 30 Jan 19

Final Subdivision for The Court
2711 G Road, Grand Junction, CO 81505
April 11, 2019, Revised 11/11/19
General Project Rep

Project Overview
We are submitting a Final Plan for an infill project approximately 3.3 acres in size, with the address of 2711 G Road. The project is composed of five existing parcels, which is being subdivided into 17 multi-family lots with associated Tracts and ROW. Originally this project was seeking a rezone to R8, however with the City Code change allowing 5.5 DU/ Acre in an R5 zone, the decision was made to stay with R5.

A. Project Description
Location and Site Features

- The 'primary' address is 2711 G Road, although four of the existing parcels are addressed from Westcliff Dr. The property has a home and out buildings that will be removed, but is primarily vacant land with rolling terrain. There is a 25' ROW associated with Westcliff Drive that will need to be vacated.
- Surrounding land use is predominantly established subdivisions: The Villas to the south and west; Vintage 70 to the north; and Horizon Park to the east. All three are zoned PD. There is C1 to the south which has solar panels on it.
- Topography for the project varies approximately 10 feet, sloping mostly to the southeast.
- There is an irrigation ditch that runs through the property which will be piped.

B. Public Benefit:

- The Subdivision of these properties is consistent with the Persigo Agreement and the Future Land Use Plan;
- Development of vacant, in-fill properties is beneficial to the use of existing utilities and infrastructure;
- The development of these properties will reduce an existing curb cut onto G Road.

C. Neighborhood Meeting
Two Neighborhood Meetings were held on October 9 and November 8, 2018. The second meeting was a courtesy meeting. The Neighborhood Meeting sign-in sheets and notes were included with the Rezone Submittal, although the Rezone from R5 to R8 was ultimately abandoned.

D. Project Compliance, Compatibility, and Impact
1. Adopted Plans and/or Policies
The Persigo Agreement
The Future Land Use Plan
City Subdivision Submittal Requirements
2. Surrounding Land Use
The land surrounding the subject parcels is residential uses.
3. Site Access and Traffic

Site access will be from G Road. Part or all of the Westcliff ROW will need to be vacated. There is no outlet to this project.

4 & 5. Availability of Utilities and Unusual Demands

Sanitary Sewer: there is an 8" sewer along the south edge of the project.

Storm Sewer: there is existing 8" and 12" storm drain along the south edge of the project.

Water: there is existing 8" water in G Road.

6. Effects on Public Facilities

There are no special or unusual demands on public facilities.

7. Site Soils

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

8. Site Geology and Geologic Hazards

Nothing unusual was encountered.

9. Hours of Operation

NA

10. Number of Employees

NA

11. Signage Plans

NA

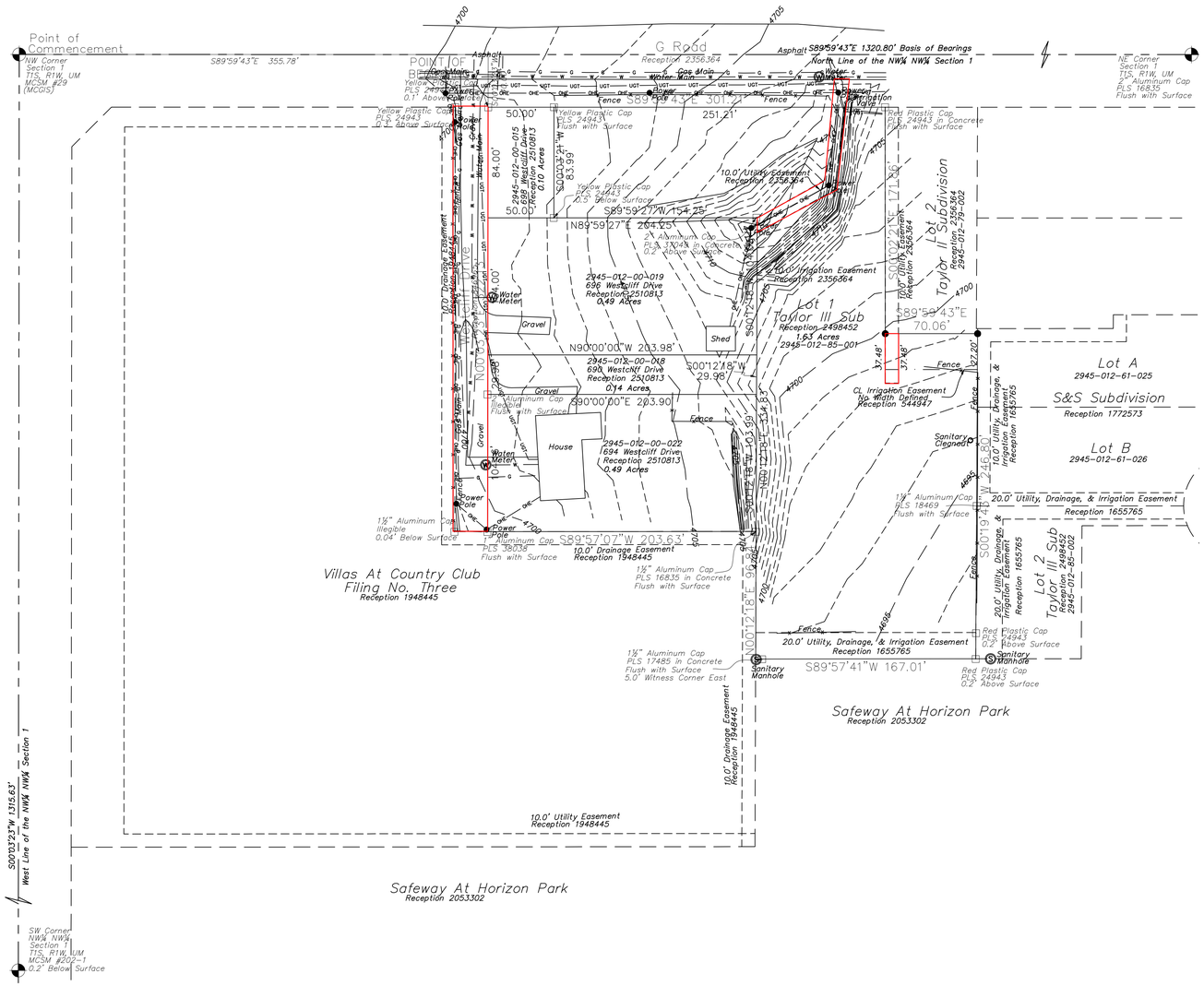
12. Irrigation

Available.

E. Development Schedule and Phasing

Winter 2019 / spring 2020

IMPROVEMENT SURVEY
OF THOSE PARCELS LOCATED IN
NW1/4 NW1/4 SECTION 1, T1S, R1W, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO



DESCRIPTION BY SURVEY

That property located in the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) Section 1, Township 1 South, Range 1 West, of the Ute Meridian in Mesa County, Colorado and being more particularly described by survey as follows:

Commencing at the Northwest corner of said NW¼ NW¼ said Section 1, whence the Northeast corner of said NW¼ NW¼ said Section 1 bears South 89°59'43" East, a distance of 1320.80 feet for a basis of bearings, with all bearings contained herein relative thereto; thence South 89°59'43" East, a distance of 355.78 feet; thence South 00°03'23" West, a distance of 40.00 feet to a point on the South right-of-way line of G Road as described in Reception Number 2356364 the POINT OF BEGINNING; thence South 89°59'43" East, a distance of 301.21 feet, along said South right-of-way line of G Road to the Northwest corner of Lot 2, Taylor II Subdivision, as shown on plat at Reception Number 2356364; thence South 00°02'21" East, a distance of 171.86 feet, along the West line of said Lot 2, Taylor II Subdivision; thence South 89°59'43" East, a distance of 70.06 feet, to a point on the West line of Lot A, S&S Subdivision, as shown on plat recorded at Reception 1772573, Mesa County records; thence South 00°19'43" West, a distance of 246.80 feet, along the West line of said S&S Subdivision and Lot 2, Taylor III Subdivision, as shown on plat recorded at Reception Number 2498452 (also being the East line of Lot 1, Taylor III Subdivision); thence South 89°57'41" West, a distance of 167.01 feet, along the South line of said Lot 1, Taylor III Subdivision (also being the North line of Safeway At Horizon Park, as shown on plat recorded at Reception 2053302) to a point on the East line of The Villas At Country Club, as shown on plat recorded at Reception 1948445, Mesa County records; thence North 00°12'18" East, a distance of 96.84 feet, along said East line said The Villas At Country Club to the Easterly Northeast corner of said The Villas At Country Club; thence South 89°57'07" West, a distance of 203.63 feet, along the Most Southerly North line of said The Villas At Country Club to a point at the Southeast corner of Westcliff Drive, as described at Reception 846965, Mesa County records; thence North 00°03'23" East, a distance of 322.13 feet, along said Easterly right-of-way line of said Westcliff Drive to the POINT OF BEGINNING.

Said parcel containing an area of 2.84 Acres, as herein described.

DESCRIPTION BY DEED

Those parcels located in the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) Section 1, Township 1 South, Range 1 West, of the Ute Meridian in Mesa County, Colorado and being more particularly described by deed recorded at Reception 2510813* as follows:

Parcel 1
Beginning at the Northwest Corner of the E3/4 of the NW1/4 of the NW1/4 of Section 1, Township 1 South, Range 1
West of the Ute Meridian;
thence East 75 feet;
thence South 124 feet;
thence West 75 feet;
thence North 124 feet to the Point of Beginning.
EXCEPT the West 25 feet for road right-of-way as granted to the County of Mesa by instrument recorded August 22, 1963 in Book 853 at Page 452.
County of Mesa, State of Colorado aka 698 Westcliff Drive (Parcel 2945-012-00-015)*

Parcel 2
Beginning at a point 228 feet South of the Northwest Corner of the E3/4 of the NW1/4 of the NW1/4 of Section 1,
Township 1 South, Range I West of the Ute Meridian;
thence East 229 feet;
thence South 30 feet;
thence West 229 feet;
thence North 30 feet to the point of beginning.
EXCEPT the West 25 feet for road right-of-way as granted to the County of Mesa by instrument recorded August 22, 1963 in Book 853 at Page 452.
County of Mesa, State of Colorado aka 690 Westcliff Drive (Parcel 2945-012-00-018)*

Parcel 3
Beginning at a point 124 feet South of the Northwest Corner of the E3/4 of the NW1/4 of the NW1/4 of Section 1,
Township 1 South, Range 1 West of the Ute Meridian;
thence East 229 feet;
thence South 104 feet;
thence West 229 feet;
thence North 104 feet to the Point of Beginning.
EXCEPT the West 25 feet for road right-of-way as granted to the County of Mesa by instrument recorded August 22, 1963 in Book 853 at Page 452.
County of Mesa, State of Colorado A aka 696 Westcliff Drive (Parcel 2945-012-00-019)*

Beginning 330 feet East and 258 feet South of the Northwest corner of Section
1, Township 1 South, Range 1 West of the Ute Meridian;
thence South 104 feet;
thence East 229 feet;
thence North 104 feet;
Thence West to the Point of Beginning,
EXCEPT road as described in Quit Claim Deed recorded in Book 853 on Page 452,
Mesa County, Colorado. aka 694 Westcliff Drive, Grand Junction CO 81506 (Parcel 2945-012-00-022)*

(Parcel 2945-012-85-001 described separately by plat)

Lot 1, Taylor III Subdivision as shown on plat recorded at Reception 2498452, Mesa County records

LAND SURVEY DEPOSITS

MESA COUNTY SURVEYOR'S OFFICE

BOOK _____ PAGE _____

DATE _____

DEPOSIT NO. _____

Prepared for:
ANATUM, LLC

GENERAL NOTES

Easement and Title Information provided by Land Title Guarantee Company for Old Republic National Title Insurance Company, Order No. GJR6536568, dated July 17, 2018.

Basis of bearings is the North line of the NW¼ NW¼ of Section 1 which bears South 89°59'43" East, a distance of 1320.80 feet, established by observation of the MCGPS control network, which is based on the NAD 83 datum for Horizontal and NAVD 88 datum for Vertical Information. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.

All lineal units shown hereon in U.S. Survey feet.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
- FOUND REBAR, AS NOTED
- SET 2" ALUMINUM CAP ON 24" No. 5 REBAR, PLS 24953

SCALE: 1"=50'

0 25 50 100

SURVEYOR'S CERTIFICATIONCERTIFICATION

I hereby certify that this plat represents a field survey completed under my direct supervision during December, 2018, and that both conforms to the standards of practice, statutes, and laws of the State of Colorado. This survey is not a guaranty or warranty, either express or implied.

Jeffrey C. Fletcher
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. NO. 24953

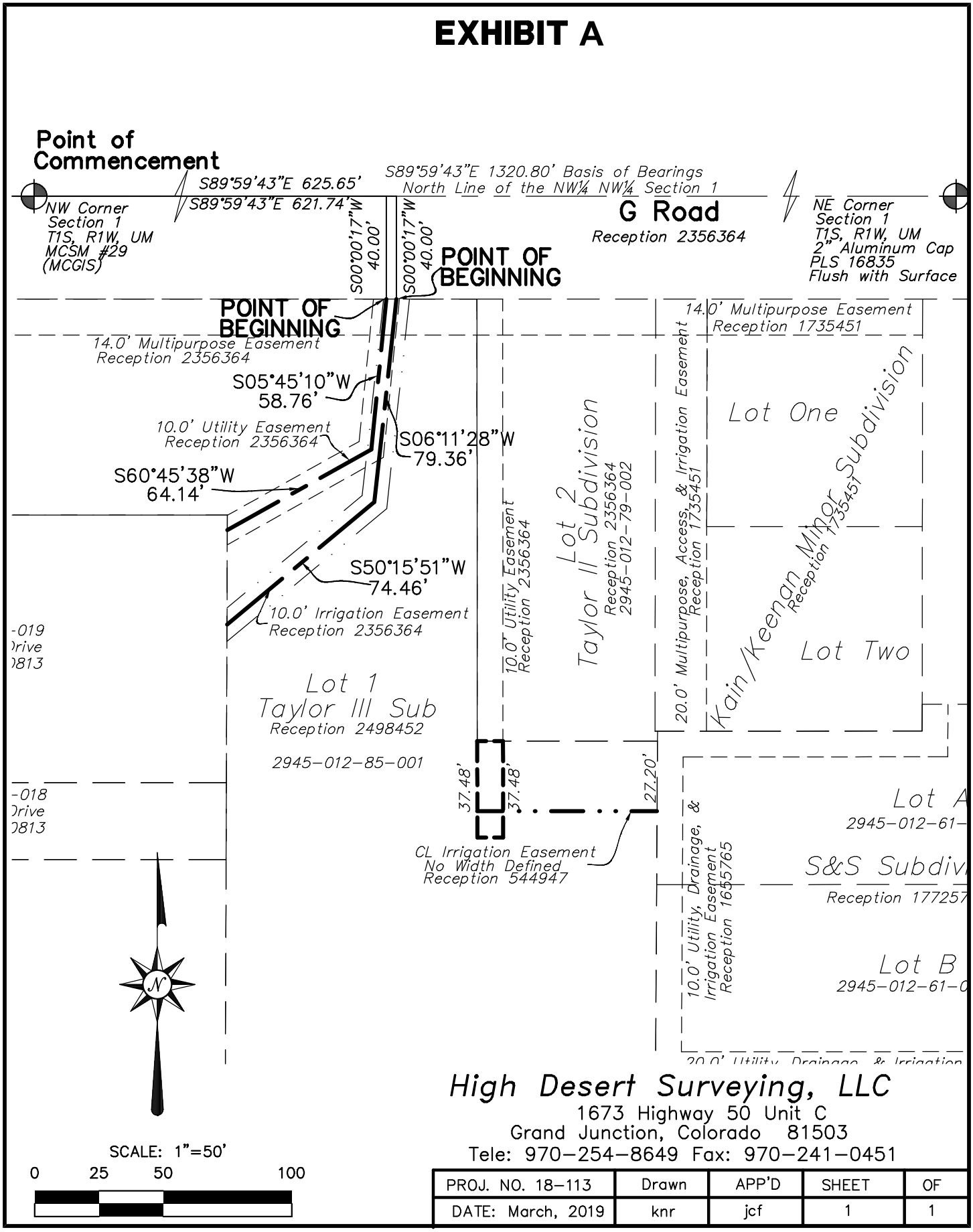
Preliminary

IMPROVEMENT SURVEY
NW¼ NW¼ SECTION 1
T1S, R1W, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Telephone: 970-254-8649 Fax 970-241-0451

PROJ. NO. 18-113	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE: December, 2018	be	knr	jcf	1	1

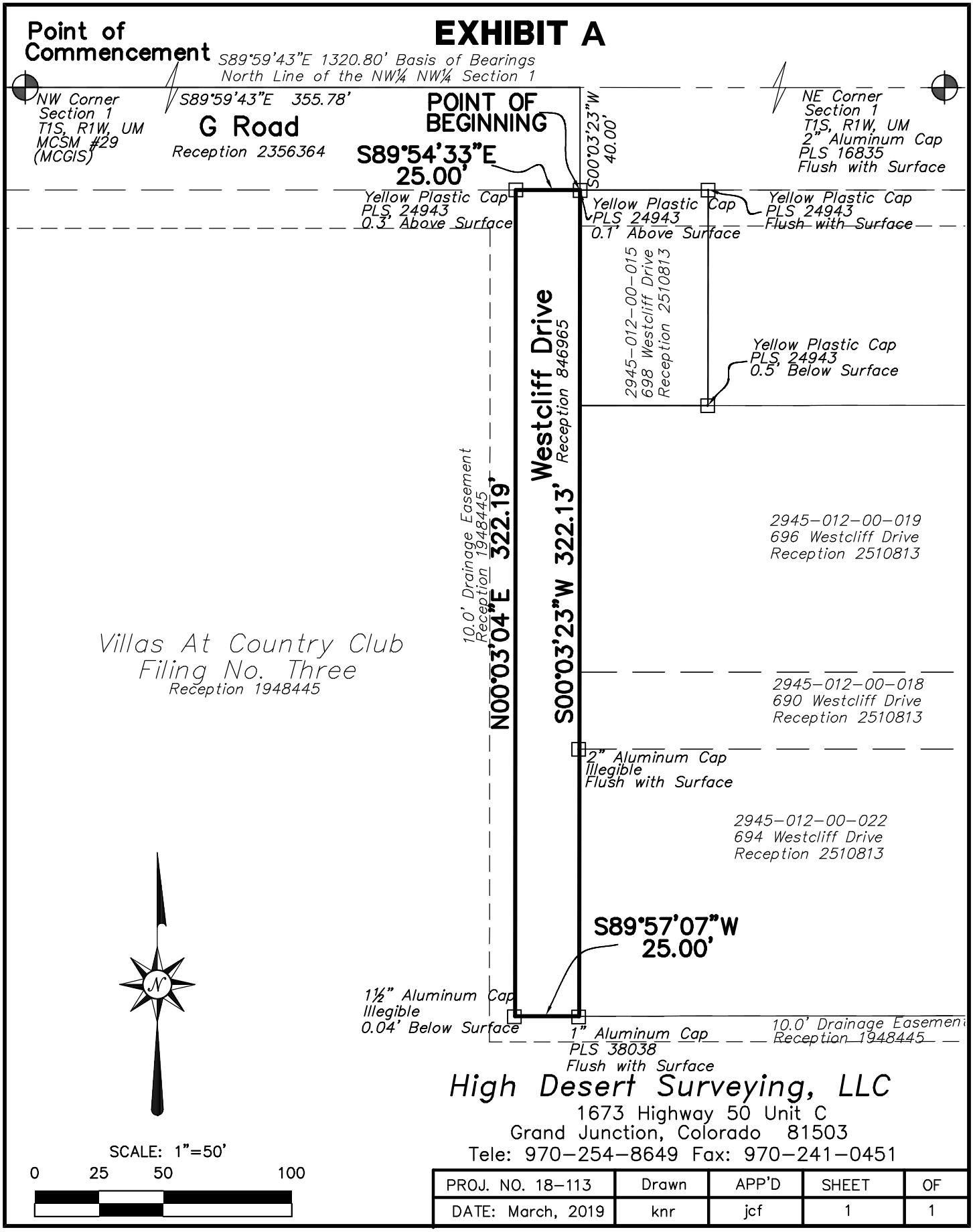
EXHIBIT A



High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 18-113	Drawn	APP'D	SHEET	OF
DATE: March, 2019	knr	jcf	1	1

EXHIBIT A



High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 18-113	Drawn	APP'D	SHEET	OF
DATE: March, 2019	knr	jcf	1	1

Exhibit 4

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

A RESOLUTION VACATING 10' WIDE UTILITY EASEMENT LOCATED WITHIN LOT 2, TAYLOR II SUBDIVISION

LOCATED AT 2711 G ROAD

RECITALS:

A vacation of a publicly dedicated 10' wide Utility Easement has been requested by the developer, Anatum LLC in anticipation of future residential development.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate a 10' public Utility Easement is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Zoning & Development Code.

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

The following described portion of a publicly dedicated Utility Easement is hereby vacated subject to the listed conditions:

1. Applicant shall pay all recording/documentary fees for the Vacation Resolution, any easement documents and/or dedication documents.

2. The plat for the Court on G Road Subdivision must be recorded concurrent with the vacation resolution.

Portion of Public Utility Easement to be vacated:

That ten-foot-wide Utility Easement as described on the plat of TAYLOR II SUBDIVISION as shown on plat recorded at Reception 2356364 located in the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) Section 1, Township 1 South, Range 1 West, of the Ute Meridian in Mesa County, Colorado and being more particularly described as follows: Commencing at the Northwest corner of said NW¼ NW¼ said Section 1, whence the Northeast corner of said NW¼ NW¼ said Section 1 bears South 89°59'43" East, a distance of 1320.80 feet for a basis of bearings, with all bearings contained herein relative thereto; thence South 89°59'43" East, a distance of 621.74 feet; thence South 00°00'17" West, a distance of 40.00 feet to a point on the South right-of-way line of G Road as described in Reception Number 2356364, the POINT OF BEGINNING; thence South

05°45'10" West, a distance of 58.76 feet; thence South 60°45'38" West, a distance of 64.14 feet to the POINT OF TERMINUS, with the sidelines being lengthened or foreshortened as necessary.

And also

That ten-foot-wide Utility Easement as described on the plat of TAYLOR II SUBDIVISION as shown on plat recorded at Reception 2356364 located in the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) Section 1, Township 1 South, Range 1 West, of the Ute Meridian in Mesa County, Colorado and being more particularly described as follows:
All of that Portion of the Ten Foot Wide Utility Easement being in Lot 1 of said TAYLOR II SUBDIVISION, that lies along the West Line of Lot 2, said TAYLOR II SUBDIVISION.

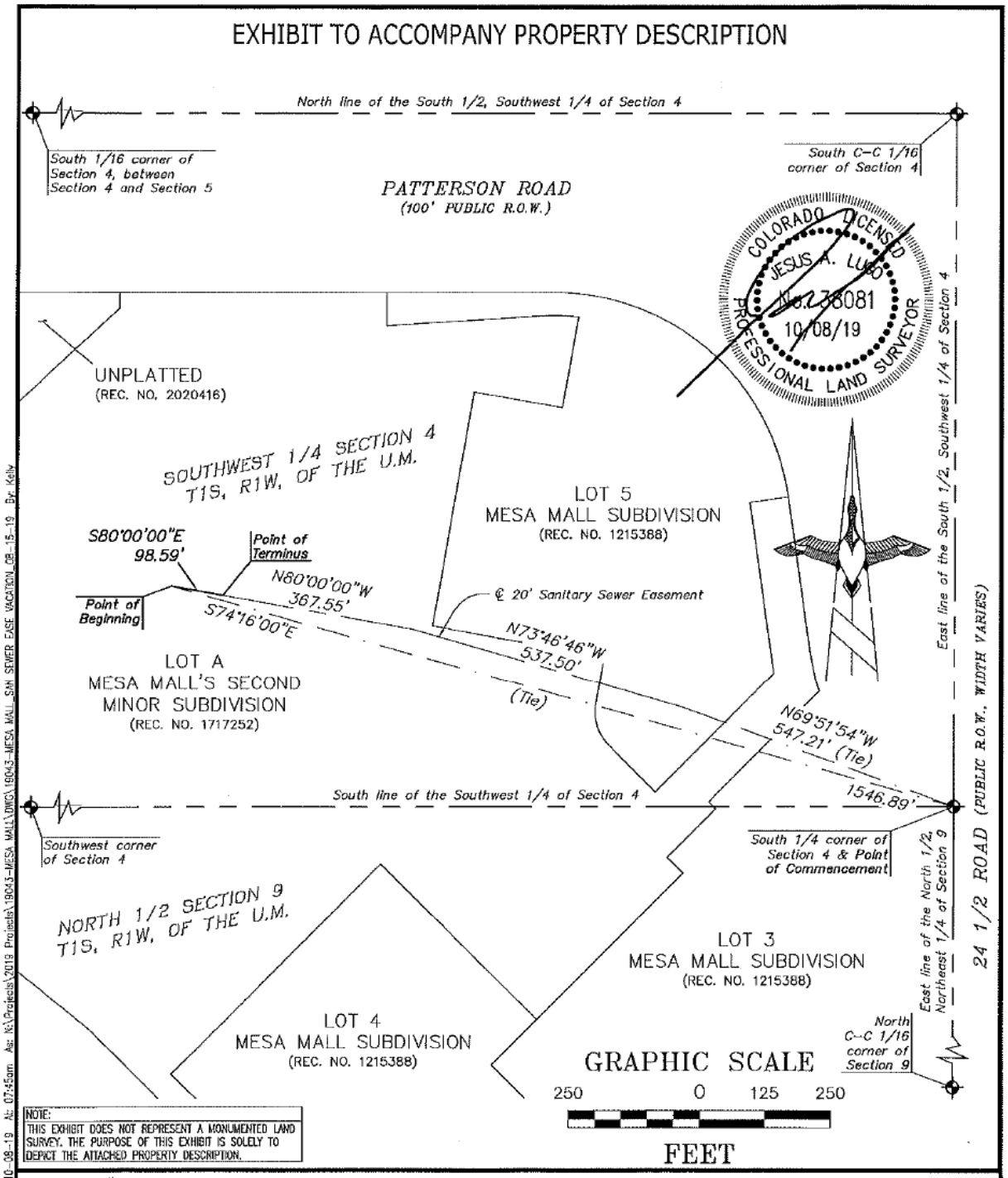
PASSED and ADOPTED this _____ day of _____, 2019

ATTEST:

_____
President of City Council

_____
City Clerk

EXHIBIT TO ACCOMPANY PROPERTY DESCRIPTION



NOTE:
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. THE PURPOSE OF THIS EXHIBIT IS SOLELY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

ALTURA
LAND CONSULTANTS
6950 S. Tucson Way, Unit C Centennial, CO 80112 Phone: (720) 488-1303

JOB NO. 19043
DATE: 08/16/19
SCALE: 1" = 250'

Last Saved On: 10-08-19 As: 07:45am As: K:\Projects\2019 Projects\19043-MESA MALL\DWG\19043-MESA MALL_SAN SEWER EASE VACATION_08-15-19 By: Kelly

Grand Junction Planning Commission

Regular Session

Item #5.

Meeting Date: December 10, 2019

Presented By: Landon Hawes, Senior Planner

Department: Community Development

Submitted By: Landon Hawes, Senior Planner

Information

SUBJECT:

Consider a request by Habitat for Humanity of Mesa County to vacate a public utility easement located on parcel 2943-212-06-100 and Hoffman Subdivision Filing II.

RECOMMENDATION:

Staff recommends conditional approval of this request.

EXECUTIVE SUMMARY:

The Applicant, Habitat for Humanity of Mesa County, requests the vacation of a portion of a 10-foot public utility easement on parcel 2943-212-06-100 of Hoffman Subdivision Filing II. The easement is currently part of the Hoffman II subdivision and is located near the western edge of Lot 100 and Tract C. The Applicant wishes to move the easement to this western edge by vacating the current location and dedicating a new easement placement as part of the Hoffman Subdivision Filing III plat recordation.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicant for the 10-foot public utility easement vacation is Habitat for Humanity of Mesa County. The requested vacation is located on parcel 2943-212-06-100. This property is currently vacant except for Xcel Energy equipment in the existing easement. The Applicant is in the process of platting a 24-lot single-family residential subdivision, Hoffman Subdivision Filing III, on parcel 2943-212-06-100.

During the planning review process for Hoffman III, Xcel Energy informed the Applicant that an easement for the existing overhead power lines on site would need to remain;

otherwise the overhead lines would need to be moved. Leaving the existing easement would make several of the subdivision lots unbuildable, so the applicant has chosen to resolve the issue by requesting approval of a new easement on the western edge of the subdivision which will require subsequent relocation (and undergrounding) of the above-ground lines currently on site at the Applicant's expense. Neither Xcel Energy nor any other utility expressed issues regarding this request.

NOTIFICATION REQUIREMENTS

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. Mailed notice of the application submittal in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on November 1, 2019 and the subject property was posted with an application sign on June 14, 2019. The notice of this public hearing was published November 5, 2019 in the Grand Junction Daily Sentinel.

ANALYSIS

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

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

The proposed public utility easement vacation is addressed by the following Goal of the Comprehensive Plan.

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

Vacation of this utility easement will have no impact on public facilities or services provided to the general public; all power infrastructure in the current easement will be placed in the new easement. Staff therefore finds this request conforms with this criterion.

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

The request to vacate the public utility easement will not render any parcel landlocked. Therefore, staff finds the vacation request meets with this criterion.

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

No access to any parcel will be restricted by the vacation of this public utility easement.

Staff finds this criterion has been met.

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

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

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

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

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

Vacation of this easement will provide benefit to the City by removing an unnecessary encumbrance on the property and allow the area to be used in an easier manner for logical and orderly development of the property (residential development). Staff finds this request conforms with this criterion.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing VAC-2019-589, a request to vacate a public utility easement located on parcel 2943-212-06-100, the following findings of fact were made:

The easement vacation request conforms with Section 21.02.100 (c) of the Grand Junction Zoning and Development Code;

Therefore, staff recommends conditional approval of the request to vacate the public utility easement, based on the following conditions:

The easement described herein shall be vacated when any and all public utilities within the easement to be vacated have been relocated in a manner and to a location acceptable to the City Manager or the City Manager's designee and the City has been granted an easement and/or right-of-way, as determined by the City Manager and/or City Manager's designee in a form specified and found acceptable by the City.

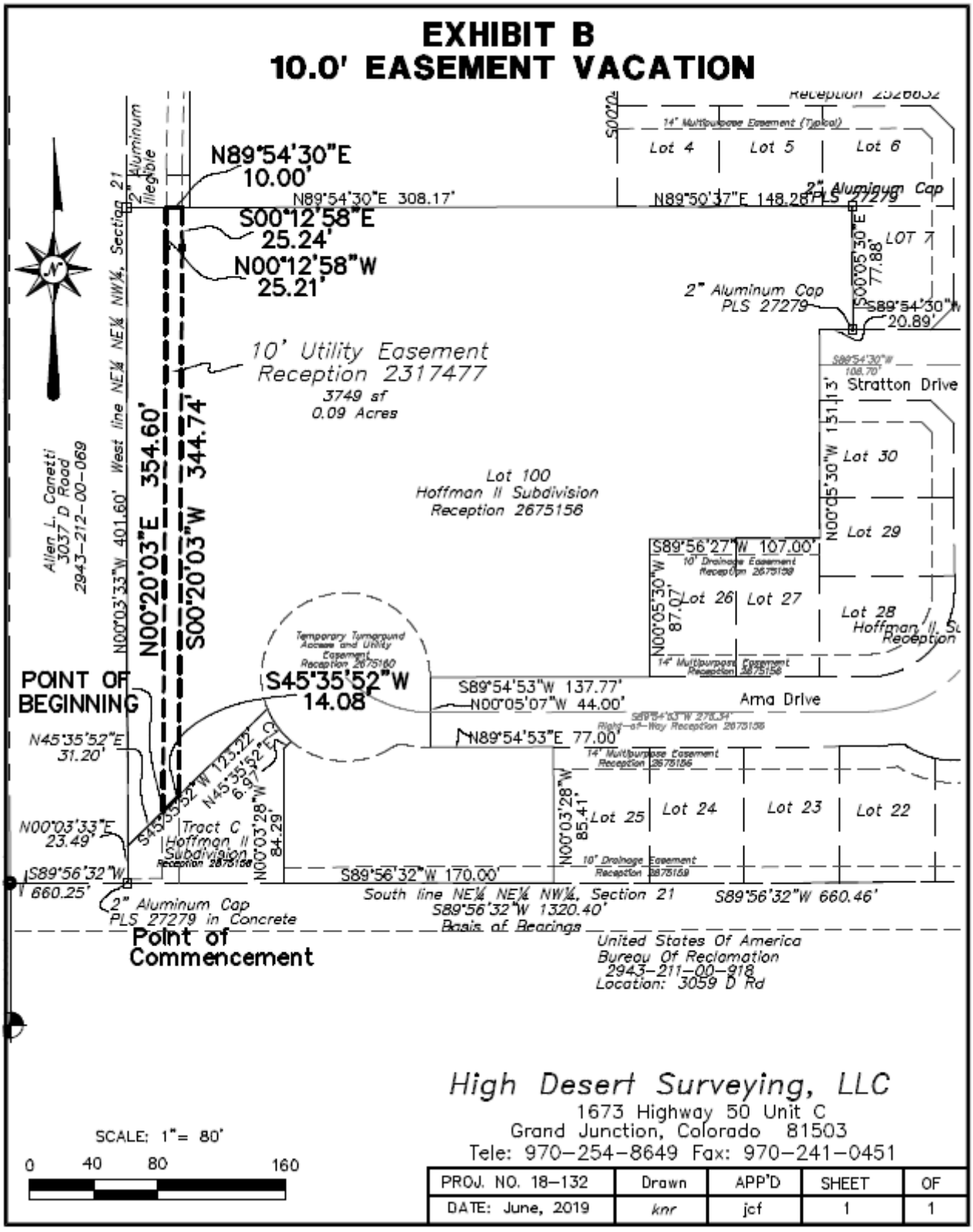
SUGGESTED MOTION:

Madam Chairman, on the request to vacate a public utility easement located on the property on parcel 2943-212-06-100, file number VAC-2019-589, I move that the Planning Commission forward a recommendation of conditional approval with the findings of fact listed in the staff report.

Attachments

1. Hoffman Easement Vacation Exhibit B
2. Hoffman Easement Vacation vicinity map, Exhibit A

EXHIBIT B
10.0' EASEMENT VACATION



SCALE: 1"= 80'

0 40 80 160

High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 18-132	Drawn	APP'D	SHEET	OF
DATE: June, 2019	knr	jcf	1	1


DITCH
BRISTOL CT
LANCASTER GATE
LANCASTER GATE
ALLISON WAY
D RD
D RD
WEDGEWOOD AVE
ARNA DR

Grand Junction Planning Commission

Regular Session

Item #6.

Meeting Date: December 10, 2019

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

Consider a request by Corey Bendetti to vacate public easements on a 1.26-acre parcel located at 588 North Grand Falls Court.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Corey Bendetti, is requesting vacation of previously-platted public easements. The Applicant is concurrently proposing to develop the property for 10 attached townhomes (2 buildings, 5 units each). The previously-platted public easements were for utilities associated with a cul-de-sac right-of-way that was vacated by Ordinance No 2568 in 1992. At the time the right-of-way was vacated, the utility easements around it were not vacated. In addition, a wide drainage, pedestrian, sidewalk and utility easement was previously platted and encumbers a large portion of the western side of the property. There are no utilities within these easements requested to be vacated.

BACKGROUND OR DETAILED INFORMATION:

The Grand Falls Townhomes property is a vacant parcel within the overall Planned Development for the Falls, construction of which began in the early 1980s. There are several remaining parcels such as the subject property that were platted for future development but that have not been developed.

The previously-platted easements were intended to provide for utilities associated with

the previous design of a subdivision and the associated cul-de-sac right-of-way. That cul-de-sac right-of-way was vacated by Ordinance No. 2568 in 1992. At the time the right-of-way was vacated, the utility easements around it were not vacated. With the proposed new subdivision Grand Falls Townhomes, the street right-of-way will be realigned and new, multipurpose easements dedicated with the new subdivision plat that will serve all anticipated utility easement needs.

There is also a very wide sidewalk, pedestrian, drainage and utility easement that encumbers much of the western side of the property. Its purpose was primarily to convey stormwater runoff along the western side of the properties in the vicinity. This easement is requested to be vacated and a new drainage, utility and slope maintenance easement will be established with the new plat to continue to convey storm water runoff from this property and those to the north through the property to a new detention facility in the southwest corner of this site, without encumbering the building sites. Since the sidewalk now exists along 28-1/4 Road within the public right-of-way, there is no need for any new easement dedicated for sidewalk/pedestrian use on this parcel.

Concurrent with the vacation request, the Applicant is also requesting a rezone of the property from Planned Development (PD) to Residential – 8 dwelling units per acre (R-8) as well as a Site Plan review and Major Subdivision of the parcel into 10 townhome units with common elements.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting was held on April 30, 2019 at 5:30 pm at Bookcliff Middle School, located at 540 29-1/4 Road in Grand Junction. The Applicant provided an overview of the proposed development for the property. There were ten citizens in attendance, the Owner/Applicant, two representatives and City planning staff. Attendees had initial questions about location of the project and access to it. Other concerns included topography, drainage and the architecture of the proposed structures. Following more detailed explanation of the project, there were no additional issues expressed.

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

ANALYSIS

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

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

The proposed vacations of public easements are addressed by the following Goal of the Comprehensive Plan.

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

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

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

The vacation of these easements will not render any parcel landlocked. Therefore, staff finds the vacation request meets with this criterion.

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

No access to any parcel will be restricted by the vacations of these public easements. Staff finds this criterion has been met.

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

Since the subject property is undeveloped, there are currently no equipment or utility lines within the easements that are requested to be vacated. The application was reviewed by all potentially-affected utilities and the City Public Works Department and there were no concerns raised with the vacation requests provided the easements are replaced with appropriate multipurpose, drainage and slope easements with the subsequent subdivision plat. As such, staff has found there will be no adverse impacts to the community and no impacts on the public facilities and services that serve this or any adjacent parcel of land and therefore has found this request conforms with this criterion.

Condition 1: A resolution to vacate the public easements shall not become effective until easements are dedicated for public purposes either via the recoe. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 of the Grand Junction Municipal Code.

Adequate public facilities and services exist or can be extended to this property. The

easements in their current configuration unnecessarily encumber the property and can be replaced with new easements that will continue to provide for the public facilities and services on the property and to surrounding properties. In addition, no existing facilities and services will be impacted or inhibited by this request. Staff has therefore found this request to conform with this criterion.

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

Vacation of these easements will provide benefit to the City by removing an unnecessary encumbrance on the property and allow the area to be used for development of the new use on the property (residential development). Staff finds this request conforms with this criterion.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing VAC-2019-652, a request to vacate previously platted public easements for the purposes of utilities, drainage, pedestrian and sidewalk located at 588 North Grand Falls Court, the following findings of fact have been made with the recommended condition of approval:

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

Condition: The easements described herein shall be vacated when any and all public utilities within the easements to be vacated have been relocated in a manner and to a location acceptable to the City Manager or the City Manager's designee and the City has been granted easement(s) and/or right(s)-of-way, as determined by the City Manager and/or City Manager's designee in a form specified and found acceptable by the City. If there are no public utilities in the easement(s) at the time of the request but easement(s) is/are needed for public utilities, the easement(s) shall be vacated when the City has been granted easement(s) and/or rights-of-way, as determined by the City Manager and/or City Manager's designee in a form specified and found acceptable by the City for public utilities.

Therefore, Staff recommends conditional approval of the requested vacation.

SUGGESTED MOTION:

Madam Chairman, on the Grand Falls Townhomes public easements vacation request located at 588 North Grand Falls Court, City File number VAC-2019-652, I move that the Planning Commission forward a recommendation of approval with the findings of fact and condition listed in the staff report.

Attachments

1. Overall Site Location Maps and Photos
2. Neighborhood Meeting Information and Development Application
3. Proposed Site Plan
4. Proposed Subdivision Plat
5. Grand Falls Townhomes Vacations Resolution

VICINITY MAP



N

0 0.05 0.1 mi

Printed: 11/27/2019

1 inch = 188 feet

City of Grand Junction Colorado

LOCATION MAP



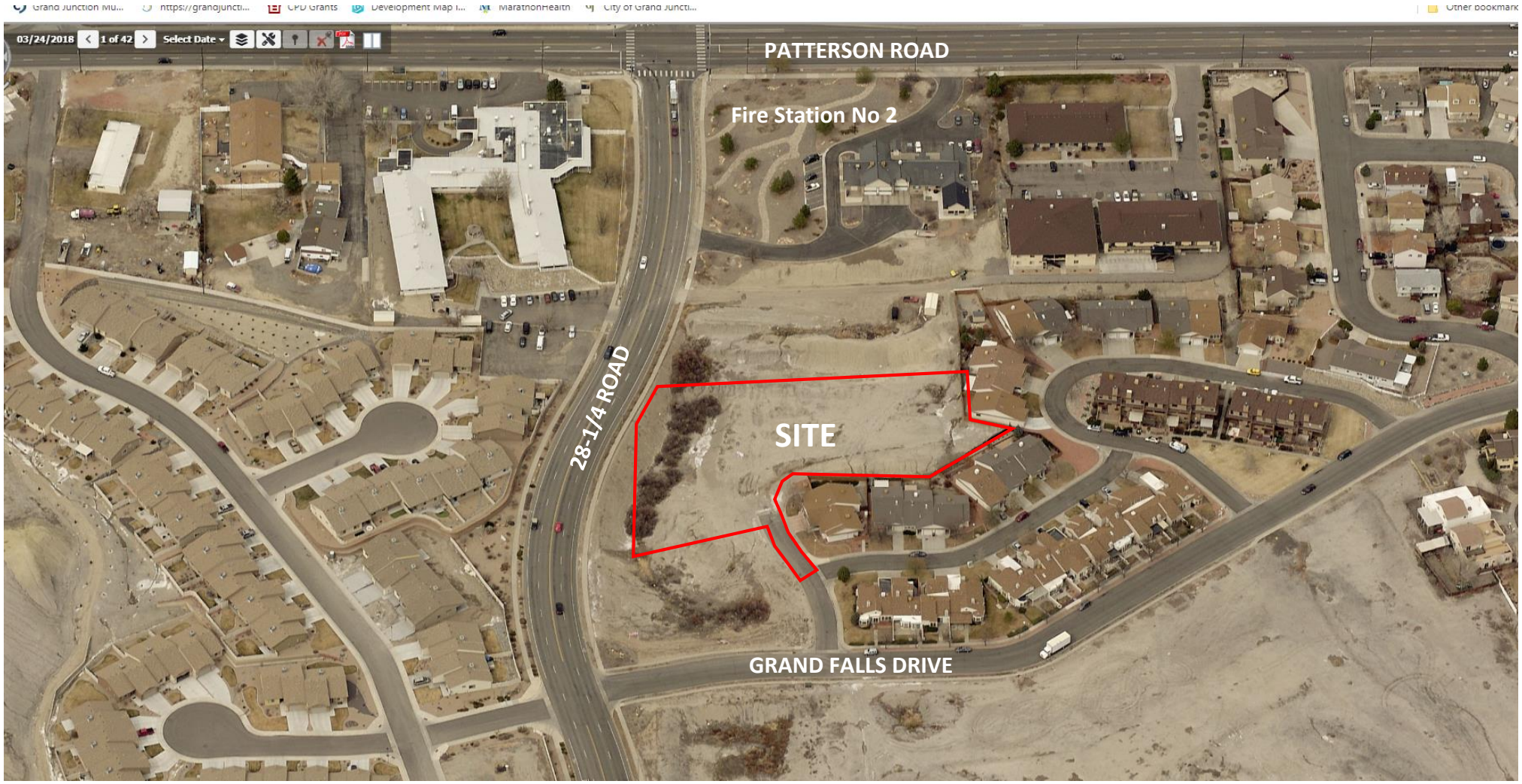
N

0 0.0275 0.055 mi

Printed: 11/27/2019

1 inch = 94 feet

City of Grand Junction Colorado



AERIAL VIEW ACROSS SITE FROM SOUTH – PATTERSON ROAD TO THE NORTH



VIEW OF SITE FROM SOUTHWEST

Grand Falls Subdivision

Neighborhood Meeting Sign In

Name	Phone	Address
Kim Kerk	970-640-6913	529 25 1/2 Rd, #B108, Grand Junction, CO 81505
John STEAD *	(406)833-4510	2832 GRAND FALLS CIR, UNIT C.
MARIAN STEAD	"	"
MARIA CALACCIO GATE	970-245-5737	2832B Grand Falls cir.
Bob + Midge Williams	970 241-8211	578 RIO GRANDE DR unit A
Gloria Vance	970-260-2966	591½ 28½ Rd.
Mary Nunnell	~~970-433-7725~~	~~2828 Vela Way #A~~
Shelly Cross	970-985-1525	2837 Grand Falls Cir #4
Robert Lere	970-208-6144	2837 " #1
Ron Adelee	970-234-5681	2850 Grand Falls dr.
Kristen Ashbeck	970 244-1491	City Hall
Corey Bendetti	970-773-1997	1255 Grand Ave

N Grand Falls Neighborhood Meeting 4.30.2019:

==========

Attendees:

Kim Kerk – Kim Kerk Land Consulting & Development

Corey Bendetti – Owner/Developer of GNF project

Kristen Ashbeck – Principal Planner, City of Grand Junction

Dajana Swanson – Kim Kerk Land Consulting & Development

==========

At 5:35 Kim Kerk (KK) started the meeting with intro – KKLCD, City planner, Owner and the role of each in the project. Explained meeting purpose to discuss the concept plan for NGF townhome community. Asking for comments during discussion portion of meeting. Minutes to go to the City of Grand Junction Planning for review on comments provided at meeting as recorded. Neighbors all began asking questions in rapid succession about location of the project to existing roadways adjacent to same.

Neighbor (N) #1: What is happening with the large 'hole' on the east side of the project?

KA: It is located behind the proposed structures of the project.

N #2: The existing HOA will not be a part of this?

CB: Correct. Townhomes will have their own new and independent HOA.

N #3: Will they be single story?

CB: No. Two stories over a garage level per the current design plans.

N #4: Will this be next to the fire station?

CB: Not directly next to it; there is another lot between the project and the fire station.

N #5: The adjacent properties all have tough terrain; will that all get leveled?

CB: Not sure how that would work without a single buyer with a large project going in to do that kind of earthwork; for this project, currently there is a hole on the NE side where buildings will go in, but that will all be filled in with shrubbery after construction.

N #6: My property is adjacent on the southwestern side of project, will you build a retaining wall, because I have no drainage issues now, but my property sits lower?

CB: We will probably build a retaining wall of some form along that side.

KK: Neighboring HOA Board Members attending the meeting privately discussed with KK that they had concerns about the way the property will affect their neighborhood HOA on the south side of project; mentioned they have gates, so KK to review and visit site to see what is happening with the existing fencing and access gates they discussed during the meeting. John Stead, President of the neighboring HOA (east of project) provided KK with his business card and a promise to stay in touch with KK in order

to ensure that all communication between the new HOA and existing HOA/Board(s) would be fluid and transparent.

KK: Invited all attendees to make sure to take a business card, and that everyone was welcome to reach out with any additional questions they might have about the project and the progress of same, in the coming days.

Meeting adjourned at 6:05 pm.

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 - ODP

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

Existing Land Use Designation | Existing Zoning

Proposed Land Use Designation | Proposed Zoning

Property Information

Site Location: 588 North Grand Falls Court | Site Acreage: 1.26

Site Tax No(s): 2943-072-17-051 | Site Zoning: PUD

Project Description: To develop 10 Single-family attached dwellings/lots

Property Owner Information	Applicant Information	Representative Information
Name: Corey Bendetti	Name: Corey Bendetti	Name: Kim Kerk Land Cons. & Dev.,
Street Address: 1255 Grand Ave.	Street Address: 1255 Grand Ave.	Street Address: 529 25 1/2 Road, B-10
City/State/Zip: Grand Junction, CO 8	City/State/Zip: Grand Junction, CI 81	City/State/Zip: Grand Junction, co 81
Business Phone #: 970-773-1997	Business Phone #: 970-640-6913	Business Phone #: 970-640-6913
E-Mail: coreysomething@gmail.com	E-Mail: coreysomething@gmail.com	E-Mail: kimk355@outlook.com
Fax #:	Fax #:	Fax #:
Contact Person: Corey Bendetti	Contact Person: Corey Bendetti	Contact Person: Kim Kerk
Contact Phone #: 970-773-1997	Contact Phone #: 970-773-1997	Contact Phone #: 970-640-6913

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: Kim Kerk — Digitally signed by Kim Kerk Date: 2018.06.20 15:36:30 -06'00' | Date:

Signature of Legal Property Owner: Corey Bendetti — Digitally signed by Corey Bendetti Date: 2019.05.07 11:30:51 -06'00' | Date:

Kim Kerk
LAND
CONSULTING & DEVELOPMENT

ODP and Final Plan/Plat

588 North Grand Falls Ct.

Grand Junction, Colorado

Date:	May 21, 2019
Prepared by:	Kim Kerk, PM
Submitted to:	City of Grand Junction
	250 N. 5th Street
	Grand Junction, CO 81501
Project:	Rezone from PD (Planned Development with R-8 default) to PD (Planned Development with R-8 default) based on ODP and Final Plan/Plat
Property Address:	588 North Falls Ct., Grand Junction, CO
Tax Schedule No.:	2943-072-17-051

529 25 ½ Rd, Ste B-108, Grand Junction, CO 81505
Ph: (970) 628-4711

Kim Kerk
LAND
CONSULTING & DEVELOPMENT

Introduction

Grand Falls Townhomes subdivision contains approximately 1.26 +/-acres requested to be rezoned from PD (Planned Development with R-8 default) to a new PD (Planned Development with R-8 default) as proposed in the Outline Development Plan (ODP) for Grand Falls Townhomes. Development of the site shall consist of one phase containing a total of 10 single-family attached dwelling units/lots for a finished density of 5.6 dwelling units to the acre, which supports the Comprehensive Plan for infill development.

Project Background and Description

The Grand Falls Townhomes development is an infill project consisting of Lots 12 and 14 of the Falls, Filing 3, which is proposing a 10 lot, residential community providing affordably priced townhomes. The neighborhoods to the East, South and West are generally built out with residential townhomes of the Falls Filing 3 Development. To the North is a commercial lot with one small building on it. The site is in close proximity to schools, shopping, recreation, parks and medical facilities.

The site is in the east Grand Junction area and is located south of Patterson Road and east of 28 ¼ Road. The land use classification is Residential Multi-family and the current zoning is Planned Development with R-8 default zone.

The project is comprised of one parcel (2943-072-17-051) of approximately 1.26 acres. The topography is generally flat in the north and east with steep downward slopes to the south and west. The property drains to the southwest with stormwater being captured, detained and released into an existing storm system located east of 28 ¼ Road.

Property Location/Legal

The property is located on 588 North Grand Falls Ct., Grand Junction, CO. Parcel # is 2943-072-17-051.

The legal description of this site is as follows:
LOT 1 REPLAT LOTS 12 & 14 BLK TWO THE FALLS - FIL NO THREE SEC 7 1S 1E U M & ALSO INCLUDING THAT PTN OF VAC R.O.W. AS DESC IN B-2882 P-246/248 MESA CO RECDS - 1.26AC/54886 SQ FT

529 25 ½ Rd, Ste B-108, Grand Junction, CO 81505
Ph: (970) 628-4711

Kim Kerk
LAND
CONSULTING & DEVELOPMENT

Rezone Request to Planned Development

The current PD zone with a default zoning district of R-8 has a minimum residential density of 5.5 dwelling units to the acre per a previously approved plan that lapsed. Therefore, the minimum residential density that would have to be developed on this property would be 7 dwelling units (7 units / 1.25 acres = 5.6 dwelling units/acre). The maximum number of dwelling units on the property would be 10 as part of the ODP process (10 units / 1.25 acres = 8 dwelling units/acre). The applicant does not wish to increase the number of dwelling units/acres from the maximum allowed based on the default R-8 zoning of the previously approved PD zoning.

The proposed rezone will utilize the bulk standards for the R-8 default zone district; therefore, no deviations from bulk standards or design standards of the underlying zone district of R-8 are being requested. Allowed uses will be the same as those permitted in R-8 zoning.

Petitioners Intent:

The developer proposes 10 single-family attached dwelling units which would be built as 2 buildings of 5 units each. This project would align with the Comprehensive Plan for infill development by adding residential development to the area that is focused on smaller, single-family homes.

R-8 Bulk Standards

The proposed rezone will use the bulk standards from the R-8 default zoning. Allowed uses will be those permitted in an R-8 zone. The applicant is not requesting any deviations to the default R-8 zone.

Community Benefit

The Grand Junction Comprehensive Plan establishes “Six Guiding Principles” that will shape the growth of the Grand Junction region.

The development proposed by the applicant specifically applies to the following Principles of the Comprehensive Plan:

2. **Sustainable Growth Patterns** – Fiscal sustainability where we grow efficiently and cost-effectively. Encourage infill and redevelopment and discourage growth patterns that cause disproportionate increases in cost of services.

529 25 ½ Rd, Ste B-108, Grand Junction, CO 81505
Ph: (970) 628-4711

3. **Housing Variety**—allow/encourage more variety in housing types (besides just large lot single family homes) that will better meet the needs of our diverse population—singles, couples, families, those just starting out, children who have left home, retirees, etc.

Grand Falls Townhomes is being proposed as an infill development of a property that has limited street frontage due to the topography of the location. This property is generally flat in the north and east with steep downward slopes to the south and west along 28 ¼ Rd. The development's access point will be from the South from the existing Grand Falls Court and is a low volume local street connecting to Grand Falls Road, which is a higher-order street.

The proposed density of 5.5 dwelling units per acre is consistent with the Residential Medium-High classification, as identified in the Future Land Use Map of the Comprehensive Plan for this site.

The proposed density will also allow the applicant to construct new homes without excessive construction of new streets, water and sewer lines, again: aligning with Guiding Principle 2 of the Comprehensive Plan.

Additionally, it would offer new housing options in an established residential area that would appeal to single family home buyers of all ages, who have no time, desire or inclination to maintain a large yard; complimenting the intent of Guiding Principle 3 of the Comprehensive Plan.

The surrounding community would benefit from an infill development of this property that currently sits vacant and is somewhat challenging to develop due to the topography of the site. The proposed density aligns with neighboring communities and is within the default R-8 zoning of the land. The development would require minimal construction of new streets, sewer and water lines that the public would be required to maintain after development. The proposed size and type of housing would also add to the variety of housing available in this area of the Grand Valley, adding long-term value, per the vision of the Guiding Principles of the Comprehensive Plan.

Signage

Signage for the development is TBD.

The petitioner acknowledges that any signage proposed would have to comply with what is permitted by Sec. 21.06.070(7), Signs, Planned Development, which states:

(ii) One permanent monument sign up to 32 square feet in area is allowed at a multifamily apartment/condominium building/complex and on each common area parcel that abuts a public right-of-way; for purposes of this subsection, "common area parcel" means a parcel that is owned by a homeowners' association for the benefit of all lot owners in a planned community, common interest community or condominium.

Any proposed signage would be located at the entrance to the subdivision in a tract owned by the Homeowners Association (HOA) and would be owned and maintained by the HOA.

Fencing and Right-of-Way Landscaping

6' privacy fencing will be installed by the developer at the top of the existing steep slope along 28 ¼ Road on the west side of the development. Washed landscape river rock over landscape fabric will be placed on the steep slope west of the proposed privacy fence. The only area that needs a retaining wall is the south side of the turn-around drive and will be installed by the developer. A dumpster enclosure is also part of the site plan just NE of Tract C. All fencing shall meet the requirements of Section 21.06.040(g), Residential Perimeter Subdivision Enclosure, of the Zoning and Development Code.

Additionally, there will be a final landscaping design with trees, shrubs and ground cover which shall be included with final plat and plans submitted for approval, and the approved landscaping for the development shall be maintained by the HOA.

Neighborhood Meeting

A neighborhood meeting was held in accordance with Sec. 21.02.080(e) of the Grand Junction Municipal Code, on April 30, 2019 at Bookcliff Middle School, 540 29 1/4 Rd, Grand Junction, CO 81504. The purpose of the meeting was to discuss the proposed development and provide detailed information about the ODP. The applicant and his representative reviewed the ODP and provided detailed information about where the home sites would be built, how the development would be built with the challenging topography of the land, and to address any additional concerns of the attendees. Kristen Ashbeck, Principal Planner with the City of Grand Junction also attended the meeting to answer questions about the rezone and subdivision review and approval process.

The meeting was attended by approximately 10 citizens. Comments from citizens included questions about the housing type and height, total number of homes, HOA, privacy, and site grading due to the existing topography of the parcel.

Comprehensive Plan

The Comprehensive Plan identifies the subject property as Residential Medium High (RMH) (8 -16 DU/Acre). The proposed density is lower than the anticipated density for this area of the community. As a vacant parcel, the property is identified by the

Comprehensive Plan as an “area subject to change” which anticipates new growth and development for vacant properties located within the Urban Growth Boundary.

The proposed development is an exemplary infill development because it is surrounded on three sides by existing subdivisions and is located in an urbanized area of the City where existing sewer, water and other urban services are available. Future residential development of the subject property will provide needed housing for buyers interested in a smaller home with minimal upkeep required for a yard space.

The property is located within the 201 Sewer Service Boundary and the Urban Development Boundary. Vacant properties like this are expected to grow and develop in a manner like what is proposed in this application.

The applicant is requesting a rezone from the current zoning of PD (Planned Development with R-8 default zoning) to PD (Planned Development with R-8 default zoning) based on the ODP for Grand Falls Townhomes. The current zoning and the requested zoning are consistent with, and support, the Comprehensive Plan for the location of the subject property.

The proposed development meets the following Goals and Policies of the Comprehensive Plan:

Goal 1, Policy D: For development that requires municipal services, those services shall be provided by a municipality or district capable of providing municipal services.

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

Additionally, the proposed development also meets the following Guiding Principles of the Comprehensive Plan:

2. **Sustainable Growth Patterns** – Fiscal sustainability where we grow efficiently and cost-effectively. Encourage infill and redevelopment and discourage growth patterns that cause disproportionate increases in cost of services.

3. **Housing Variety**—allow/encourage more variety in housing types (besides just large lot single family homes) that will better meet the needs of our diverse population—singles, couples, families, those just starting out, children who have left home, retirees, etc.

Kim Kerk
LAND
CONSULTING & DEVELOPMENT

Zoning and Surrounding Areas

The applicant is requesting a rezone from the current PD (Planned Development with default R-8 zoning) to a PD (Planned Development with default R-8 zoning) based on the ODP. The request supports the Comprehensive Plan.

The surrounding area of the project is zoned PD (Planned Development) with single family residential land uses on the north, east and south, as well as R-5 with single family residential land use to the west.

Grand Falls Townhomes will provide housing that is between the existing subdivisions with 5.5 du/ac as allowed by the requested R-8 zoning. The proposed ODP has been designed to comply with the provisions of Sec. 21.03, Zoning Districts; Sec. 21.04, Uses and Sec. 21.06 Development Standards of the Zoning and Development Code.

Utility Providers

All required and necessary utilities shall be provided concurrent with development of the subject property. Utility providers for Grand Falls Townhomes subdivision have the capacity and willing ness to serve the development. Public facilities such as medical, schools, parks and public safety are available to serve development on the subject site.

Utility providers for the site are as follows:

Sewer: City of Grand Junction/Persigo Wastewater Treatment Plan
Water: Ute Water Conservation District
Gas/Electric: Xcel Energy
Cable: Spectrum
Irrigation: Grand Valley Irrigation Company

Drainage

The topography is generally flat in the north and east with steep downward slopes to the south and west. The property drains to the southwest with stormwater being captured, detained and released into an existing storm system located east of 28 ¼ Road.

The developer will work directly with the Grand Valley Drainage District and the City of GJ to provide for on-site runoff collection and conveyance in accordance with the Stormwater Management Manual (SWMM) and applicable state and federal laws.

529 25 ½ Rd, Ste B-108, Grand Junction, CO 81505
Ph: (970) 628-4711

Kim Kerk
LAND
CONSULTING & DEVELOPMENT

Alternative Street Design and TEDS Exceptions

A request has been made for Alternate Residential Street Standards, per Chapter 29.68 of the TEDS manual. The request is made due to the unusual physical constraints of the site which only allows access from the South. Grand Falls Court was extended into the site when The Falls, Filing 3, was developed. This portion of Grand Falls Court has a 27-foot right-of-way with an eight-foot sidewalk easement on the East side of the road, making development of this property a challenge. It is not feasible to widen the road after this pinch point for the remaining 350 feet, more or less, through the project.

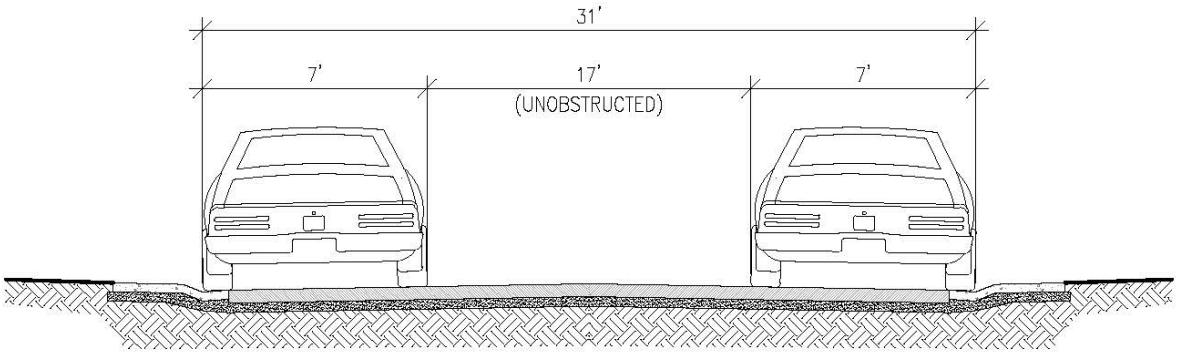
The request is to construct an urban residential street with 22' of pavement, measured from edge of pavement to edge of pavement. A rollover residential curb and gutter with an integral 5' sidewalk on the east side, and 6" vertical curb and gutter along the west side is proposed. The proposed right-of-way section is 32' feet wide. See attachment "B". Refer to TEDS 29.20.040(b).

The paved surface of the street slope will be 2% across the road with storm water running to the curb along the west side into an inlet which will eliminate the need for a street crown. The traffic volume will not be detrimental to safety on the public street and will be limited since this is a "dead end" with no through street traffic flow. The 2% continuous slope is needed due to the severe topography of the site.

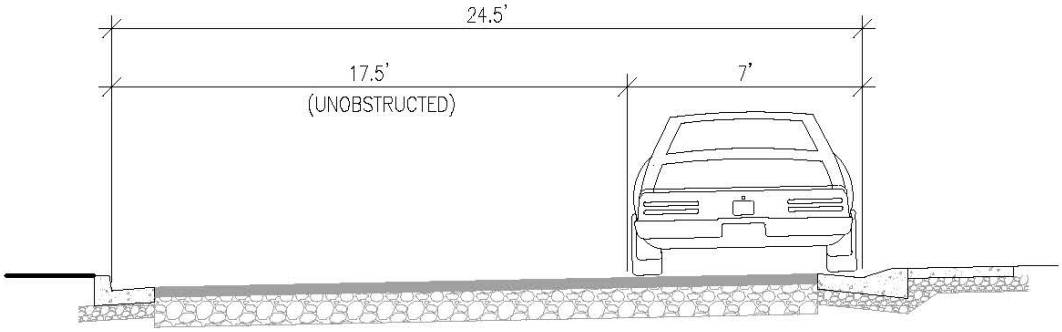


529 25 ½ Rd, Ste B-108, Grand Junction, CO 81505
Ph: (970) 628-4711

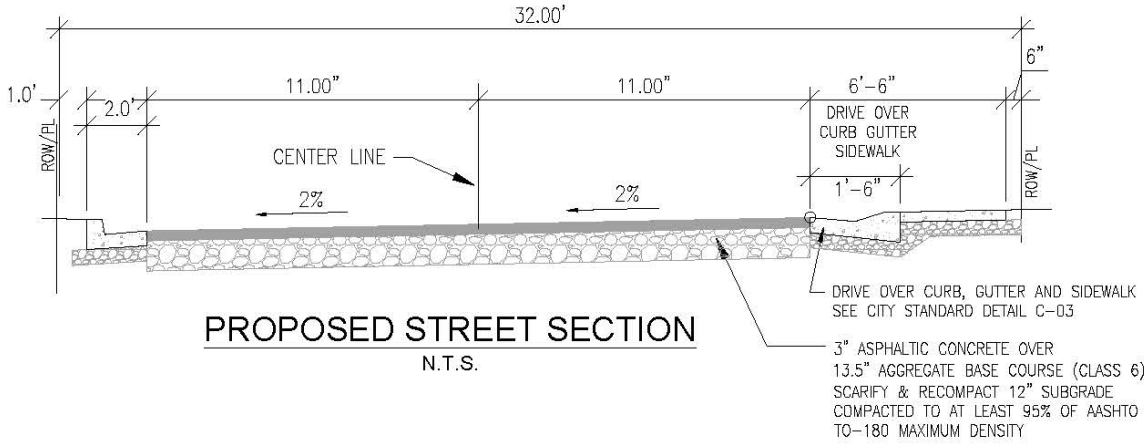
Kim Kerk
LAND
CONSULTING & DEVELOPMENT



URBAN RESIDENTIAL SECTION
N.T.S.



PROPOSED STREET SECTION
N.T.S.



PROPOSED STREET SECTION
N.T.S.

529 25 ½ Rd, Ste B-108, Grand Junction, CO 81505
Ph: (970) 628-4711

Kim Kerk
LAND
CONSULTING & DEVELOPMENT

Approval Criteria

Section 21.02.150(b), **Outline Development Plan (ODP).**

(1) Applicability. An outline development plan is required. The purpose of an ODP is to demonstrate conformance with the Comprehensive Plan, and coordination of improvements within and among individually platted parcels, sections or phases of a development prior to the approval of a final plat. At ODP, zoning for the entire property or for each "pod" designated for development on the plan is established. This step is recommended for larger, more diverse projects that are expected to be developed over a long period of time. Through this process, the general pattern of development is established with a range of densities assigned to individual "pods" that will be the subject of future, more detailed planning.

(2) **Approval Criteria**. An ODP application shall demonstrate conformance with all of the following:

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

Response: The current zoning of the property of PD (with R-8 default zone) and the requested rezone to PD (with R-8 default zone) conforms with the Comprehensive Plan. The property is identified by the Comprehensive Plan as an "area subject to change" which anticipates new growth and development for vacant properties located within the Urban Growth Boundary. Residential development of this property will provide needed housing. In addition, the proposed development supports several of the goals, policies and Guiding Principles of the Comprehensive Plan as noted earlier in this report.

The proposed development is designed to be compliant with the Grand Valley Circulation Plan. Specifically, the development meets Sec. 31.08.020(d) which states: "Subdivisions and other development shall be designed to continue or create an integrated system of streets and trails that provide for efficient movement of pedestrians, bicycles, and automobiles to and from adjacent development." Sidewalk and a trail along the canal have been included in the design to meet the needs of an integrated system of streets and trails.

This criterion has been MET.

(ii) The rezoning criteria provided in GJMC 21.02.140;

Section 21.02.140(a), **Code amendment and rezoning**, **Approval Criteria.** In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

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

Response: There have not been subsequent events that have invalidated the original premises and findings regarding the subject property. The PD (Planned Development with default R-8 zoning) would remain the same as originally intended and continues to anticipate medium-high level density for future growth and development. The surrounding properties have been developed and no new development has occurred in the general vicinity of the subject property. The City goals and policies for future growth and development in the general area of the subject property have not changed since adoption of the Comprehensive Plan in 2010.

This criterion is not applicable.

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

Response: The character of the area has not changed significantly in recent years because the larger parcels located to the north, east and west of the subject property have already been developed. The subject property has been underutilized in terms of the residential development potential anticipated by the Comprehensive Plan for quite some time. The requested ODP and rezone to PD (with R-8 default zone) furthers the goals and policies, in addition to the Guiding Principles, of the Comprehensive Plan. Development of the property will complement the existing residential development and be consistent with the residential nature of the neighborhood.

This criterion has been MET.

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

Response: All required and necessary utilities shall be constructed concurrent with development of the subject property. Utility providers for the subject property have the capacity and willingness to serve future development. Public facilities such as medical facilities, schools, library and parks are adequate to serve the scope of anticipated residential development and are currently available within 2.5 miles of the subject property.

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

Response: There are few available vacant parcels of land within a half mile of the subject property. Most vacant parcels to the east have been designated for significantly lower density or have already been developed. There are a few vacant parcels located to the west of the subject property; however, many of them are currently under review for development applications or not available for sale.

The subject property is an isolated parcel that is underutilized and does not meet its development potential as anticipated by the Comprehensive Plan. Very few other parcels exist in the nearby area that could accommodate the proposed land use which constitutes an inadequate supply of suitably designated land.

This criterion has been MET.

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

Response: The Grand Falls Townhomes project is an infill development of a substantially constrained property which has a challenging topography. The proposed density of 5.5 dwelling units per acre is the same as the previous PD (Planned Development with default R-8 zoning). The proposed density is an efficient, cost-effective manner of constructing new homes without excessive streets, water and sewer lines which will be less expensive for the community to maintain.

The townhome design is smaller, allowing the developer to provide more efficient homes that would appeal to first time buyers and older individuals who may be retired, or who no longer desire to maintain a large yard space. The community will also benefit from the provision of smaller homes than what are generally constructed in the Grand Valley that will provide variety to the diverse population in our community.

This criterion has been MET.

(iii) The planned development requirements of Chapter 21.05 GJMC;

Response: The proposed Grand Falls Townhomes development meets the following requirements for Planned Developments:

Sec. 21.05.010, Purpose: 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. The Grand Falls Townhomes development will provide a smaller housing type than what is generally constructed in the Grand Valley. The amount of open space provided exceeds the minimum open space requirement of the Zoning and Development Code. The proposed development meets several of the goals and policies, as well as Guiding Principles, of the Comprehensive Plan as noted earlier in this report.

Sec. 21.05.020, Default Standards: No variations to bulk standards have been requested.

Sec. 21.05.030, Establishment of Uses: Allowed uses will be the same as those permitted in the R-8 zone district including accessory uses.

Sec. 21.05.040, Development Standards: The development standards, such as those regarding fencing and accessory uses, shall be the same as those permitted by the R-8 zone district.

Sec. 21.05.050, Planned Development Phases and Signage: The proposed development will be constructed in one phase. Information regarding signage has been included with this report.

This criterion has been MET.

(iv) The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and 25;

Response: There are no corridor guidelines that are applicable to the Grand Falls Townhomes development. Title 23, North Avenue Overlay Zone; Title 24, Greater Downtown Overlay Zone; and Title 25, the 24 Road Corridor Design Standards do not apply to the proposed development.

This criterion is not applicable.

(v) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;

Response: The subject property is located within the 201 Sewer Service Boundary and the Urban Development Boundary. These areas are expected to grow and development with urban densities and services. All necessary and required utilities shall be provided concurrent with construction of the Grand Falls Townhomes development. Utilities shall be installed to current City standards and specifications. Public facilities such as medical facilities, schools, library and parks are adequate to serve the scope of anticipated residential development and are currently available within 2.5 miles of the subject property.

This criterion has been MET.

(vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed;

Response: Due to the location and topography of the subject property, the site may only be served by a dead-end street. All necessary design standards have been incorporated into the Alternative Street which was approved through the City's TEDS review process.

Connectivity is provided to the adjacent parcel to the north, should it ever be developed. The pedestrian facilities requirements will be met by providing a continuous sidewalk parallel to the public street on the east side, with connecting ADA access and walk to the west side.

The requested alternate residential street is not unique or unusual and has been used in other areas in the City of Grand Junction, specifically the existing roadways within the Grand Falls previous development.

This criterion has been MET.

(vii) Appropriate screening and buffering of adjacent property and uses shall be provided;

Response: 6' privacy fencing will be installed by the developer at the top of the existing steep slope along 28 ¼ Road on the west side of the development. Washed landscape river rock over landscape fabric will be placed on the steep slope west of the proposed privacy fence. The only area that needs a retaining wall is the south side of the turn-around drive and will be installed by the developer. A dumpster enclosure is also part of the site plan just NE of Tract C. All fencing shall meet the requirements of Section 21.06.040(g), Residential Perimeter Subdivision Enclosure, of the Zoning and Development Code.

Additionally, there will be a final landscaping design with trees, shrubs and ground cover which shall be included with final plat and plans submitted for approval, and the approved landscaping for the development shall be maintained by the HOA.

This criterion has been MET.

(viii) An appropriate range of density for the entire property or for each development pod/area to be developed;

Response: The proposed density of 5.5 dwelling units per acre is the same as the expired PD (Planned Development with default R-8 zoning). The proposed density is an efficient, cost-effective manner of constructing new homes without excessive streets, water and sewer lines which will be less expensive for the community to maintain.

The proposed density is consistent with the anticipated future growth and development of the Comprehensive Plan and supports Guiding Principles number 2 and 3.

This criterion has been MET.

(ix) An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed;

Response: No variations to bulk standard for R-8 zoning has been requested for this development. Allowed uses will be the same as those permitted in the R-8 zone district including accessory uses. Other development standards, such as those regarding fencing, shall be the same as those permitted by the R-8 zone district.

This criterion has been MET.

(x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed; and

Response: Development of the subject property will be completed in a single filing as noted in this report.

This criterion has been MET.

Development Schedule and Phasing:

As the site is currently vacant and not occupied or used for any residential purposes, initial construction of infrastructure is anticipated to begin immediately following final approval of the project, to be completed in one filing.

Conclusion

The request to rezone from the current PD (Planned Development with default R-8 zoning) to PD (Planned Development with default R-8 zoning) based on the ODP supports the Comprehensive Plan.

Additionally, we have investigated and can report the following impacts expected during the development of Grand Falls Townhomes:

- **Neighborhood Impact:**
  We will ensure that the existing services to adjacent properties continue and are not disturbed or negatively impacted. All contractors will be instructed to follow Best Management Practices during all phases of construction.

Kim Kerk
LAND
CONSULTING & DEVELOPMENT

- **Fire Protection Impact:**

  The service provider for fire protection in this area is the Grand Junction Fire Department. Fire hydrants shall be placed and have fire flow capabilities in accordance with the City's ordinances.

- **Flood Hazard Impact**

  There are no mapped FEMA flood hazards in or near the proposed project area. In addition, based on requirements from the City of Grand Junction the peak 100-year discharge from developed conditions will be less than the historic conditions. Therefore, this subdivision will not create a flood hazard.

- **Historic Preservation Impact:**

  No structures requiring preservation in accordance with City Standards exist on the site.

- **Irrigation Impact:**

  Upon further design of the proposed subdivision the irrigation system and its maintenance shall be an integral part of the project. We will ensure that the existing irrigation service to adjacent properties continue and are not disturbed or negatively impacted.

- **Natural Features and Environmental Protection Impacts:**

  The site does not contain natural features or environmental resources.

- **Noise, Dust & Odor Impacts:**

  It is the intent of the developer/builder to limit the amount of unnecessary work which would pose a threat or be offensive to occupants of adjacent properties by reason of emission of noise, vibration, dust, smoke, odor or particulate matter, toxic or noxious materials.

- **Public Facilities Impacts:**

  The impact on public facilities (i.e. schools, fire, police, roads, parks, etc...) will be minimal given the size of this development and considering that the project is proposed to develop within the density allowed by existing zoning and the recommendations of the Growth Plan.

- **Soils Impacts:**

  The Natural Resources Conservation Service identifies 2 types of soils which are identified in the Drainage Report and are all typical of the vicinity.

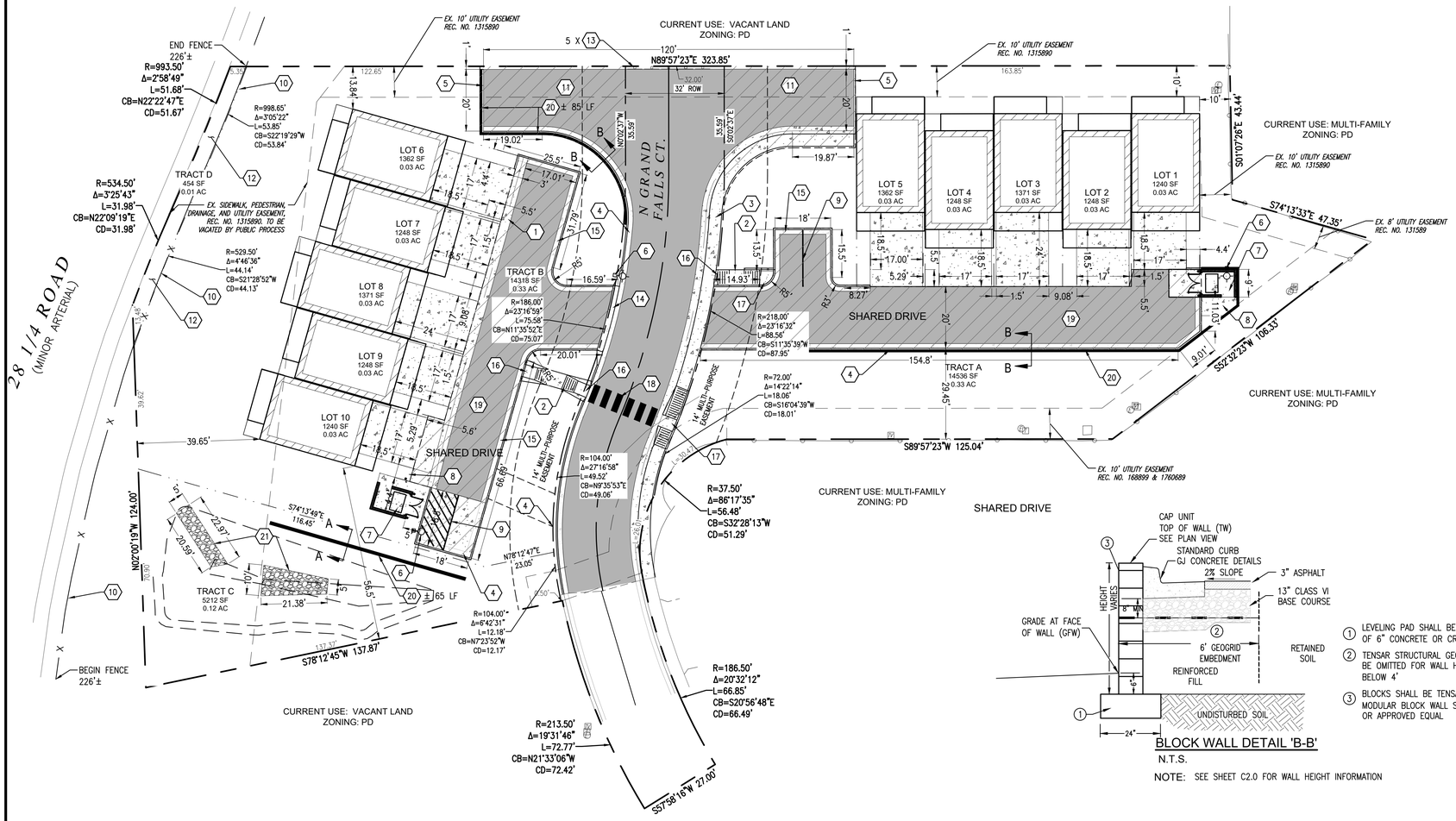
529 25 ½ Rd, Ste B-108, Grand Junction, CO 81505
Ph: (970) 628-4711

- **Transportation and Traffic:**

  All streets will be constructed in conformance with current City of Grand Junction standards and specifications.

In summary, we have demonstrated how the proposed Grand Falls Townhomes development meets the design and development standards of the Zoning and Development Code, and other development regulations and standards, and we respectfully request approval of the request to rezone to Planned Development (PD with default R-8 zoning) and the Outline Development Plan.

529 25 ½ Rd, Ste B-108, Grand Junction, CO 81505
Ph: (970) 628-4711

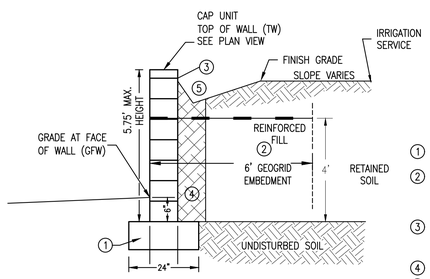


BLOCK WALL DETAIL 'B-B'

N.T.S.

NOTE: SEE SHEET C2.0 FOR WALL HEIGHT INFORMATION

1. LEVELING PAD SHALL BE A MINIMUM OF 6" CONCRETE OR CRUSHED ROCK
2. TENSAR STRUCTURAL GEOGRID – CAN BE OMITTED FOR WALL HEIGHTS BELOW 4'
3. BLOCKS SHALL BE TENSAR MESA® MODULAR BLOCK WALL SYSTEM OR APPROVED EQUAL

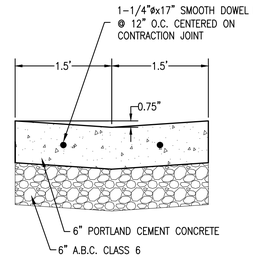


BLOCK WALL DETAIL 'A-A'

N.T.S.

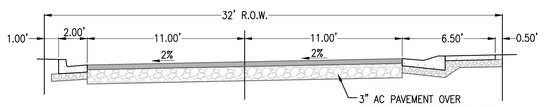
NOTE: SEE SHEET C2.0 FOR WALL HEIGHT INFORMATION

1. LEVELING PAD SHALL BE A MINIMUM OF 6" CONCRETE OR CRUSHED ROCK
2. TENSAR STRUCTURAL GEOGRID – CAN BE OMITTED FOR WALL HEIGHTS BELOW 4'
3. BLOCKS SHALL BE TENSAR MESA® MODULAR BLOCK WALL SYSTEM OR APPROVED EQUAL
4. 12" DRAIN ROCK
5. SWALE TO DRAIN WEST BEHIND WALL



V-PAN DETAIL AND JOINT REINFORCEMENT SECTION

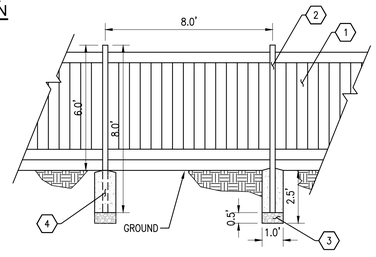
N.T.S.



TYPICAL ROAD SECTION

(NORTH GRAND FALLS COURT)

SCALE: 1"=5'



1. 6' x 8' VINYL FENCE PANEL
2. 8" x 4" VINYL POST AT 8' O.C. SET IN CONCRETE
3. 3/4" GRAVEL
4. PORTLAND CEMENT

6' VINYL PANEL FENCE

(SHOWN FROM BACK SIDE)

N.T.S.

LOCATION OF UTILITIES SHOWN HEREON WAS PROVIDED BY OTHERS. CONTRACTOR MUST VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

Colorado 811
1-800-922-1987
co811.org



GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO THE CURRENT CITY OF GRAND JUNCTION DEPARTMENT OF PUBLIC WORKS AND PLANNING STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR MUST CONTACT CITY OF GRAND JUNCTION TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES/FEATURES (STRIPING, SIGNALS, MEDIANS, ETC.) FOR CONSTRUCTION IN THE RIGHT-OF-WAY ONLY.
3. REFER TO THE GEOTECHNICAL INVESTIGATION BY HUDDLESTON-BERRY, REPORT DATED 10/13/03 AND LETTER DATED 01/24/19 FOR RECOMMENDATIONS REGARDING PAVEMENT, SLABS, FOUNDATIONS AND GROUNDWATER MITIGATION REQUIREMENTS.
4. LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (XCEL ENERGY)

CONSTRUCTION NOTES:

1. PROPOSED 3' V-PAN
   RE: DETAIL THIS SHEET
2. PROPOSED 5' SIDEWALK, 4" THICK CONCRETE
3. PROPOSED DRIVE-OVER CURB, GUTTER, AND SIDEWALK
   RE: GRAND JUNCTION DETAIL C-03
4. PROPOSED STANDARD VERTICAL CURB & GUTTER
   RE: GRAND JUNCTION DETAIL C-05
5. PROPOSED 6" VERTICAL CURB
6. PROPOSED STREET LIGHT
7. PROPOSED TRASH ENCLOSURE – W/CONCRETE PAD
   RE: SHEET C2.1
8. PROPOSED MAILBOX PAD
9. PROPOSED 4" WHITE PARKING STRIPES
10. PROPOSED 6' PRIVACY FENCE
    RE: DETAIL THIS SHEET
11. PROPOSED FIRE TURNAROUND EASEMENT (HATCH AREA)
    RE: GRAND FALLS TOWNHOMES PLAT
12. PROPOSED 5' WIDE LANDSCAPING AREA
13. PROPOSED END OF ROADWAY SIGN
    RE: MUTCD 0M4-1
14. PROPOSED ALTERNATE DRIVEWAY FOR VERTICAL CURB, GUTTER, WITHOUT SIDEWALK
    RE: GRAND JUNCTION DETAIL C-09
15. PROPOSED SPILL VERTICAL CURB & GUTTER
    RE: GRAND JUNCTION DETAIL C-05
16. PROPOSED PERPENDICULAR CURB RAMP
    RE: GRAND JUNCTION DETAIL C-13
17. PROPOSED ALTERNATE RAMP WITHOUT LANDING
    RE: GRAND JUNCTION DETAIL C-21
18. PROPOSED CROSSWALK
19. PROPOSED ACCESS EASEMENT (HATCH AREA)
    RE: GRAND FALLS TOWNHOMES PLAT
20. CONSTRUCT MSE BLOCK WALL
    RE: C2.0 FOR VERTICAL GEOMETRY
21. CONSTRUCT RIPRAP AT SHOWN DIMENSIONS OVER GEO FABRIC, D50=6", DEPTH=12"
    RE: C2.0 FOR VERTICAL GEOMETRY, C2.1 FOR DETAILS

ACCEPTANCE BLOCK

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

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

CITY DEVELOPMENT ENGINEER DATE

CITY PLANNER DATE

FOR REVIEW - NOT FOR CONSTRUCTION

VORTEX ENGINEERING, INC.
• CONSTRUCTION MANAGERS & SITE PLANNERS
• PROJECT MANAGERS
• CIVIL & CONSULTING ENGINEERS
2384 Patterson Road, Suite 201
Grand Junction, CO 81505
Phone: (970) 245-9051
Fax (970) 245-7639

James C. Atkinson
PROFESSIONAL ENGINEER
COLORADO LICENSE No. 18828

Copyright ©2018, by Vortex Engineering, Inc. ALL RIGHTS RESERVED. The site design, building design and content of this drawing is copyrighted under the laws of the United States. All rights are reserved by Vortex Engineering, Inc., who retain the exclusive right to the design or re-use, reproduction or other publication of this drawing without the written consent of Vortex Engineering, Inc. is prohibited.

REV.	DATE	COMMENT	BY
1	8-7-19	City comments dated 6-15-19 and 6-28-19	KA
2	10-1-19	City Comments dated 9-12-19	ARJ

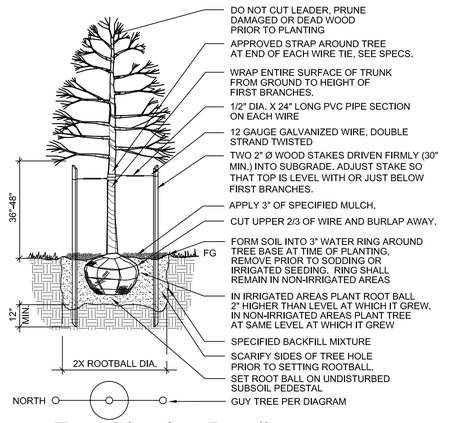
Site Plan

Grand Falls Townhomes
Overall Development Plan

588 North Grand Falls Court
Grand Junction, CO 81501

PROJECT NO: F18-088
DATE: 2/26/19
SCALE: SEE PLAN
f18-088 site.dwg

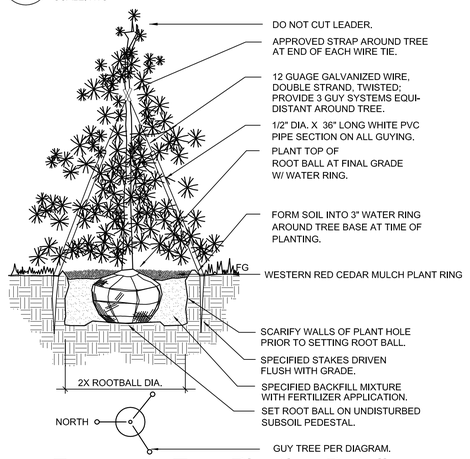
~SHEET~
C1.0



A

Tree Planting Detail

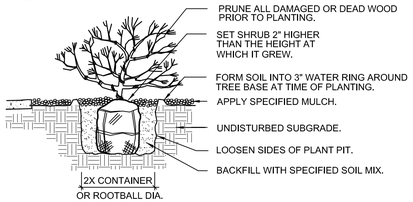
SCALE: NTS



B

Evergreen Tree Planting Detail

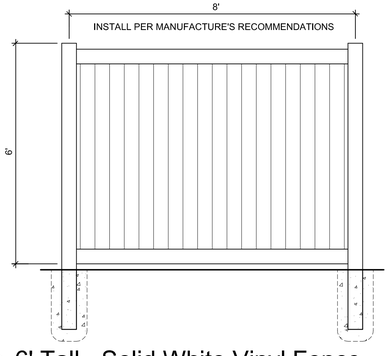
SCALE: NTS



C

Shrub Planting Detail

SCALE: NTS



D

6' Tall - Solid White Vinyl Fence

SCALE: 1/2" = 1'-0"

SOIL PREPARATION AND PLANTING SPECIFICATIONS

1.1 PREPARATION - GENERAL
- A. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.

1.2 PREPARATION OF PLANTING SOIL
- A. The landscape contractor shall collect soils samples and run soils testing for the proposed planting areas. Add soil amendments and fertilizers as recommended in the soil testing report to ensure a good planting medium. Delay mixing any fertilizer if planting will not follow placing of planting soil within a few days.
- B. Any imported planting soil shall also be tested and be three parts screened topsoil and one part manure.
- C. Before mixing, clean topsoil of roots, plants, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
- D. For pit and trench type backfill, mix planting soil prior to backfilling, and stockpile at site.
- E. For planting beds mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

1.3 PREPARATION OF PLANTING BEDS
- A. Spread planting soil mixture to minimum depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
- B. Remove 8 inches to 10 inches of soil and replace with prepared planting soil mixture. Backfill for each bed with three parts topsoil and one part manure thoroughly mixed prior to placing.

1.4 EXCAVATION FOR TREES AND SHRUBS
- A. Excavate pits, beds, and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
  1. For balled and burlapped trees, make excavations at least half again as wide as the ball diameter and equal to the ball depth, plus following allowance for setting of ball on a layer of compacted backfill.
  2. Allow for 3 inch thick setting layer of planting soil mixture.
  3. For container grown stock, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
- B. Dispose of subsoil removed from planting excavations. Do not mix with planting soil or use as backfill.
- C. Fill excavations for trees and shrubs with water and allow water to percolate out prior to planting.
- D. Backfill pits with three parts topsoil and one part manure thoroughly mixed prior to placing.
- E. Place Agriform tablets in planting pit prior to backfilling at the following rate: three per each tree, one per each shrub.

1.5 PLANTING TREES AND SHRUBS
- A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
- B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter an from plantball so as not to damage root balls.
- C. Dish top of backfill to allow for mulching.
- D. Apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
  1. If deciduous trees or shrubs are moved when in full-leaf, spray with anti-desiccant at nursery before moving and spray again 2 weeks after planting.
- E. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
- F. Wrap tree trunks of 2 inches caliper and larger. start at ground and cover trunk to height of first branches and securely attach. Inspect tree trunks for injury, improper pruning and insect infestation and take corrective measures before wrapping.
- G. Guy and stake trees immediately after planting, as indicated.

PLANT LIST

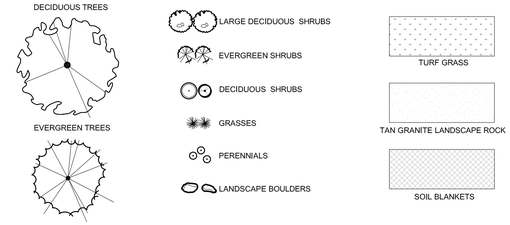
No.	Sym.	Common Name/ Biological Name	Planting Size/ Remarks	Mature Size
Deciduous Shade Trees:				
2	ABM	Autumn Blaze Maple/ Acer x freemanii 'Jeffersred'	2" cal./ B&B	50' Ht. & 40' Spd.
2	KCT	Kentucky Coffeetree/ Gymnocladus dioicus	2" cal./ B&B	60' Ht. & 50' Spd.
3	LPT	London Planetree/ Platanus acerifolia 'Bloodgood'	2" cal./ B&B	50' Ht. & 35' Spd.
2	RLI	Redmond Linden/ Tilia americana 'Redmond'	2" cal./ B&B	40' Ht. & 25' Spd.
5	RSP	Redspire Pear/ Pyrus calleryana 'Redspire'	2" cal./ B&B	35' Ht. & 15' Spd.
2	SHA	Shademaster Locust/ Gleditsia triacanthos inermis	2" cal./ B&B	50' Ht. & 35' Spd.
Evergreen Trees:				
2	AUS	Austrian Pine/ Pinus nigra	8' Tall/ B&B	50' Ht. & 20' Spd.
2	CBS	Colorado Blue Spruce/ Picea pungens	8' Tall/ B&B	60' Ht. & 25' Spd.
Deciduous Shrubs:				
6	ATR	Althea- Rose of Sharon / Hibiscus syriacus	18" -24" Spread/ #5	10' Ht. & 5' Spd.
7	CPL	Common Purple Lilac/ Syringa vulgaris	2'-3' Tall/ #7	15' Ht. & 8' Spd.
11	ELA	English Lavender/ Lavandula angustifolia 'Munstead'	18"-24" Spread/ #5	18" Ht. & 24" Spd.
2	FOR	Forsythia/ Forsythia x intermedia 'Spring Glory'	18"-24" Spread/ #5	8' Ht. & 5' Spd.
22	MKL	Miss Kim Lilac/ Syringa patula 'Miss Kim'	18"-24" Spread/ #5	5' Ht. & 5' Spd.
12	NMP	New Mexico Privet/ Forestiera neomexicana	18"-24" Spread/ #5	8' Ht. & 6' Spd.
13	PFG	Goldenfinger Potentilla/ Potentilla fruticosa	18"-24" Spread/ #5	2' Ht. & 2' Spd.
15	SBR	Serviceberry Regent/ Amelanchier alnifolia 'Regent'	18"-24" Spread/ #5	6' Ht. & 5' Spd.
8	RGB	Rose Glow Barberry/ Berberis thunbergi 'Rosy Glow'	18"-24" Spread/ #5	4' Ht. & 4' Spd.
12	SMO	Smooth Sumac/ Rhus glabra 'Laciniata'	18"-24" Spread/ #5	8' Ht. & 6' Spd.
13	YFC	Yellow Flowering Currant/ Ribes aureum	18"-24" Spread/ #5	6' Ht. & 6' Spd.
Evergreen and Broadleaf Shrubs:				
20	MUG	Mugo Pine/ Pinus Mugo	18"-24" Spread/ #5	6' Ht. & 5' Spd.
Grasses/ Perennials/ Ground Cover:				
17	HFG	Fountain Grass/ Pennisetum alopecuroides 'Hameln'	#1	2' Ht. & 2' Spd.
8	MAG	Maiden Grass/ Miscanthus sinensus "Gracillimus'	#1	4' Ht. & 5' Spd.
7	DAY	Daylily/ Hemerocallis hybrids	#1	24" Ht. & 24" Spd.
7	SDA	Autumn Joy Sedum/ Sedum spectabile 'Autumn Joy'	#1	24" Ht. & 24" Spd.

*ALL PLANT TOTALS ON THE PLANT LIST SHALL BE VERIFIED WITH PLANT NUMBERS ON THE LANDSCAPE PLANS.

LANDSCAPE AND IRRIGATION NOTES

1. Planting areas are to have 3" of Tan Granite Landscape Rock over landscape fabric. All plant material shall have a planting ring at the base of each plant with 3" of western red cedar mulch over landscape fabric.
2. An underground, pressurized irrigation system will be provided. All planting beds are to be irrigated with an automatic drip system and turf areas with a pop-up spray system. An approved backflow prevention device is required. The protective cover for a backflow prevention device must be tamper-resistant.
3. Steel edging is to be installed along the edge of the landscape rock areas.
4. All turf areas shall receive 4" to 6" of planting soil prior to planting.
5. The landscape contractor shall collect soils samples and run soils testing for the proposed planting areas. Add soil amendments and fertilizers as recommended in the soil testing report to ensure a good planting medium. Any imported planting soil shall also be tested and be three parts screened topsoil and one part manure.

LANDSCAPE LEGEND



(PD) LANDSCAPE REQUIREMENTS

TOTAL IMPROVED AREA: 48,412 SQ. FT.

Landscape Requirements (PD):
Landscaping. Landscaping shall meet or exceed the requirements of GJMC.
One tree per 2,500 square feet of improved area, with no more than 20 percent of the total being ornamental trees or evergreens. One five-gallon shrub per 300 square feet of improved area.

Location of Landscaping on Site:
Buffer, parking lot, street frontage perimeter, foundation plantings and public right-of-way.

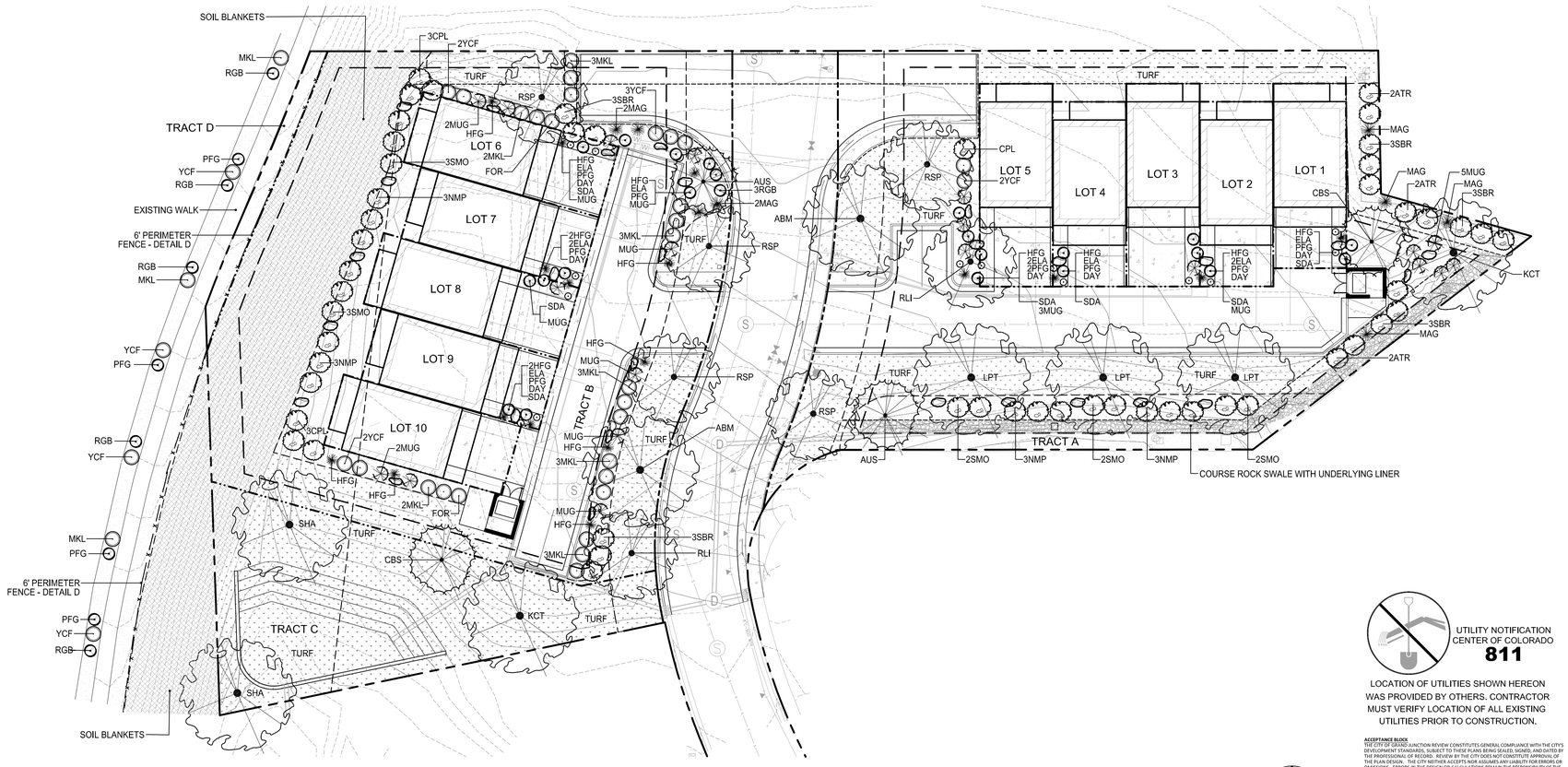
Landscape Calculations:
1 TREE REQUIRED FOR EVERY 2,500 SQ.FT. OF IMPROVED AREA.
IMPROVED AREA = 48,412 SQ. FT.
(48,412/ 2,500) = ROUND TO 20
TREES REQUIRED = 20

1 SHRUB REQUIRED FOR EVERY 300 SQ.FT. OF IMPROVED AREA.
(48,412/ 300) = ROUND TO 162.
- Twenty-five percent of the required shrubs may be converted to turf based on one five-gallon shrub per 50 square feet of turf.

TURF SUBSTITUTES FOR 40 SHRUBS. 25% OF 162 = 40 SHRUBS. (122 SHRUBS REQUIRED)
50 SQ. FT. OF TURF = 1 SHRUB (50 x 40 = 2,000 MIN. SQ. FT. OF TURF)
- Ten percent of the required shrubs may be converted to perennials and/or ground covers at a ratio of three one-gallon perennials and/or ground covers for one five-gallon shrub

PERENNIAL SUBSTITUTES FOR 12 SHRUBS. 10% OF 122 = 12 SHRUBS. (12 X 3 = 36 PERENNIALS)
SHRUBS AND PERENNIALS REQUIRED = 110 FIVE GALLON SHRUBS AND 36 ONE GALLON PERENNIALS

TREES PROVIDED = 20
FIVE GALLON SHRUBS PROVIDED = 141
ONE GALLON PERENNIALS = 39
SQ. FT. OF TURF PROVIDED = 13,510 SQ. FT.



1

Landscape Plan

SCALE: 1"=20'-0"

0 20'

NORTH

UTILITY NOTIFICATION CENTER OF COLORADO **811**

LOCATION OF UTILITIES SHOWN HEREON WAS PROVIDED BY OTHERS. CONTRACTOR MUST VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

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

CITY PLANNER DATE

MRLA
MITCH REWOLD LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECTURE AND LAND PLANNING
386 34 1/2 Road
Palisade, Colorado 81526
(970) 361-4345

MITCHELL L REWOLD 378 10/01/2019 Original Date of Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

North Grand Falls Landscape Plan

588 N. Falls Court
Grand Junction, Colorado

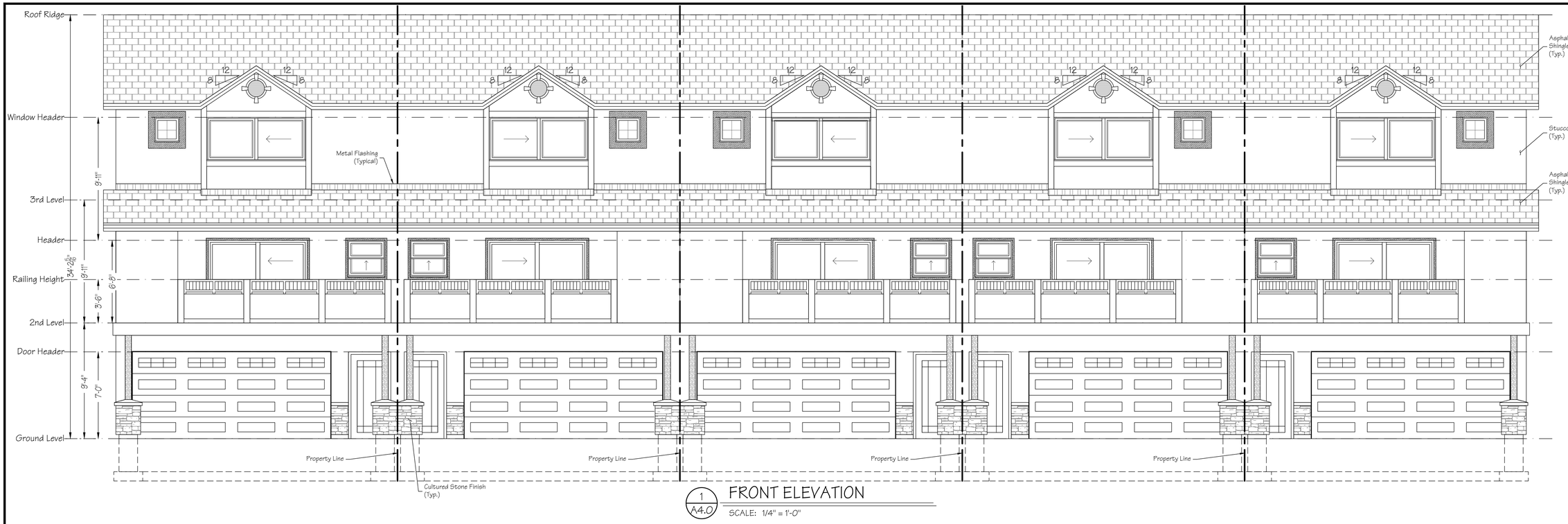
ISSUED FOR:

No	Date	Remarks
	05.20.19	Site Plan Review
	08.05.19	Site Plan Review
	10.01.19	Site Plan Review

PROJECT NO: 19222
PHASE: PLAN REVIEW

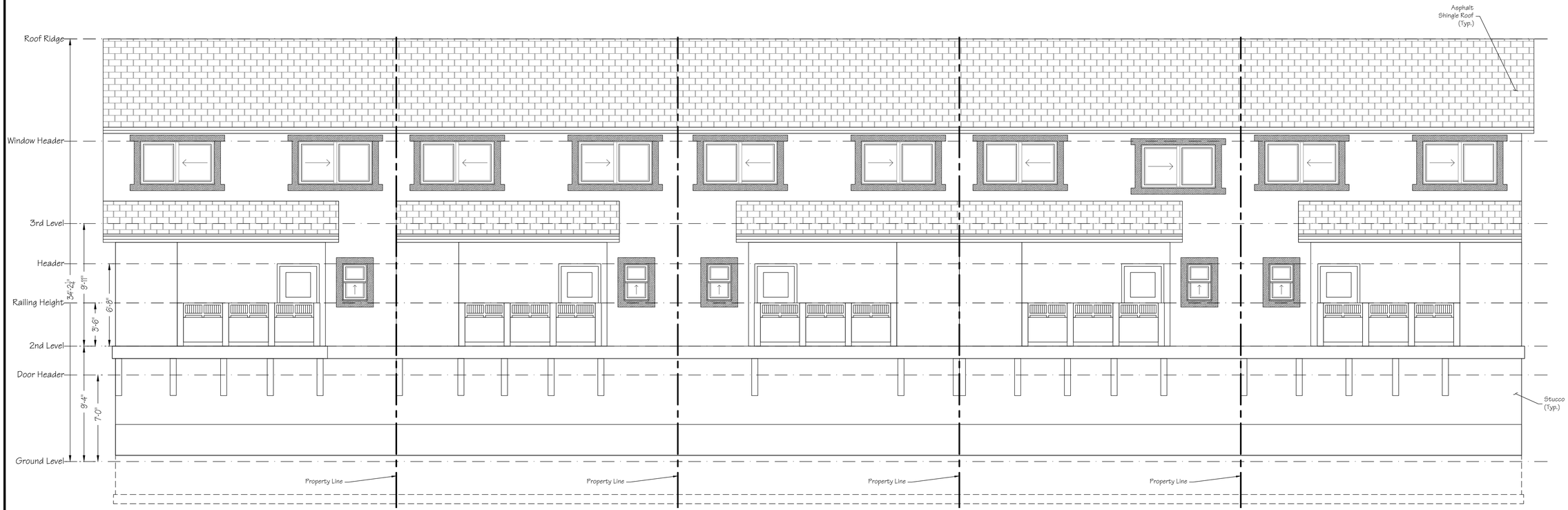
DRAWING TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L1



1 A4.0 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



2 A4.0 BACK ELEVATION

SCALE: 1/4" = 1'-0"

VORTEX ENGINEERING, INC.
• CONSTRUCTION MANAGERS & SITE PLANNERS
• PROJECT MANAGEMENT
• CIVIL & CONSULTING ENGINEERS
2394 Patterson Road, Suite 201
Grand Junction, CO 81505
Phone: (970) 245-9051
Fax (970) 245-7639

J.R. FILLERUP
REGISTERED ARCHITECT
COLORADO LICENSE No. 301721

Copyright ©2018, by Vortex Engineering, Inc. ALL RIGHTS RESERVED. The site design / building design and plans on this drawing is copyrighted under the Federal Copyright Law of 1976. All rights are reserved by Vortex Engineering, Inc. and owner has the exclusive right to the design or re-use of this drawing. Any use, re-use, reproduction or other publication without the written consent of Vortex Engineering, Inc. is prohibited.

BY	COMMENT	REV. DATE

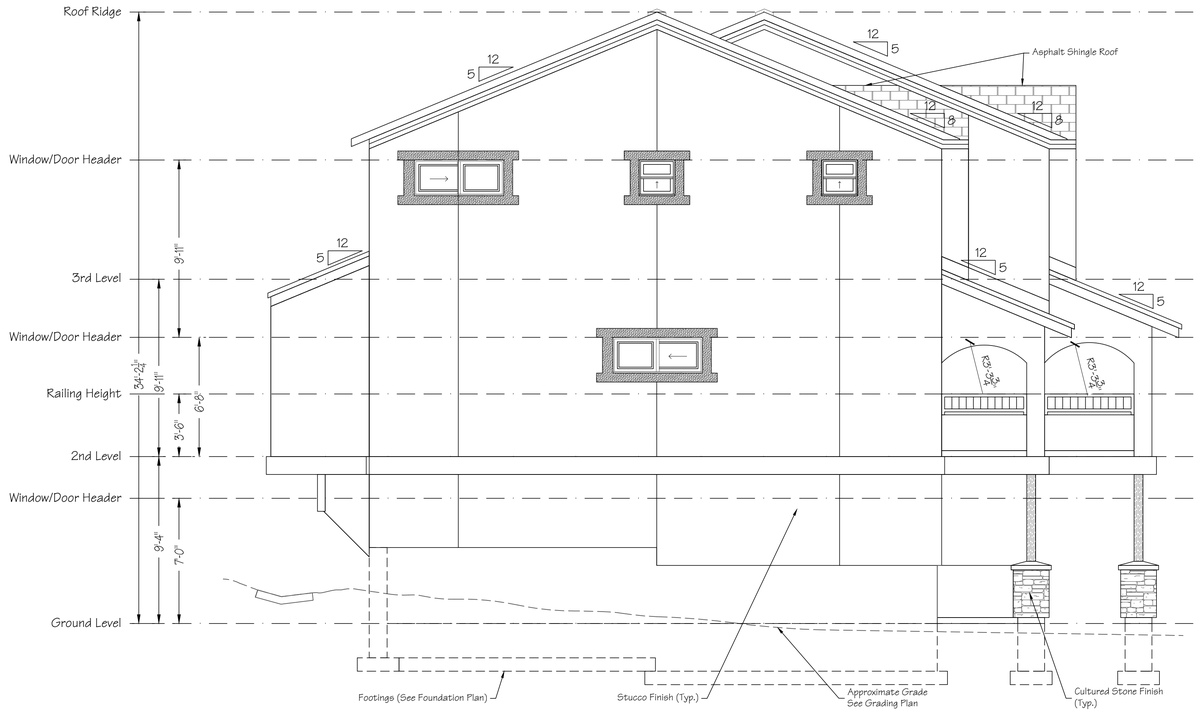
Elevations Front & Back

Grand Falls Townhomes Preliminary

588 North Grand Falls Court
Grand Junction, Colorado 81505

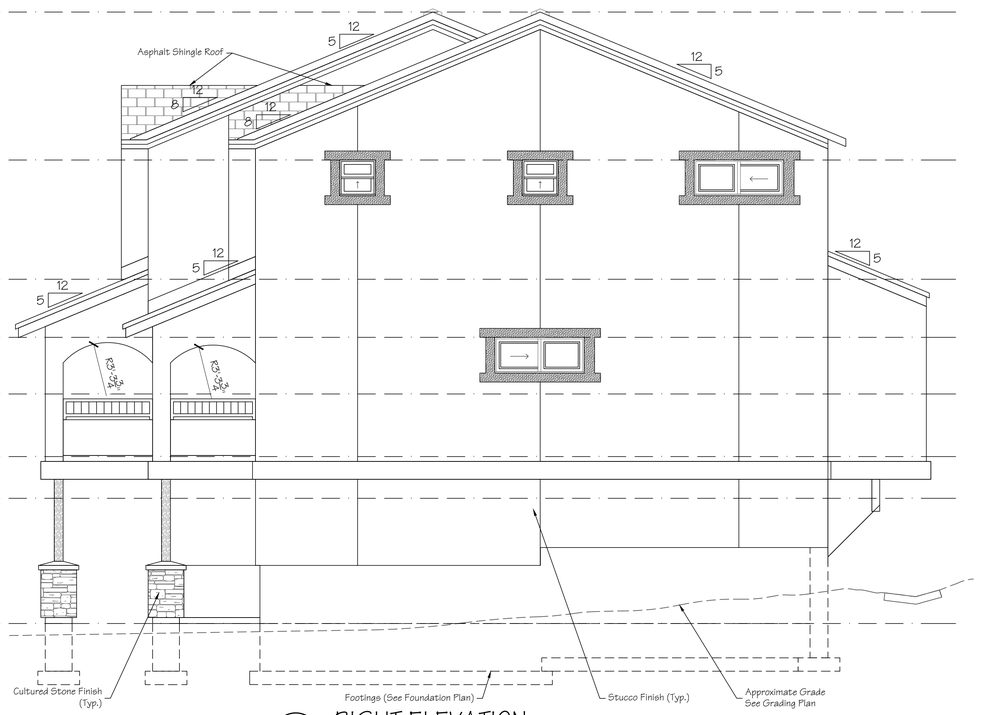
PROJECT NO: F18-088
DATE: 12/19/18
SCALE: SEE PLAN
CAD ID: f18-088_archi.dwg

~SHEET~
A4.0



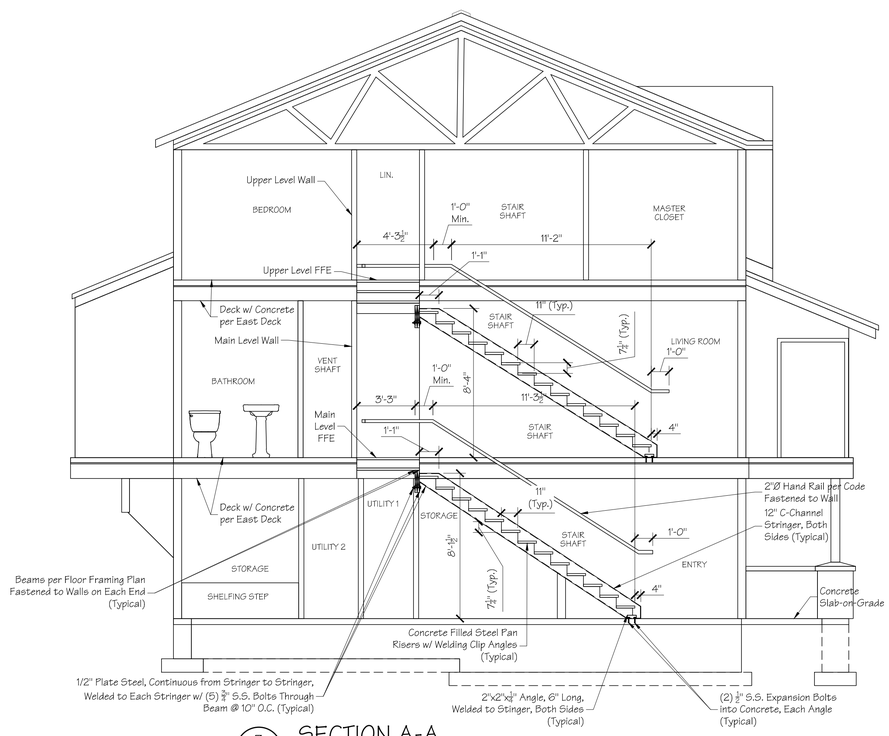
1 A5.0 LEFT ELEVATION

SCALE: 1/4" = 1'-0"



2 A5.0 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



3 A5.0 SECTION A-A

SCALE: 1/4" = 1'-0"



4 A5.0 SECTION B-B

SCALE: 1/4" = 1'-0"

VORTEX ENGINEERING, INC.
• CONSTRUCTION MANAGERS & SITE PLANNERS
• PROJECT MANAGERS
• CIVIL & CONSULTING ENGINEERS
2394 Patterson Road, Suite 201
Grand Junction, CO 81505
Phone: (970) 245-9051
Fax (970) 245-7639

J.R. FILLERUP
REGISTERED ARCHITECT
COLORADO LICENSE No. 301721

Copyright ©2018, by Vortex Engineering, Inc. ALL RIGHTS RESERVED. The site design / building / structure contained in this drawing is copyrighted under the Federal Copyright Law of 1976. All rights are reserved by Vortex Engineering, Inc. which owns the exclusive right to the design or re-use of this drawing. Any use, re-use, reproduction or other publication without the written consent of Vortex Engineering, Inc. is prohibited.

REV.	DATE	COMMENT	BY

Exterior Elevations & Building Sections

Grand Falls Townhomes
Preliminary

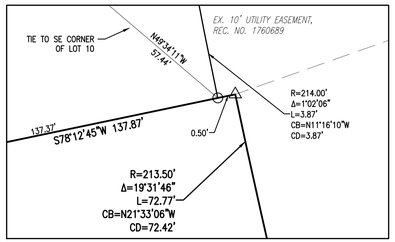
588 North Grand Falls Court
Grand Junction, Colorado 81505

PROJECT NO: F18-088
DATE: 12/19/18
SCALE: SEE PLAN
CAD ID: f18-088_archi.dwg

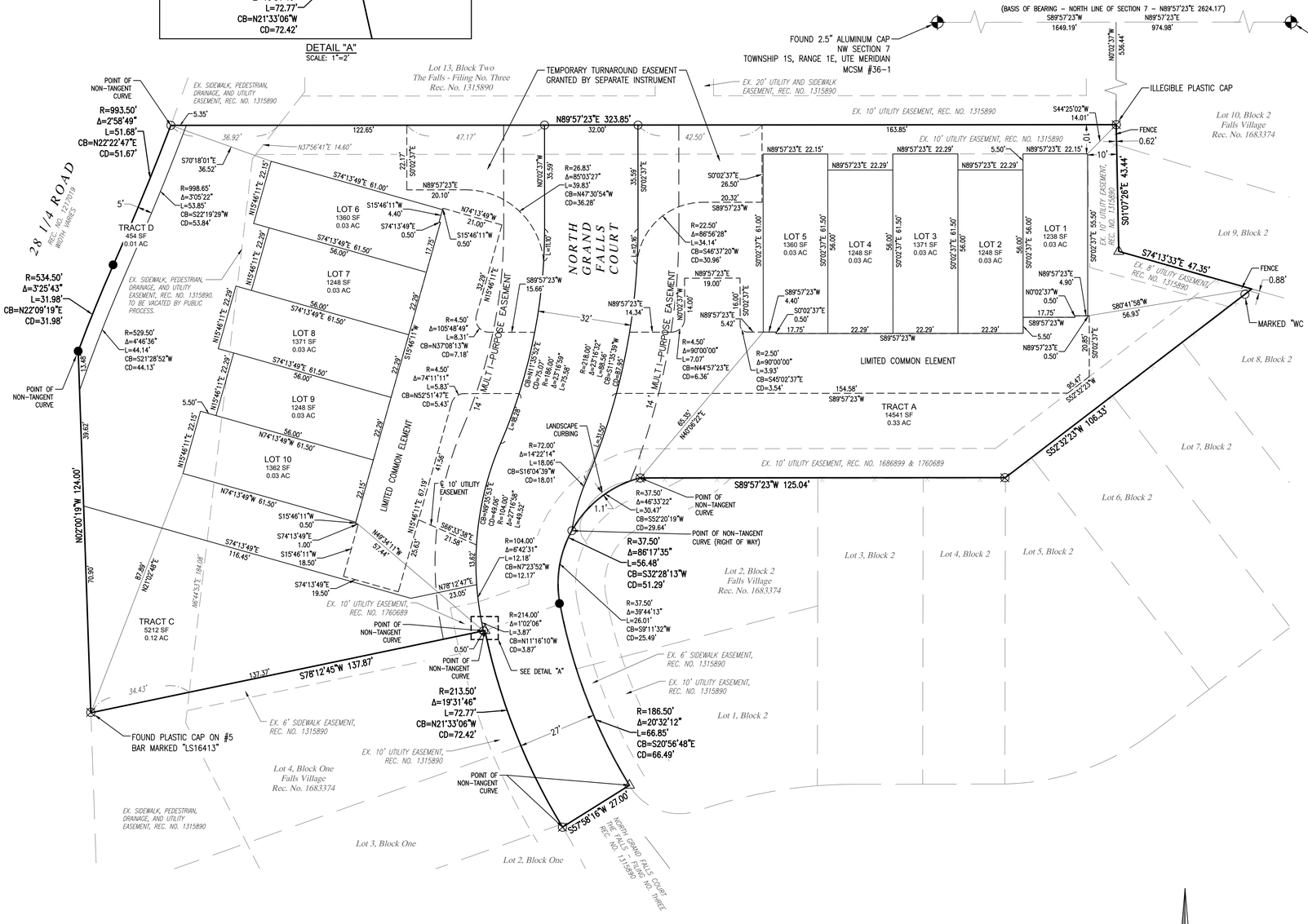
~SHEET~
A5.0

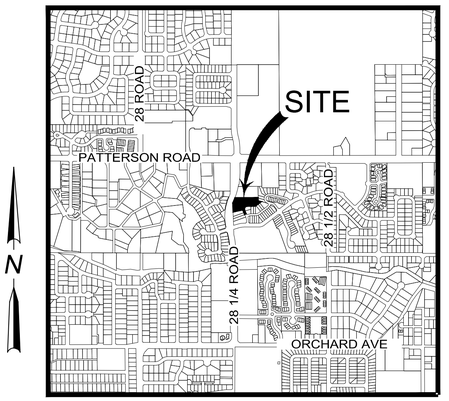
GRAND FALLS TOWNHOMES

LOT 1 OF REPLAT LOTS 12 & 14 BLOCK TWO, THE FALLS - FILING NO. THREE
RECEPTION NO. 1653349
SITUATED IN THE NW1/4 OF SECTION 7
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN,
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



DETAIL "A"
SCALE: 1"=2'





VICINITY MAP
N.T.S.

DEDICATION STATEMENT

KNOW ALL PERSONS BY THESE PRESENTS:

THAT THE UNDERSIGNED, COREY BENDETTI, IS THE OWNER OF RECORD OF THAT REAL PROPERTY SITUATED IN THE NW1/4 OF SECTION 7, T1S, R1E, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, THE OWNERSHIP OF WHICH IS DEMONSTRATED AT RECEPTION NO. 2863815 OF THE RECORDS IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER. SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, REPLAT OF LOTS 12 & 14, BLOCK TWO, THE FALLS – FILINIG NO. THREE (REC. NO. 1653349)

CONTAIN APPROXIMATELY 1.26 ACRES.

SAID OWNER HAS CAUSED THE DESCRIBED REAL PROPERTY TO BE SURVEYED, LAID OUT, AND TO BE PUBLICLY KNOWN AS "GRAND FALLS TOWNHOMES."

ALL STREETS, ROADS, AND RIGHTS–OF–WAY ARE DEDICATED TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER.

ALL MULTI–PURPOSE EASEMENTS ARE DEDICATED TO THE CITY OF GRAND JUNCTION AS PERPETUAL EASEMENTS FOR CITY APPROVED UTILITIES INCLUDING THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF SAID UTILITIES AND APPURTENANCES WHICH MAY INCLUDE BUT ARE NOT LIMITED TO ELECTRIC LINES, CABLE TV LINES, NATURAL GAS PIPELINES, SANITARY SEWER LINES, STORM SEWERS, WATER LINES, TELEPHONE LINES, TRAFFIC CONTROL FACILITIES, STREET LIGHTING, LANDSCAPING, TREES AND GRADE STRUCTURES.

ALL UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF GRAND JUNCTION AS PERPETUAL EASEMENTS FOR CITY APPROVED UTILITIES INCLUDING THE INSTALLATION, OPERATION, MAINTENANCE, AND REPAIR OF SAID UTILITIES AND APPURTENANCES WHICH MAY INCLUDE BUT ARE NOT LIMITED TO ELECTRIC LINES, CABLE TV LINES, NATURAL GAS PIPELINES, SANITARY SEWER LINES, STORM SEWERS, WATER LINES, TELEPHONE LINES, EQUIVALENT OTHER PUBLIC UTILITY PROVIDERS AND APPURTENANT FACILITIES.

TRACTS A, B, C, AND D ARE GRANTED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE INSTRUMENT. REFER TO THE COVENANTS OF GRAND FALLS TOWNHOMES FOR LIMITED COMMON ELEMENTS DETAILS.

TEMPORARY TURNAROUND EASEMENT GRANTED TO THE CITY OF GRAND JUNCTION BY SEPARATE INSTRUMENT.

SAID OWNER HEREBY ACKNOWLEDGES THAT THERE ARE NO LIENHOLDERS OF RECORD ASSOCIATED WITH THE INTERESTS OF THIS PLAT.

_____
COREY BENDETTI DATE

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO)
)§
COUNTY OF MESA)

THIS PLAT WAS ACKNOWLEDGED BEFORE ME BY COREY BENDETTI, ON THIS _____ DAY OF _____, A.D. 20___.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)§
COUNTY OF MESA)

I CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK ___M., ON THIS _____ DAY OF _____, 20___ A.D. AND WAS RECORDED AT RECEPTION NO. _____.
DRAWER NO. _____, FEES _____.

BY: _____ _____
CLERK AND RECORDER DEPUTY

TITLE CERTIFICATION

ADVANCED TITLE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT WE HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO COREY BENDETTI; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD; THAT ALL EASEMENTS, RESERVATIONS, AND RIGHTS–OF–WAY OF RECORD ARE SHOWN HEREON.

_____ _____
NAME AND TITLE DATE
ADVANCED TITLE COMPANY

CITY OF GRAND JUNCTION APPROVAL

GRAND FALLS TOWNHOMES, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED THIS _____ DAY OF _____, 20___ A.D.

_____ _____ _____
CITY MANAGER MAYOR

AREA SUMMARY:

LOTS:	0.30 AC	23.6%
TRACTS:	0.79 AC	63.1%
RIGHT–OF–WAY:	0.17 AC	13.3%
TOTAL	1.26 AC	100%

NOTES:

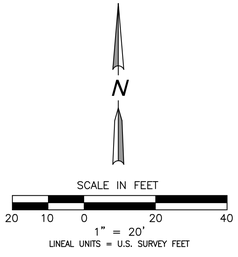
1. BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°57'23"E AND 2624.17 FEET BETWEEN A FOUND 2.5" ALUMINUM CAP MARKING THE NW CORNER OF SECTION 7 (MCSM #36–1) AND A FOUND 2.5" ALUMINUM CAP MARKING THE N1/4 CORNER OF SECTION 7 (MCSM #1217).
2. 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.
3. TITLE COMMITMENT INFORMATION PROVIDED BY ABSTRACT TITLE COMPANY, FILE NO. 5339ESK, DATED DECEMBER 10, 2018.

SURVEYOR'S CERTIFICATE

I, ALEXANDRE B. LHERITIER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF GRAND FALLS TOWNHOMES WAS SURVEYED BY ME. IT IS BASED UPON MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF ACCORDING TO APPLICABLE STANDARDS OF PRACTICE. THIS IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

EXECUTED THE _____ DAY OF _____, A.D. 20___.

FOR REVIEW



LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- RIGHT–OF–WAY
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT
- FOUND MESA COUNTY SURVEY MONUMENT (MCSM)
- FOUND #5 BAR WITH PLASTIC CAP MARKED "LS16413" OR AS NOTED
- FOUND #5 BAR WITH NO CAP. SET 2" ALUMINUM CAP MARKED "VORTEX ENGINEERING PLS 38464"
- SET #5 BAR WITH 2" ALUMINUM CAP MARKED "VORTEX ENGINEERING PLS 38464" IN CONCRETE
- SET PK NAIL AND 1.5" WASHER MARKED "VORTEX ENGINEERING PLS 38464" IN CONCRETE

MCSM	MESA COUNTY SURVEY MONUMENT
PLS	PROFESSIONAL LAND SURVEYOR
REC. NO.	RECEPTION NUMBER
N	NORTH
S	SOUTH
E	EAST
W	WEST
R	RADIUS
Δ	DELTA
L	LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE
WC	WITNESS CORNER
FT	FEET
SF	SQUARE FEET
AC	ACRES

FOR CITY USE ONLY:

ASSOCIATED RECORDED DOCUMENTS RECEPTION NO.	DOCUMENT TYPE
	COVENANTS, CONDITIONS, & RESTRICTIONS
	TEMPORARY TURNAROUND EASEMENT
	TRACTS A, B, C, & D

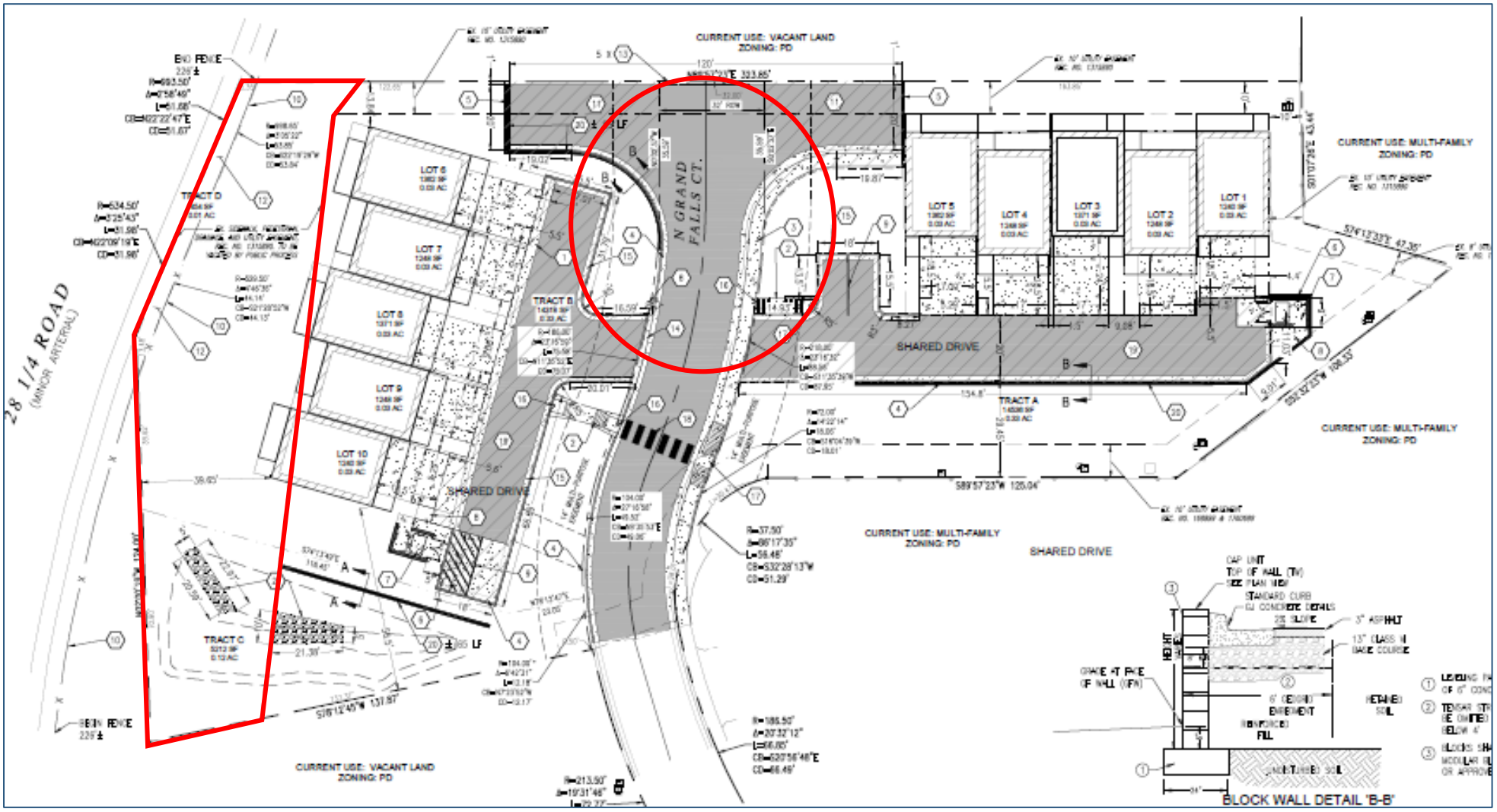
REVISION 2: 11/11/19
REVISION 1: 9/27/19

GRAND FALLS TOWNHOMES

LOCATED IN THE NW1/4, Section 7, Township 1S, Range 1E, Ute Meridian City of Grand Junction, Mesa County, CO

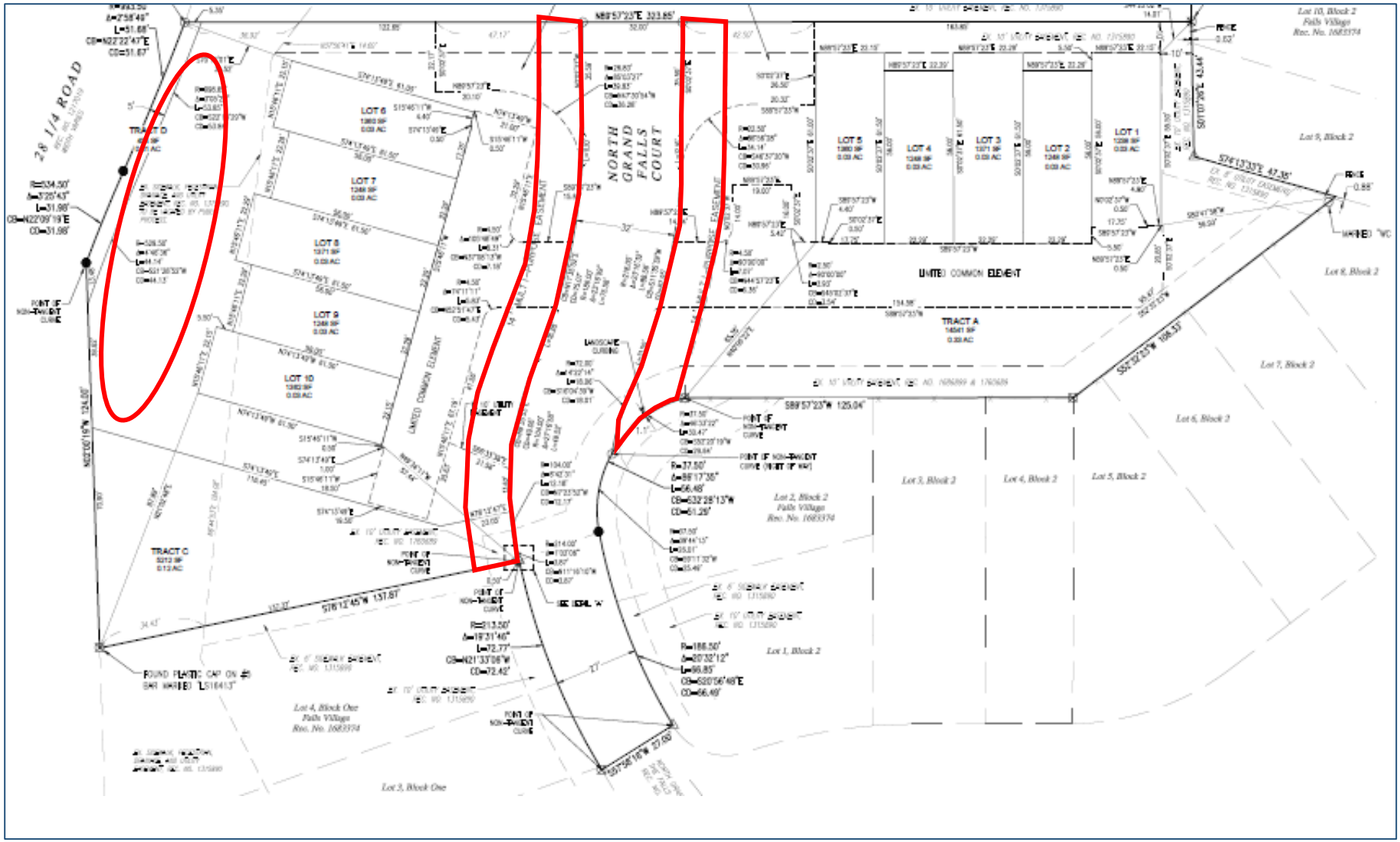
VORTEX ENGINEERING, INC.
2394 Patterson Road, Suite 201
Grand Junction, CO 81505
Phone: (970) 245-9051
Fax (970) 245-7639

FIELDWORK: ABL	DRAWING: GRAND FALLS SUBDIV PLAT.DWG	DATE: 8/14/19
DRAWN BY: ABL	JOB NUMBER: F18-088	SHEET 1 OF 1



PROPOSED SITE PLAN – GRAND FALLS COURT TOWNHOMES

Showing Areas of Easements to be Vacated



PROPOSED GRAND FALLS TOWNHOMES SUBDIVISION PLAT

Showing Areas of New Easements

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

A RESOLUTION VACATING PUBLIC EASEMENTS WITHIN PROPERTY LOCATED AT 588 NORTH GRAND FALLS COURT

RECITALS:

A vacation of previously-platted, publicly dedicated Utility, Pedestrian, Sidewalk and Drainage Easements has been requested by the property owner, Corey Bendetti in anticipation of future residential development.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate previously-platted public Utility, Pedestrian, Sidewalk and Drainage Easements is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Zoning and Development Code.

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

The following described previously-platted public Easements are hereby vacated subject to the listed condition:

Condition: The easements described herein shall be vacated when any and all public utilities within the easements to be vacated have been relocated in a manner and to a location acceptable to the City Manager or the City Manager's designee and the City has been granted easement(s) and/or right(s)-of-way, as determined by the City Manager and/or City Manager's designee in a form specified and found acceptable by the City. If there are no public utilities in the easement(s) at the time of the request but easement(s) is/are needed for public utilities, the easement(s) shall be vacated when the City has been granted easement(s) and/or rights-of-way, as determined by the City Manager and/or City Manager's designee in a form specified and found acceptable by the City for public utilities.

Utility Easements to be Vacated as Depicted on Exhibit A:

A parcel of land located in Lots 12 & 14, The Falls – Filing No. Three, located in the NE1/4NW1/4 of Section 7, Township 1 South, Range 1 East, Ute Meridian, City of Grand Junction, Mesa County, Colorado, more particularly:

All the 10' utility easements and 6' sidewalk easements adjacent to the vacated North Grand Falls Court; and the 20' utility easement and 20' utility and sidewalk easement

from North Grand Falls Court to the south side of the 10’ utility easement running along north line of said Lots 12 & 14.

Parcel contains 4,625 square feet, more or less.

And also

Sidewalk, Pedestrian, Drainage and Utility Easement to be Vacated as Depicted on Exhibit B:

An existing Sidewalk, Pedestrian, Drainage and Utility Easement across Lot 1, Replat Lots 12 & 14 Block Two, The Falls – Filing No. Three, located in the NW1/4 of Section 7, Township 1 South, Range 1 East, Ute Meridian, City of Grand Junction, Mesa County, Colorado, described as:

Beginning at the northwest corner of Lot 1, Replat Lots 12 & 14 Block Two, The Falls – Filing No. Three, from which the northeast corner of said Lot 1 bears N89°57’23”E 323.85 feet: running thence N89°57’23”E 36.92’ feet along the north line of said Lot 1; thence S37°56’41”W 14.60 feet; thence S06°44’53”W 184.08 feet to the south line of said Lot 1; thence along said south line of Lot 1 S78°12’45”W 34.43 feet; thence N02°00’19”W 124.00 feet to the easterly right-of-way of 28 ¼ Road; thence along said right-of-way the following two (2) courses: (1) along a non-tangent curve to the right a distance of 31.98 feet (Radius = 534.50 feet, Delta = 3°25’43”, Chord Bears N22°09’19”E 31.98 feet); thence along a curve to the left 51.68 feet (Radius = 993.50 feet, Delta = 2°58’49”, Chord Bears N22°22’47”E 51.67 feet) to the northwest corner of said Lot 1 and the Point of Beginning.

Easement contains 8,318 Sq. Ft.

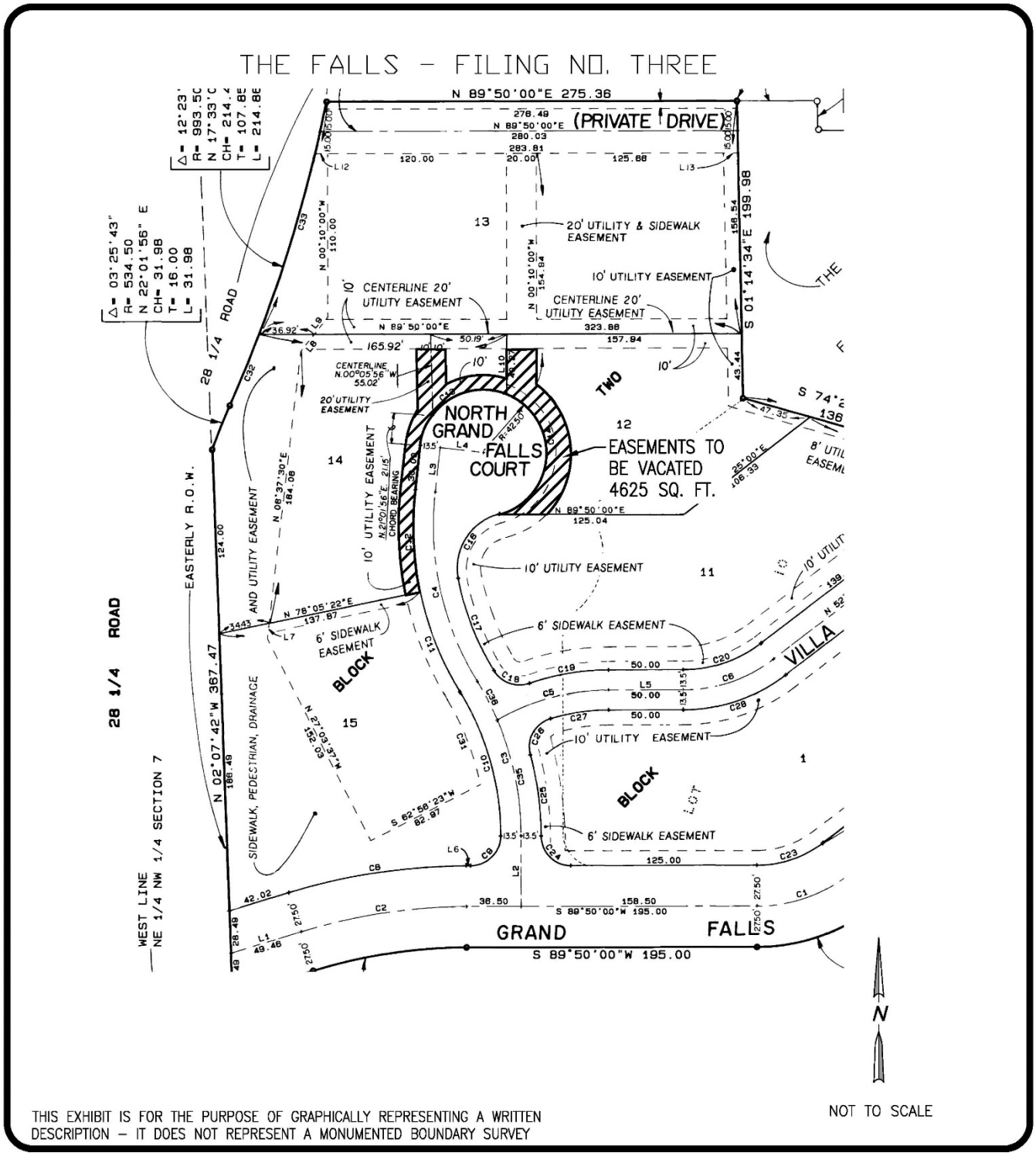
PASSED and ADOPTED this _____ day of _____, 2020

ATTEST:

_____
President of City Council

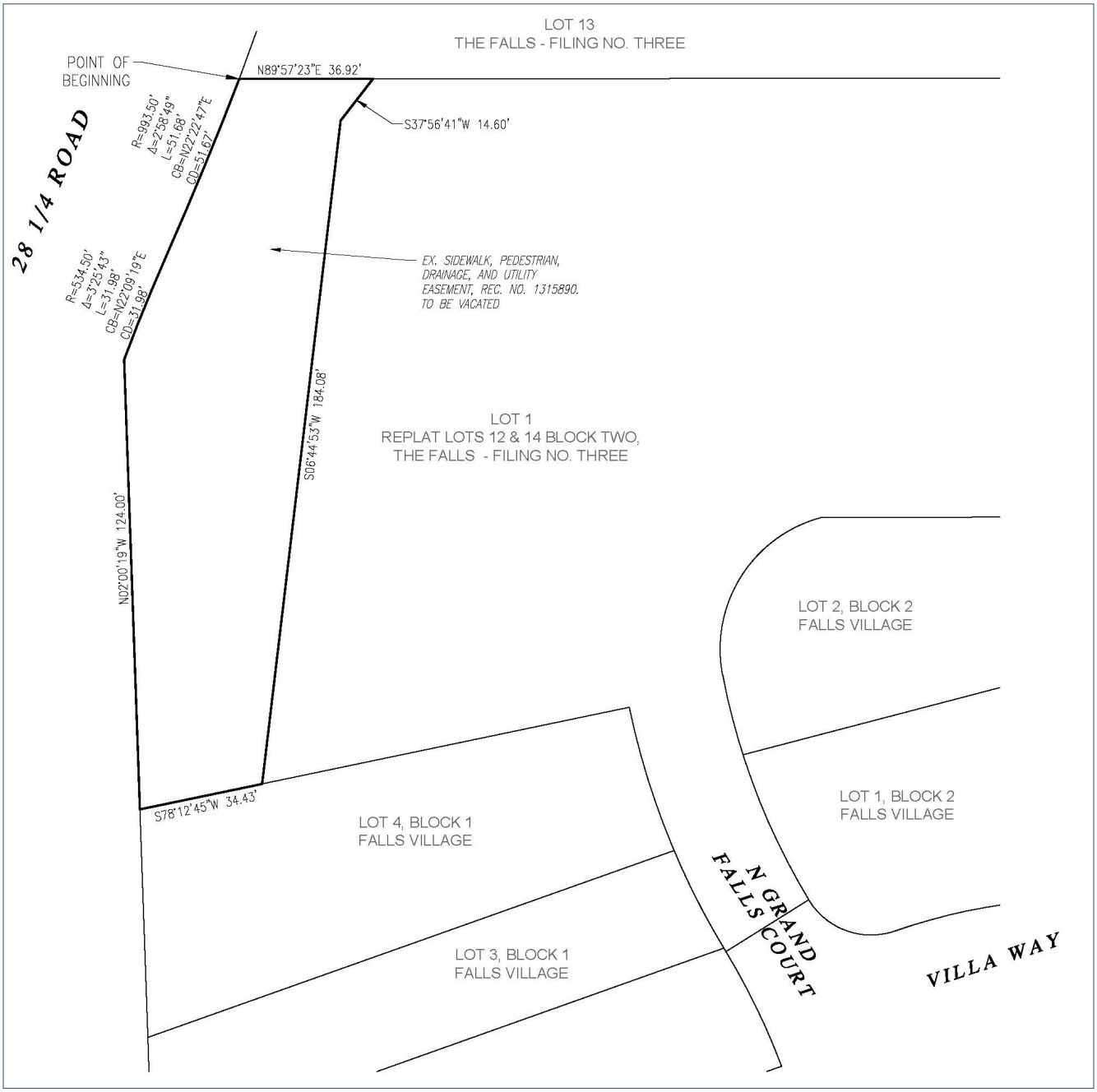
_____
City Clerk

EXHIBIT A



THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION – IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

EXHIBIT B


LOT 13
THE FALLS - FILING NO. THREE
POINT OF BEGINNING
N89°57'23"E 36.92'
S37°56'41"W 14.60'
R=993.50'
Δ=2°58'49"
L=51.68'
CB=N22°22'47"E
CD=51.67'
28 1/4 ROAD
R=534.50'
Δ=3°25'43"
L=31.98'
CB=N22°09'19"E
CD=31.98'
EX. SIDEWALK, PEDESTRIAN, DRAINAGE, AND UTILITY EASEMENT, REC. NO. 1315890. TO BE VACATED
S06°44'53"W 184.08'
LOT 1
REPLAT LOTS 12 & 14 BLOCK TWO,
THE FALLS - FILING NO. THREE
N02°00'19"W 124.00'
LOT 2, BLOCK 2
FALLS VILLAGE
LOT 1, BLOCK 2
FALLS VILLAGE
S78°12'45"W 34.43'
LOT 4, BLOCK 1
FALLS VILLAGE
LOT 3, BLOCK 1
FALLS VILLAGE
N GRAND FALLS COURT
VILLA WAY

Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: December 10, 2019

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

Consider a request by Corey Bendetti to rezone 1.26 acres from PD (Planned Development) to R-8 (Residential 8 units per acre) located at 588 North Grand Falls Court.

RECOMMENDATION:

Staff recommends approval of this request.

EXECUTIVE SUMMARY:

The Applicant, Corey Bendetti, is requesting a rezone of the 1.26-acre parcel located at 588 North Grand Falls Court from PD (Planned Development with an expired plan) to R-8 (Residential 8 units per acre). The Applicant proposes to develop the property for 10 attached townhomes (2 buildings, 5 units each), resulting in a density of 8 units per acre which is consistent with the Future Land Use Map designation of Residential Medium High 8 to 16 units per acre. Since there were no deviations requested to establish a Final Plan for the existing PD (Planned Development) zoning with an underlying district of R-8, there is no need to apply a Planned Development zoning to this property. Instead, the applicant is requesting a standard zoning district of R-8 (Residential 8 units per acre zoning) for the property.

BACKGROUND OR DETAILED INFORMATION:

The Grand Falls Townhomes property is a vacant parcel within the overall Planned Development for The Falls, construction of which began in the early 1980s. Since that time, the overall Plan for The Falls has lapsed so remaining undeveloped parcels have been assigned a PD (Planned Development) zone with an underlying zoning of R-8

(Residential 8 units per acre). Some previously vacant parcels within The Falls have been developed with separate Overall Development Plans (ODPs) to establish a new plan for each portion of The Falls.

Per section 21.05.010 of the Zoning and Development Code, the Planned Development (PD) zone district is to apply to mixed use or unique single-use projects where design flexibility is desired and is not available through application of the standards established in the Code and when long-term community benefits will be derived and the vision, goals and policies of the Comprehensive Plan can be achieved. Such benefits include more effective infrastructure, a greater quality and quantity of public and/or open space, other recreational amenities or innovative designs. In Staff's analysis, there are no elements of this small project that would warrant application of PD zone to this parcel. In addition, the Applicant is not requesting any deviations to R-8 zone district for design flexibility. Thus, Staff recommended and the applicant is simply requesting an R-8 zoning rather than an ODP/PD zoning.

Concurrent with the rezone request, the applicant is requesting administrative review and approval of a Site Plan as well as a Major Subdivision of the parcel into 10 townhome units with common elements.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting was held on April 30, 2019 at 5:30 pm at Bookcliff Middle School, located at 540 29-1/4 Road in Grand Junction. The Applicant provided an overview of the proposed development for the property. There were ten citizens in attendance, the Owner/Applicant, two representatives and City planning staff. Attendees had initial questions about location of the project and access to it. Other concerns included topography, drainage and the architecture of the proposed structures. Following more detailed explanation of the project, there were no additional issues expressed.

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

ANALYSIS

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

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

The existing zoning for this property is PD (Planned Development without an approved plan) with an underlying zoning of R-8 (Residential 8 units per acre). An overall plan for The Falls has lapsed since its initial phases that occurred in the early 1980s. Thus, the subsequent event that invalidates the current PD zoning is this current request to develop the property for a specific use, site plan and plat. As previously discussed, the purpose of the Planned Development (PD) zone district is to apply to mixed use or unique single-use projects where design flexibility is desired when long-term community benefits will be derived such as more effective infrastructure, a greater quality and quantity of public and/or open space, other recreational amenities or innovative designs. In Staff's analysis, there are no unique elements of this small project that would warrant application of PD zone to this parcel. In addition, the Applicant is not requesting any deviations to R-8 zone district for design flexibility. Therefore, the underlying zone of R-8 as requested is sufficient to meet the Future Land Use Map category of Residential Medium High 8 to 16 units per acre. Therefore, staff finds this criterion has 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 and/or condition of the immediate area of The Falls development have not changed. The Falls continues to exist as a Planned Development without a current plan with many yet-undeveloped parcels such as this site. However, in the vicinity, there continues to be residential growth to the east and west of the site, making development of this infill site more appropriate now than in the past few decades. The rezone to R-8 is consistent with the Plan and the existing surrounding types of land use. As such, staff finds that the character and the condition of the area has/is changing and has found this criterion to have been met.

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

This is an infill development site for which adequate public and community facilities and services are available or can be extended to the property and are sufficient to serve the proposed residential use. Ute Water and City sanitary sewer are presently located within the Grand Falls Court right-of-way and developed street that stubs to this site. The property can also be served by Xcel Energy for electric and natural gas services. Access to commercial facilities, retail, offices and restaurants can be accessed near the intersection of 29 and Patterson Roads as well as scattered sites along the Patterson Road corridor. Grand Junction Fire Station #2 is just north of the subject site on the southeast corner of Patterson and 28-1/4 Roads. Staff has found there to be adequate public and community facilities available to serve the proposed R-8 zone district and the proposed residential use. Therefore, Staff finds this criterion has been met.

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

The R-8 (Residential 8 units per acre) zone district comprises about 9% of the total acreage zoned within the City. This site is already zoned for this density under the PD (Planned Development with underlying zoning of R-8) district so is likely already included in the percentage reported above. Consequently, this criterion has not been met.

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

Rezone of this parcel will eliminate the PD zoning without a plan and zone the property with a standard R-8 zone district with predictable development standards that are consistent with adjacent land use in The Falls development. In addition, the rezone will allow for the development of an infill site that is consistent with Policies and Goals of the Comprehensive Plan as discussed below. Therefore, staff finds that this criterion has been met.

Consistency with Comprehensive Plan
This Rezone request is consistent with the Future Land Use Map designation of Residential Medium High which is intended to develop with densities between 8 and 16 units per acre. The rezone request to R-8 will allow the property to be developed consistent with this land use. The request is also consistent with the following principals, goals and/or policies of the Comprehensive Plan:

Guiding Principle 2 – Sustainable Growth Patterns. Achieve fiscal sustainability where we grow efficiently and cost-effectively and encourage infill development and redevelopment.

Guiding Principle 3 and Goal 5 – Housing Variety. Allow/encourage a broader mix of housing types to meet needs of a diverse population.

Goal 1 – Policy A: City and County land use decisions will be consistent with the Future Land Use Map.

This proposed rezone will allow for the development of this infill site with townhome development at a density that is consistent with the Future Land Use Map.

STAFF RECOMMENDATION AND FINDINGS OF FACT
After reviewing RZN-2019-649, a request to Rezone 1.26 acres to R-8 (Residential 8 units per acre), the following findings of fact have been made:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan;

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

Therefore, Staff recommends approval of the request to rezone the property referred to in file number RZN-2019-649 to an R-8 (Residential 8 units per acre) zone district.

SUGGESTED MOTION:

Madam Chairman, on the Rezone request RZN-2019-649 I move that the Planning Commission forward a recommendation of approval with the findings of fact listed in the staff report.

Attachments

1. Overall Site Location Maps and Photos
2. Neighborhood Meeting Information and Development Application
3. Proposed Site Plan and Subdivision Plat
4. Grand Falls Townhomes Zoning Ordinance

VICINITY MAP



N

0 0.05 0.1 mi

Printed: 11/27/2019

1 inch = 188 feet

City of Grand Junction Colorado

LOCATION MAP



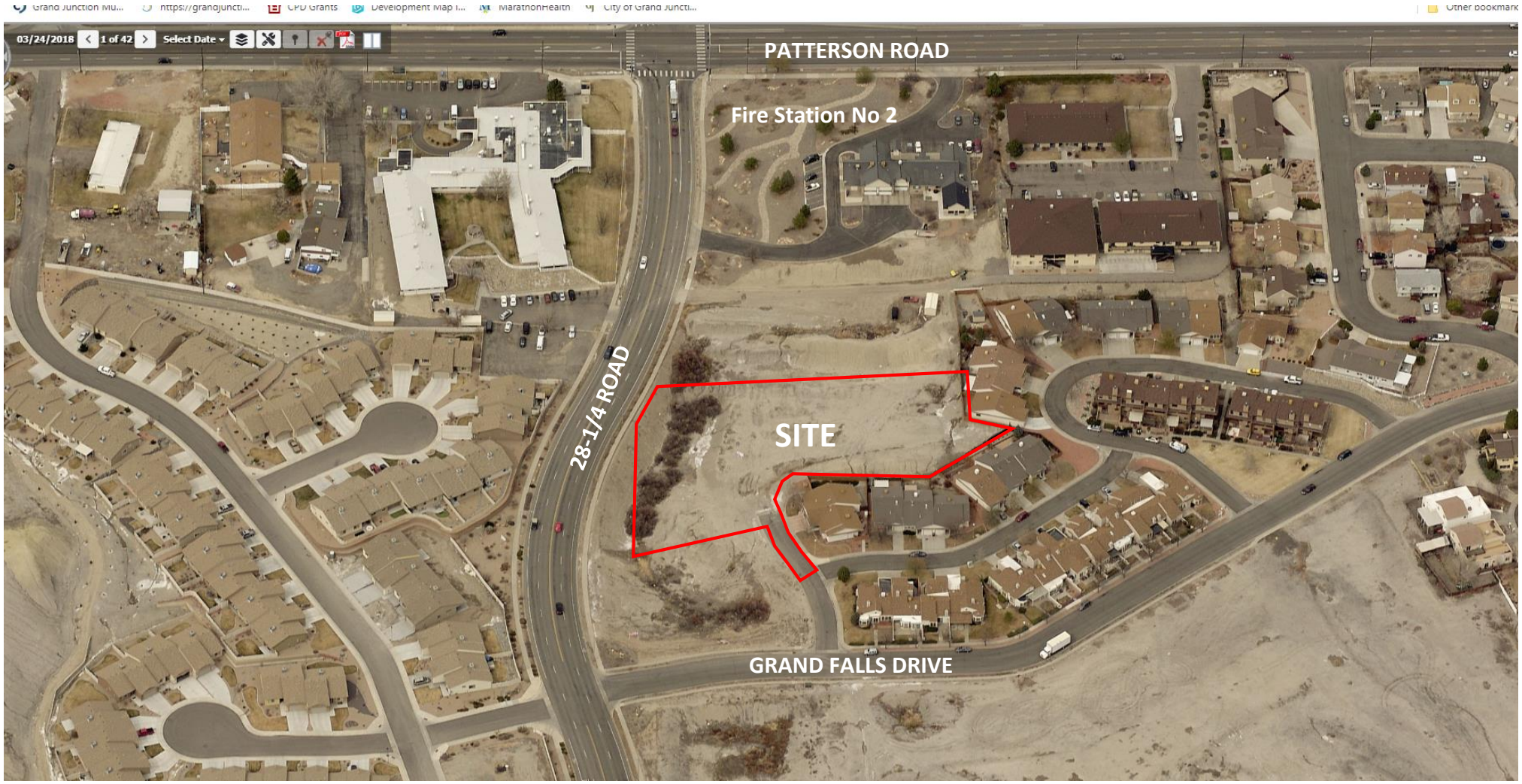
N

0 0.0275 0.055 mi

Printed: 11/27/2019

1 inch = 94 feet

City of Grand Junction Colorado



AERIAL VIEW ACROSS SITE FROM SOUTH – PATTERSON ROAD TO THE NORTH



VIEW OF SITE FROM SOUTHWEST

Grand Falls Subdivision

Neighborhood Meeting Sign In

Name	Phone	Address
Kim Kerk	970-640-6913	529 25 1/2 Rd, #B108, Grand Junction, CO 81505
John STEAD *	(406)833-4510	2832 GRAND FALLS CIR, UNIT C.
MARIAN STEAD	"	"
MARIA CALACCIO GATE	970-245-5737	2832B Grand Falls cir.
Bob + Midge Williams	970 241-8211	578 RIO GRANDE DR unit A
Gloria Vance	970-260-2966	591½ 28½ Rd.
Mary Nunnell	~~970-433-7725~~	~~2828 Vela Way #A~~
Shelly Cross	970-985-1525	2837 Grand Falls Cir #4
Robert Lere	970-208-6144	2837 " #1
Ron Adelee	970-234-5681	2850 Grand Falls dr.
Kristen Ashbeck	970 244-1491	City Hall
Corey Bendetti	970-773-1997	1255 Grand Ave

N Grand Falls Neighborhood Meeting 4.30.2019:

==========

Attendees:

Kim Kerk – Kim Kerk Land Consulting & Development

Corey Bendetti – Owner/Developer of GNF project

Kristen Ashbeck – Principal Planner, City of Grand Junction

Dajana Swanson – Kim Kerk Land Consulting & Development

==========

At 5:35 Kim Kerk (KK) started the meeting with intro – KKLCD, City planner, Owner and the role of each in the project. Explained meeting purpose to discuss the concept plan for NGF townhome community. Asking for comments during discussion portion of meeting. Minutes to go to the City of Grand Junction Planning for review on comments provided at meeting as recorded. Neighbors all began asking questions in rapid succession about location of the project to existing roadways adjacent to same.

Neighbor (N) #1: What is happening with the large 'hole' on the east side of the project?

KA: It is located behind the proposed structures of the project.

N #2: The existing HOA will not be a part of this?

CB: Correct. Townhomes will have their own new and independent HOA.

N #3: Will they be single story?

CB: No. Two stories over a garage level per the current design plans.

N #4: Will this be next to the fire station?

CB: Not directly next to it; there is another lot between the project and the fire station.

N #5: The adjacent properties all have tough terrain; will that all get leveled?

CB: Not sure how that would work without a single buyer with a large project going in to do that kind of earthwork; for this project, currently there is a hole on the NE side where buildings will go in, but that will all be filled in with shrubbery after construction.

N #6: My property is adjacent on the southwestern side of project, will you build a retaining wall, because I have no drainage issues now, but my property sits lower?

CB: We will probably build a retaining wall of some form along that side.

KK: Neighboring HOA Board Members attending the meeting privately discussed with KK that they had concerns about the way the property will affect their neighborhood HOA on the south side of project; mentioned they have gates, so KK to review and visit site to see what is happening with the existing fencing and access gates they discussed during the meeting. John Stead, President of the neighboring HOA (east of project) provided KK with his business card and a promise to stay in touch with KK in order

to ensure that all communication between the new HOA and existing HOA/Board(s) would be fluid and transparent.

KK: Invited all attendees to make sure to take a business card, and that everyone was welcome to reach out with any additional questions they might have about the project and the progress of same, in the coming days.

Meeting adjourned at 6:05 pm.

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 - ODP

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

Existing Land Use Designation | Existing Zoning

Proposed Land Use Designation | Proposed Zoning

Property Information

Site Location: 588 North Grand Falls Court | Site Acreage: 1.26

Site Tax No(s): 2943-072-17-051 | Site Zoning: PUD

Project Description: To develop 10 Single-family attached dwellings/lots

Property Owner Information	Applicant Information	Representative Information
Name: Corey Bendetti	Name: Corey Bendetti	Name: Kim Kerk Land Cons. & Dev.,
Street Address: 1255 Grand Ave.	Street Address: 1255 Grand Ave.	Street Address: 529 25 1/2 Road, B-10
City/State/Zip: Grand Junction, CO 8	City/State/Zip: Grand Junction, CI 81	City/State/Zip: Grand Junction, co 81
Business Phone #: 970-773-1997	Business Phone #: 970-640-6913	Business Phone #: 970-640-6913
E-Mail: coreysomething@gmail.com	E-Mail: coreysomething@gmail.com	E-Mail: kimk355@outlook.com
Fax #:	Fax #:	Fax #:
Contact Person: Corey Bendetti	Contact Person: Corey Bendetti	Contact Person: Kim Kerk
Contact Phone #: 970-773-1997	Contact Phone #: 970-773-1997	Contact Phone #: 970-640-6913

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: Kim Kerk — Digitally signed by Kim Kerk Date: 2018.06.20 15:36:30 -06'00' | Date:

Signature of Legal Property Owner: Corey Bendetti — Digitally signed by Corey Bendetti Date: 2019.05.07 11:30:51 -06'00' | Date:

Kim Kerk
LAND
CONSULTING & DEVELOPMENT

ODP and Final Plan/Plat

588 North Grand Falls Ct.

Grand Junction, Colorado

Date:	May 21, 2019
Prepared by:	Kim Kerk, PM
Submitted to:	City of Grand Junction
	250 N. 5th Street
	Grand Junction, CO 81501
Project:	Rezone from PD (Planned Development with R-8 default) to PD (Planned Development with R-8 default) based on ODP and Final Plan/Plat
Property Address:	588 North Falls Ct., Grand Junction, CO
Tax Schedule No.:	2943-072-17-051

529 25 ½ Rd, Ste B-108, Grand Junction, CO 81505
Ph: (970) 628-4711

Kim Kerk
LAND
CONSULTING & DEVELOPMENT

Introduction

Grand Falls Townhomes subdivision contains approximately 1.26 +/-acres requested to be rezoned from PD (Planned Development with R-8 default) to a new PD (Planned Development with R-8 default) as proposed in the Outline Development Plan (ODP) for Grand Falls Townhomes. Development of the site shall consist of one phase containing a total of 10 single-family attached dwelling units/lots for a finished density of 5.6 dwelling units to the acre, which supports the Comprehensive Plan for infill development.

Project Background and Description

The Grand Falls Townhomes development is an infill project consisting of Lots 12 and 14 of the Falls, Filing 3, which is proposing a 10 lot, residential community providing affordably priced townhomes. The neighborhoods to the East, South and West are generally built out with residential townhomes of the Falls Filing 3 Development. To the North is a commercial lot with one small building on it. The site is in close proximity to schools, shopping, recreation, parks and medical facilities.

The site is in the east Grand Junction area and is located south of Patterson Road and east of 28 ¼ Road. The land use classification is Residential Multi-family and the current zoning is Planned Development with R-8 default zone.

The project is comprised of one parcel (2943-072-17-051) of approximately 1.26 acres. The topography is generally flat in the north and east with steep downward slopes to the south and west. The property drains to the southwest with stormwater being captured, detained and released into an existing storm system located east of 28 ¼ Road.

Property Location/Legal

The property is located on 588 North Grand Falls Ct., Grand Junction, CO. Parcel # is 2943-072-17-051.

The legal description of this site is as follows:
LOT 1 REPLAT LOTS 12 & 14 BLK TWO THE FALLS - FIL NO THREE SEC 7 1S 1E U M & ALSO INCLUDING THAT PTN OF VAC R.O.W. AS DESC IN B-2882 P-246/248 MESA CO RECDS - 1.26AC/54886 SQ FT

529 25 ½ Rd, Ste B-108, Grand Junction, CO 81505
Ph: (970) 628-4711

Kim Kerk
LAND
CONSULTING & DEVELOPMENT

Rezone Request to Planned Development

The current PD zone with a default zoning district of R-8 has a minimum residential density of 5.5 dwelling units to the acre per a previously approved plan that lapsed. Therefore, the minimum residential density that would have to be developed on this property would be 7 dwelling units (7 units / 1.25 acres = 5.6 dwelling units/acre). The maximum number of dwelling units on the property would be 10 as part of the ODP process (10 units / 1.25 acres = 8 dwelling units/acre). The applicant does not wish to increase the number of dwelling units/acres from the maximum allowed based on the default R-8 zoning of the previously approved PD zoning.

The proposed rezone will utilize the bulk standards for the R-8 default zone district; therefore, no deviations from bulk standards or design standards of the underlying zone district of R-8 are being requested. Allowed uses will be the same as those permitted in R-8 zoning.

Petitioners Intent:

The developer proposes 10 single-family attached dwelling units which would be built as 2 buildings of 5 units each. This project would align with the Comprehensive Plan for infill development by adding residential development to the area that is focused on smaller, single-family homes.

R-8 Bulk Standards

The proposed rezone will use the bulk standards from the R-8 default zoning. Allowed uses will be those permitted in an R-8 zone. The applicant is not requesting any deviations to the default R-8 zone.

Community Benefit

The Grand Junction Comprehensive Plan establishes “Six Guiding Principles” that will shape the growth of the Grand Junction region.

The development proposed by the applicant specifically applies to the following Principles of the Comprehensive Plan:

2. **Sustainable Growth Patterns** – Fiscal sustainability where we grow efficiently and cost-effectively. Encourage infill and redevelopment and discourage growth patterns that cause disproportionate increases in cost of services.

529 25 ½ Rd, Ste B-108, Grand Junction, CO 81505
Ph: (970) 628-4711

3. **Housing Variety**—allow/encourage more variety in housing types (besides just large lot single family homes) that will better meet the needs of our diverse population—singles, couples, families, those just starting out, children who have left home, retirees, etc.

Grand Falls Townhomes is being proposed as an infill development of a property that has limited street frontage due to the topography of the location. This property is generally flat in the north and east with steep downward slopes to the south and west along 28 ¼ Rd. The development's access point will be from the South from the existing Grand Falls Court and is a low volume local street connecting to Grand Falls Road, which is a higher-order street.

The proposed density of 5.5 dwelling units per acre is consistent with the Residential Medium-High classification, as identified in the Future Land Use Map of the Comprehensive Plan for this site.

The proposed density will also allow the applicant to construct new homes without excessive construction of new streets, water and sewer lines, again: aligning with Guiding Principle 2 of the Comprehensive Plan.

Additionally, it would offer new housing options in an established residential area that would appeal to single family home buyers of all ages, who have no time, desire or inclination to maintain a large yard; complimenting the intent of Guiding Principle 3 of the Comprehensive Plan.

The surrounding community would benefit from an infill development of this property that currently sits vacant and is somewhat challenging to develop due to the topography of the site. The proposed density aligns with neighboring communities and is within the default R-8 zoning of the land. The development would require minimal construction of new streets, sewer and water lines that the public would be required to maintain after development. The proposed size and type of housing would also add to the variety of housing available in this area of the Grand Valley, adding long-term value, per the vision of the Guiding Principles of the Comprehensive Plan.

Signage

Signage for the development is TBD.

The petitioner acknowledges that any signage proposed would have to comply with what is permitted by Sec. 21.06.070(7), Signs, Planned Development, which states:

(ii) One permanent monument sign up to 32 square feet in area is allowed at a multifamily apartment/condominium building/complex and on each common area parcel that abuts a public right-of-way; for purposes of this subsection, "common area parcel" means a parcel that is owned by a homeowners' association for the benefit of all lot owners in a planned community, common interest community or condominium.

Any proposed signage would be located at the entrance to the subdivision in a tract owned by the Homeowners Association (HOA) and would be owned and maintained by the HOA.

Fencing and Right-of-Way Landscaping

6' privacy fencing will be installed by the developer at the top of the existing steep slope along 28 ¼ Road on the west side of the development. Washed landscape river rock over landscape fabric will be placed on the steep slope west of the proposed privacy fence. The only area that needs a retaining wall is the south side of the turn-around drive and will be installed by the developer. A dumpster enclosure is also part of the site plan just NE of Tract C. All fencing shall meet the requirements of Section 21.06.040(g), Residential Perimeter Subdivision Enclosure, of the Zoning and Development Code.

Additionally, there will be a final landscaping design with trees, shrubs and ground cover which shall be included with final plat and plans submitted for approval, and the approved landscaping for the development shall be maintained by the HOA.

Neighborhood Meeting

A neighborhood meeting was held in accordance with Sec. 21.02.080(e) of the Grand Junction Municipal Code, on April 30, 2019 at Bookcliff Middle School, 540 29 1/4 Rd, Grand Junction, CO 81504. The purpose of the meeting was to discuss the proposed development and provide detailed information about the ODP. The applicant and his representative reviewed the ODP and provided detailed information about where the home sites would be built, how the development would be built with the challenging topography of the land, and to address any additional concerns of the attendees. Kristen Ashbeck, Principal Planner with the City of Grand Junction also attended the meeting to answer questions about the rezone and subdivision review and approval process.

The meeting was attended by approximately 10 citizens. Comments from citizens included questions about the housing type and height, total number of homes, HOA, privacy, and site grading due to the existing topography of the parcel.

Comprehensive Plan

The Comprehensive Plan identifies the subject property as Residential Medium High (RMH) (8 -16 DU/Acre). The proposed density is lower than the anticipated density for this area of the community. As a vacant parcel, the property is identified by the

Comprehensive Plan as an “area subject to change” which anticipates new growth and development for vacant properties located within the Urban Growth Boundary.

The proposed development is an exemplary infill development because it is surrounded on three sides by existing subdivisions and is located in an urbanized area of the City where existing sewer, water and other urban services are available. Future residential development of the subject property will provide needed housing for buyers interested in a smaller home with minimal upkeep required for a yard space.

The property is located within the 201 Sewer Service Boundary and the Urban Development Boundary. Vacant properties like this are expected to grow and develop in a manner like what is proposed in this application.

The applicant is requesting a rezone from the current zoning of PD (Planned Development with R-8 default zoning) to PD (Planned Development with R-8 default zoning) based on the ODP for Grand Falls Townhomes. The current zoning and the requested zoning are consistent with, and support, the Comprehensive Plan for the location of the subject property.

The proposed development meets the following Goals and Policies of the Comprehensive Plan:

Goal 1, Policy D: For development that requires municipal services, those services shall be provided by a municipality or district capable of providing municipal services.

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

Additionally, the proposed development also meets the following Guiding Principles of the Comprehensive Plan:

2. **Sustainable Growth Patterns** – Fiscal sustainability where we grow efficiently and cost-effectively. Encourage infill and redevelopment and discourage growth patterns that cause disproportionate increases in cost of services.

3. **Housing Variety**—allow/encourage more variety in housing types (besides just large lot single family homes) that will better meet the needs of our diverse population—singles, couples, families, those just starting out, children who have left home, retirees, etc.

Kim Kerk
LAND
CONSULTING & DEVELOPMENT

Zoning and Surrounding Areas

The applicant is requesting a rezone from the current PD (Planned Development with default R-8 zoning) to a PD (Planned Development with default R-8 zoning) based on the ODP. The request supports the Comprehensive Plan.

The surrounding area of the project is zoned PD (Planned Development) with single family residential land uses on the north, east and south, as well as R-5 with single family residential land use to the west.

Grand Falls Townhomes will provide housing that is between the existing subdivisions with 5.5 du/ac as allowed by the requested R-8 zoning. The proposed ODP has been designed to comply with the provisions of Sec. 21.03, Zoning Districts; Sec. 21.04, Uses and Sec. 21.06 Development Standards of the Zoning and Development Code.

Utility Providers

All required and necessary utilities shall be provided concurrent with development of the subject property. Utility providers for Grand Falls Townhomes subdivision have the capacity and willing ness to serve the development. Public facilities such as medical, schools, parks and public safety are available to serve development on the subject site.

Utility providers for the site are as follows:

Sewer: City of Grand Junction/Persigo Wastewater Treatment Plan
Water: Ute Water Conservation District
Gas/Electric: Xcel Energy
Cable: Spectrum
Irrigation: Grand Valley Irrigation Company

Drainage

The topography is generally flat in the north and east with steep downward slopes to the south and west. The property drains to the southwest with stormwater being captured, detained and released into an existing storm system located east of 28 ¼ Road.

The developer will work directly with the Grand Valley Drainage District and the City of GJ to provide for on-site runoff collection and conveyance in accordance with the Stormwater Management Manual (SWMM) and applicable state and federal laws.

529 25 ½ Rd, Ste B-108, Grand Junction, CO 81505
Ph: (970) 628-4711

Kim Kerk
LAND
CONSULTING & DEVELOPMENT

Alternative Street Design and TEDS Exceptions

A request has been made for Alternate Residential Street Standards, per Chapter 29.68 of the TEDS manual. The request is made due to the unusual physical constraints of the site which only allows access from the South. Grand Falls Court was extended into the site when The Falls, Filing 3, was developed. This portion of Grand Falls Court has a 27-foot right-of-way with an eight-foot sidewalk easement on the East side of the road, making development of this property a challenge. It is not feasible to widen the road after this pinch point for the remaining 350 feet, more or less, through the project.

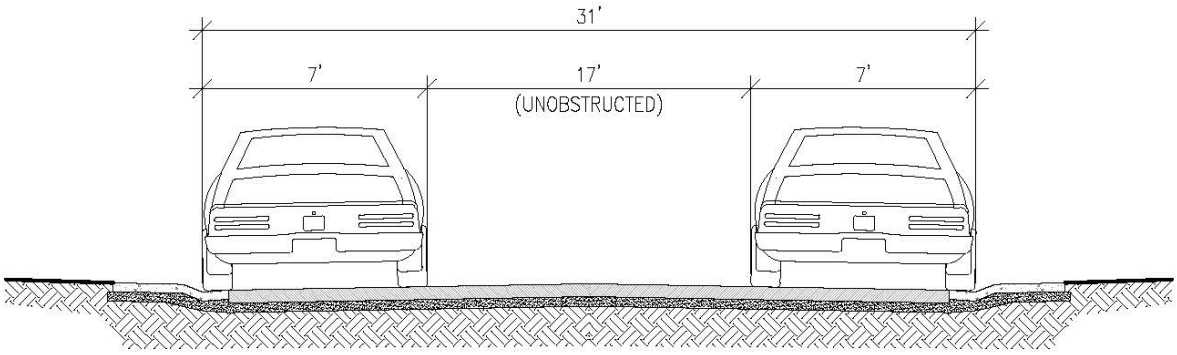
The request is to construct an urban residential street with 22' of pavement, measured from edge of pavement to edge of pavement. A rollover residential curb and gutter with an integral 5' sidewalk on the east side, and 6" vertical curb and gutter along the west side is proposed. The proposed right-of-way section is 32' feet wide. See attachment "B". Refer to TEDS 29.20.040(b).

The paved surface of the street slope will be 2% across the road with storm water running to the curb along the west side into an inlet which will eliminate the need for a street crown. The traffic volume will not be detrimental to safety on the public street and will be limited since this is a "dead end" with no through street traffic flow. The 2% continuous slope is needed due to the severe topography of the site.

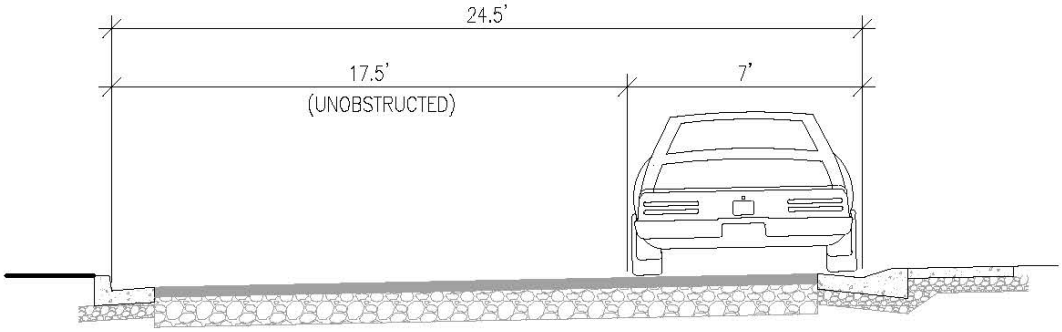


529 25 ½ Rd, Ste B-108, Grand Junction, CO 81505
Ph: (970) 628-4711

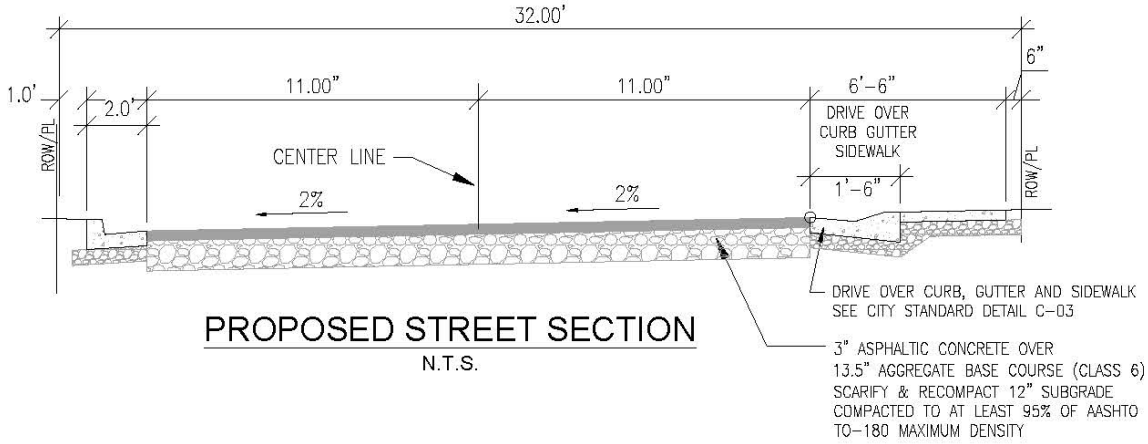
Kim Kerk
LAND
CONSULTING & DEVELOPMENT



URBAN RESIDENTIAL SECTION
N.T.S.



PROPOSED STREET SECTION
N.T.S.



PROPOSED STREET SECTION
N.T.S.

529 25 ½ Rd, Ste B-108, Grand Junction, CO 81505
Ph: (970) 628-4711

Kim Kerk
LAND
CONSULTING & DEVELOPMENT

Approval Criteria

Section 21.02.150(b), **Outline Development Plan (ODP).**

(1) Applicability. An outline development plan is required. The purpose of an ODP is to demonstrate conformance with the Comprehensive Plan, and coordination of improvements within and among individually platted parcels, sections or phases of a development prior to the approval of a final plat. At ODP, zoning for the entire property or for each "pod" designated for development on the plan is established. This step is recommended for larger, more diverse projects that are expected to be developed over a long period of time. Through this process, the general pattern of development is established with a range of densities assigned to individual "pods" that will be the subject of future, more detailed planning.

(2) **Approval Criteria**. An ODP application shall demonstrate conformance with all of the following:

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

Response: The current zoning of the property of PD (with R-8 default zone) and the requested rezone to PD (with R-8 default zone) conforms with the Comprehensive Plan. The property is identified by the Comprehensive Plan as an "area subject to change" which anticipates new growth and development for vacant properties located within the Urban Growth Boundary. Residential development of this property will provide needed housing. In addition, the proposed development supports several of the goals, policies and Guiding Principles of the Comprehensive Plan as noted earlier in this report.

The proposed development is designed to be compliant with the Grand Valley Circulation Plan. Specifically, the development meets Sec. 31.08.020(d) which states: "Subdivisions and other development shall be designed to continue or create an integrated system of streets and trails that provide for efficient movement of pedestrians, bicycles, and automobiles to and from adjacent development." Sidewalk and a trail along the canal have been included in the design to meet the needs of an integrated system of streets and trails.

This criterion has been MET.

(ii) The rezoning criteria provided in GJMC 21.02.140;

Section 21.02.140(a), **Code amendment and rezoning**, **Approval Criteria.** In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

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

Response: There have not been subsequent events that have invalidated the original premises and findings regarding the subject property. The PD (Planned Development with default R-8 zoning) would remain the same as originally intended and continues to anticipate medium-high level density for future growth and development. The surrounding properties have been developed and no new development has occurred in the general vicinity of the subject property. The City goals and policies for future growth and development in the general area of the subject property have not changed since adoption of the Comprehensive Plan in 2010.

This criterion is not applicable.

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

Response: The character of the area has not changed significantly in recent years because the larger parcels located to the north, east and west of the subject property have already been developed. The subject property has been underutilized in terms of the residential development potential anticipated by the Comprehensive Plan for quite some time. The requested ODP and rezone to PD (with R-8 default zone) furthers the goals and policies, in addition to the Guiding Principles, of the Comprehensive Plan. Development of the property will complement the existing residential development and be consistent with the residential nature of the neighborhood.

This criterion has been MET.

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

Response: All required and necessary utilities shall be constructed concurrent with development of the subject property. Utility providers for the subject property have the capacity and willingness to serve future development. Public facilities such as medical facilities, schools, library and parks are adequate to serve the scope of anticipated residential development and are currently available within 2.5 miles of the subject property.

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

Response: There are few available vacant parcels of land within a half mile of the subject property. Most vacant parcels to the east have been designated for significantly lower density or have already been developed. There are a few vacant parcels located to the west of the subject property; however, many of them are currently under review for development applications or not available for sale.

The subject property is an isolated parcel that is underutilized and does not meet its development potential as anticipated by the Comprehensive Plan. Very few other parcels exist in the nearby area that could accommodate the proposed land use which constitutes an inadequate supply of suitably designated land.

This criterion has been MET.

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

Response: The Grand Falls Townhomes project is an infill development of a substantially constrained property which has a challenging topography. The proposed density of 5.5 dwelling units per acre is the same as the previous PD (Planned Development with default R-8 zoning). The proposed density is an efficient, cost-effective manner of constructing new homes without excessive streets, water and sewer lines which will be less expensive for the community to maintain.

The townhome design is smaller, allowing the developer to provide more efficient homes that would appeal to first time buyers and older individuals who may be retired, or who no longer desire to maintain a large yard space. The community will also benefit from the provision of smaller homes than what are generally constructed in the Grand Valley that will provide variety to the diverse population in our community.

This criterion has been MET.

(iii) The planned development requirements of Chapter 21.05 GJMC;

Response: The proposed Grand Falls Townhomes development meets the following requirements for Planned Developments:

Sec. 21.05.010, Purpose: 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. The Grand Falls Townhomes development will provide a smaller housing type than what is generally constructed in the Grand Valley. The amount of open space provided exceeds the minimum open space requirement of the Zoning and Development Code. The proposed development meets several of the goals and policies, as well as Guiding Principles, of the Comprehensive Plan as noted earlier in this report.

Sec. 21.05.020, Default Standards: No variations to bulk standards have been requested.

Sec. 21.05.030, Establishment of Uses: Allowed uses will be the same as those permitted in the R-8 zone district including accessory uses.

Sec. 21.05.040, Development Standards: The development standards, such as those regarding fencing and accessory uses, shall be the same as those permitted by the R-8 zone district.

Sec. 21.05.050, Planned Development Phases and Signage: The proposed development will be constructed in one phase. Information regarding signage has been included with this report.

This criterion has been MET.

(iv) The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and 25;

Response: There are no corridor guidelines that are applicable to the Grand Falls Townhomes development. Title 23, North Avenue Overlay Zone; Title 24, Greater Downtown Overlay Zone; and Title 25, the 24 Road Corridor Design Standards do not apply to the proposed development.

This criterion is not applicable.

(v) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;

Response: The subject property is located within the 201 Sewer Service Boundary and the Urban Development Boundary. These areas are expected to grow and development with urban densities and services. All necessary and required utilities shall be provided concurrent with construction of the Grand Falls Townhomes development. Utilities shall be installed to current City standards and specifications. Public facilities such as medical facilities, schools, library and parks are adequate to serve the scope of anticipated residential development and are currently available within 2.5 miles of the subject property.

This criterion has been MET.

(vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed;

Response: Due to the location and topography of the subject property, the site may only be served by a dead-end street. All necessary design standards have been incorporated into the Alternative Street which was approved through the City's TEDS review process.

Connectivity is provided to the adjacent parcel to the north, should it ever be developed. The pedestrian facilities requirements will be met by providing a continuous sidewalk parallel to the public street on the east side, with connecting ADA access and walk to the west side.

The requested alternate residential street is not unique or unusual and has been used in other areas in the City of Grand Junction, specifically the existing roadways within the Grand Falls previous development.

This criterion has been MET.

(vii) Appropriate screening and buffering of adjacent property and uses shall be provided;

Response: 6' privacy fencing will be installed by the developer at the top of the existing steep slope along 28 ¼ Road on the west side of the development. Washed landscape river rock over landscape fabric will be placed on the steep slope west of the proposed privacy fence. The only area that needs a retaining wall is the south side of the turn-around drive and will be installed by the developer. A dumpster enclosure is also part of the site plan just NE of Tract C. All fencing shall meet the requirements of Section 21.06.040(g), Residential Perimeter Subdivision Enclosure, of the Zoning and Development Code.

Additionally, there will be a final landscaping design with trees, shrubs and ground cover which shall be included with final plat and plans submitted for approval, and the approved landscaping for the development shall be maintained by the HOA.

This criterion has been MET.

(viii) An appropriate range of density for the entire property or for each development pod/area to be developed;

Response: The proposed density of 5.5 dwelling units per acre is the same as the expired PD (Planned Development with default R-8 zoning). The proposed density is an efficient, cost-effective manner of constructing new homes without excessive streets, water and sewer lines which will be less expensive for the community to maintain.

The proposed density is consistent with the anticipated future growth and development of the Comprehensive Plan and supports Guiding Principles number 2 and 3.

This criterion has been MET.

(ix) An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed;

Response: No variations to bulk standard for R-8 zoning has been requested for this development. Allowed uses will be the same as those permitted in the R-8 zone district including accessory uses. Other development standards, such as those regarding fencing, shall be the same as those permitted by the R-8 zone district.

This criterion has been MET.

(x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed; and

Response: Development of the subject property will be completed in a single filing as noted in this report.

This criterion has been MET.

Development Schedule and Phasing:

As the site is currently vacant and not occupied or used for any residential purposes, initial construction of infrastructure is anticipated to begin immediately following final approval of the project, to be completed in one filing.

Conclusion

The request to rezone from the current PD (Planned Development with default R-8 zoning) to PD (Planned Development with default R-8 zoning) based on the ODP supports the Comprehensive Plan.

Additionally, we have investigated and can report the following impacts expected during the development of Grand Falls Townhomes:

- **Neighborhood Impact:**
  We will ensure that the existing services to adjacent properties continue and are not disturbed or negatively impacted. All contractors will be instructed to follow Best Management Practices during all phases of construction.

Kim Kerk
LAND
CONSULTING & DEVELOPMENT

- **Fire Protection Impact:**

  The service provider for fire protection in this area is the Grand Junction Fire Department. Fire hydrants shall be placed and have fire flow capabilities in accordance with the City's ordinances.

- **Flood Hazard Impact**

  There are no mapped FEMA flood hazards in or near the proposed project area. In addition, based on requirements from the City of Grand Junction the peak 100-year discharge from developed conditions will be less than the historic conditions. Therefore, this subdivision will not create a flood hazard.

- **Historic Preservation Impact:**

  No structures requiring preservation in accordance with City Standards exist on the site.

- **Irrigation Impact:**

  Upon further design of the proposed subdivision the irrigation system and its maintenance shall be an integral part of the project. We will ensure that the existing irrigation service to adjacent properties continue and are not disturbed or negatively impacted.

- **Natural Features and Environmental Protection Impacts:**

  The site does not contain natural features or environmental resources.

- **Noise, Dust & Odor Impacts:**

  It is the intent of the developer/builder to limit the amount of unnecessary work which would pose a threat or be offensive to occupants of adjacent properties by reason of emission of noise, vibration, dust, smoke, odor or particulate matter, toxic or noxious materials.

- **Public Facilities Impacts:**

  The impact on public facilities (i.e. schools, fire, police, roads, parks, etc...) will be minimal given the size of this development and considering that the project is proposed to develop within the density allowed by existing zoning and the recommendations of the Growth Plan.

- **Soils Impacts:**

  The Natural Resources Conservation Service identifies 2 types of soils which are identified in the Drainage Report and are all typical of the vicinity.

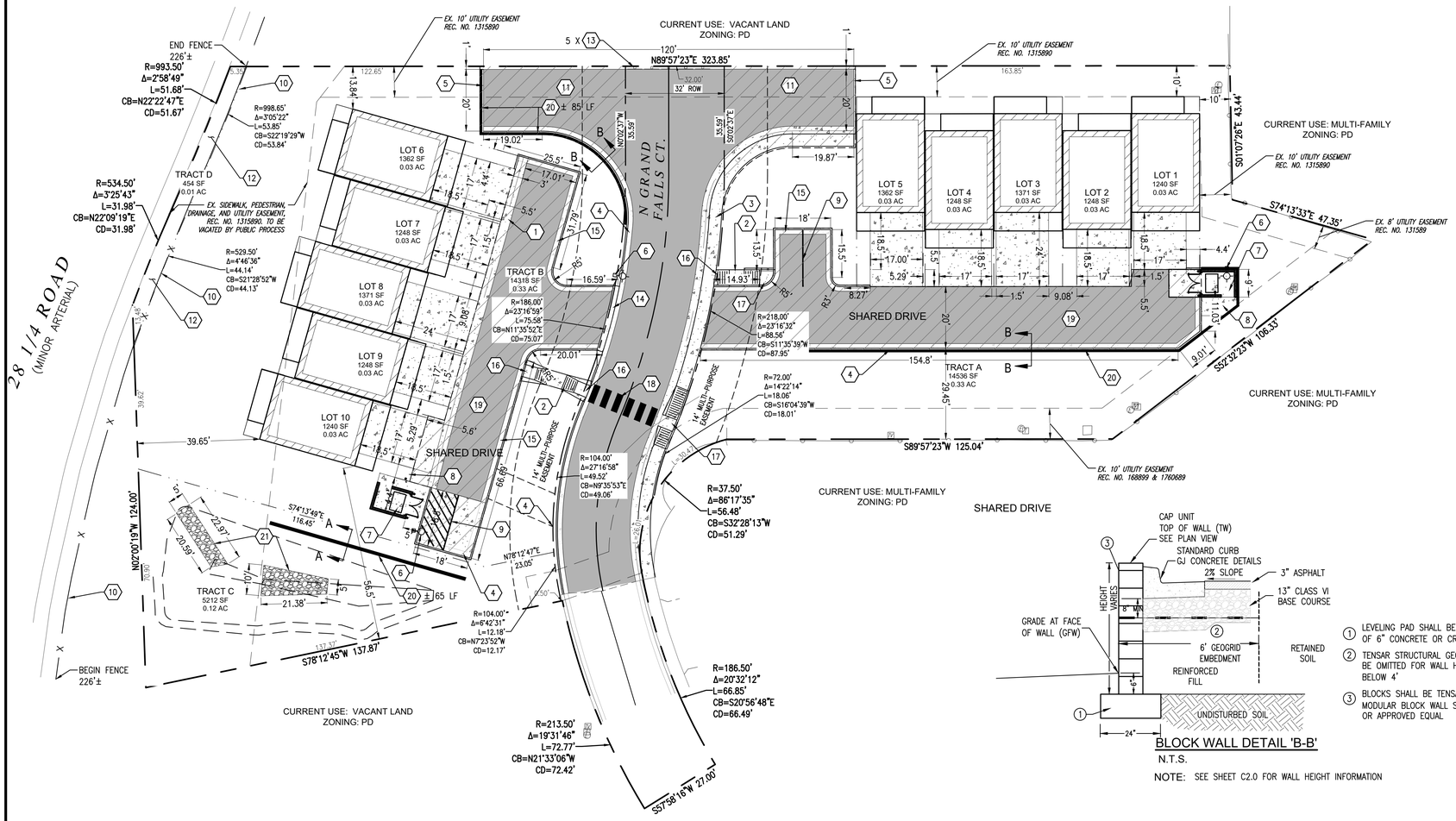
529 25 ½ Rd, Ste B-108, Grand Junction, CO 81505
Ph: (970) 628-4711

- **Transportation and Traffic:**

  All streets will be constructed in conformance with current City of Grand Junction standards and specifications.

In summary, we have demonstrated how the proposed Grand Falls Townhomes development meets the design and development standards of the Zoning and Development Code, and other development regulations and standards, and we respectfully request approval of the request to rezone to Planned Development (PD with default R-8 zoning) and the Outline Development Plan.

529 25 ½ Rd, Ste B-108, Grand Junction, CO 81505
Ph: (970) 628-4711

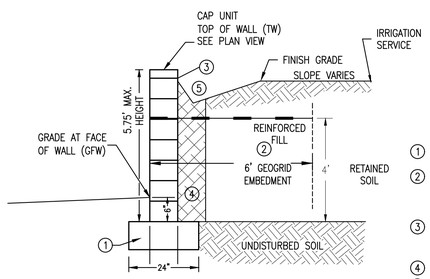


BLOCK WALL DETAIL 'B-B'

N.T.S.

NOTE: SEE SHEET C2.0 FOR WALL HEIGHT INFORMATION

1. LEVELING PAD SHALL BE A MINIMUM OF 6" CONCRETE OR CRUSHED ROCK
2. TENSAR STRUCTURAL GEOGRID – CAN BE OMITTED FOR WALL HEIGHTS BELOW 4'
3. BLOCKS SHALL BE TENSAR MESA® MODULAR BLOCK WALL SYSTEM OR APPROVED EQUAL

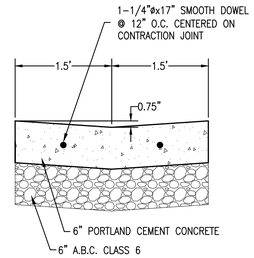


BLOCK WALL DETAIL 'A-A'

N.T.S.

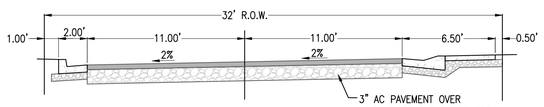
NOTE: SEE SHEET C2.0 FOR WALL HEIGHT INFORMATION

1. LEVELING PAD SHALL BE A MINIMUM OF 6" CONCRETE OR CRUSHED ROCK
2. TENSAR STRUCTURAL GEOGRID – CAN BE OMITTED FOR WALL HEIGHTS BELOW 4'
3. BLOCKS SHALL BE TENSAR MESA® MODULAR BLOCK WALL SYSTEM OR APPROVED EQUAL
4. 12" DRAIN ROCK
5. SWALE TO DRAIN WEST BEHIND WALL



V-PAN DETAIL AND JOINT REINFORCEMENT SECTION

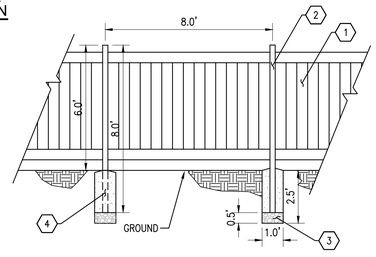
N.T.S.



TYPICAL ROAD SECTION

(NORTH GRAND FALLS COURT)

SCALE: 1"=5'



1. 6' x 8' VINYL FENCE PANEL
2. 8" x 4" VINYL POST AT 8' O.C. SET IN CONCRETE
3. 3/4" GRAVEL
4. PORTLAND CEMENT

6' VINYL PANEL FENCE

(SHOWN FROM BACK SIDE)

N.T.S.

LOCATION OF UTILITIES SHOWN HEREON WAS PROVIDED BY OTHERS. CONTRACTOR MUST VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

Colorado 811
1-800-922-1987
co811.org



GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO THE CURRENT CITY OF GRAND JUNCTION DEPARTMENT OF PUBLIC WORKS AND PLANNING STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR MUST CONTACT CITY OF GRAND JUNCTION TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES/FEATURES (STRIPING, SIGNALS, MEDIANS, ETC.) FOR CONSTRUCTION IN THE RIGHT-OF-WAY ONLY.
3. REFER TO THE GEOTECHNICAL INVESTIGATION BY HUDDLESTON-BERRY, REPORT DATED 10/13/03 AND LETTER DATED 01/24/19 FOR RECOMMENDATIONS REGARDING PAVEMENT, SLABS, FOUNDATIONS AND GROUNDWATER MITIGATION REQUIREMENTS.
4. LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (XCEL ENERGY)

CONSTRUCTION NOTES:

1. PROPOSED 3' V-PAN
   RE: DETAIL THIS SHEET
2. PROPOSED 5' SIDEWALK, 4" THICK CONCRETE
3. PROPOSED DRIVE-OVER CURB, GUTTER, AND SIDEWALK
   RE: GRAND JUNCTION DETAIL C-03
4. PROPOSED STANDARD VERTICAL CURB & GUTTER
   RE: GRAND JUNCTION DETAIL C-05
5. PROPOSED 6" VERTICAL CURB
6. PROPOSED STREET LIGHT
7. PROPOSED TRASH ENCLOSURE – W/CONCRETE PAD
   RE: SHEET C2.1
8. PROPOSED MAILBOX PAD
9. PROPOSED 4" WHITE PARKING STRIPES
10. PROPOSED 6' PRIVACY FENCE
    RE: DETAIL THIS SHEET
11. PROPOSED FIRE TURNAROUND EASEMENT (HATCH AREA)
    RE: GRAND FALLS TOWNHOMES PLAT
12. PROPOSED 5' WIDE LANDSCAPING AREA
13. PROPOSED END OF ROADWAY SIGN
    RE: MUTCD 0M4-1
14. PROPOSED ALTERNATE DRIVEWAY FOR VERTICAL CURB, GUTTER, WITHOUT SIDEWALK
    RE: GRAND JUNCTION DETAIL C-09
15. PROPOSED SPILL VERTICAL CURB & GUTTER
    RE: GRAND JUNCTION DETAIL C-05
16. PROPOSED PERPENDICULAR CURB RAMP
    RE: GRAND JUNCTION DETAIL C-13
17. PROPOSED ALTERNATE RAMP WITHOUT LANDING
    RE: GRAND JUNCTION DETAIL C-21
18. PROPOSED CROSSWALK
19. PROPOSED ACCESS EASEMENT (HATCH AREA)
    RE: GRAND FALLS TOWNHOMES PLAT
20. CONSTRUCT MSE BLOCK WALL
    RE: C2.0 FOR VERTICAL GEOMETRY
21. CONSTRUCT RIPRAP AT SHOWN DIMENSIONS OVER GEO FABRIC, D50=6", DEPTH=12"
    RE: C2.0 FOR VERTICAL GEOMETRY, C2.1 FOR DETAILS

ACCEPTANCE BLOCK

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

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

CITY DEVELOPMENT ENGINEER DATE

CITY PLANNER DATE

FOR REVIEW - NOT FOR CONSTRUCTION

VORTEX ENGINEERING, INC.
• CONSTRUCTION MANAGERS & SITE PLANNERS
• PROJECT MANAGERS
• CIVIL & CONSULTING ENGINEERS
2384 Patterson Road, Suite 201
Grand Junction, CO 81505
Phone: (970) 245-9051
Fax (970) 245-7639

James C. Atkinson
PROFESSIONAL ENGINEER
COLORADO LICENSE No. 18828

Copyright ©2018, by Vortex Engineering, Inc. ALL RIGHTS RESERVED. The site design, building design and content of this drawing is copyrighted under the laws of the United States. All rights are reserved by Vortex Engineering, Inc., who retain the exclusive right to the design or re-use, reproduction or other publication of this drawing without the written consent of Vortex Engineering, Inc. is prohibited.

REV.	DATE	COMMENT	BY
1	8-7-19	City comments dated 6-15-19 and 6-28-19	KA
2	10-1-19	City Comments dated 9-12-19	ARJ

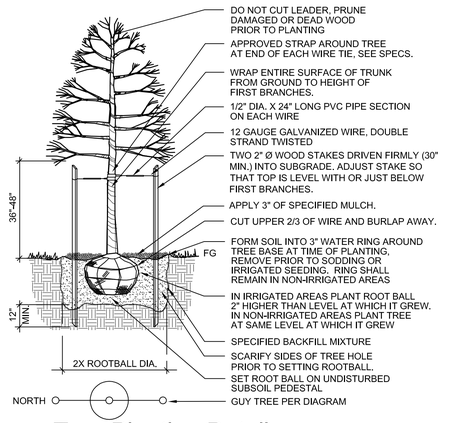
Site Plan

Grand Falls Townhomes
Overall Development Plan

588 North Grand Falls Court
Grand Junction, CO 81501

PROJECT NO: F18-088
DATE: 2/26/19
SCALE: SEE PLAN
f18-088 site.dwg

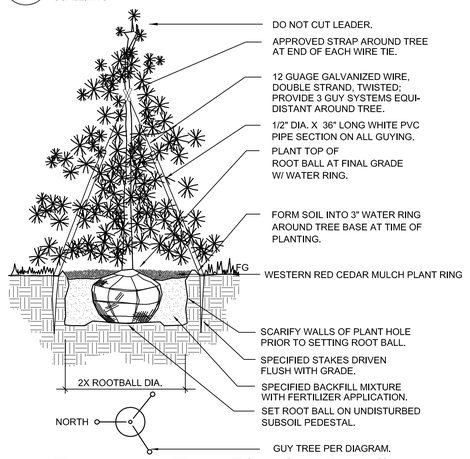
~SHEET~
C1.0



A

Tree Planting Detail

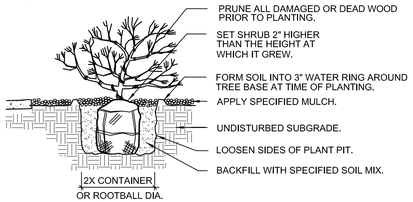
SCALE: NTS



B

Evergreen Tree Planting Detail

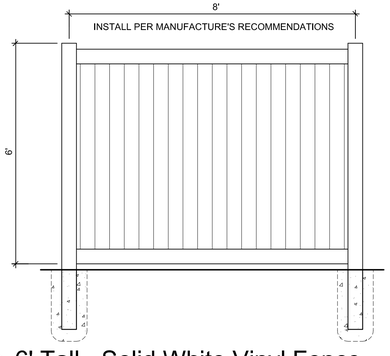
SCALE: NTS



C

Shrub Planting Detail

SCALE: NTS



D

6' Tall - Solid White Vinyl Fence

SCALE: 1/2" = 1'-0"

SOIL PREPARATION AND PLANTING SPECIFICATIONS

1.1 PREPARATION - GENERAL
- A. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.

1.2 PREPARATION OF PLANTING SOIL
- A. The landscape contractor shall collect soils samples and run soils testing for the proposed planting areas. Add soil amendments and fertilizers as recommended in the soil testing report to ensure a good planting medium. Delay mixing any fertilizer if planting will not follow placing of planting soil within a few days.
- B. Any imported planting soil shall also be tested and be three parts screened topsoil and one part manure.
- C. Before mixing, clean topsoil of roots, plants, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
- D. For pit and trench type backfill, mix planting soil prior to backfilling, and stockpile at site.
- E. For planting beds mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

1.3 PREPARATION OF PLANTING BEDS
- A. Spread planting soil mixture to minimum depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
- B. Remove 8 inches to 10 inches of soil and replace with prepared planting soil mixture. Backfill for each bed with three parts topsoil and one part manure thoroughly mixed prior to placing.

1.4 EXCAVATION FOR TREES AND SHRUBS
- A. Excavate pits, beds, and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
  1. For balled and burlapped trees, make excavations at least half again as wide as the ball diameter and equal to the ball depth, plus following allowance for setting of ball on a layer of compacted backfill.
  2. Allow for 3 inch thick setting layer of planting soil mixture.
  3. For container grown stock, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
- B. Dispose of subsoil removed from planting excavations. Do not mix with planting soil or use as backfill.
- C. Fill excavations for trees and shrubs with water and allow water to percolate out prior to planting.
- D. Backfill pits with three parts topsoil and one part manure thoroughly mixed prior to placing.
- E. Place Agriform tablets in planting pit prior to backfilling at the following rate: three per each tree, one per each shrub.

1.5 PLANTING TREES AND SHRUBS
- A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
- B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter an from plantball so as not to damage root balls.
- C. Dish top of backfill to allow for mulching.
- D. Apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
  1. If deciduous trees or shrubs are moved when in full-leaf, spray with anti-desiccant at nursery before moving and spray again 2 weeks after planting.
- E. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
- F. Wrap tree trunks of 2 inches caliper and larger. start at ground and cover trunk to height of first branches and securely attach. Inspect tree trunks for injury, improper pruning and insect infestation and take corrective measures before wrapping.
- G. Guy and stake trees immediately after planting, as indicated.

PLANT LIST

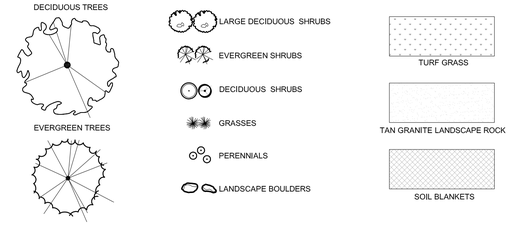
No.	Sym.	Common Name/ Biological Name	Planting Size/ Remarks	Mature Size
Deciduous Shade Trees:				
2	ABM	Autumn Blaze Maple/ Acer x freemanii 'Jeffersred'	2" cal./ B&B	50' Ht. & 40' Spd.
2	KCT	Kentucky Coffeetree/ Gymnocladus dioicus	2" cal./ B&B	60' Ht. & 50' Spd.
3	LPT	London Planetree/ Platanus acerifolia 'Bloodgood'	2" cal./ B&B	50' Ht. & 35' Spd.
2	RLI	Redmond Linden/ Tilia americana 'Redmond'	2" cal./ B&B	40' Ht. & 25' Spd.
5	RSP	Redspire Pear/ Pyrus calleryana 'Redspire'	2" cal./ B&B	35' Ht. & 15' Spd.
2	SHA	Shademaster Locust/ Gleditsia triacanthos inermis	2" cal./ B&B	50' Ht. & 35' Spd.
Evergreen Trees:				
2	AUS	Austrian Pine/ Pinus nigra	8' Tall/ B&B	50' Ht. & 20' Spd.
2	CBS	Colorado Blue Spruce/ Picea pungens	8' Tall/ B&B	60' Ht. & 25' Spd.
Deciduous Shrubs:				
6	ATR	Althea- Rose of Sharon / Hibiscus syriacus	18" -24" Spread/ #5	10' Ht. & 5' Spd.
7	CPL	Common Purple Lilac/ Syringa vulgaris	2'-3' Tall/ #7	15' Ht. & 8' Spd.
11	ELA	English Lavender/ Lavandula angustifolia 'Munstead'	18"-24" Spread/ #5	18" Ht. & 24" Spd.
2	FOR	Forsythia/ Forsythia x intermedia 'Spring Glory'	18"-24" Spread/ #5	8' Ht. & 5' Spd.
22	MKL	Miss Kim Lilac/ Syringa patula 'Miss Kim'	18"-24" Spread/ #5	5' Ht. & 5' Spd.
12	NMP	New Mexico Privet/ Forestiera neomexicana	18"-24" Spread/ #5	8' Ht. & 6' Spd.
13	PFG	Goldenfinger Potentilla/ Potentilla fruticosa	18"-24" Spread/ #5	2' Ht. & 2' Spd.
15	SBR	Serviceberry Regent/ Amelanchier alnifolia 'Regent'	18"-24" Spread/ #5	6' Ht. & 5' Spd.
8	RGB	Rose Glow Barberry/ Berberis thunbergi 'Rosy Glow'	18"-24" Spread/ #5	4' Ht. & 4' Spd.
12	SMO	Smooth Sumac/ Rhus glabra 'Laciniata'	18"-24" Spread/ #5	8' Ht. & 6' Spd.
13	YFC	Yellow Flowering Currant/ Ribes aureum	18"-24" Spread/ #5	6' Ht. & 6' Spd.
Evergreen and Broadleaf Shrubs:				
20	MUG	Mugo Pine/ Pinus Mugo	18"-24" Spread/ #5	6' Ht. & 5' Spd.
Grasses/ Perennials/ Ground Cover:				
17	HFG	Fountain Grass/ Pennisetum alopecuroides 'Hameln'	#1	2' Ht. & 2' Spd.
8	MAG	Maiden Grass/ Miscanthus sinensus "Gracillimus'	#1	4' Ht. & 5' Spd.
7	DAY	Daylily/ Hemerocallis hybrids	#1	24" Ht. & 24" Spd.
7	SDA	Autumn Joy Sedum/ Sedum spectabile 'Autumn Joy'	#1	24" Ht. & 24" Spd.

*ALL PLANT TOTALS ON THE PLANT LIST SHALL BE VERIFIED WITH PLANT NUMBERS ON THE LANDSCAPE PLANS.

LANDSCAPE AND IRRIGATION NOTES

1. Planting areas are to have 3" of Tan Granite Landscape Rock over landscape fabric. All plant material shall have a planting ring at the base of each plant with 3" of western red cedar mulch over landscape fabric.
2. An underground, pressurized irrigation system will be provided. All planting beds are to be irrigated with an automatic drip system and turf areas with a pop-up spray system. An approved backflow prevention device is required. The protective cover for a backflow prevention device must be tamper-resistant.
3. Steel edging is to be installed along the edge of the landscape rock areas.
4. All turf areas shall receive 4" to 6" of planting soil prior to planting.
5. The landscape contractor shall collect soils samples and run soils testing for the proposed planting areas. Add soil amendments and fertilizers as recommended in the soil testing report to ensure a good planting medium. Any imported planting soil shall also be tested and be three parts screened topsoil and one part manure.

LANDSCAPE LEGEND



(PD) LANDSCAPE REQUIREMENTS

TOTAL IMPROVED AREA: 48,412 SQ. FT.

Landscape Requirements (PD):
Landscaping. Landscaping shall meet or exceed the requirements of GJMC.
One tree per 2,500 square feet of improved area, with no more than 20 percent of the total being ornamental trees or evergreens. One five-gallon shrub per 300 square feet of improved area.

Location of Landscaping on Site:
Buffer, parking lot, street frontage perimeter, foundation plantings and public right-of-way.

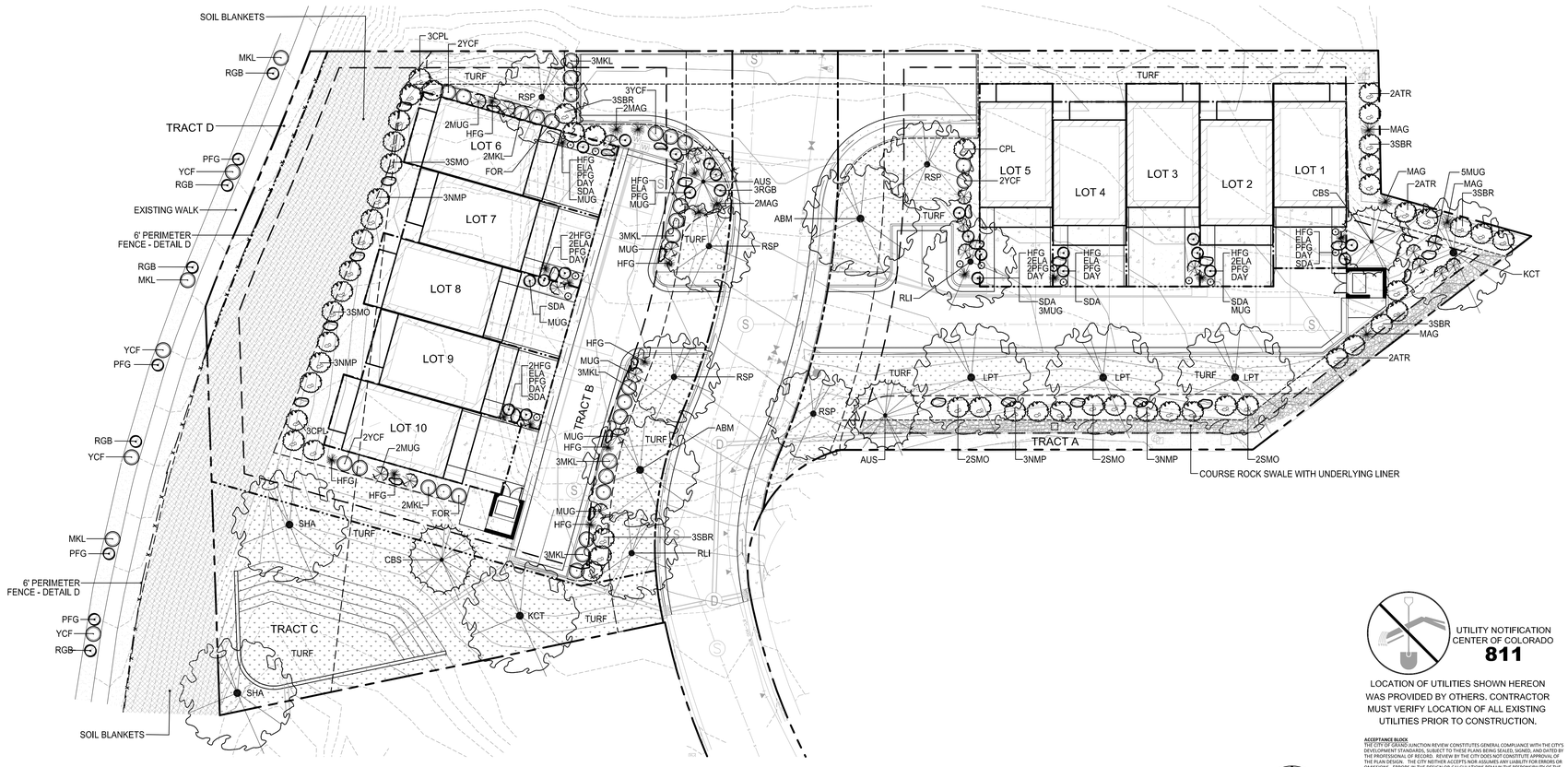
Landscape Calculations:
1 TREE REQUIRED FOR EVERY 2,500 SQ.FT. OF IMPROVED AREA.
IMPROVED AREA = 48,412 SQ. FT.
(48,412/ 2,500) = ROUND TO 20
TREES REQUIRED = 20

1 SHRUB REQUIRED FOR EVERY 300 SQ.FT. OF IMPROVED AREA.
(48,412/ 300) = ROUND TO 162.
- Twenty-five percent of the required shrubs may be converted to turf based on one five-gallon shrub per 50 square feet of turf.

TURF SUBSTITUTES FOR 40 SHRUBS. 25% OF 162 = 40 SHRUBS. (122 SHRUBS REQUIRED)
50 SQ. FT. OF TURF = 1 SHRUB (50 x 40 = 2,000 MIN. SQ. FT. OF TURF)
- Ten percent of the required shrubs may be converted to perennials and/or ground covers at a ratio of three one-gallon perennials and/or ground covers for one five-gallon shrub

PERENNIAL SUBSTITUTES FOR 12 SHRUBS. 10% OF 122 = 12 SHRUBS. (12 X 3 = 36 PERENNIALS)
SHRUBS AND PERENNIALS REQUIRED = 110 FIVE GALLON SHRUBS AND 36 ONE GALLON PERENNIALS

TREES PROVIDED = 20
FIVE GALLON SHRUBS PROVIDED = 141
ONE GALLON PERENNIALS = 39
SQ. FT. OF TURF PROVIDED = 13,510 SQ. FT.



1

Landscape Plan

SCALE: 1"=20'-0"

0 20'

NORTH

UTILITY NOTIFICATION CENTER OF COLORADO **811**

LOCATION OF UTILITIES SHOWN HEREON WAS PROVIDED BY OTHERS. CONTRACTOR MUST VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

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

CITY PLANNER DATE

MRLA
MITCH REWOLD LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECTURE AND LAND PLANNING
386 34 1/2 Road
Palisade, Colorado 81526
(970) 361-4345

MITCHELL L REWOLD 378 10/01/2019 Original Date of Licensure STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

North Grand Falls Landscape Plan

588 N. Falls Court
Grand Junction, Colorado

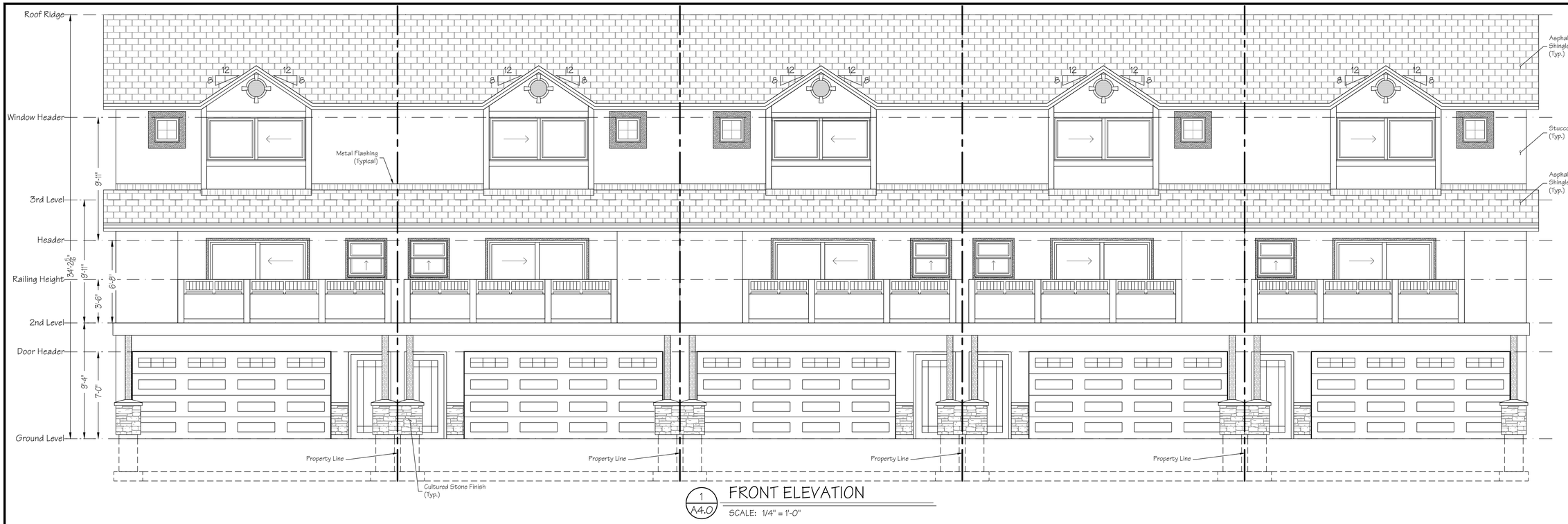
ISSUED FOR:

No	Date	Remarks
	05.20.19	Site Plan Review
	08.05.19	Site Plan Review
	10.01.19	Site Plan Review

PROJECT NO: 19222
PHASE: PLAN REVIEW

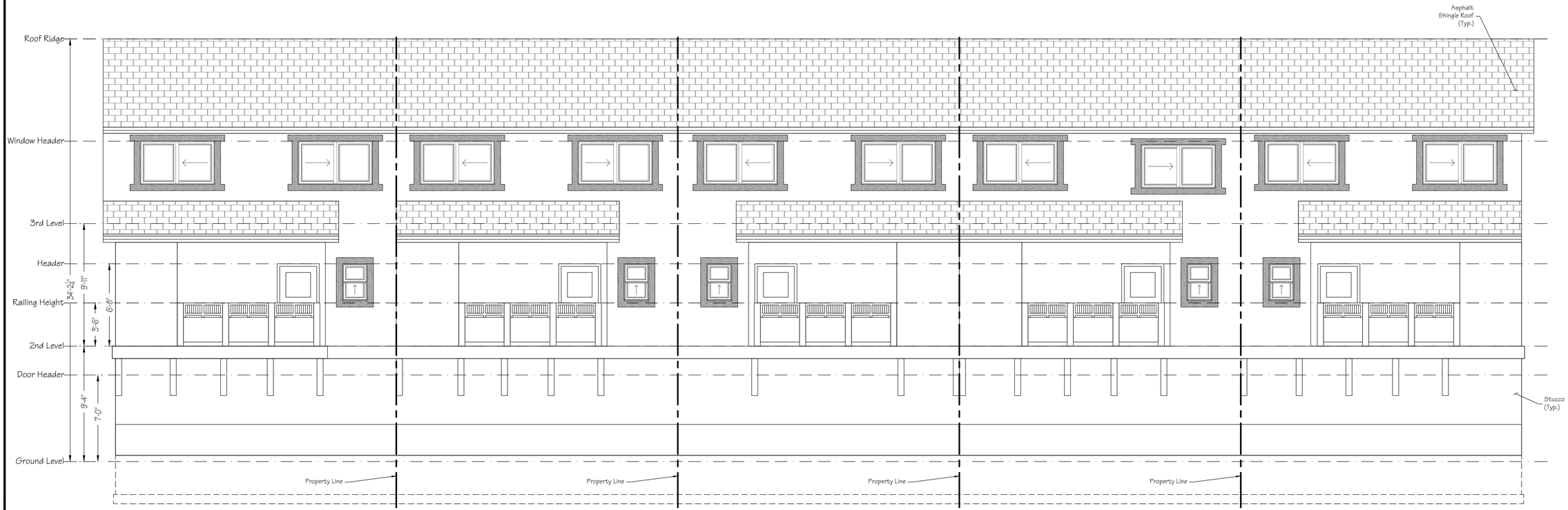
DRAWING TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L1



1 A4.0 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



2 A4.0 BACK ELEVATION

SCALE: 1/4" = 1'-0"

VORTEX ENGINEERING, INC.
• CONSTRUCTION MANAGERS & SITE PLANNERS
• PROJECT MANAGEMENT
• CIVIL & CONSULTING ENGINEERS
2394 Patterson Road, Suite 201
Grand Junction, CO 81505
Phone: (970) 245-9051
Fax (970) 245-7639

J.R. FILLERUP
REGISTERED ARCHITECT
COLORADO LICENSE No. 301721

Copyright ©2018, by Vortex Engineering, Inc. ALL RIGHTS RESERVED. The site design / building design and plans on this drawing is copyrighted under the Federal Copyright Law of 1976. All rights are reserved by Vortex Engineering, Inc. and owner has the exclusive right to the design or re-use of this drawing. Any use, re-use, reproduction or other publication without the written consent of Vortex Engineering, Inc. is prohibited.

BY	COMMENT	REV. DATE

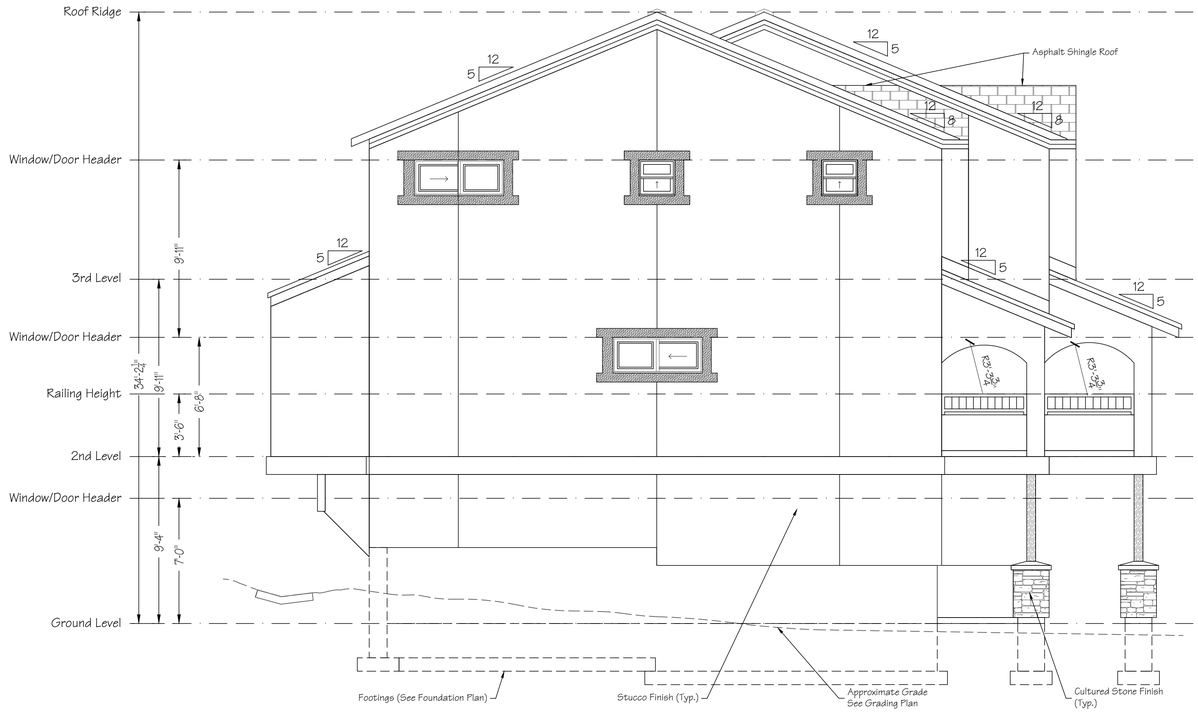
Elevations Front & Back

Grand Falls Townhomes Preliminary

588 North Grand Falls Court
Grand Junction, Colorado 81505

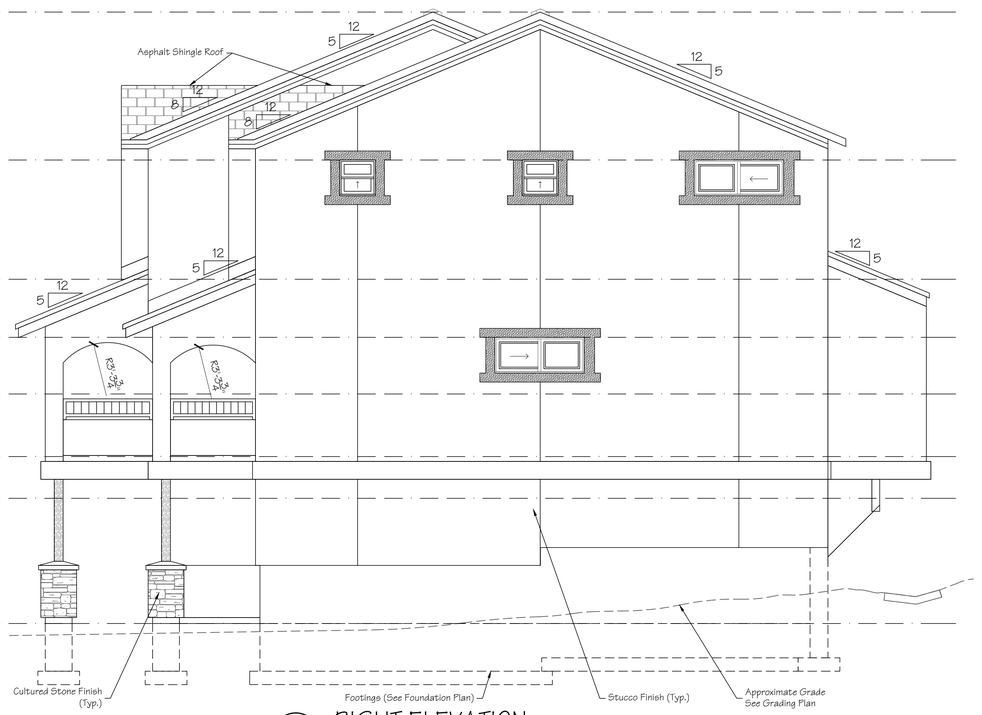
PROJECT NO: F18-088
DATE: 12/19/18
SCALE: SEE PLAN
CAD ID: f18-088_archi.dwg

~SHEET~
A4.0



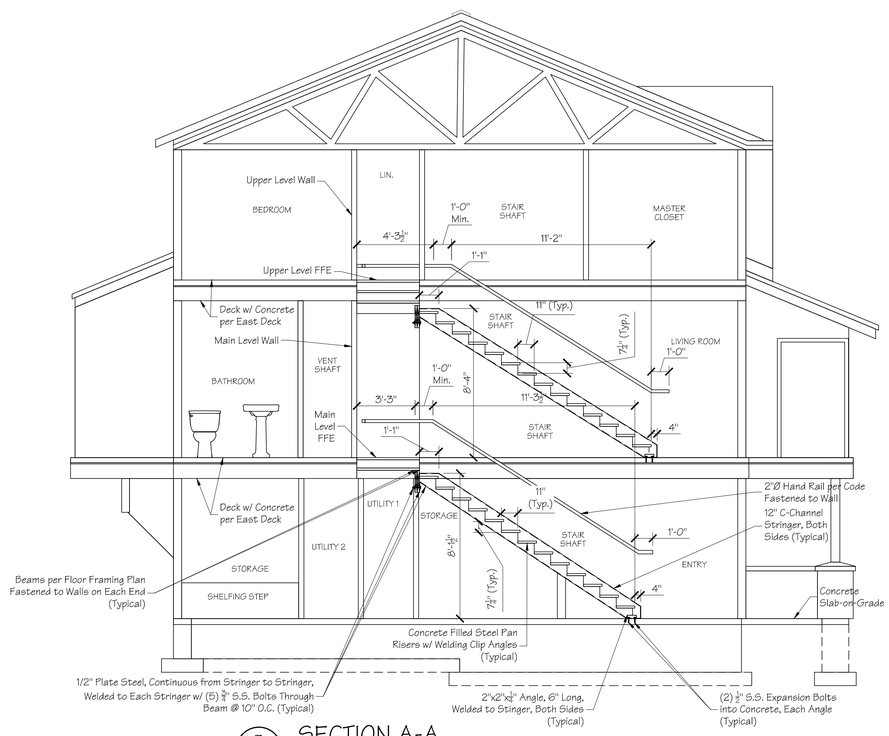
1 A5.0 LEFT ELEVATION

SCALE: 1/4" = 1'-0"



2 A5.0 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



3 A5.0 SECTION A-A

SCALE: 1/4" = 1'-0"



4 A5.0 SECTION B-B

SCALE: 1/4" = 1'-0"

VORTEX ENGINEERING, INC.
• CONSTRUCTION MANAGERS & SITE PLANNERS
• PROJECT MANAGERS
• CIVIL & CONSULTING ENGINEERS
2394 Patterson Road, Suite 201
Grand Junction, CO 81505
Phone: (970) 245-9051
Fax (970) 245-7639

J.R. FILLERUP
REGISTERED ARCHITECT
COLORADO LICENSE No. 301721

Copyright ©2018, by Vortex Engineering, Inc. ALL RIGHTS RESERVED. The site design / building / structure contained in this drawing is copyrighted under the Federal Copyright Law of 1976. All rights are reserved by Vortex Engineering, Inc. which owns the exclusive right to the design or re-use of this drawing. Any use, re-use, reproduction or other publication without the written consent of Vortex Engineering, Inc. is prohibited.

REV.	DATE	COMMENT	BY

Exterior Elevations & Building Sections

Grand Falls Townhomes
Preliminary

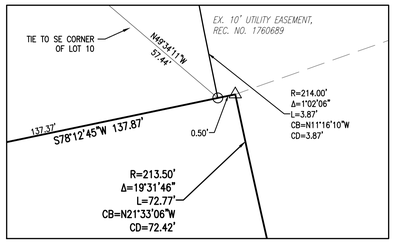
588 North Grand Falls Court
Grand Junction, Colorado 81505

PROJECT NO: F18-088
DATE: 12/19/18
SCALE: SEE PLAN
CAD ID: f18-088_archi.dwg

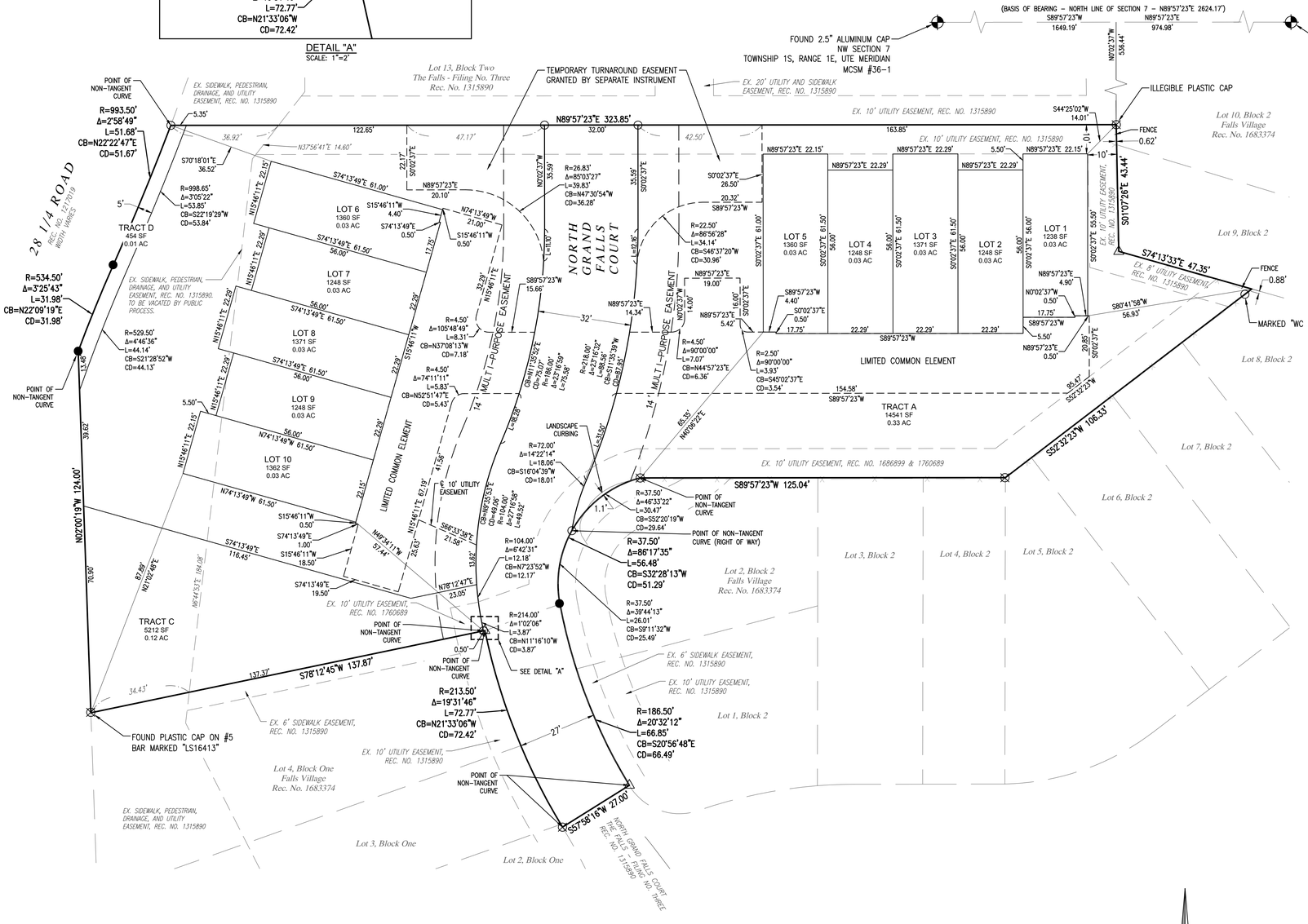
~SHEET~
A5.0

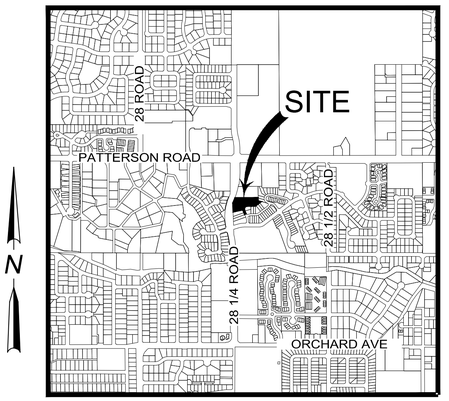
GRAND FALLS TOWNHOMES

LOT 1 OF REPLAT LOTS 12 & 14 BLOCK TWO, THE FALLS - FILING NO. THREE
RECEPTION NO. 1653349
SITUATED IN THE NW1/4 OF SECTION 7
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN,
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



DETAIL "A"
SCALE: 1"=2'





VICINITY MAP
N.T.S.

DEDICATION STATEMENT

KNOW ALL PERSONS BY THESE PRESENTS:

THAT THE UNDERSIGNED, COREY BENDETTI, IS THE OWNER OF RECORD OF THAT REAL PROPERTY SITUATED IN THE NW1/4 OF SECTION 7, T1S, R1E, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, THE OWNERSHIP OF WHICH IS DEMONSTRATED AT RECEPTION NO. 2863815 OF THE RECORDS IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER. SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, REPLAT OF LOTS 12 & 14, BLOCK TWO, THE FALLS – FILINIG NO. THREE (REC. NO. 1653349)

CONTAIN APPROXIMATELY 1.26 ACRES.

SAID OWNER HAS CAUSED THE DESCRIBED REAL PROPERTY TO BE SURVEYED, LAID OUT, AND TO BE PUBLICLY KNOWN AS "GRAND FALLS TOWNHOMES."

ALL STREETS, ROADS, AND RIGHTS–OF–WAY ARE DEDICATED TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER.

ALL MULTI–PURPOSE EASEMENTS ARE DEDICATED TO THE CITY OF GRAND JUNCTION AS PERPETUAL EASEMENTS FOR CITY APPROVED UTILITIES INCLUDING THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF SAID UTILITIES AND APPURTENANCES WHICH MAY INCLUDE BUT ARE NOT LIMITED TO ELECTRIC LINES, CABLE TV LINES, NATURAL GAS PIPELINES, SANITARY SEWER LINES, STORM SEWERS, WATER LINES, TELEPHONE LINES, TRAFFIC CONTROL FACILITIES, STREET LIGHTING, LANDSCAPING, TREES AND GRADE STRUCTURES.

ALL UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF GRAND JUNCTION AS PERPETUAL EASEMENTS FOR CITY APPROVED UTILITIES INCLUDING THE INSTALLATION, OPERATION, MAINTENANCE, AND REPAIR OF SAID UTILITIES AND APPURTENANCES WHICH MAY INCLUDE BUT ARE NOT LIMITED TO ELECTRIC LINES, CABLE TV LINES, NATURAL GAS PIPELINES, SANITARY SEWER LINES, STORM SEWERS, WATER LINES, TELEPHONE LINES, EQUIVALENT OTHER PUBLIC UTILITY PROVIDERS AND APPURTENANT FACILITIES.

TRACTS A, B, C, AND D ARE GRANTED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE INSTRUMENT. REFER TO THE COVENANTS OF GRAND FALLS TOWNHOMES FOR LIMITED COMMON ELEMENTS DETAILS.

TEMPORARY TURNAROUND EASEMENT GRANTED TO THE CITY OF GRAND JUNCTION BY SEPARATE INSTRUMENT.

SAID OWNER HEREBY ACKNOWLEDGES THAT THERE ARE NO LIENHOLDERS OF RECORD ASSOCIATED WITH THE INTERESTS OF THIS PLAT.

_____
COREY BENDETTI DATE

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO)
)§
COUNTY OF MESA)

THIS PLAT WAS ACKNOWLEDGED BEFORE ME BY COREY BENDETTI, ON THIS _____ DAY OF _____, A.D. 20___.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)§
COUNTY OF MESA)

I CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK ___M., ON THIS _____ DAY OF _____, 20___ A.D. AND WAS RECORDED AT RECEPTION NO. _____.
DRAWER NO. _____, FEES _____.

BY: _____ _____
CLERK AND RECORDER DEPUTY

TITLE CERTIFICATION

ADVANCED TITLE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT WE HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO COREY BENDETTI; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD; THAT ALL EASEMENTS, RESERVATIONS, AND RIGHTS–OF–WAY OF RECORD ARE SHOWN HEREON.

_____ _____
NAME AND TITLE DATE
ADVANCED TITLE COMPANY

CITY OF GRAND JUNCTION APPROVAL

GRAND FALLS TOWNHOMES, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED THIS _____ DAY OF _____, 20___ A.D.

_____ _____ _____
CITY MANAGER MAYOR

AREA SUMMARY:

LOTS:	0.30 AC	23.6%
TRACTS:	0.79 AC	63.1%
RIGHT–OF–WAY:	0.17 AC	13.3%
TOTAL	1.26 AC	100%

NOTES:

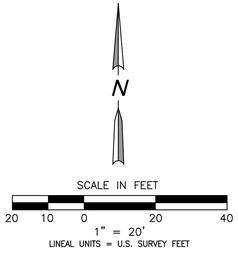
1. BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°57'23"E AND 2624.17 FEET BETWEEN A FOUND 2.5" ALUMINUM CAP MARKING THE NW CORNER OF SECTION 7 (MCSM #36–1) AND A FOUND 2.5" ALUMINUM CAP MARKING THE N1/4 CORNER OF SECTION 7 (MCSM #1217).
2. 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.
3. TITLE COMMITMENT INFORMATION PROVIDED BY ABSTRACT TITLE COMPANY, FILE NO. 5339ESK, DATED DECEMBER 10, 2018.

SURVEYOR'S CERTIFICATE

I, ALEXANDRE B. LHERITIER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF GRAND FALLS TOWNHOMES WAS SURVEYED BY ME. IT IS BASED UPON MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF ACCORDING TO APPLICABLE STANDARDS OF PRACTICE. THIS IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

EXECUTED THE _____ DAY OF _____, A.D. 20___.

FOR REVIEW



LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- RIGHT–OF–WAY
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT
- FOUND MESA COUNTY SURVEY MONUMENT (MCSM)
- FOUND #5 BAR WITH PLASTIC CAP MARKED "LS16413" OR AS NOTED
- FOUND #5 BAR WITH NO CAP. SET 2" ALUMINUM CAP MARKED "VORTEX ENGINEERING PLS 38464"
- SET #5 BAR WITH 2" ALUMINUM CAP MARKED "VORTEX ENGINEERING PLS 38464" IN CONCRETE
- SET PK NAIL AND 1.5" WASHER MARKED "VORTEX ENGINEERING PLS 38464" IN CONCRETE

MCSM	MESA COUNTY SURVEY MONUMENT
PLS	PROFESSIONAL LAND SURVEYOR
REC. NO.	RECEPTION NUMBER
N	NORTH
S	SOUTH
E	EAST
W	WEST
R	RADIUS
Δ	DELTA
L	LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE
WC	WITNESS CORNER
FT	FEET
SF	SQUARE FEET
AC	ACRES

FOR CITY USE ONLY:

ASSOCIATED RECORDED DOCUMENTS RECEPTION NO.	DOCUMENT TYPE
	COVENANTS, CONDITIONS, & RESTRICTIONS
	TEMPORARY TURNAROUND EASEMENT
	TRACTS A, B, C, & D

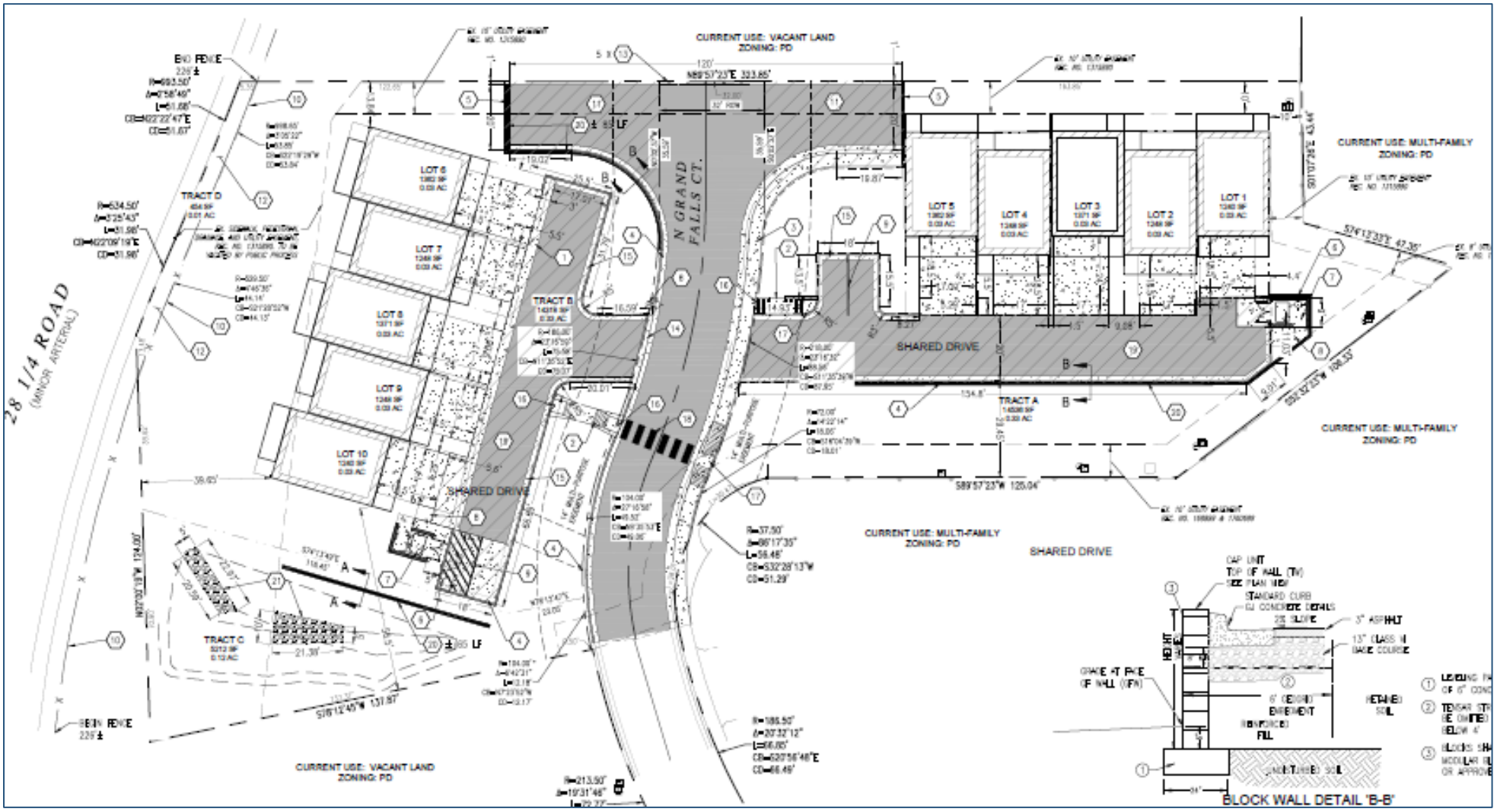
REVISION 2: 11/11/19
REVISION 1: 9/27/19

GRAND FALLS TOWNHOMES

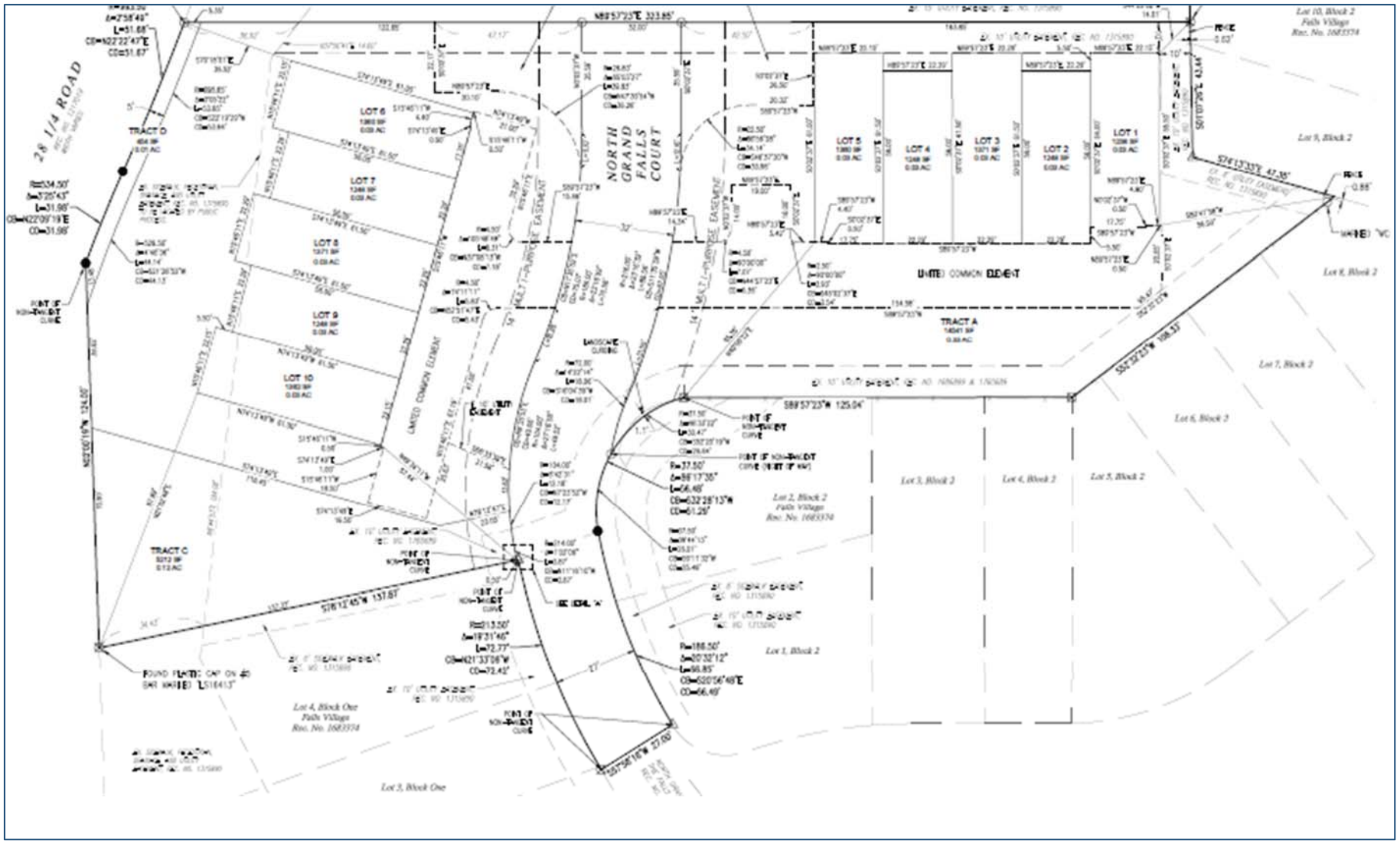
LOCATED IN THE NW1/4, Section 7, Township 1S, Range 1E, Ute Meridian City of Grand Junction, Mesa County, CO

VORTEX ENGINEERING, INC.
2394 Patterson Road, Suite 201
Grand Junction, CO 81505
Phone: (970) 245-9051
Fax (970) 245-7639

FIELDWORK: ABL	DRAWING: GRAND FALLS SUBDIV PLAT.DWG	DATE: 8/14/19
DRAWN BY: ABL	JOB NUMBER: F18-088	SHEET 1 OF 1



PROPOSED SITE PLAN – GRAND FALLS TOWNHOMES



PROPOSED GRAND FALLS TOWNHOMES SUBDIVISION PLAT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE REZONING THE GRAND FALLS TOWNHOMES PROPERTY TO R-8 (RESIDENTIAL 8 UNITS PER ACRE)

LOCATED AT 588 NORTH GRAND FALLS COURT

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Grand Falls Townhomes property to the R-8 (Residential 8 units per acre) zone district, finding that it conforms to and is consistent with the Comprehensive Plan Future Land Use Map designation of Residential Medium High 8 to 16 units per acre, the goals and policies or the Comprehensive Plan 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-8 (Residential 8 units per acre) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property described below and depicted in Exhibit A shall be zoned R-8 (Residential 8 units per acre):

Lot 1 Replat Lots 12 and 14 Block Two The Falls – Filing Number Three Section 7 Township 1 South Range 1 East U M and also including that portion of the vacated right-of-way as described in Book 2882 Pages 246 through 248 Mesa County Records – 1.26 acres in size.

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

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

ATTEST:

_____ _____

City Clerk Mayor

EXHIBIT A


SITE
588
592
2824
2823
2821
2819
2817
28-1/4 RD
28-1/4 Road
2832
2834
2834
2836
GRAND FALLS CIR
2832
2832
2830
2830
2830
586
586
2828
2828
VILLA WAY
585
585
585
585
N GRAND FALLS CT
2835
2835
2835
2835
2833
582
582
580
580
CUMBRES DR
Grand Falls Drive
GRAND FALLS DR

Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: December 10, 2019

Presented By: Scott D. Peterson, Senior Planner

Department: Community Development

Submitted By: Scott D. Peterson, Senior Planner

Information

SUBJECT:

Consider a request by Dynamic Investments Inc., to amend the phasing schedule of the approved Casa De Luz Outline Development Plan that allows 20 residential lots and condominium units on 1.88-acres located at West Ridges Boulevard and School Ridge Road.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Dynamic Investments Inc., requests an extension to the phasing schedule for the Casas de Luz Outline Development Plan (ODP). The Applicant received City Council approval for the Planned Development and associated ODP residential subdivision on September 21, 2011. A revised phasing schedule was approved in 2015 that extended the deadline for the first phase to December 31, 2017. The Applicant met the phasing schedule set for the first phase by filing a subdivision plat in 2017, however the Applicant is now unable to meet the deadlines set by the approved phasing schedule for Phase 1 (construction) of the planned development and associated project. The Applicant is therefore requesting a revised phasing schedule for the PD and ODP that would provide for completion of the remaining phases of development within 10-years from the previous Phase 1 deadline of December 31, 2017.

BACKGROUND OR DETAILED INFORMATION:

The 1.88-acre Casas de Luz property is a Planned Development scheduled to be

completed over a total of four phases. The property was originally a part of the Ridges Planned Development. The subject property was previously platted into ten individual lots and under the Ridges PD each lot was designated for a maximum of two dwelling units (termed “A” lots in the original Ridges PD plan). The total number of dwelling units proposed with the Casas de Luz development (20) is the same number as originally planned for the site under the Ridges PD but the Casas de Luz Outline Development Plan approved in 2011 by Ordinance 4482 consisted of reconfigured residential lots, common areas and condominium units (see attached Site Plan).

The original PD Ordinance that was adopted in 2011 for the project required platting of Phase 1 by December 31, 2014. However, due to the economic downturn during that period of time, the Applicant requested a new phasing schedule which was granted by City Council on February 5, 2015 by Ordinance No. 4654. The revised phasing schedule required platting of Phase 1 by December 31, 2017. In order to meet the Phase 1 platting deadline in 2017, the Applicant filed and recorded a Subdivision plat which eliminated the previously platted 10 properties and re-subdivided the property into one 1.88-acre lot, which met the requirements for platting of Phase 1 per conditions of the phasing schedule of the original approval.

The Applicant has provided in the justification for the requested extension that completing the project has thus far not been economically viable but the Applicant remains optimistic given current market indicators that it could be completed within the proposed extended phasing schedule, as provided below.

	Deadline from original approval in 2011 (Ordinance 4482)	Deadline from extension granted in 2015 (Ordinance 4654)	Proposed new deadlines
Phase 1 (Plat)	December 31, 2014	December 31, 2017	
Phase 1 (Construct)	December 31, 2014	December 31, 2017	December 31, 2022
Phase 2	December 31, 2017	December 31, 2019	December 31, 2024
Phase 3	December 31, 2019	December 31, 2020	December 31, 2026
Phase 4	December 31, 2021	December 31, 2021	December 31, 2027

The Applicant has expressed interest in completing the project consistent with the plan approvals pending modification of the phasing schedule. At the time of plan approval, the City Council determined that the public benefit was met by providing a needed

housing type with innovative design and by utilizing the topography of the site. The plan continues to provide this same benefit as determined in the prior review and approval process. In addition, the site design incorporates elements of clustering units to allow for more private open space within the development. The development also provides more effective use of infrastructure by eliminating public right-of-way and using three shared accesses to serve the proposed 20 dwelling units which will minimize the impact of additional driveways and curb cuts onto West Ridges Boulevard. The approved Casa de Luz ODP will continue to provide benefits for additional residential housing development opportunities within the Ridges consistent with previous findings.

The extension request to the phasing schedule is the only proposed amendment to the approved plan.

NOTIFICATION REQUIREMENTS

Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed extension request was held on November 18, 2019 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant and City staff were present, along with 12 area residents who attended the meeting. Concerns expressed at the meeting were, loss of views by residents immediately adjacent to the site, additional traffic on W. Ridges Boulevard and other development projects in the immediate area that have been abandoned by other developers.

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 27, 2019. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on November 27, 2019. The notice of the Planning Commission public hearing was published December 3, 2019 in the Grand Junction Daily Sentinel.

ANALYSIS

In accordance with the Zoning and Development Code, a development phasing schedule may be set for greater than one year, but not more than 10 years pursuant to Section 21.02.080(n)(2). The Applicant's request to allow the development to be completed within 10-years from the previous Phase 1 deadline of December 31, 2017 is consistent with the Code in regard to requisite timeframes for the overall project.

Section 21.02.150(b)(2)(x) of the Code provides that "An ODP shall "demonstrate an appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

Section 21.05.050(b) provides that the "purpose of an ODP is to demonstrate conformance with the Comprehensive Plan, compatibility of land use and coordination of improvements within and among individually platted parcels, sections or phases of a development prior to the approval of an ODP." Further, the Code provides the ODP "is recommended for larger, more diverse projects that are expected to be developed over a long period of time. Considering there have been no changes to the Comprehensive Plan that impact this site and/or area, Staff has found the ODP as previously approved continues to meet the provided purpose of the ODP.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request to amend the Casas de Luz Planned Development phasing schedule, PLD-2010-259, located at West Ridges Boulevard and School Ridge Road, the following findings of fact have been made:

The requested phasing schedule is in compliance with Section 21.02.080 (n) (2) of the Zoning and Development Code.

The proposed phasing schedule is an appropriate phasing schedule for the property consistent with Section 21.02.150(b)(2)(x) of the Code; and

The ODP continues to be compliant with Section 21.05.050(b) of the Code.

Therefore, Staff recommends approval of the requested amended phasing schedule.

SUGGESTED MOTION:

Madam Chairman, on the Casas de Luz request to amend the phasing schedule of the previously approved Planned Development, located at West Ridges Boulevard and School Ridge Road, City file number PLD-2010-259, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as provided within the staff report.

Attachments

1. Exhibit List - Casas de Luz - Extension Request
2. Exhibit 2 - Applicant Official Request Letter
3. Exhibit 3 - Site Location & Zoning Maps
4. Exhibit 4 - Neighborhood Meeting Letter
5. Exhibit 5 - Neighborhood Meeting Sign-In Sheet
6. Exhibit 6 - Neighborhood Meeting Minutes 11-18-19
7. Exhibit 7 - Site Plan - Approved
8. Exhibit 8 - City Council Staff Report - 9-21-11
9. Exhibit 9 - Ordinance 4482 - 2011

10. Exhibit 10 - Ordinance 4654 - Extension - 2015
11. Exhibit 11 - Amended Ordinance

EXHIBIT LIST

CASAS DE LUZ – EXTENSION REQUEST
FILE NO. PLD-2010-259

Exhibit Item #	Description
1	Staff Report dated December 10, 2019
2	Applicant Official Request Letter
3	Site Location & Zoning Maps
4	Neighborhood Meeting Letter
5	Neighborhood Meeting Sign-In Sheet
6	Neighborhood Meeting Minutes 11-18-19
7	Site Plan Approved
8	City Council Staff Report – 9-21-19
9	Ordinance 4482 - 2011
10	Ordinance 4654 – Extension - 2015
11	Amended Ordinance
12	Staff Powerpoint Presentation dated December 10, 2019

October 28, 2019

Scott Peterson
Senior Planner
City of Grand Junction
Grand Junction, CO

Dear Scott:

Dynamic Investments, Inc. hereby requests an extension of the approval and deadlines for development of the Casas de Luz project located in The Ridges, Grand Junction, Colorado. Initiation of development and construction activity remains challenging due to market conditions and economic feasibility.

Dynamic has remained active in the pursuit of this development. We have filed a plat to delete the previously platted duplex lots and create the basis to move the approved plan forward. We reviewed site and engineering plans with the Planning Department this summer to assure all elements of the project meet current criteria. We have revised and updated both exterior and interior elements of the housing units to meet current market preferences and demands. Dynamic remains committed to creating a quality housing development that will improve and enhance the neighborhood and community.

We request that the deadline for the completion of phased development of the project as follows:

Phase One	December 31, 2022
Phase Two	December 31, 2024
Phase Three	December 31, 2026
Phase Four	December 31, 2027

Please submit this request for the extension of the approval and development deadlines to the Planning Commission and City Council for review and approval if this request.

Should you have further questions or concerns or require additional information, please do not hesitate to contact me.

Respectfully,

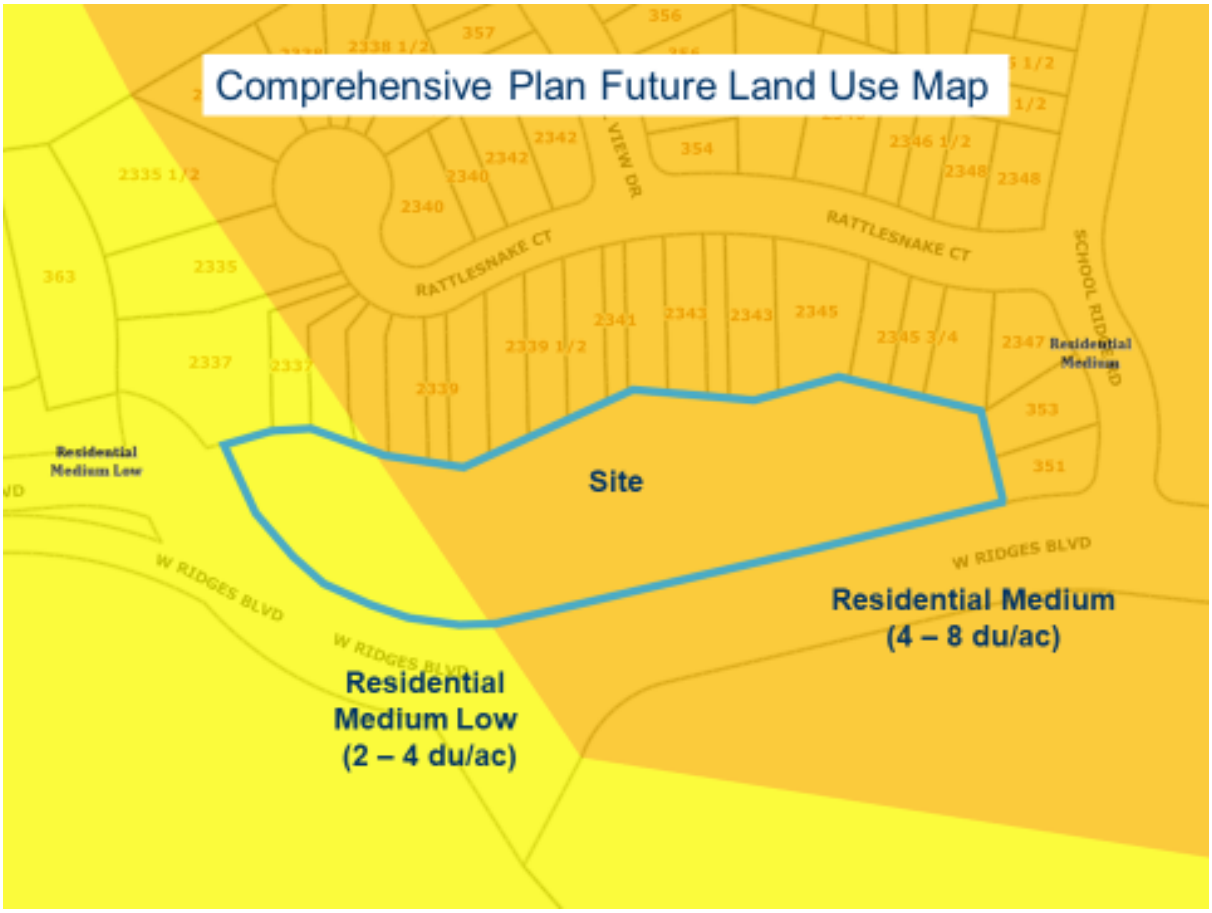
Mike Stubbs, President
Dynamic Investments, Inc.

mstubbsgj@charter.net
970-257-0532

Exhibit 2


Site Location Map
Hole 10 –
Redlands Mesa
Golf Course
RIDGE CIRCLE DR
RATTLESNAKE CT
SCHOOL RIDGE RD
Site
W RIDGES BLVD
W RIDGES BLVD
Redlands Mesa
Clubhouse &
Driving Range
Peaks at
Redlands Mesa


Aerial Photo Map
2338
2338 1/2
357
356
355 1/2
2336 1/2
2338 1/2
2346
355 1/2
2346 1/2
2342
354
2335 1/2
2340
2348
2348
2340
RATTLESNAKE CT
RATTLESNAKE CT
SCHOOL RIDGE RD
2335
2341
2343
2343
2345
2345 3/4
2347
2339 1/2
2337
2337
2339
353
Site
351
W RIDGES BLVD
W RIDGES BLVD
W RIDGES BLVD


Comprehensive Plan Future Land Use Map
Site
Residential Medium
(4 – 8 du/ac)
Residential Medium Low
(2 – 4 du/ac)
RATTLESNAKE CT
RATTLESNAKE CT
W RIDGES BLVD
W RIDGES BLVD
W RIDGES BLVD
SCHOOL RIDGE RD
Residential Medium Low
Residential Medium
2335 1/2
2340
2342
2342
354
2346 1/2
2348
2348
363
2335
2337
2337
2339
2339 1/2
2341
2343
2343
2345
2345 3/4
2347
353
351
356
357


Existing Zoning Map
VIEW DR
RATTLESNAKE CT
RATTLESNAKE CT
SCHOOL RIDGE RD
PD
(Planned
Development)
Site
W RIDGES BLVD
W RIDGES BLVD
W RIDGES BLVD

You're Invited

What: Neighborhood Meeting

When: Monday, November 18, 2019
5:30 PM

Where: Redlands Community Center
2463 Broadway
Grand Junction, CO 81507

Dynamic Investments, Inc. has requested an extension of the deadlines for the phased development of the previously approved Casas de Luz project. The City of Grand Junction requires a neighborhood meeting in advance of public hearings of this request.

We have requested a modification and extension of deadlines for the project as follows:

Phase One	December 31, 2022
Phase Two	December 31, 2024
Phase Three	December 31, 2026
Phase Four	December 31, 2027

There are no other changes or modifications proposed for the project. Dynamic remains committed to the development of a high-quality development that will enhance and improve the neighborhood and community. The project is comprised of 8 townhome units and 12 condominium units on an approximate 2-acre site located on the north side of West Ridges Blvd. and west of School Ridge Rd. in The Ridges.

Should you have question or concerns, please contact:

Mike Stubbs, Dynamic Investments, Inc. 970-257-0532 rmstubbs@icloud.com
Scott Peterson, City of GJ Senior Planner 970-244-1447 scottp@gjcity.org

Neighborhood meeting for
Casas de Luz

Sign in sheet

Name	Address	Phone	Email
Scott Peterson	City Planning	244-1447	scottp@gjcity.org
Sandra Weckerly	2310 W. Ridges		
David Weckerly	2310 W. Ridges		
Kelly Kennedy	2345 ½ Rattlesnake Ct	970-977-0271	kelly121470@gmail.com
Lindsay Kennedy	2345 ½ Rattlesnake Ct	970-977-0271	
Peggy Zagrzebski	355 High Desert Rd	970-257-0171	peggy@zagbuilt.net
Nancy Dungan	352 Ridge Circle Dr	970-250-6608	nancydungan01@gmail.com
Carole Chown	2342 Rattlesnake Ct B	256-489-	carole_chown@gmail.com
Chris Tuthill	2345 Rattlesnake		2212tuthi||@gmail.com
[illegible]	2337 A "		

Recap of Neighborhood Meeting for Casas de Luz extension request:

A neighborhood meeting for the extension of the deadlines for development of the Casas de Luz project located in The Ridges was held on November 18 at 5:30 PM at Redlands Community Center. Mike Stubbs, representative of developer Dynamic Investments, Inc., conducted the meeting. Scott Peterson, Senior Planner attended and participated as City representative. Twelve neighbors attended the meeting.

Mr. Stubbs reviewed the purpose of the meeting and extension request, overall project design and planning efforts completed by Dynamic, and related ongoing efforts to pursue active development of the project.

Discussion of the project planning ensued whereby several concerns were expressed as related to loss of views by neighbors immediately adjacent to the site from the north, additional traffic on Ridges Boulevard, and a general concern regarding projects in the area that had been abandoned by other developers.

Mr. Stubbs and Mr. Peterson responded to neighbor concerns and questions directly. Mr. Stubbs reviewed the planning objectives utilized to consider the impact to neighbors and how the units were intentionally clustered and oriented to provide view corridors that are not required under the development code. Height limits under the approved bulk standards for the project are well within those allowed under the code as applied to the project. Separation of buildings greatly exceeds code setback requirements and provides view corridors that a different planning ethic would not allow.

Mr. Stubbs and Mr. Peterson responded to traffic concerns by pointing out that Ridges Boulevard was designed and constructed as a collector road and that there is more than sufficient capacity to accommodate this project. Mr. Peterson also pointed out that the prior platting of the parcel, as individual duplex lots, would have resulted in ten driveway entrances from the overall site. The design of Casas de Luz results in only three driveways accessing the site.

The only concerns directly related to the extension request were relative to previously abandoned projects the area, the current state of those sites and whether that would occur on this site. Mr. Stubbs responded that Dynamic has no intention of initiating development construction of phases unless it is certain it has the ability to complete the phase.

A neighbor comment at the close of the meeting seemed to encapsulate the evening's discussion: "Mike, I think we all agree this is a good project. We just wish it wasn't being built here."

UTILITY VENDORS

GAS	XCEL ENERGY
ELECTRIC	XCEL ENERGY
TELEPHONE	CENTURY LINK
IRRIGATION	RIDGES METROPOLITAN DISTRICT
SEWER	CITY OF GRAND JUNCTION
WATER	UTE WATER
CABLE	OPTIMUM COMMUNICATIONS

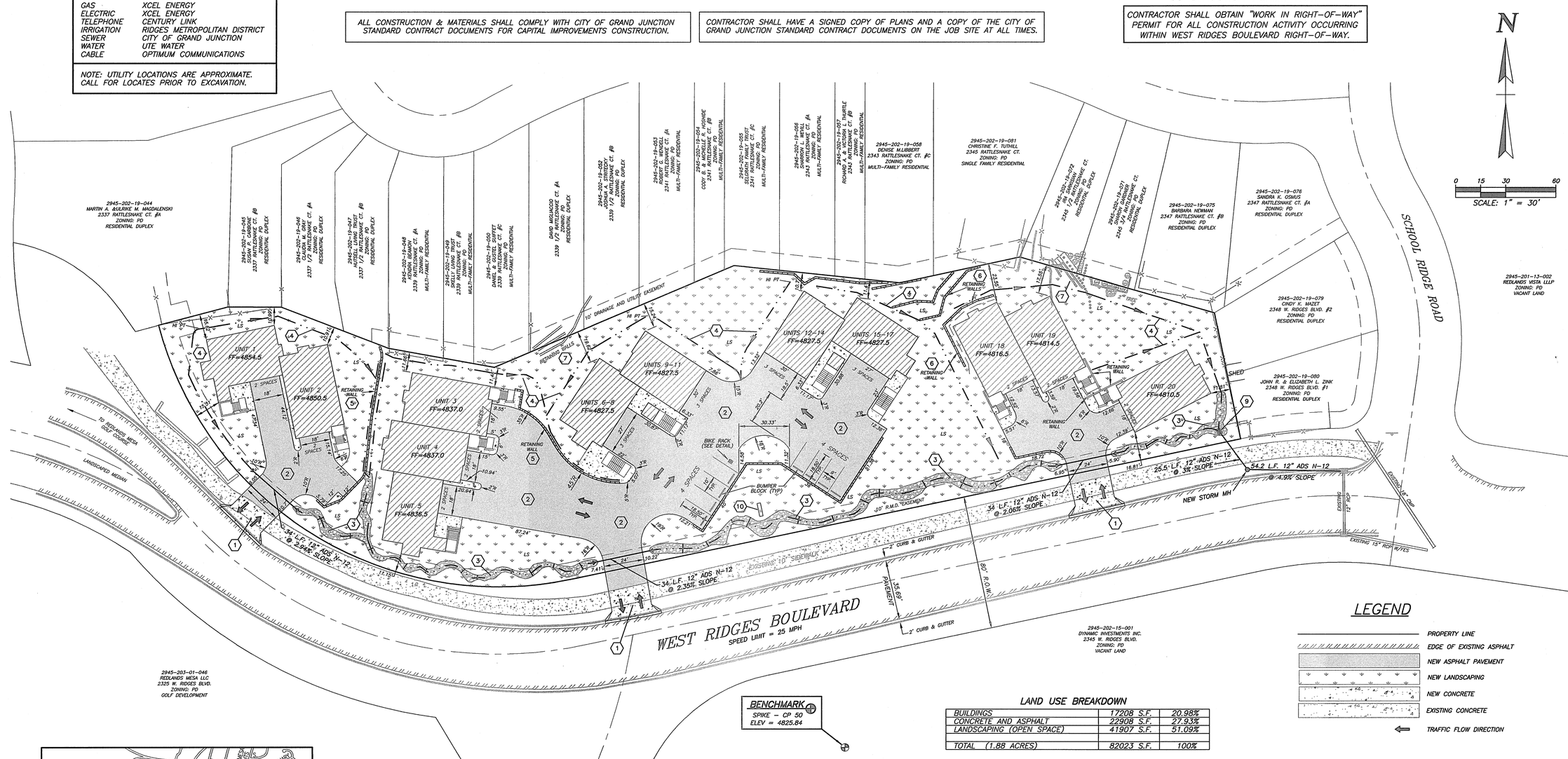
NOTE: UTILITY LOCATIONS ARE APPROXIMATE. CALL FOR LOCATES PRIOR TO EXCAVATION.

ALL CONSTRUCTION & MATERIALS SHALL COMPLY WITH CITY OF GRAND JUNCTION STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION.

CONTRACTOR SHALL HAVE A SIGNED COPY OF PLANS AND A COPY OF THE CITY OF GRAND JUNCTION STANDARD CONTRACT DOCUMENTS ON THE JOB SITE AT ALL TIMES.

CONSTRUCTION PERMIT NOTE

CONTRACTOR SHALL OBTAIN "WORK IN RIGHT-OF-WAY" PERMIT FOR ALL CONSTRUCTION ACTIVITY OCCURRING WITHIN WEST RIDGES BOULEVARD RIGHT-OF-WAY.



BENCHMARK

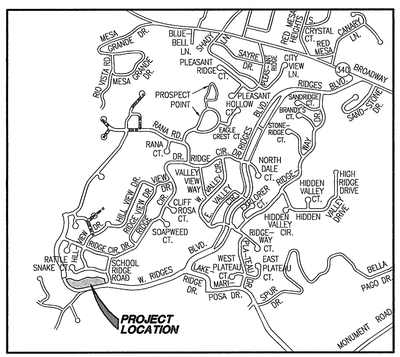
SPIKE - CP 50
ELEV = 4825.84

LAND USE BREAKDOWN

BUILDINGS	17208 S.F.	20.98%
CONCRETE AND ASPHALT	22908 S.F.	27.93%
LANDSCAPING (OPEN SPACE)	41907 S.F.	51.09%
TOTAL (1.88 ACRES)	82023 S.F.	100%

LEGEND

- PROPERTY LINE
- EDGE OF EXISTING ASPHALT
- NEW ASPHALT PAVEMENT
- NEW LANDSCAPING
- NEW CONCRETE
- EXISTING CONCRETE
- TRAFFIC FLOW DIRECTION



VICINITY MAP

CALL 811 BEFORE YOU DIG

NOTICE: FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

PLAN TAG NOTES:

1. CONSTRUCT DRIVEWAY SECTION PER STANDARD CONCRETE DETAIL, PAGE C-07 OF CITY STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION, REVISED FEBRUARY 2009. REMOVE EXISTING CURB & GUTTER AND SIDEWALK AT NEAREST JOINT. REPLACE AND MATCH EXISTING ELEVATIONS. REPLACE SIDEWALK WITH COLORED CONCRETE TO MATCH EXISTING. ALL CONCRETE IN 24' DRIVEWAY SECTIONS SHOWN SHALL BE 6" THICK, INCLUDING COLORED SIDEWALK.
2. SHADE HATCHING REPRESENTS ALL AREAS TO RECEIVE ASPHALT PAVEMENT. REFER TO SITE-SPECIFIC GEOTECHNICAL REPORT FOR PAVEMENT SECTION.
3. PROPOSED ROCK-LINED DRAINAGE CHANNEL FOR WATER QUALITY CONTROL. REFER TO GRADING PLAN (SHEET 5) FOR DETAIL.
4. PROPOSED LANDSCAPE ROCK-LINED COLLECTION DITCH TO DIVERT WATER AROUND STRUCTURES. SEE DETAIL ON GRADING PLAN SHEET 5.
5. PROPOSED BOULDER LANDSCAPE RETAINING WALL WITH COLLECTION DITCHES. SEE RETAINING WALL DETAIL ON SHEET 7.
6. PROPOSED BOULDER LANDSCAPE RETAINING WALL WITH FRENCH DRAIN BETWEEN WALL AND BUILDING. REFER TO SHEET 7 FOR DETAIL.
7. EXISTING RETAINING WALLS INSTALLED BY NORTH ADJACENT PROPERTY OWNERS. CONTACT THE ADJACENT PROPERTY OWNER IF RETAINING WALLS MUST BE REMOVED TO PROPERLY GRADE THIS SITE.
8. NOT USED ON THIS SHEET.
9. SMALL AREA INLET PER CITY STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION, STANDARD STORM DRAIN DETAIL, PAGE D-11.
10. MONUMENT STYLE BUSINESS SIGN. APPROX. DIMENSIONS 4' TALL X 8' WIDE. A SIGN PERMIT WILL BE OBTAINED AND COMPLIED WITH PRIOR TO INSTALLATION.

GENERAL NOTES:

1. MAIL DELIVERY WILL BE AS REQUIRED BY UNITED STATES POSTAL SERVICE.
2. GARBAGE DISPOSAL SERVICE WILL CONSIST OF INDIVIDUAL TRASH CONTAINERS. ON SITE TRASH DUMPSTERS ARE NOT PROPOSED.
3. ADJACENT DRIVEWAY SPACING FOR WEST DRIVEWAY AND CENTER DRIVEWAY IS 225 FEET AS MEASURED FROM CLOSEST EDGE OF EACH DRIVEWAY.
4. AN EMERGENCY VEHICLE TURNAROUND IS NOT PROVIDED ON THIS SITE.

REQUIRED PARKING SPACES PER CODE

UNITS 1-5, 18-20 SINGLE FAMILY
8 SINGLE FAMILY UNITS
2 PARKING SPACES REQUIRED PER UNIT
8 UNITS x 2 SPACES/UNIT = 16 SPACES

UNITS 6-17 CORE CONDOMINIUMS
12 CONDOMINIUM UNITS, 2 BEDROOMS/UNIT
1.5 PARKING SPACES REQUIRED PER UNIT
12 UNITS x 1.5 SPACES/UNIT = 18 SPACES

TOTAL # PARKING SPACES REQUIRED = 34

PARKING PROVIDED

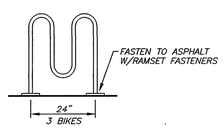
64 TOTAL SPACES*

*TOTAL INCLUDES GARAGE SPACES.

BULK REQUIREMENTS

ZONE: PLANNED DEVELOPMENT	
DENSITY: 10.6 DU/ACRE	
SETBACKS: FRONT	11 FEET
REAR	10 FEET
SIDE	5 FEET
BUILDING HEIGHT LIMITATION	
UNITS 1 & 2: ELEVATION 4888	
UNITS 3 - 20: ELEVATION 4880	

NOTE: REFER TO FINAL PLAN FOR CASAS DE LUZ FOR MORE DETAILED INFORMATION ON BULK STANDARDS.



SINGLE ROW RACK

BIKE RACK DETAIL

(OR APPROVED EQUAL)

LIST OF ABBREVIATIONS

ROW = RIGHT-OF-WAY
DU = DWELLING UNITS
FF = FINISHED FLOOR
CP = CONTROL POINT
SF = SQUARE FEET
LF = LINEAR FEET
LS = LANDSCAPE
MH = MANHOLE
TYP = TYPICAL
R = RADIUS

BENCH MARK:

CP AND SPIKE
N 31874.41
E 75959.97
ELEVATION=4825.84
NAVD 1988

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE. 8-29-13 Date

INITIAL ACCEPTANCE _____ Date

CITY OF GRAND JUNCTION DEVELOPMENT ENGINEER

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE. 8/30/13 Date

INITIAL ACCEPTANCE _____ Date

NO:	DATE:	REVISION:	BY:
1	4/19/11	PER REVIEW COMMENTS	SES
2	7/31/13	ELIMINATE PROPOSED FILINGS	SES

DYNAMIC INVESTMENTS, INC.
CASAS DE LUZ
GRAND JUNCTION, COLORADO

SITE LAYOUT PLAN

PROJECT NO.:
FILE NAME: siteplan2
DATE: 4-19-2011
DRAWN: RLC
CHK'D: SES

SHARPER
Engineering Services, Inc.
1154 N. 4th STREET GRAND JUNCTION, CO 81501
TELEPHONE (970) 255-0909 FAX (970) 242-5663

COLORADO REGISTERED PROFESSIONAL ENGINEER 23542 8-23-13

CITY COUNCIL AGENDA ITEM

Date: September 2, 2011
Author: Scott D. Peterson
Title/ Phone Ext: Senior Planner/1447
Proposed Schedule: September 7, 2011 (First Reading)
2nd Reading
(if applicable): September 21, 2011
File # (if applicable): PLD-2010-259

Subject: Amending the Ridges Planned Development for Casas de Luz Residential Development, Located adjacent to West Ridges Boulevard and West of School Ridge Road in the Ridges Subdivision
Action Requested/Recommendation: Hold a Public Hearing and Consider Final Passage and Final Publication for Proposed Ordinance(s) and adopt Resolution
Presenters Name & Title: Scott D. Peterson, Senior Planner

Executive Summary:

Request for approval for an amendment to the Planned Development zoning ordinance for the Ridges Planned Development ("Ridges PD") for a portion of the property, Lots 34A-40A, Block Twenty-five of The Ridges Filing No. 5 and Lots 41A-43A of the Replat of Lots 22A through 30A, Block Twenty Five The Ridges Filing No. Five, within the Ridges PD located adjacent to West Ridges Boulevard, across from the driving range for Redlands Mesa Golf Course. The applicant is also requesting approval for the vacation of a dedicated frontage road (right-of-way) and utility and drainage easements in conformance with the new plan.

Background, Analysis and Options:

The applicant, Dynamic Investments, Inc., requests to resubdivide the existing ten platted lots and create new residential lots, tracts and stacked condominium units. The total number of dwelling units (20) is the same number of allowed dwelling units that were originally planned for this site. Project may be completed over four phases. The applicant is also requesting the vacation of a dedicated frontage road and utility and/or drainage easements that are not needed with the proposed development.

How this item relates to the Comprehensive Plan Goals and Policies:

The proposed residential development request for Casas de Luz furthers **Goals 3, 5, and 8** of the Comprehensive Plan by:

- Facilitating ordered and balanced growth and spreading future growth throughout the community;

- Providing a broader mix of housing types (two-family and multi-family dwelling units) in the community to meet the needs of a variety of incomes, family types and life stages, and
- By creating attractive public spaces and enhancing the visual appeal of the community through quality development.

Board or Committee Recommendation:

The Planning Commission recommended approval of the requested Amended Planned Development Ordnance and Right-of-Way, Utility and Drainage Easement Vacations at their August 9, 2011 meeting.

Financial Impact/Budget:

N/A.

Legal issues:

N/A.

Other issues:

None.

Previously presented or discussed:

First Reading of the Ordinance(s) was September 7, 2011.

Attachments:

Site Location Map/Aerial Photo Map
Comprehensive Plan/Blended Residential Map
Existing City Zoning Map
Site Layout Plan
Bulk Standards document prepared by Applicant
Letter from Sue Carbone, Adjacent Property Owner
Letter from Rick Thurtle, Adjacent Property Owner
Ordinance for Amended Planned Development
Ordinance for Vacation of Right-of-Way (Frontage Road)
Resolution for Utility and Drainage Easement Vacation

BACKGROUND INFORMATION					
Location:		West Ridges Boulevard and School Ridge Road			
Applicants:		Dynamic Investments, Inc., Owner			
Existing Land Use:		Vacant land			
Proposed Land Use:		One Single-Family Detached, Two-Family and Multi-Family dwellings			
Surrounding Land Use:	**North**	Single-Family Attached dwelling units			
	South	Vacant land and driving range for Redlands Mesa Golf Course			
	East	Single-Family Attached dwelling units			
	West	Redlands Mesa Real Estate Office			
Existing Zoning:		PD, Planned Development			
Proposed Zoning:		PD, Planned Development			
Surrounding Zoning:	**North**	PD, Planned Development			
	South	PD, Planned Development			
	East	PD, Planned Development			
	West	PD, Planned Development			
Future Land Use Designation:		Residential Medium (4 – 8 du/ac) and Residential Medium Low (2 – 4 du/ac)			
Zoning within density range?		X	Yes		No

1. <u>Background</u>:

The 1.88 acre "Casas de Luz Property" consisting of Lots 34A-40A, Block Twenty-Five of The Ridges Filing No. 5 and Lots 41A-43A of the Replat of Lots 22A through 30A, Block Twenty Five The Ridges Filing No. Five as part of the Ridges Planned Development. The property is presently platted into ten lots. Under the current Ridges PD each lot is designated for a maximum of two dwelling units ("A" lots) within the overall PD.

The Ridges was originally approved as a Planned Unit Development (PUD) by Mesa County in the late 1970's. The original developer formed the Ridges Metropolitan District to provide services to the development since it was in unincorporated Mesa County. The PUD also provided open space (approximately 85 acres in Filings 1 through 6), numerous parks of varying sizes and a network of detached multi-use trails throughout the development. The approved PUD included a mix of land uses including

a variety of housing types – from apartments to detached single family units – offices and neighborhood commercial uses.

In 1992 the developed and undeveloped areas of the Ridges were annexed into the City limits. Upon annexation, an amended plan and zoning ordinance for the Ridges was adopted zoning the development Planned Development (PD). The plan allocated the remaining allowable dwelling units to the undeveloped parcels, including the multifamily parcels. Original platted parcels indicated the expected use, for example "A", "B" or "C" lots. Multifamily sites were assigned specific densities.

The Casas de Luz Property was designated as "A" lots with a density of two family dwellings for each platted lot. However, it was specifically noted on the plat that the same area could be developed as a multifamily area. The area is limited to the maximum density of 20 dwelling units already determined for the ten "A" lots.

The applicant, Dynamic Investments, Inc., requests to resubdivide the existing ten platted lots and create new residential lots, tracts and stacked condominium units. The total number of dwelling units (20) is the same number of allowed dwelling units that were originally planned for this site. The new subdivision is proposed to be named Casas de Luz (meaning; "Houses of Light") and may be completed over four phases. The proposed development shall be subject to the provisions of the Zoning and Development Code, except as deviated by the approved Casas de Luz Plan to be adopted as a part of the amended ordinance.

The applicant is also requesting the vacation of a dedicated frontage road and utility and/or drainage easements that are not needed with the proposed development. The existing frontage road provides access for seven of the existing ten lots. The frontage road provides a separate ingress/egress point for each lot without impacting traffic movements on West Ridges Boulevard. However, since the Casas de Luz development is modifying the existing lot configuration and proposing three access points to serve 20 dwelling units, this frontage road will no longer be necessary, except for the retaining of a 10' multipurpose easement along the remaining right-of-way for utilities, including utilities presently in place.

The easements to be vacated appear on the Replat of Lots 22A through 30A, Block Twenty Five The Ridges Filing No. Five. The existing 10' Drainage and Utility Easement on Lot 41A; a small portion of the 10' Utility Easement on Lot 43A; and a portion of the 20' Utility Easement on Lots 41A through 43A are to be vacated. The easements are not necessary for development and some interefere with the location of buildings within the proposed development. These existing easements do not contain any public utilities in the areas to be vacated.

Density

The Comprehensive Plan Future Land Use Map indicates this area of the Ridges to be Residential Medium (4–8 du/ac) and Residential Medium Low (2–4 du/ac). The Ridges

PD overall density is four dwelling units per acre which includes all lots, open space tracts, etc. The densities are consistent with the Comprehensive Plan. The above stated Ridges density is calculated as a gross density for the entire Ridges Plan, not site specific. The site specific density for this proposal would be 10.6 dwelling units an acre matching what was originally approved for this site. The proposed Casas de Luz development is a resubdivision of "A" lots within the Ridges development which allowed up to a maximum of two-family dwellings for each platted lot.

The applicant has not proposed a change to the density.

Access

Access for the Proposed Plan will be from West Ridges Boulevard in three different locations (see Site Layout Plan). Proposed internal access will be shared drives and parking areas (tracts), maintained by a homeowner's association.

Plan Layout

The Proposed Plan will have a mixture of two-family, multifamily, and/or single-family detached dwelling units. As proposed some of the multifamily dwellings will be stacked and will require approval of a condominium map. Generally, the building footprint for each dwelling unit in Filing One, Filing Two and Filing Four as designated on the Site Layout Plan will be a lot. The multifamily units are proposed as stacked dwelling units in Filing Three. If the units are to be created for separate ownership, a condominium map will be required with the building footprint generally being the exterior horizontal boundaries of the units. If the units are not created for separate ownership, then the building footprints shall generally be the boundaries of the lots. All areas outside of a building footprint shall be designated as "Tracts" for maintenance responsibility by a homeowner's association.

Landscaping

Landscaping shall be in conformance with the Zoning and Development Code for a multifamily residential development (see Ordinance for Landscaping Plan) with a total of 33 trees and 212 shrubs to be planted on 1.88 acres along with granite stone mulch and dryland grass seed mix in open space (tract) areas.

Phasing

The proposed Casas de Luz Plan shall be developed in four phases. The proposed phasing schedule is as follows (see Site Layout Plan):
The first phase shall be completed on or before December 31, 2014 with the recording of a plat with the Mesa County Clerk and Recorder consisting of all of the land in the Casa de Luz Property which includes all the lots in The Ridges Filing No. 5 abutting the frontage road to be vacated by eliminating the lot(s) or platting new lots in a manner

acceptable to the City's Public Works and Planning Director so that access to and from the newly platted parcels is accomplished in accordance with City standards.
The second phase shall be completed on or before December 31, 2017, with a written approval of a final plan and plat for that portion of the Casas de Luz Property.
The third phase shall be completed on or before December 31, 2019, with a written approval of a final plan and plat for that portion of the Casas de Luz Property.
The fourth phase shall be completed on or before December 31, 2021, with the written approval of a final plan and recording of a plat with the Mesa County Clerk and Recorder finalizing the Casas de Luz Plan.

Community Benefit

As this is an amendment to the original Planned Development ordinance for the Ridges, a community benefit is not required to be found by the decision-maker. However, the proposed amendment for the Casas de Luz Property does provide community benefit by providing a needed housing type with innovative design and by utilizing the topography of the site. The design incorporates elements of clustering units to allow for more private open space within the development. Also, the development provides more effective use of infrastructure by eliminating public right-of-way and using three shared accesses to serve the 20 dwelling units which significantly minimizes the impact onto West Ridges Boulevard.

Default Zoning

If the first phase for the Casas de Luz Plan is not completed as indicated in the approved amended ordinance and the amended Plan lapses, then the amended ordinance for the Casas de Luz Property shall have no force and effect and the previously amended Ordnance 2596 shall be in full force and effect as it applies to the Casas de Luz Property.

If the first phase is completed, but the entire Plan is not completed, then the Casas de Luz Development Plan proposes a default zone of R-8, which is in conformance with the Comprehensive Plan for this area. The dimensional standards for the R-8, (Residential–8 du/ac) zone, as indicated in Section 21.03.040 (h) of the Zoning and Development Code, are as follows:

Density: According to the City's Code density is not to exceed 8 dwelling units per acre. However, as this is an amendment to the Ridges PD, the density has already been determined for this area and the default for density purposes shall remain 10.6 dwelling units per acre for the Casas de Luz Property.

Minimum lot area, width, and frontage: (See below for proposed deviations from standards for the Proposed Plan.)

Detached Single-Family	minimum 3000 square feet of area minimum 40 feet width

	minimum 20 feet frontage
Two Family Attached	minimum 6,000 square feet of area
	minimum 60 feet width
	minimum 20 feet frontage
Multifamily	No minimums for area, width, or frontage

Setbacks:

Front Yard Setback (Principal/Accessory): 20/25 (see deviation below)
Side Yard Setback (Principal/Accessory): 5/3
Rear Yard Setback (Principal/Accessory): 10/5
Maximum building height: 40' (The default maximum building height for single family attached and detached, including two family dwellings shall be 25' in conformance with the previously amended Ordinance 2596 for the Ridges PD.)

Deviations

1. Minimum Lot Area, Width and Frontage:

As the proposed Plan is designed to have each of the combined dwelling units to be surrounded by open space (see the Site Layout Plan) with shared drives for access to the right-of-way, the minimum lot area, width and frontage are not applicable.

2. Building Setbacks:

The Proposed Plan applies the front and rear yard setbacks to the exterior boundary of the Casas de Luz Property rather than the individual lot lines. The front yard setbacks are proposed to be deviated further as follows:

Front Yard (see Site Layout Plan): 15' for Filing One; 11' for Filing Two; 16' for Filing Four

Standard setbacks to the exterior boundary of the Casas de Luz Property setbacks apply unless otherwise noted.

Staff finds the reduced setbacks to be reasonable as there is additional right-of-way along the Casas de Luz Property that is not likely be developed as roadway because of the detached trail that is a part of the Ridges plan for the Planned Development. The trail and additional green space will provide a similar appearance to the area as would the standard setbacks.

3. Maximum Building Height:

The Ridges PD has an overall density of 4 units per acre. By the PD ordinance, the maximum height for a multifamily dwelling is 40' and for single family attached and

detached, including two family dwelling units is 25'. The applicant is proposing to amend The Ridges PD as follows:

All measurements for maximum heights are at sea level.

Unit 1: 4888'
Unit 2: 4883'
Unit 3: 4871'
Unit 4: 4861'
Unit 5: 4870'
Units 6, 7 & Unit 8: 4868'
Units 9, 10 & Unit 11: 4868'
Units 12, 13, & Unit 14: 4868'
Units 15, 16 and Unit 17: 4868'
Unit 18: 4850'
Unit 19: 4848'
Unit 20: 4844'

(See Ordinance for building rendering exhibits for clarification of the building heights proposed by the applicant).

The Casa de Luz Property could be developed as a multifamily project without amending The Ridges PD. If all multifamily units were built, then the developer could build each up to 40' in height. With the Proposed Plan, all but two of the single family detached and attached dwellings are taller than originally allowed on an "A" lot in the Ridges PD, but the multifamily units are shorter than what would be allowed. As shown by the applicant in the exhibits, all of the building roofs will be lower than the roofs on the homes built on the nearest elevated landscape behind the development to the west. With the clustering of the buildings it opens more space between the buildings to reduce the overall obstruction of views. The applicant has taken into consideration the appropriate height for each building in the development.

It is the applicant's position and staff agrees that the development as proposed is reasonable considering the topography of the site, the immediately surrounding area, and the fact that all buildings are at least 5' below the allowed possible height of 40' for multifamily units.

4. Multipurpose Easement:

City standards also require a development to dedicate a 14' multipurpose easement along right-of-ways abutting a development and along right-of-ways within a development. As previously explained, the right-of-way for West Ridges Boulevard is greater than needed for the constructed roadway. The additional right-of-way is used for a detached trail and additional green space. Four feet of this additional right-of-way may be used for the area that would normally encompass the 14' multipurpose

easement, so only a 10' multipurpose easement is needed along the abutting West Ridges Boulevard.

2. Section 21.02.150 (b) and (e) of the Zoning and Development Code:

Pursuant to Section 21.02.150(e)(1)(iii), to amend the bulk, performance, and/or default standards of a planned development, the zoning ordinance must be amended through the rezone process. Based on the City's Code, the rezone process includes considering the rezone criteria and the criteria for approving an Outline Development Plan (ODP) by demonstrating conformance with the following:

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

The Proposed Plan complies with the Comprehensive Plan which designates this area as Residential Medium Low (2-4 du/ac) and Residential Medium (4-8 du/ac) with the Blended Residential map allowing up to 16 residential units per acre. The Proposed Plan specifically meets Goal 5 of the Comprehensive Plan in providing a broader mix of housing types and encourages sustainable growth with development of a property that is infill. This area of the Ridges has been platted for single-family attached units since the very early 1980s with no homes being built. The land has remained vacant. The proposed variety of housing types allows more options with less risk for a developer to build these homes.

The Proposed Plan is in conformance with the Grand Valley Circulation Plan ("GVCP"). West Ridges Boulevard is already constructed and designated as right-of-way as part of the GVCP. The Proposed Plan is a safer option for development regarding the GVCP as only three accesses will be allowed to West Ridges Boulevard rather than ten separate accesses.

The Redlands Area Plan was approved by City Council in June 2002 long after the Ridges PD. The Proposed Plan is in conformance with the Redlands Area Plan with only the proposed changes requested from the original Ridges PD which do not conflict with the Redlands Area Plan. The changes are designed in a manner to allow more variety of housing types (all originally considered and allowed in the Ridges) and more efficiently and effectively using the land area and utilizing the infrastructure more safely.

b. The rezoning criteria provided in Section 21.02.140 of the Zoning and Development Code.

A rezone must only occur if one or more of the following criteria are found.

(1) Subsequent events have invalidated the original premises and findings; and/or
(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or
(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or
(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Criteria 3 and 5 are found. The public and community facilities are adequate to serve the scope of land use proposed and as previously explained the Ridges community and the Redlands area will derive benefits from the variety of housing and more efficient and effective use of the land and the infrastructure.

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

The application has been developed in conformance with the purpose of Section 21.05 of the Zoning and Development Code by providing more effective use of infrastructure, a needed housing type and/or mix and improved landscaping. The existing Ridges PD previously provided open space, numerous parks of varying sizes and a network of detached multi-use trails throughout the development. Additional open space will come with this proposal.

d. The applicable corridor guidelines and other overlay districts in Chapter Seven.

There are no overlay districts for these properties and the special regulations found in Section 21.07 of the Zoning and Development Code do not apply.

e. Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.

Adequate public facilities and services will be provided concurrent with the development as defined in the attached plans and phasing schedules. Ute Water and City sewer are both currently available within West Ridges Boulevard.

f. Adequate circulation and access shall be provided to serve all development pods/areas to be developed.

Access for the proposed subdivision will be from West Ridges Boulevard in three (3) different locations (see Site Layout Plan). Proposed internal access will be shared drives and parking areas (tracts), maintained by a homeowner's association.

g. Appropriate screening and buffering of adjacent property and uses shall be provided.

Not applicable since all adjacent land uses are residential in character. The Casas de Luz Plan proposes that all land area located outside of the building footprints are to be platted as tract(s) of land that will be owned and maintained by a homeowner's association and be fully landscaped in accordance with the Zoning and Development Code.

h. An appropriate range of density for the entire property or for each development pod/area to be developed.

The existing plat designates ten two-family dwelling lots ("A" lots). The applicant is proposing a total of 20 units matching the original approved density.

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

The Casas de Luz Plan proposes an R-8 default zone with deviations identified and explained previously in this report.

j. An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

The applicant has submitted a development schedule consisting of four phases with final plat recording with the Mesa County Clerk and Recorder as identified and explained previously in this report.

k. The property is at least twenty (20) acres in size.

The Ridges PD is over 20 acres in size. This property, a portion of the Ridges PD, is 1.88 acres.

3. <u>Section 21.02.100 of the Zoning and Development Code:</u>

The vacation of the right-of-way and utility easements shall conform to the following:

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

Granting the request to conditionally vacate right-of-way and to vacate utility easements and a drainage easement does not conflict with the Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City.

The right-of-way to be vacated is a frontage road that was dedicated to allow for additional roadway for someone exiting lots 34A through 40A of The Ridges Filing No. Five so as to better maneuver a vehicle safely into a position to more safely enter onto West Ridges Boulevard. With the redesign of the plan layout for the dwelling units and the reduced access points of the Proposed Plan, the additional roadway area will no longer be necessary.

The recommendation to vacate is conditioned because a plat must be recorded with the lots and or units platted in a manner that the frontage road is not needed for safety purposes. In addition, an easement is necessary to be retained for multipurpose use as utilities are located in the roadway and City standards requires a multipurpose easement.

The easements being vacated are not needed.

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

No parcel will be landlocked as a result of these vacations.

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

   As the right-of-way shall only be vacated with the recording of a new plat such that the right-of-way is not needed, then access will not be restricted.

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

   There will be no adverse impacts to the general community and the quality of public facilities and services provided will not be reduced due to the vacation requests.

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

The provision of adequate public facilities and services will not be inhibited for any property as required in Chapter 21.06 of the Zoning and Development Code. No adverse comments were received from the utility review agencies during the staff review process.

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

Maintenance requirements for the City will be slightly reduced with less right-of-way to maintain. A multipurpose easement will be reserved and improved traffic circulation will be continued by the limiting of access points to three (3) onto West Ridges Boulevard.

FINDINGS OF FACT/CONCLUSIONS AND CONDITION OF APPROVAL

After reviewing the Casas de Luz application, PLD-2010-259 for an Amendment to the previously amended Planned Development zoning ordinance for the Ridges Planned Development, Conditional Vacation of Right-of-Way, and Vacation of portions of Utility Easements and a Drainage Easement, the Planning Commission makes the following findings of fact and conclusions with conditions for the right-of-way vacation:

1. The requested amendments to the amended Ridges Planned Development ordinance are consistent with the Comprehensive Plan.

2. The review criteria in Section 21.02.150 (b) of the Zoning and Development Code have all been met for amendment of the Planned Development ordinance.

3. The review criteria in Section 21.02.100 of the Zoning and Development Code have all been met for vacating the frontage road with the condition that a plat be recorded with the first phase of the Plan with the Mesa County Clerk and Recorder including all the lots in The Ridges Filing No. 5 abutting the frontage road being eliminated or platted in a manner acceptable to the City's Public Works and Planning Director so that access for the newly platted parcels be accomplished in accordance with City standards. In addition, a 10' multipurpose easement shall be retained and reserved as needed for existing utilities.

4. The review criteria in Section 21.02.100 of the Zoning and Development Code have all been met for the portions of the Utility Easements identified to be vacated and the Drainage Easement to be vacated.

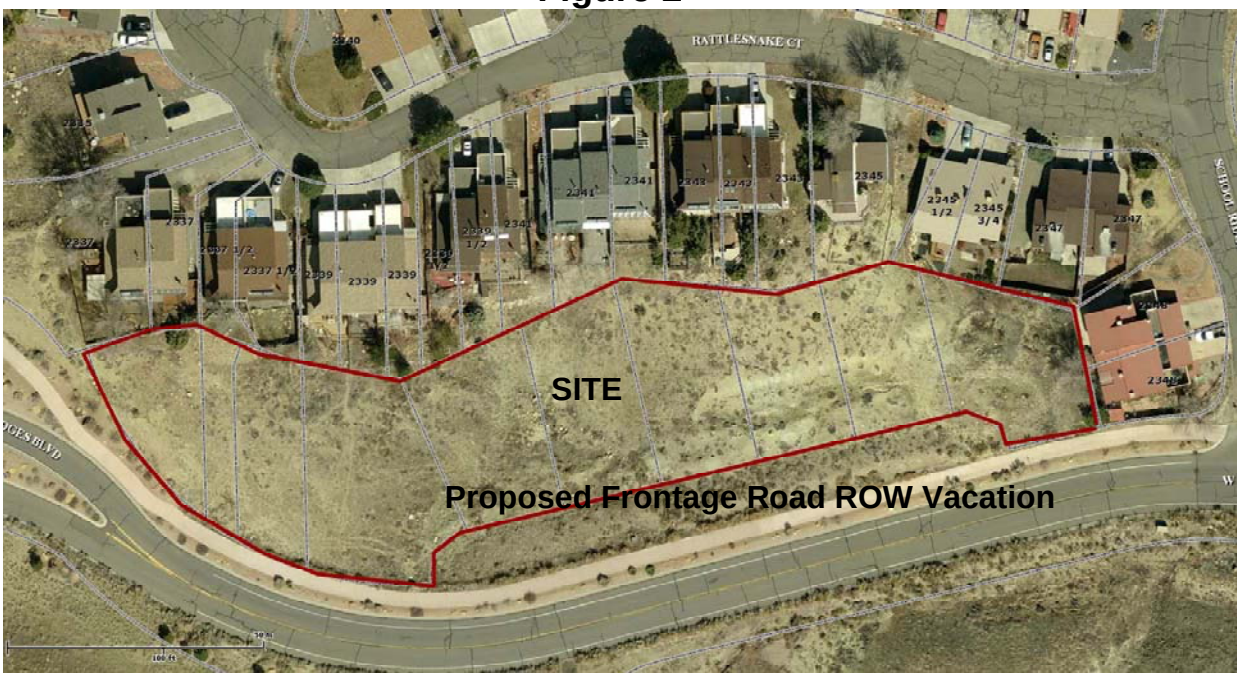
Site Location Map

Figure 1



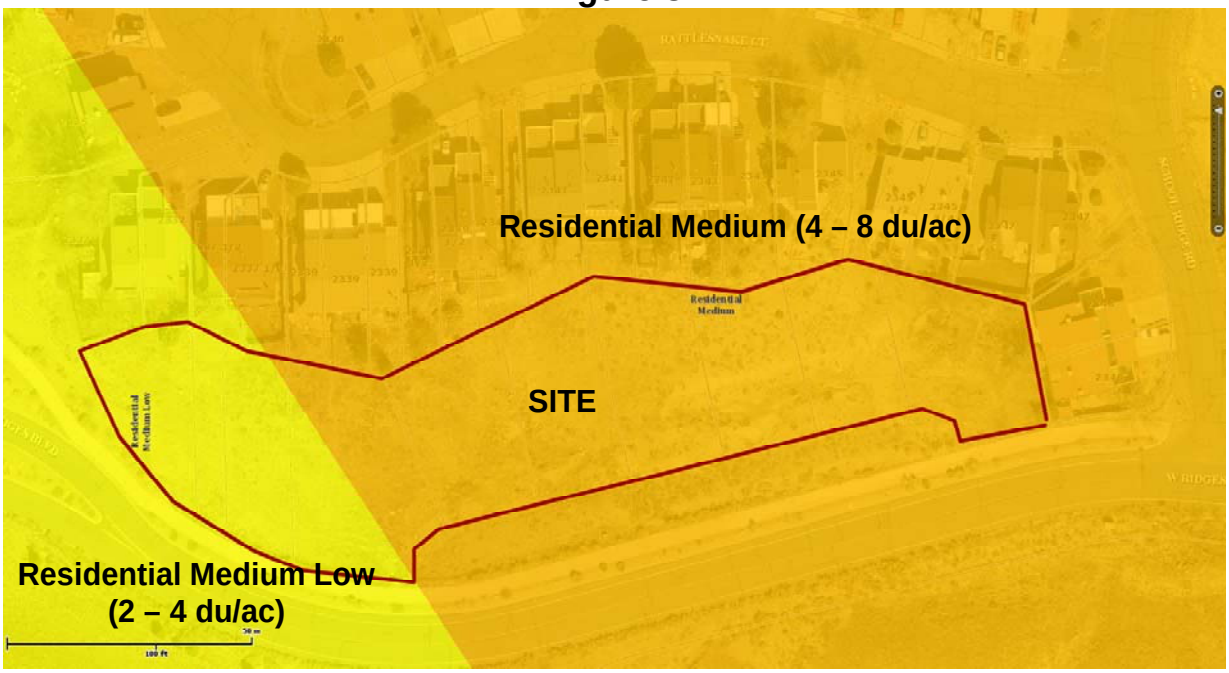
Aerial Photo Map

Figure 2



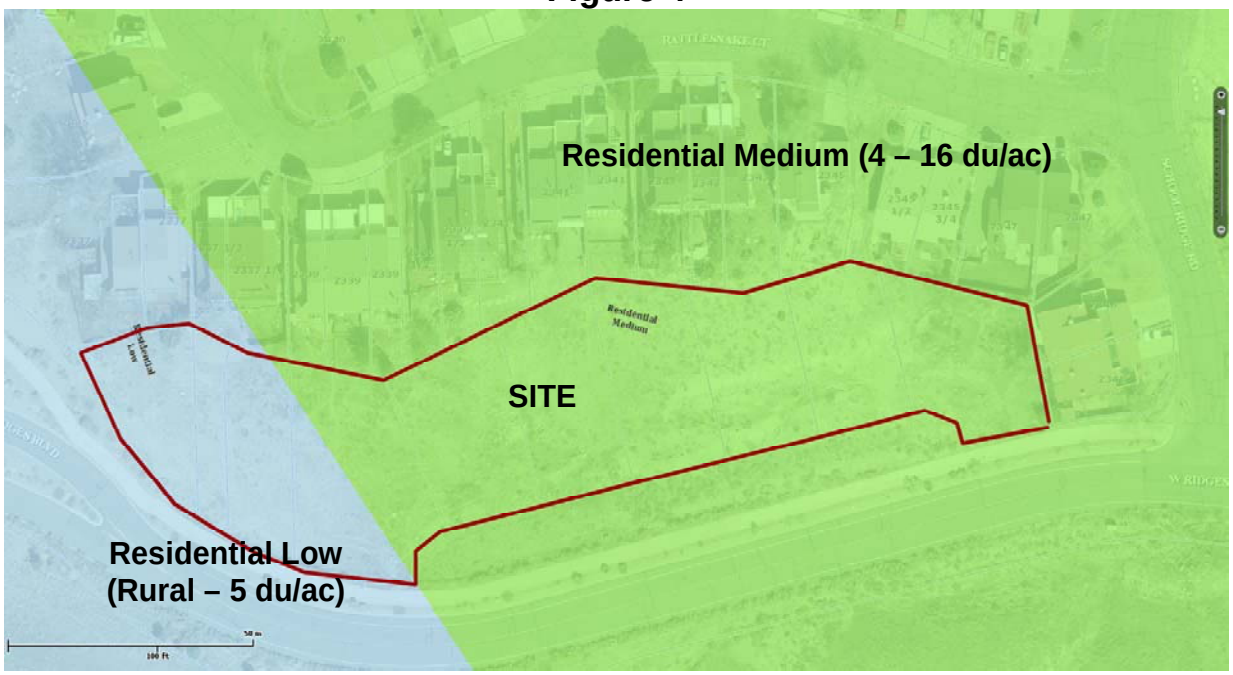
Comprehensive Plan

Figure 3



Blended Residential Map

Figure 4



Existing City Zoning

Figure 5



UTILITY VENDORS

GAS	XCEL ENERGY
ELECTRIC	XCEL ENERGY
TELEPHONE	QWEST COMMUNICATIONS
IRRIGATION	RIDGES METROPOLITAN DISTRICT
SEWER	CITY OF GRAND JUNCTION
WATER	UTE WATER
CABLE	BRESNAN COMMUNICATIONS

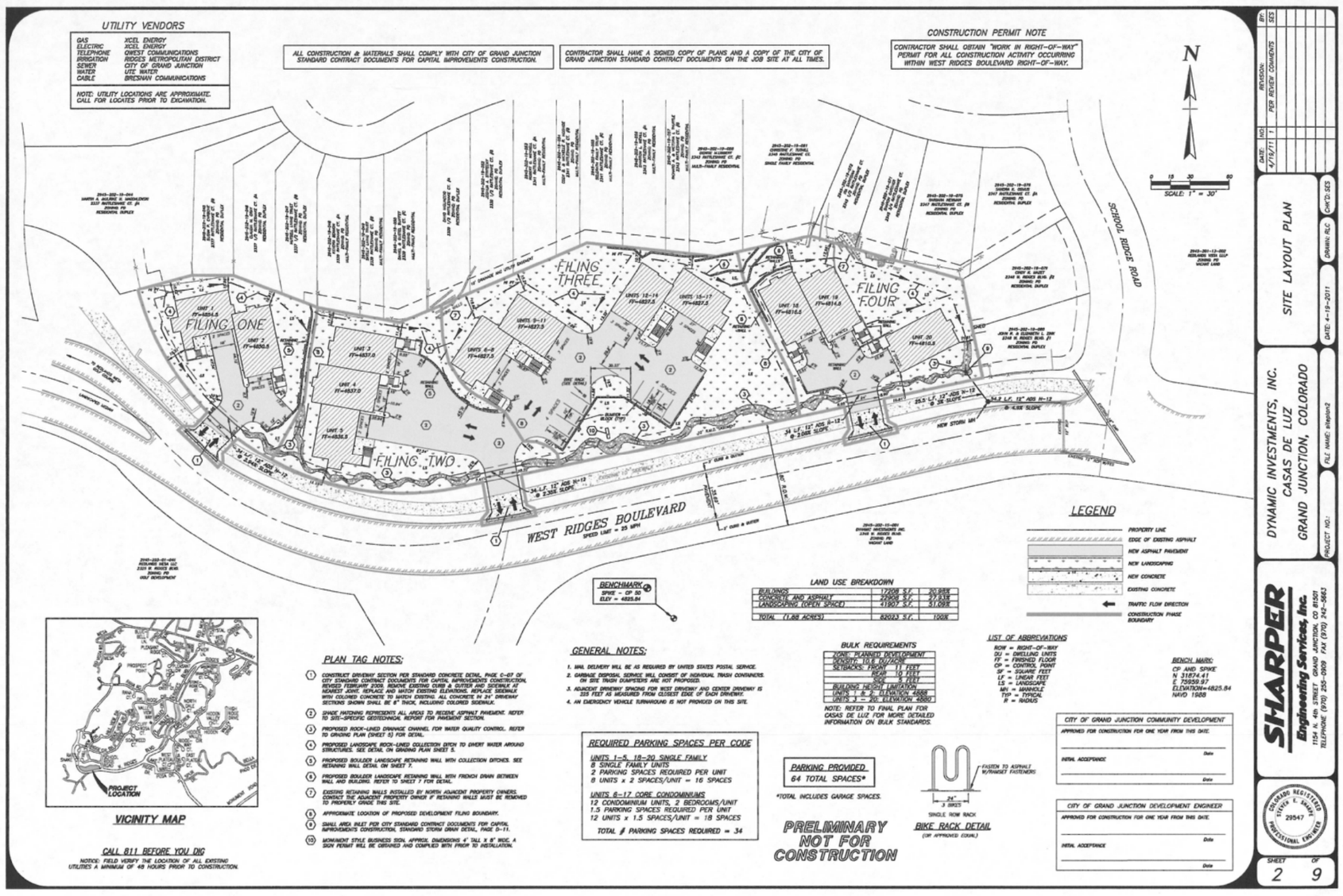
NOTE: UTILITY LOCATIONS ARE APPROXIMATE. CALL FOR LOCATES PRIOR TO EXCAVATION.

ALL CONSTRUCTION & MATERIALS SHALL COMPLY WITH CITY OF GRAND JUNCTION STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION.

CONTRACTOR SHALL HAVE A SIGNED COPY OF PLANS AND A COPY OF THE CITY OF GRAND JUNCTION STANDARD CONTRACT DOCUMENTS ON THE JOB SITE AT ALL TIMES.

CONSTRUCTION PERMIT NOTE

CONTRACTOR SHALL OBTAIN "WORK IN RIGHT-OF-WAY" PERMIT FOR ALL CONSTRUCTION ACTIVITY OCCURRING WITHIN WEST RIDGES BOULEVARD RIGHT-OF-WAY.



LEGEND

- PROPERTY LINE
- EDGE OF EXISTING ASPHALT
- NEW ASPHALT PAVEMENT
- NEW LANDSCAPING
- NEW CONCRETE
- EXISTING CONCRETE
- TRAFFIC FLOW DIRECTION
- CONSTRUCTION PHASE BOUNDARY

LAND USE BREAKDOWN

BUILDINGS	17208 S.F.	20.99%
CONCRETE AND ASPHALT	23795 S.F.	27.51%
LANDSCAPING (OPEN SPACE)	41907 S.F.	51.09%
TOTAL (1.88 ACRES)	82023 S.F.	100%

BULK REQUIREMENTS

ZONE: PLANNED DEVELOPMENT	
DENSITY: 10.6 DU/AC	
SETBACKS: FRONT	11 FEET
REAR	10 FEET
SIDE	5 FEET
BUILDING HEIGHT LIMITATION	
UNITS 1 & 2: ELEVATION 4668	
UNITS 3 - 20: ELEVATION 4660	

NOTE: REFER TO FINAL PLAN FOR CASAS DE LUZ FOR MORE DETAILED INFORMATION ON BULK STANDARDS.

LIST OF ABBREVIATIONS

ROW = RIGHT-OF-WAY
DU = DWELLING UNITS
FF = FINISHED FLOOR
CP = CONTROL POINT
SF = SQUARE FEET
LF = LINEAR FEET
LS = LANDSCAPE
MH = MANHOLE
TYP = TYPICAL
R = RADIUS

BENCH MARK:

CP AND SPIKE
N 31874.41
E 75959.97
ELEVATION=4825.84
NAVD 1988

PLAN TAG NOTES:

1. CONSTRUCT DRIVEWAY SECTION PER STANDARD CONCRETE DETAIL, PAGE C-07 OF CITY STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION, REVISED FEBRUARY 2009. REMOVE EXISTING CURB & GUTTER AND SIDEWALK AT NEAREST JOINT. REPLACE AND MATCH EXISTING ELEVATIONS. REPLACE SIDEWALK WITH COLORED CONCRETE TO MATCH EXISTING. ALL CONCRETE IN 24' DRIVEWAY SECTIONS SHOWN SHALL BE 6" THICK, INCLUDING COLORED SIDEWALK.
2. SHADE HATCHING REPRESENTS ALL AREAS TO RECEIVE ASPHALT PAVEMENT. REFER TO SITE-SPECIFIC GEOTECHNICAL REPORT FOR PAVEMENT SECTION.
3. PROPOSED ROCK-LINED DRAINAGE CHANNEL FOR WATER QUALITY CONTROL. REFER TO GRADING PLAN (SHEET 5) FOR DETAIL.
4. PROPOSED LANDSCAPE ROCK-LINED COLLECTION DITCH TO DIVERT WATER AROUND STRUCTURES. SEE DETAIL ON GRADING PLAN SHEET 5.
5. PROPOSED BOULDER LANDSCAPE RETAINING WALL WITH COLLECTION DITCHES. SEE RETAINING WALL DETAIL ON SHEET 7.
6. PROPOSED BOULDER LANDSCAPE RETAINING WALL WITH FRENCH DRAIN BETWEEN WALL AND BUILDING. REFER TO SHEET 7 FOR DETAIL.
7. EXISTING RETAINING WALLS INSTALLED BY NORTH ADJACENT PROPERTY OWNERS. CONTACT THE ADJACENT PROPERTY OWNER IF RETAINING WALLS MUST BE REMOVED TO PROPERLY GRADE THIS SITE.
8. APPROXIMATE LOCATION OF PROPOSED DEVELOPMENT FILING BOUNDARY.
9. SMALL AREA INLET PER CITY STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION, STANDARD STORM DRAIN DETAIL, PAGE D-11.
10. MONUMENT STYLE BUSINESS SIGN. APPROX. DIMENSIONS 4' TALL X 8' WIDE. A SIGN PERMIT WILL BE OBTAINED AND COMPLIED WITH PRIOR TO INSTALLATION.

GENERAL NOTES:

1. MAIL DELIVERY WILL BE AS REQUIRED BY UNITED STATES POSTAL SERVICE.
2. GARBAGE DISPOSAL SERVICE WILL CONSIST OF INDIVIDUAL TRASH CONTAINERS ON SITE. TRASH DUMPSTERS ARE NOT PROPOSED.
3. ADJACENT DRIVEWAY SPACING FOR WEST DRIVEWAY AND CENTER DRIVEWAY IS 235 FEET AS MEASURED FROM CLOSEST EDGE OF EACH DRIVEWAY.
4. AN EMERGENCY VEHICLE TURNAROUND IS NOT PROVIDED ON THIS SITE.

REQUIRED PARKING SPACES PER CODE

UNITS 1-5, 18-20 SINGLE FAMILY
8 SINGLE FAMILY UNITS
2 PARKING SPACES REQUIRED PER UNIT
8 UNITS x 2 SPACES/UNIT = 16 SPACES

UNITS 6-17 CORE CONDOMINIUMS
12 CONDOMINIUM UNITS, 2 BEDROOMS/UNIT
1.5 PARKING SPACES REQUIRED PER UNIT
12 UNITS x 1.5 SPACES/UNIT = 18 SPACES

TOTAL # PARKING SPACES REQUIRED = 34

PARKING PROVIDED

64 TOTAL SPACES*

*TOTAL INCLUDES GARAGE SPACES.

PRELIMINARY NOT FOR CONSTRUCTION

BIKE RACK DETAIL
(OR APPROVED EQUAL)

VICINITY MAP

CALL 811 BEFORE YOU DIG
NOTICE: FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT
APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Date
INITIAL ACCEPTANCE
Date

CITY OF GRAND JUNCTION DEVELOPMENT ENGINEER
APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Date
INITIAL ACCEPTANCE
Date

COLORADO REGISTERED STEVEN E. SHARPER 29547 PROFESSIONAL ENGINEER

SHARPER Engineering Services, Inc.
1154 N. 4th STREET GRAND JUNCTION, CO 81501
TELEPHONE (970) 255-0939 FAX (970) 243-5663

DYNAMIC INVESTMENTS, INC.
CASAS DE LUZ
GRAND JUNCTION, COLORADO

SITE LAYOUT PLAN

DATE:	NO:	REVISION:	BY:
4/14/11	1	PER REVIEW COMMENTS	SES

CHK'D: SES | DRAWN: RLC | DATE: 4-19-2011 | FILE NAME: sheet2 | PROJECT NO:

SHEET 2 OF 9

Bulk Standards – Casas De Luz

Overview

Dynamic Investments, Inc. has submitted a request for a Planned Development Preliminary / Final review as well as Easement & Right-of-Way Vacation for ten duplex lots located in The Ridges Filing 5 Planned Development. The property of interest is 1.88 acres located north and west of the intersection of School Ridge Road and West Ridges Boulevard off of West Ridges Boulevard.

The existing plat designates ten duplex lots to be constructed accessing off of West Ridges Boulevard. The proposal under review is for the same number of units, twenty, to be constructed in townhome and condominium design. The proposed design incorporates elements of clustering the units to allow for more private open space within the development. Additionally, the proposal uses three shared accesses, minimizing the impact on West Ridges Boulevard.

Before the Neighborhood Meeting, building and landscape architects were consulted to produce a design intended to minimize impacts on geographical features as well as neighboring properties. The bulk standards under review herein incorporate these design standards.

A Neighborhood Meeting was held September 8, 2010 to inform the neighbors of the design of Casas de Luz. Though ideas and concerns were heard at the meeting and any feasible requests were incorporated, the design presented to the neighbors is the same design that was submitted for review by the City of Grand Junction and appears detailed in this report.

Public Benefit

The modification to the existing plat would be of public benefit. The visual appeal of the architecture of the buildings would benefit the public. The incorporation of using the existing land and landscaping the overall project would also carry visual appeal. Additionally, the infrastructure to the lots is currently in place and use of existing infrastructure benefits the public. Finally, the types of residences proposed are a benefit by giving the community a variety of housing.

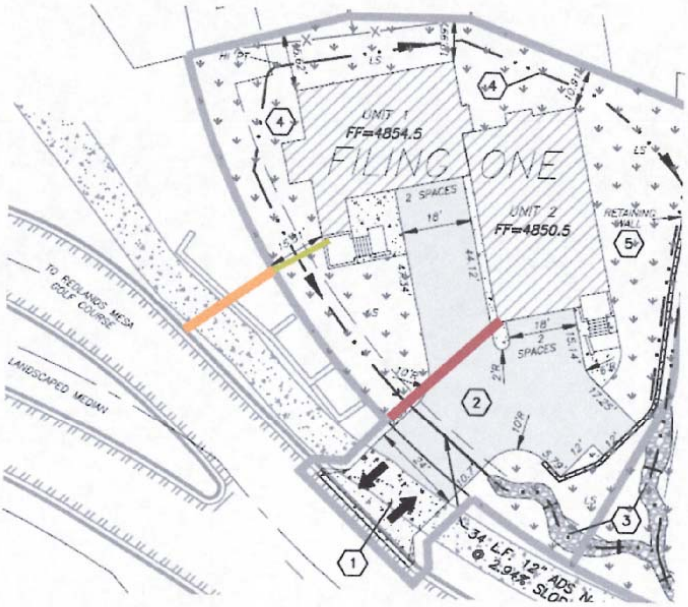
The main element that requires modification from existing requirements is that of the location of the property line. Because the property line is at the building footprint, rather than at the street or right of way, setbacks are non-existent between property line and the structure and therefore are obviously not met.

Setbacks

Setbacks generally dictate the location of a building in relation to the area surrounding that building. As the design for Casas de Luz is to have the specific building footprints

be the property line, there are no setbacks from the property line. However, the ideals of the setback, being distance from surrounding features, have been taken into account. It is understood that generally setbacks allow for parking, sight distance and streetscape for and in adjacent roadways and proximity to neighboring buildings. This section will detail how each of these factors have been accounted for in the placement of each building.

Filing One



Unit 1:

indicates 15.31' between building and property line.

indicates 27' between property line and roadway.

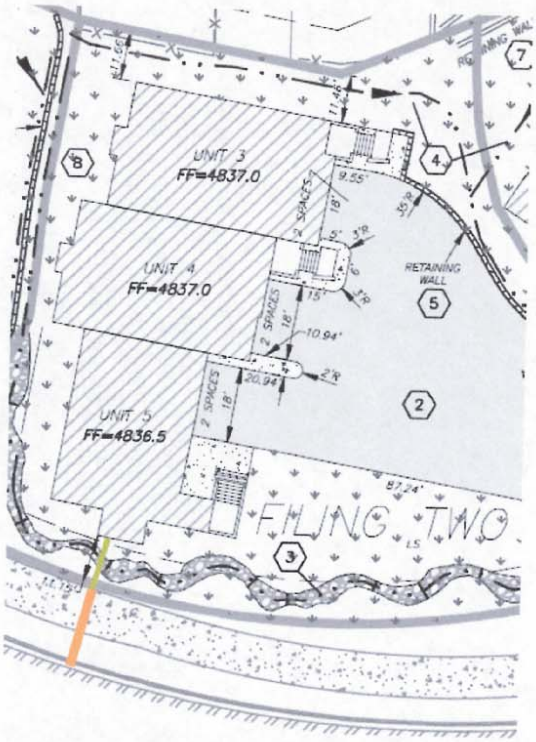
Unit 2:

indicates 37' between building and property line.

All units in the proposed Casas de Luz are at least 10' from the rear and adjacent property lines. Each of these will be shown in the upcoming segments. In addition, the buildings within Casas de Luz are proposed with more than 20 feet of separation between structures.

The above excerpt from the Site Plan shows Units One and Two. As is colored on the above picture, there is a distance of 15.31 feet from Unit One to the property line. However, the Casas de Luz property line is 27' from the road, as indicated in orange. Therefore, the building is actually more than 43 feet from the roadway. Unit Two has more than 37 feet between the structure and the subdivision property line.

Filing Two



Unit 5:

indicates 11.1' between building and property line.

indicates 20' between property line and roadway.

In Filing Two, buildings are set back from the rear property line by over 10 feet. In addition, there is more than 20' of separation between these buildings and those found in the surrounding Filings One and Three. The main area of interest is that of the proximity of Unit 5 to the street. As shown on the above excerpt from the Site Plan in green, there is 11.1 feet of separation between the building and the subdivision property line. As shown by the line in orange, there is an additional 20 feet of separation between the property line and the roadway. Thus, in total Unit 5 is more than 30 feet from the roadway.

Filing Three



The units comprising Filing Three require little discussion for setbacks as the buildings are set back more than 75 feet from the property line. They are set at least 10 feet from the rear property line and there is more than 20 feet of separation between structures.

Filing Four



Unit 19:

indicates 50' between building and property line.

Unit 20:

indicates 16.81' between building and property line.

indicates 23' between property line and roadway.

In Filing Four, all buildings are set at least 10 feet from adjacent property lines. Between structures, 20 feet of separation is also included in the design.

Units 18 and 19 are 50 and 55 feet from the property line, respectively. Unit 20 is 16.81 feet from the subdivision property line and an additional 23 feet from the roadway. Unit 20 is approximately 40 feet from the roadway.

As has been shown in this section, the design of the location of the buildings satisfies the intent of setbacks in proximity to adjacent elements. A sight distance analysis has also been preformed to ensure the sight distance from each of the entrances is safe. None of the buildings hinder sight distance for traffic.

Height

The intent of the design of Casas de Luz is to create an aesthetically appealing architectural roof line. This means the heights of the buildings will vary. Several discussions have ensued in the planning portion for this design. Comparison will be made relating the height in two different measures. First, the measure of elevation in feet from sea level will be listed. Next, the height from finished grade to the top of the roof is given.

Unit 1 – 4887.8 – 27.8
Unit 2 – 4882.8 – 24.8
Unit 3 – 4870.3 – 25.8

Unit 4 – 4860.2 – 15.7
Unit 5 – 4869.8 – 25.3
Units 6, 7 & 8 – 4867.9 – 34.9
Units 9, 10 & 11 – 4867.9 – 34.9
Units 12, 13 & 14 – 4867.9 – 27.4
Units 15, 16 & 17 – 4867.9 – 27.4
Unit 18 – 4849.8 – 25.8
Unit 19 – 4847.8 – 23.8
Unit 20 – 4840.8 – 30.8

The Amended Final Plan for the Ridges does not include height limitations for structures such as those proposed with Casas de Luz, the previous prevailing document, the Protective Covenants for "The Ridges" PUD, does include such a discussion (Article 3, Section 5). The height limitation as determined by the Covenants is based on the adjacent ridge line. Buildings built on top of ridges or mesas, such as Units 1 and 2 in Casas de Luz, maximum building height shall not exceed 28 feet above natural ground. Buildings in lower elevations, such Units 3 through 20 in Casas de Luz, must not exceed 20 feet above the elevation of the closest adjacent ridge or mesa. As applied to Casas de Luz, he closest natural ridge line is at 4860 feet. The corresponding elevation line(s) are shown as a dashed line on the elevations also included with this document.

A current zoning designation that would accompany densities such as those originally platted for this property would be an R-8 zone designation. The associated height limitation for such a zoning designation would be 40 feet for any structure. The tallest building in Casas de Luz is less than 36 feet, which means Casas de Luz complies with this requirement.

Conclusion

The Casas de Luz proposal is for a modified layout to ten duplex lots in the Ridges subdivision. The intent of this proposal is for visual harmony with the surrounding area by implementing landscaping and architectural design principles. Because of these design principles, the plat will look slightly different than a standard subdivision plat. Therefore, modified bulk requirements are sought to incorporate the societal benefit that a community such as Casas de Luz will provide.



UNITS 1+2


UNITS 5+7


UNITS 18-20

Susan P. Carbone
2337 B Rattlesnake Ct.
Grand Junction, CO 81507
970-242-4379
July 7, 2011

RECEIVED
JUL 21 2011
COMMUNITY DEVELOPMENT
DEPT.

Grand Junction Planning Commission
Grand Junction City Council
250 N. 5th Street
Grand Junction, CO 81501
attn: Scott Petersen

Dear Planning Commission and City Council Members,

I urge you to reject the proposal for a new PD ordinance for the subdivision, Casas de Luz, from Dynamic Investments (Mike Stubbs and Mansel Zeck). Dynamic Investments is seeking a re-plat of land between Rattlesnake Ct. and West Ridges Blvd. I believe that this proposal is in no way advantageous to current homeowners and residents.

As native Chicagoans, my late husband and I purchased our town home at 2337 B Rattlesnake Ct. in the spring of 1987 and were delighted to have proximity both to town and to the recreational opportunities provided by the Ridges. Over the years, buildings have grown up around the cul-de-sac and many of the hiking trails are no longer accessible with the advent of the golf course. Ridges Blvd was also extended behind our town homes with greater noise from its traffic.

At the time of our town home purchase, we understood that the land adjacent to the home was platted as a duplex lot. Now, Dynamic Investments wants to have that land re-platted and has proposed a two story building that would extend across the entire width of my property and extending across the adjacent properties on either side of me. This proposed building would be 25 feet tall and be placed less than 10 feet from my back property line. I would not have considered making my home purchase had that plat existed in 1987.

"We want to create a feeling of spaciousness and views," declared Mr. Zeck in an article for The Daily Sentinel in August, 2010 but this comes at the price of Rattlesnake residents losing any semblance of spaciousness and obliterating any view. I also mourn the anticipated loss of my privacy. The impact to the passive solar capabilities of the condos already existing may be another casualty of this re-platting I believe that proposal also violates the Adopted Bulk Standards of the Ridges Planned Development in the following areas:

1. Proposed building heights may exceed 25 feet from the highest grade lines.
2. The developer does not always meet the front yard setbacks of 20 feet from West Ridges Blvd.
3. The Ridges ACCO has stated that the proposed site plan in NOT consistent with the covenants which provide for no more than 2 units per lot.

Dynamic Investments addresses benefits of their proposed development to the golf course but not to current residents. They state the visual appeal as a benefit and that the types of residences proposed give a variety of housing to the area. These proposed buildings are not adequately buffered from our existing homes and adversely impact our properties. At a meeting with current residents in September,

2010, the developers were asked to consider leaving greater distances from our lot lines to their proposed buildings and to modify proposed heights of buildings. It appears that the developers have made no design changes to accommodate the concerns of current residents. The Ridges already has a large number of condos and town homes as provided by those recently build at Shadow Run and those proposed to be built at Redlands Vista Development (signage states that 56 sites are to be built).

The proposed re-platting of land is not in the best interest of the existing neighborhood. If the re-platting is approved, I fear it will compromise the quality of life enjoyed by Rattlesnake Ct. residents. Privacy will be compromised and crowding is not a healthy way of life. I do understand that the landowner and developer have a right to develop that land, but I believe they could do so under the current platting. Please allow current residents to maintain a quality environment in which to live.

Sincerely,

Sue Carbone

This is a formal request by the citizens of the Rattlesnake Ct. Concerned Citizens for denial of a request by Dynamic Investments for the proposed Casas De Luz planned development. The group feels this planned development is not in the best interest of all citizens in the area and cite the following reasons:

1. Dynamic Investments has not established how their proposed development, Casas de Luz, will benefit current Rattlesnake residents. In fact, it will adversely affect residents due to lack of adequate buffering from existing homes, lack of privacy, and may have a negative impact on our passive solar capabilities. Dynamic Investments acknowledges in page 1 of its Bulk Standards-Casas De Luz that the main element that requires modification from existing requirements is that of the location of the property line. Because the property line is at the building footprint, rather than at the street or right-of-way, set-backs are non-existent between property line and the structure and therefore obviously are not met.

2. Dynamic Investments proposal violates the Adopted Bulk Standards of the Ridges Planned development with building heights that may exceed 25 feet from the highest grade lines, not meeting the front yard setbacks of 20 feet from West Ridges Blvd, and that the site plan is not consistent with the covenants which allow for no more than 2 units per lot.

3. An additional concern is impeding traffic on West Ridges Blvd. Ingress and egress into this area could lead to traffic safety issues for those entering and exiting Redlands Mesa Golf Course and the surrounding homes in the area.

4. Concerns about whether the proposed development is adequately funded to carry through to completion (as has happened to the development on the southeast corner of Ridges Blvd and School Ridge). In addition to the Shadow Run Subdivision near Shadow Lake this would be the third development in the area and the first two have not been completed. The timetable of possible completion of the Casas De Luz project requested by Dynamic Investments if December 31, 2021. That is simply too long for residents in the area to be living in a construction zone.

5. Existing and future property values. The recent economic downturn in Mesa County has caused a decline in real estate values in the area. Will a long running construction project hamper future real estate values from stabilizing or increasing in the future? A more than 10 year window to complete the project is not acceptable to nearby residents.

6. Concerns about stability of the land and run off. Citizens are concerned it the development will cause building shift in the soil under their homes.

RICK THURTLE
2343 B RATTLESNAKE CT.
GRAND JUNCTION CO 81507

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING THE AMENDED PLANNED DEVELOPMENT ZONING ORDINANCE FOR THE RIDGES PD FOR LOTS 34A-40A, BLOCK TWENTY-FIVE OF THE RIDGES FILING NO. 5 AND LOTS 41A-43A OF THE REPLAT OF LOTS 22A THROUGH 30A, BLOCK TWENTY FIVE THE RIDGES FILING NO. FIVE WITHIN THE RIDGES PD "CASAS DE LUZ PROPERTY" WITH A DEFAULT R-8 (RESIDENTIAL – 8 DU/AC) ZONE DISTRICT FOR THE DEVELOPMENT OF 20 DWELLING UNITS

LOCATED ADJACENT TO WEST RIDGES BOULEVARD AND WEST OF SCHOOL RIDGE ROAD

Recitals:

The land zoned Planned Development under Ordinance 2596 "Zoning Certain Lands Annexed to the City Known as the Ridges Majority Annexation" in 1992 has not fully developed and/or built out. There are remaining parcels within the approved Ridges plan that are still vacant. A proposal for several of the platted "A" lots located adjacent to West Ridges Boulevard and west of School Ridge Road, specifically, Lots 41A, 42A and 43A, Block 25, Replat of Lots 22A through 30A, Block 25, The Ridges Filing No. 5 and Lots 34A through 40A, Block 25, The Ridges Filing No. 5, referred to as "Casas de Luz Property or Casas de Luz" has been presented to the Planning Commission to recommend to City Council an amendment to the Amended Planned Development Ordinance and to establish the underlying zone for these properties that total 1.88 acres.

The Grand Junction Planning Commission, at its August 9, 2011 public hearing, recommended approval of the amended Planned Development zoning ordinance for a maximum of 20 dwelling units for Casas de Luz Property with a default R-8, (Residential – 8 du/ac) zoning district, including some deviations.

This Planned Development zoning ordinance establishes the standards, default zone (R-8), and amends the original Planned Development zoning ordinance for the above mentioned properties.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amended Planned Development approval and determined that the Amended Plan 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 Plan has achieved "long-term community benefits" by proposing effective infrastructure design and in-fill project. While the entire Ridges Planned Development provided long-term community benefits with the original PUD, the Casas de Luz project further provides a needed housing type, with innovative design and by utilizing the topography of the site. The proposed design incorporates elements of clustering units to allow for

more private open space within the development. Also, the development uses three (3) shared accesses to access the 20 dwelling units, minimizing the impact onto West Ridges Boulevard (attached Exhibit A).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE CURRENT PLANNED DEVELOPMENT ZONE IS AMENDED AND LAND AREA FOR THE AREA DESCRIBED BELOW WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:

A. Lots 41A, 42A and 43A, Block 25, Replat of Lots 22A through 30A, Block 25, The Ridges Filing No. 5 and Lots 34A through 40A, Block 25, The Ridges Filing No. 5 and associated vacated Right-of-Way.

Said parcels contain 1.88 +/- acres more or less.

B. This Ordinance is further conditioned:

1. Density

The density shall remain the same at 10.6 dwelling units per acre.

2. Access

Access for the Plan will be from West Ridges Boulevard in three different locations (see Site Layout Plan). Internal access will be shared drives and parking areas (tracts), maintained by a homeowner's association.

3. Plan Layout

The Plan shall have a mixture of two-family, multifamily, and/or single-family detached dwelling units. The multifamily dwellings will be stacked and will require approval of a condominium map. Generally, the building footprint for each dwelling unit in Filing One, Filing Two and Filing Four as designated on the Site Layout Plan will be a lot. The multifamily units are proposed as stacked dwelling units in Filing Three. If the units are to be created for separate ownership, a condominium map will be required with the building footprint generally being the exterior horizontal boundaries of the units. If the units are not created for separate ownership, then the building footprints shall generally be the boundaries of the lots. All areas outside of a building footprint shall be designated as "Tracts" for maintenance responsibility by a homeowner's association.

4. Landscaping

Landscaping shall be in conformance with the Zoning and Development Code (Code) for a multifamily residential development (see Landscaping Plan) with a total of 33 trees and 212 shrubs to be planted on 1.88 acres along with granite stone mulch and dryland grass seed mix in open space (tract) areas.

5. Phasing

The Casas de Luz Plan shall be developed in four phases. The phasing schedule is as follows (see Site Layout Plan):

The first phase shall be completed on or before December 31, 2014 with the recording of a plat with the Mesa County Clerk and Recorder consisting of all of the land in the Casa de Luz Property which includes all the lots in The Ridges Filing No. 5 abutting the frontage road to be vacated by eliminating the lot(s) or platting new lots in a manner acceptable to the City's Public Works and Planning Director so that access to and from the newly platted parcels is accomplished in accordance with City standards.

The second phase shall be completed on or before December 31, 2017, with a written approval of a final plan and plat for that portion of the Casas de Luz Property.

The third phase shall be completed on or before December 31, 2019, with a written approval of a final plan and plat for that portion of the Casas de Luz Property.

The fourth phase shall be completed on or before December 31, 2021, with the written approval of a final plan and recording of a plat with the Mesa County Clerk and Recorder finalizing the Casas de Luz Plan.

6. Community Benefit

The design incorporates elements of clustering units to allow for more private open space within the development. Also, the development provides more effective use of infrastructure by eliminating public right-of-way and using three shared accesses to serve the 20 dwelling units which significantly minimizes the impact onto West Ridges Boulevard.

7. Default Zoning

If the first phase for the Casas de Luz Plan is not completed in accordance with the approved scheduling phases and the amended Plan lapses, then the amended ordinance for the Casas de Luz Property shall have no force and effect and the previously amended Ordnance 2596 shall be in full force and effect as it applies to the Casas de Luz Property.

If the first phase is completed, then the Casas de Luz Property shall have a default zone of R-8, which is in conformance with the Comprehensive Plan for this area. The dimensional standards for the R-8, (Residential–8 du/ac) zone, as indicated in Section 21.03.040 (h) of the Zoning and Development Code, are as follows:

Density: The density shall remain 10.6 dwelling units per acre for the Casas de Luz Property.

Minimum lot area, width, and frontage: (See below for deviations from standards for the Proposed Plan.)

Detached Single-Family	minimum 3000 square feet of area minimum 40 feet width minimum 20 feet frontage
Two Family Attached	minimum 6,000 square feet of area minimum 60 feet width minimum 20 feet frontage
Multifamily	No minimums for area, width, or frontage

Setbacks:

Front Yard Setback (Principal/Accessory): 20/25 (see deviation below)
Side Yard Setback (Principal/Accessory): 5/3
Rear Yard Setback (Principal/Accessory): 10/5

Maximum building height: 40’ (The default maximum building height for single family attached and detached, including two family dwellings shall be 25’ in conformance with the previously amended Ordinance 2596 for the Ridges PD.)

Deviations

1. Minimum Lot Area, Width and Frontage:

The Plan is designed to have each of the combined dwelling units to be surrounded by open space (see the Site Layout Plan) with shared drives for access to the right-of-way, the minimum lot area, width and frontage are not applicable.

2. Building Setbacks:

The Plan applies the front and rear yard setbacks to the exterior boundary of the Casas de Luz Property rather than the individual lot lines. The front yard setbacks are proposed to be deviated further as follows:

Front Yard (see Site Layout Plan): 15' for Filing One; 11' for Filing Two; 16' for Filing Four

Standard setbacks to the exterior boundary of the Casas de Luz Property setbacks apply unless otherwise noted.

Standard setbacks to the exterior boundary of the Casa de Luz Property setbacks apply unless otherwise noted.

3. Maximum Building Height:

All measurements for maximum heights are at sea level.

Unit 1: 4888'
Unit 2: 4883'
Unit 3: 4871'
Unit 4: 4861'
Unit 5: 4870'
Units 6, 7 & Unit 8: 4868'
Units 9, 10 & Unit 11: 4868'
Units 12, 13, & Unit 14: 4868'
Units 15, 16 and Unit 17: 4868'
Unit 18: 4850'
Unit 19: 4848'
Unit 20: 4844'

(See attached building rendering exhibits for clarification of the building heights and reference to each unit).

4. Multipurpose Easement:

A 10' multipurpose easement is allowed along the abutting West Ridges Boulevard.

INTRODUCED on first reading on this ____day of _____, 2011 and ordered published in pamphlet form.

PASSED AND ADOPTED on second reading this _____ day of _____ 2011 and ordered published in pamphlet form.

ATTEST:

_____
President of the Council

_____
Stephanie Tuin
City Clerk

UTILITY VENDORS

GAS	XCEL ENERGY
ELECTRIC	XCEL ENERGY
TELEPHONE	QWEST COMMUNICATIONS
IRRIGATION	RIDGES METROPOLITAN DISTRICT
SEWER	CITY OF GRAND JUNCTION
WATER	UTE WATER
CABLE	BRESNAN COMMUNICATIONS

NOTE: UTILITY LOCATIONS ARE APPROXIMATE. CALL FOR LOCATES PRIOR TO EXCAVATION.

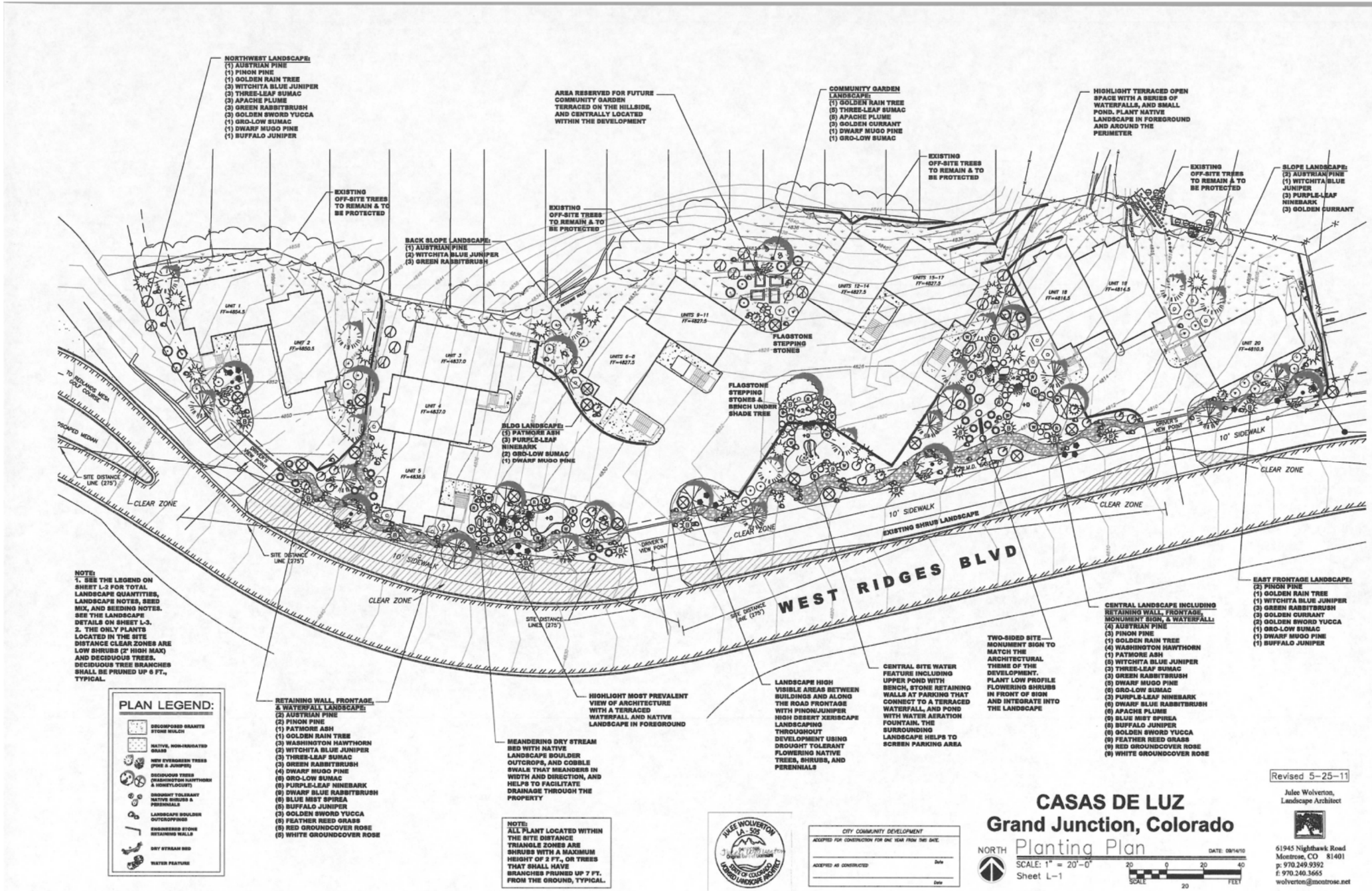
ALL CONSTRUCTION & MATERIALS SHALL COMPLY WITH CITY OF GRAND JUNCTION STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION.

CONTRACTOR SHALL HAVE A SIGNED COPY OF PLANS AND A COPY OF THE CITY OF GRAND JUNCTION STANDARD CONTRACT DOCUMENTS ON THE JOB SITE AT ALL TIMES.

CONSTRUCTION PERMIT NOTE

CONTRACTOR SHALL OBTAIN "WORK IN RIGHT-OF-WAY" PERMIT FOR ALL CONSTRUCTION ACTIVITY OCCURRING WITHIN WEST RIDGES BOULEVARD RIGHT-OF-WAY.

N
0 15 30 60
SCALE: 1" = 30'
FILING ONE
FILING TWO
FILING THREE
FILING FOUR
SCHOOL RIDGE ROAD
WEST RIDGES BOULEVARD
SPEED LIMIT = 35 MPH
UNIT 1 FF=4834.5
UNIT 2 FF=4830.5
UNIT 3 FF=4837.0
UNIT 4 FF=4833.0
UNIT 5 FF=4836.5
UNITS 6-8 FF=4827.5
UNITS 9-11 FF=4823.5
UNITS 12-14 FF=4827.5
UNITS 15-17 FF=4827.5
UNIT 16 FF=4814.5
UNIT 18 FF=4814.5
UNIT 20 FF=4810.5
NEW STORM MH
24 L.F. 12" ADS N-12 @ 2.36% SLOPE
25.5 L.F. 12" ADS N-12 @ 3% SLOPE
24.2 L.F. 18" ADS N-12 @ 4.13% SLOPE
24 L.F. 12" ADS N-12 @ 2.36% SLOPE
24 L.F. 12" ADS N-12 @ 2.36% SLOPE
5' CURB & GUTTER
2' CURB & GUTTER
EXISTING 8" SEWER
EXISTING 8" WATER
2945-202-13-044 JAMES & CHRISTINE JOHNSON 3333 INSTILLERIE CT. #1 ZONING: PD RESIDENTIAL DUPLEX
2945-202-13-045 3333 INSTILLERIE CT. #2 ZONING: PD RESIDENTIAL DUPLEX
2945-202-13-046 3337 INSTILLERIE CT. #3 ZONING: PD RESIDENTIAL DUPLEX
2945-202-13-047 3341 INSTILLERIE CT. #4 ZONING: PD RESIDENTIAL DUPLEX
2945-202-13-048 3345 INSTILLERIE CT. #5 ZONING: PD RESIDENTIAL DUPLEX
2945-202-13-049 3349 INSTILLERIE CT. #6 ZONING: PD RESIDENTIAL DUPLEX
2945-202-13-050 3353 INSTILLERIE CT. #7 ZONING: PD RESIDENTIAL DUPLEX
2945-202-13-051 3357 INSTILLERIE CT. #8 ZONING: PD RESIDENTIAL DUPLEX
2945-202-13-052 3361 INSTILLERIE CT. #9 ZONING: PD RESIDENTIAL DUPLEX
2945-202-13-053 3365 INSTILLERIE CT. #10 ZONING: PD RESIDENTIAL DUPLEX
2945-202-13-054 3369 INSTILLERIE CT. #11 ZONING: PD RESIDENTIAL DUPLEX
2945-202-13-055 3373 INSTILLERIE CT. #12 ZONING: PD RESIDENTIAL DUPLEX
2945-202-13-056 CHRISTOPHER T. RUNGE 3345 INSTILLERIE CT. #13 ZONING: PD SINGLE FAMILY RESIDENTIAL
2945-202-13-057 RYAN & JENNIFER KING 3341 INSTILLERIE CT. #14 ZONING: PD SINGLE FAMILY RESIDENTIAL
2945-202-13-058 DUANE HUGHEY 3337 INSTILLERIE CT. #15 ZONING: PD MULTI-FAMILY RESIDENTIAL
2945-202-13-059 3333 INSTILLERIE CT. #16 ZONING: PD MULTI-FAMILY RESIDENTIAL
2945-202-13-060 3329 INSTILLERIE CT. #17 ZONING: PD MULTI-FAMILY RESIDENTIAL
2945-202-13-061 3325 INSTILLERIE CT. #18 ZONING: PD MULTI-FAMILY RESIDENTIAL
2945-202-13-062 3321 INSTILLERIE CT. #19 ZONING: PD MULTI-FAMILY RESIDENTIAL
2945-202-13-063 3317 INSTILLERIE CT. #20 ZONING: PD MULTI-FAMILY RESIDENTIAL
2945-202-13-064 3313 INSTILLERIE CT. #21 ZONING: PD MULTI-FAMILY RESIDENTIAL
2945-202-13-065 3309 INSTILLERIE CT. #22 ZONING: PD MULTI-FAMILY RESIDENTIAL
2945-202-13-066 3305 INSTILLERIE CT. #23 ZONING: PD MULTI-FAMILY RESIDENTIAL
2945-202-13-067 3301 INSTILLERIE CT. #24 ZONING: PD MULTI-FAMILY RESIDENTIAL
2945-202-13-068 RYANN INVESTMENTS INC. 2340 N. BRISCO BLVD. ZONING: PD VACANT LAND
2945-202-13-069 CHRISTOPHER T. RUNGE 3344 INSTILLERIE CT. ZONING: PD SINGLE FAMILY RESIDENTIAL
2945-202-13-070 3340 INSTILLERIE CT. #2 ZONING: PD RESIDENTIAL DUPLEX
2945-202-13-071 3336 INSTILLERIE CT. #3 ZONING: PD RESIDENTIAL DUPLEX
2945-202-13-072 3332 INSTILLERIE CT. #4 ZONING: PD RESIDENTIAL DUPLEX
2945-202-13-073 DANIEL MERINO 3328 INSTILLERIE CT. #5 ZONING: PD RESIDENTIAL DUPLEX
2945-202-13-074 3324 INSTILLERIE CT. #6 ZONING: PD RESIDENTIAL DUPLEX
2945-202-13-075 3320 INSTILLERIE CT. #7 ZONING: PD RESIDENTIAL DUPLEX
2945-202-13-076 CHAD A. SHUEY 2348 N. BRISCO BLVD. #1 ZONING: PD RESIDENTIAL DUPLEX
2945-202-13-077 JOHN R. & ELIZABETH L. ZINK 2344 N. BRISCO BLVD. #1 ZONING: PD RESIDENTIAL DUPLEX
2945-202-13-078 2340 N. BRISCO BLVD. #1 ZONING: PD RESIDENTIAL DUPLEX
2945-202-13-079 CHAD A. SHUEY 2348 N. BRISCO BLVD. #2 ZONING: PD RESIDENTIAL DUPLEX
2945-202-13-080 JOHN R. & ELIZABETH L. ZINK 2344 N. BRISCO BLVD. #2 ZONING: PD RESIDENTIAL DUPLEX
2945-202-13-081 2340 N. BRISCO BLVD. #2 ZONING: PD RESIDENTIAL DUPLEX
2945-202-13-082 RYANN INVESTMENTS INC. 2340 N. BRISCO BLVD. ZONING: PD VACANT LAND
2945-202-13-083 2340 N. BRISCO BLVD. ZONING: PD VACANT LAND
2945-202-13-084 2340 N. BRISCO BLVD. ZONING: PD VACANT LAND
2945-202-13-085 2340 N. BRISCO BLVD. ZONING: PD VACANT LAND
2945-202-13-086 2340 N. BRISCO BLVD. ZONING: PD VACANT LAND


NORTHWEST LANDSCAPE:
(1) AUSTRIAN PINE
(1) PINON PINE
(1) GOLDEN RAIN TREE
(3) WITCHITA BLUE JUNIPER
(3) THREE-LEAF SUMAC
(3) APACHE PLUME
(3) GREEN RABBITBRUSH
(3) GOLDEN SWORD YUCCA
(1) GRO-LOW SUMAC
(1) DWARF MUGO PINE
(1) BUFFALO JUNIPER
EXISTING OFF-SITE TREES TO REMAIN & TO BE PROTECTED
BACK SLOPE LANDSCAPE:
(1) AUSTRIAN PINE
(2) WITCHITA BLUE JUNIPER
(3) GREEN RABBITBRUSH
AREA RESERVED FOR FUTURE COMMUNITY GARDEN TERRACED ON THE HILLSIDE, AND CENTRALLY LOCATED WITHIN THE DEVELOPMENT
COMMUNITY GARDEN LANDSCAPE:
(1) GOLDEN RAIN TREE
(5) THREE-LEAF SUMAC
(5) APACHE PLUME
(3) GOLDEN CURRANT
(1) DWARF MUGO PINE
(1) GRO-LOW SUMAC
EXISTING OFF-SITE TREES TO REMAIN & TO BE PROTECTED
HIGHLIGHT TERRACED OPEN SPACE WITH A SERIES OF WATERFALLS, AND SMALL POND. PLANT NATIVE LANDSCAPE IN FOREGROUND AND AROUND THE PERIMETER
EXISTING OFF-SITE TREES TO REMAIN & TO BE PROTECTED
SLOPE LANDSCAPE:
(2) AUSTRIAN PINE
(1) WITCHITA BLUE JUNIPER
(3) PURPLE-LEAF NINEBARK
(3) GOLDEN CURRANT
FLAGSTONE STEPPING STONES
FLAGSTONE STEPPING STONES & BENCH UNDER SHADE TREE
BLDG LANDSCAPE:
(1) PATMORE ASH
(3) PURPLE-LEAF NINEBARK
(2) GRO-LOW SUMAC
(1) DWARF MUGO PINE
UNIT 1 FF=4854.5
UNIT 2 FF=4850.5
UNIT 3 FF=4837.0
UNIT 4 FF=4837.0
UNIT 5 FF=4838.5
UNITS 6–8 FF=4827.5
UNITS 9–11 FF=4827.5
UNITS 12–14 FF=4827.5
UNITS 15–17 FF=4827.5
UNIT 18 FF=4816.5
UNIT 19 FF=4814.5
UNIT 20 FF=4810.5
TO REDLANDS MESA GOLF COURSE
LANDSCAPED MEDIAN
DRIVER'S VIEW POINT
SITE DISTANCE LINE (275')
CLEAR ZONE
10' SIDEWALK
EXISTING SHRUB LANDSCAPE
WEST RIDGES BLVD
RETAINING WALL, FRONTAGE, & WATERFALL LANDSCAPE:
(2) AUSTRIAN PINE
(2) PINON PINE
(1) PATMORE ASH
(1) GOLDEN RAIN TREE
(3) WASHINGTON HAWTHORN
(2) WITCHITA BLUE JUNIPER
(3) THREE-LEAF SUMAC
(3) GREEN RABBITBRUSH
(4) DWARF MUGO PINE
(6) GRO-LOW SUMAC
(6) PURPLE-LEAF NINEBARK
(6) DWARF BLUE RABBITBRUSH
(6) BLUE MIST SPIREA
(5) BUFFALO JUNIPER
(3) GOLDEN SWORD YUCCA
(6) FEATHER REED GRASS
(5) RED GROUNDCOVER ROSE
(5) WHITE GROUNDCOVER ROSE
HIGHLIGHT MOST PREVALENT VIEW OF ARCHITECTURE WITH A TERRACED WATERFALL AND NATIVE LANDSCAPE IN FOREGROUND
MEANDERING DRY STREAM BED WITH NATIVE LANDSCAPE BOULDER OUTCROPS, AND COBBLE SWALE THAT MEANDERS IN WIDTH AND DIRECTION, AND HELPS TO FACILITATE DRAINAGE THROUGH THE PROPERTY
LANDSCAPE HIGH VISIBLE AREAS BETWEEN BUILDINGS AND ALONG THE ROAD FRONTAGE WITH PINON/JUNIPER HIGH DESERT XERISCAPE LANDSCAPING THROUGHOUT DEVELOPMENT USING DROUGHT TOLERANT FLOWERING NATIVE TREES, SHRUBS, AND PERENNIALS
CENTRAL SITE WATER FEATURE INCLUDING UPPER POND WITH BENCH, STONE RETAINING WALLS AT PARKING THAT CONNECT TO A TERRACED WATERFALL, AND POND WITH WATER AERATION FOUNTAIN. THE SURROUNDING LANDSCAPE HELPS TO SCREEN PARKING AREA
TWO-SIDED SITE MONUMENT SIGN TO MATCH THE ARCHITECTURAL THEME OF THE DEVELOPMENT. PLANT LOW PROFILE FLOWERING SHRUBS IN FRONT OF SIGN AND INTEGRATE INTO THE LANDSCAPE
CENTRAL LANDSCAPE INCLUDING RETAINING WALL, FRONTAGE, MONUMENT SIGN, & WATERFALL:
(4) AUSTRIAN PINE
(3) PINON PINE
(1) GOLDEN RAIN TREE
(4) WASHINGTON HAWTHORN
(1) PATMORE ASH
(5) WITCHITA BLUE JUNIPER
(3) THREE-LEAF SUMAC
(3) GREEN RABBITBRUSH
(5) DWARF MUGO PINE
(6) GRO-LOW SUMAC
(3) PURPLE-LEAF NINEBARK
(6) DWARF BLUE RABBITBRUSH
(6) APACHE PLUME
(9) BLUE MIST SPIREA
(8) BUFFALO JUNIPER
(6) GOLDEN SWORD YUCCA
(9) FEATHER REED GRASS
(9) RED GROUNDCOVER ROSE
(9) WHITE GROUNDCOVER ROSE
EAST FRONTAGE LANDSCAPE:
(2) PINON PINE
(1) GOLDEN RAIN TREE
(1) WITCHITA BLUE JUNIPER
(3) GREEN RABBITBRUSH
(3) GOLDEN CURRANT
(2) GOLDEN SWORD YUCCA
(1) GRO-LOW SUMAC
(1) DWARF MUGO PINE
(1) BUFFALO JUNIPER
NOTE:
1. SEE THE LEGEND ON SHEET L-2 FOR TOTAL LANDSCAPE QUANTITIES, LANDSCAPE NOTES, SEED MIX, AND SEEDING NOTES. SEE THE LANDSCAPE DETAILS ON SHEET L-3.
2. THE ONLY PLANTS LOCATED IN THE SITE DISTANCE CLEAR ZONES ARE LOW SHRUBS (2' HIGH MAX) AND DECIDUOUS TREES. DECIDUOUS TREE BRANCHES SHALL BE PRUNED UP 6 FT., TYPICAL.
PLAN LEGEND:
DECOMPOSED GRANITE STONE MULCH
NATIVE, NON-IRRIGATED GRASS
NEW EVERGREEN TREES (PINE & JUNIPER)
DECIDUOUS TREES (WASHINGTON HAWTHORN & HONEYLOCUST)
DROUGHT TOLERANT NATIVE SHRUBS & PERENNIALS
LANDSCAPE BOULDER OUTCROPPINGS
ENGINEERED STONE RETAINING WALLS
DRY STREAM BED
WATER FEATURE
NOTE:
ALL PLANT LOCATED WITHIN THE SITE DISTANCE TRIANGLE ZONES ARE SHRUBS WITH A MAXIMUM HEIGHT OF 2 FT., OR TREES THAT SHALL HAVE BRANCHES PRUNED UP 7 FT. FROM THE GROUND, TYPICAL.
JULEE WOLVERTON LA - 505 STATE OF COLORADO REGISTERED LANDSCAPE ARCHITECT
CITY COMMUNITY DEVELOPMENT
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Date
ACCEPTED AS CONSTRUCTED
Date
Revised 5–25–11
CASAS DE LUZ
Grand Junction, Colorado
NORTH
Planting Plan
DATE: 09/14/10
SCALE: 1" = 20'-0"
Sheet L-1
20 0 20 40
SCALE 20 FEET
Julee Wolverton, Landscape Architect
61945 Nighthawk Road
Montrose, CO 81401
p: 970.249.9392
f: 970.240.3665
wolverton@montrose.net

PLANT LEGEND: TREES = 33 TOTAL

	SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	REMARKS:
TREES		CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2" CAL.	7 TOTAL	25' TALL, 20' SPREAD, WHITE SPRING FLOWERS
		FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE ASH	2" CAL.	3 TOTAL	40' TALL, 30' SPREAD, YELLOW FALL COLOR
		KOELRUTERIA PANICULATA	GOLDEN RAIN TREE	2" CAL.	5 TOTAL	30' TALL, 25' SPREAD, ATTACTIVE FALL PODS
		PINUS EDULIS	PINON PINE	6 FT. B&B	8 TOTAL	20' TALL, 10' SPREAD, GREEN EVERGREEN
		PINUS NIGRA	AUSTRIAN PINE	6 FT. B&B	10 TOTAL	40' TALL, 12' SPREAD, GREEN EVERGREEN

PLANT LEGEND: SHRUBS = 212 TOTAL

	SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	REMARKS:
SHRUBS		CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	5 GALLON	14 TOTAL	4' TALL, 2' SPREAD, ORNAMENTAL GRASS
		CARYOPTERIS 'DARK KNIGHT'	BLUE MIST SPIREA	5 GALLON	15 TOTAL	3' TALL, 4' SPREAD, BLUE FLOWERS
		CHRYSOTHAMNUS NAUSEOSUS 'GRAVEOLENS'	GREEN RABBITBRUSH	5 GALLON	15 TOTAL	4' TALL, 4' SPREAD, YELLOW FLOWERS
		CHRYSOTHAMNUS NAUSEOSE 'NANA'	DWARF BLUE RABBITBRUSH	5 GALLON	15 TOTAL	2' TALL, 2' SPREAD, YELLOW FLOWERS
		FALLUGIA PARADOXA	APACHE PLUME	5 GALLON	14 TOTAL	3' TALL, 4' SPREAD, SILVER FOLIAGE
		JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GALLON	15 TOTAL	1' TALL, 6' SPREAD, GREEN EVERGREEN
		JUNIPERUS 'WITCHITA BLUE'	WITCHITA BLUE JUNIPER	5 GALLON	14 TOTAL	15' TALL, 8' SPREAD, UPRIGHT SILVER/BLUE EVERGREEN
		PHYSOCARPUS 'DIABLO'	PURPLE LEAF NINEBARK	5 GALLON	15 TOTAL	6' TALL, 6' SPREAD, PURPLE FOLIAGE
		PINUS MUGO 'SLOWMOUND'	DWARF MUGO PINE	5 GALLON	13 TOTAL	3' TALL, 4' SPREAD, EVERGREEN
		RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	5 GALLON	17 TOTAL	3' TALL, 6' SPREAD, ORANGE FALL COLOR
		RHUS TRILOBATA	THREE-LEAF SUMAC	5 GALLON	14 TOTAL	5' TALL, 6' SPREAD, ORANGE FALL COLOR
		RIBES AUREUM	GOLDEN CURRANT	5 GALLON	9 TOTAL	5' TALL, 5' SPREAD, YELLOW FLOWERS
		ROSA 'FIRE MEIDILAND'	RED GROUNDCOVER ROSE	5 GALLON	14 TOTAL	3' TALL, 4 SPREAD, RED SUMMER FLOWERS
		ROSA 'WHITE MEIDILAND'	WHITE GROUNDCOVER ROSE	5 GALLON	14 TOTAL	2' TALL, 4' SPREAD, WHITE FLOWERS
		YUCCA FILAMENTOSA 'GOLDEN SWORD'	GOLDEN SWORD YUCCA	5 GALLON	14 TOTAL	3' TALL, 3' SPREAD, GOLDEN VARIEGATED SWORD LEAVES

LEGEND: STONE MULCH, NATIVE GRASS, EDGER, BOULDERS, ETC...

	SYM.	DESCRIPTION:	QUANTITY:	REMARKS:
STONE MULCH, NATIVE GRASS, EDGER		SHREDDED CEDAR BARK MULCH	1,000 SF	PLACE 2' FT. DIA. AROUND TREES, 1 FT. DIA. AROUND SHRUBS TO MAINTAIN MOISTURE AND THROUGHOUT DESIGNATED SHRUB BEDS AT 3" DEEP OVER LANDSCAPE FABRIC
		1/2" BROWN/BEIGE DECOMPOSED GRANITE STONE MULCH	25,000 SF	PLACE 3" DEEP (NO LANDSCAPE FABRIC) IN DESIGNATED LANDSCAPE AREAS
		DRYLAND GRASS SEED MIX	18,000 SF	SEE THE SEED MIX AND SEEDING NOTES THIS PAGE
		STEEL EDGER	45 LF	1/8" X 4" X 10 FT. COMMERCIAL GRADE STEEL EDGER. INSTALL WITH PROPER OVERLAPS AND STAKES PER MFG RECOMMENDATIONS
		LANDSCAPE BOULDERS: 90 AT DRY STREAM BED, 75 AT WATER FEATURES, 45 OTHER	(125) 2'X2'X3' (85) 3'X3'X4'	BURY 1/3 DEPTH, 2 SIZES, OWNER FURNISHED AND CONTRACTOR INSTALLED SEE THE DETAIL, SHEET L-3
		DRY STREAM BED = 6"-12" COBBLE	2,600 SF	MEANDER IN WIDTH AND DIRECTION. INSTALL PER THE DETAIL, SHEET L-3
		STONE RETAINING WALL - SEE THE CIVIL DWGS	SEE CIVIL	SEE THE CIVIL DRAWINGS
		DESIGN/BUILD RECIRCULATING WATERFALL, STREAM, POND BY CONTRACTOR	3 TOTAL	DESIGN / BUILD BY CONTRACTOR. COORDINATE WITH OWNER.

LANDSCAPE NOTES:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. DO NOT PLANT ANY TREES OR SHRUBS DIRECTLY OVER BURIED UTILITY LINES, OR ANY TREES UNDER OVERHEAD UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC... WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.

2. VERIFY ALL PLANT QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING BID. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

3. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTED AREAS AND GRASS UNTIL FINAL ACCEPTANCE INCLUDING IRRIGATION SYSTEM, WATERING OF PLANTS, SPRAYING, PRUNING, MULCHING, FERTILIZING, ETC...)

4. MEASURE OFF THE PLANS TO ACCURATELY LAYOUT ALL FEATURES AND PLANT LOCATIONS INCLUDING DRY STREAM BED, BERMS, SITE FEATURES, AND PLANTING AREAS.

5. INSTALL A NEW AUTOMATIC PRESSURIZED UNDERGROUND IRRIGATION SYSTEM FOR THE NEW LANDSCAPE. PROVIDE LOW VOLUME BUBBLER IRRIGATION TO ALL TREES AND SHRUBS. THE PERIMETER SEEDED CONSTRUCTION GRADED AREAS SHALL BE TEMPORARILY IRRIGATED ONLY UNTIL ESTABLISHED. CONTRACTOR TO USE IRRIGATION DITCH WATER, PUMP, AND AUTOMATIC CONTROLLER. COORDINATE WITH OWNER.

6. AMEND TOPSOIL AS NEEDED. ALL NATIVE GRASS SEED AREAS SHALL HAVE A MINIMUM DEPTH OF 4 INCHES OF TOPSOIL, AND PLANTING BED AREAS SHALL HAVE A MINIMUM OF 6 INCHES OF TOPSOIL. ALL PARKING LOT ISLANDS SHALL HAVE A MINIMUM DEPTH OF 8" OF TOPSOIL. TOPSOIL SHALL BE FREE OF DEBRIS LARGER THAN 1" SIZE WITH A SALT READING OF NOT MORE THAN 3 MMHOS/CM.

7. WHEN INSTALLING PLANT MATERIAL, PLANT MIX SHALL BE COMPRISED OF 1 PART SOIL CONDITIONER (DECOMPOSED BARK MULCH OR "MESA MAGIC" SOIL CONDITIONER) TO 2 PARTS TOPSOIL. OVER EXCAVATE THE PLANTING HOLES TWO TIMES THE DIAMETER OF THE ROOTBALL. FILL WITH PLANT MIX.

8. PLANT MATERIAL WAS CHOSEN FOR ITS SPECIFIC VARIETY, HEIGHT, AND COLOR. ANY PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

9. STONE MULCH LANDSCAPE SHRUB AREAS SHALL BE INSTALLED WITH A MINIMUM OF THREE INCHES OF SPECIFIED STONE MULCH.

10. SEED AREAS SHALL BE SEEDED AS SPECIFIED IN THE SEEDING NOTES AND SPECIFICATIONS. PRIOR TO SEEDING ROTOTILL 3 CY/1,000 SF OF SOIL CONDITIONER INTO THE TOP FOUR INCHES OF TOPSOIL AND FINE GRADE (COMPOSTED SAWDUST, COMPOSTED 1/2" WOOD CHIPS, LEAF MATERIAL AND/OR MEATMOSS OR EQUAL. NO MANURES OF ANY TYPE SHALL BE USED). THERE SHALL BE NO CLODS GREATER THAN 2".

11. SHREDDED CEDAR BARK MULCH SHALL BE PLACED AROUND THE DRIPLINE OF EACH PLANT 3" DEEP TO MAINTAIN MOISTURE, 2 FT. DIAMETER AROUND TREES, AND 1 FT. DIAMETER AROUND SHRUBS. HOWEVER, KEEP MULCH 6" AWAY FROM TREE TRUNKS AND 2" AWAY FROM SHRUB STEMS.

12. WHEN PLANTING TREES, SHRUBS, OR PERENNIALS: THOROUGHLY SOAK PLANTING HOLE WHILE BACKFILLING. PRUNE DEAD OR DAMAGED BRANCHES IMMEDIATELY AFTER PLANTING.

13. BURY LANDSCAPE BOULDERS TO 1/3 DEPTH TO LOOK INTEGRAL IN THE LANDSCAPE. GROUP BOULDERS AS SHOWN ON THE PLANS.

14. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION. PLANTING SHALL BE DONE IN CONFORMANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO (A.L.C.C.) SPECIFICATIONS. PLANT MATERIAL AND IRRIGATION SYSTEM TO BE GUARANTEED BY CONTRACTOR FOR ONE YEAR FROM FINAL ACCEPTANCE. ANY DEAD OR DYING PLANT SHALL BE REPLACED AT NO COST TO OWNER DURING GUARANTEE PERIOD.

15. LANDSCAPE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY MEANS, METHODS, OR APPROPRIATENESS OF CONSTRUCTION PROCEDURES BY ANY CONTRACTOR.

NATIVE GRASS SEED MIX:

DESCRIPTION: Dryland Grasses for Western Colorado		QUANTITY: rate lbs PLS/acre
Perennial Rye (Tetraploid)	Lolium perenne	6 lb
'Paloma' Indian Ricegrass	Achnatherum hymenoides	7 lb
Sandberg bluegrass	Poa sandbergii	5 lb
Nodding Brome	Bromus anomalus	7 lb
Blue Grama	Bouteloua gracilis	3 lb
Sand Dropseed	Sporobolus cryptandrus	2 lb
	TOTAL	30 lbs PLS per acre (6 lbs PLS/1,000 SF)

** Rates shown are to be used when seed is drilled. If seed is broadcast seeding rates should be doubled.

SEEDING NOTES:

1. THE PERIMETER OF THE SITE SHALL BE DRILL SEEDED WITH NATIVE GRASS SEED TO REVEGETATE AND STABILIZE DISTURBED CONSTRUCTION AND BARE AREAS. THIS PERIMETER AREA WILL NOT BE IRRIGATED. THESE AREAS SHALL BE SEEDED ONLY IN LATE FALL OR EALY SPRING TO TAKE ADVANTAGE OF NATURAL SEASONAL MOISTURE.

2. SEED AFTER ALL FINAL GRADING, BOULDER PLACEMENT, AND PLANTING OF ALL PLANT MATERIAL IS COMPLETE.

3. SOIL PREP: GRADE TOPSOIL TO A REASONABLE EVEN, SMOOTH, LOOSE SEED BED. ROTOTILL 3 CY/1,000 SF OF SOIL CONDITIONER INTO TOP 4"-6" OF TOPSOIL AND FINE GRADE.

4. SEED SHALL BE UNIFORMLY APPLIED OVER THE ENTIRE DISTURBED AREA. ALL AREAS TO BE SEEDED THAT ARE 3:1 SLOPE OR FLATTER SHALL BE DRILL SEEDED. OPERATE EQUIPMENT PERPENDICULAR TO THE SLOPE. DRILL SEED 1 INCH DEEP IN ROWS SPACED NO MORE THAN 7 INCHES APART. ON SLOPES STEEPER THAN 3:1, SEED SHALL BE APPLIED BY MEANS OF A MECHANICAL BROADCASTER AT DOUBLE THE RATE REQUIRED FOR DRILL SEEDING. ALL SEED SOWN BY MECHANICAL BROADCASTERS SHALL BE RAKED OR DRAGGED INTO THE SOIL TO A DEPTH OF 1/2". CARE SHOULD BE TAKEN TO INSURE UNIFORM COVERAGE OF SEED.

5. SEED SHALL BE MULCHED AND CRIMPED WITH STRAW MULCH WITHIN 24 HOURS OF SEEDING. NATIVE GRASS STRAW SHALL BE APPLIED AT THE RATE OF TWO TONS PER ACRE (APPROX. 1 BALE PER 500 SF). IT SHALL BE CRIMPED IN WITH A CRIMPER OR OTHER APPROVED METHOD TO A MINIMUM DEPTH OF 3". DO NOT MULCH DURING WINDY CONDITIONS. ANY AREAS DISTURBED BY MULCHING OPERATIONS SHALL BE RESEEDED AT CONTRACTOR'S EXPENSE.

6. PROTECT ALL SEEDED AREAS FROM DAMAGE UNTIL NATIVE GRASS IS ESTABLISHED.

CASAS DE LUZ RESIDENTIAL DEVELOPMENT
CITY OF GRAND JUNCTION LANDSCAPE REQUIREMENTS:
82,022 SF (1.88 ACRES) IMPROVED AREA

82,022 / 2500 = 33 TREES
82,022 / 300 = 273 SHRUBS
MINUS 68 SHRUBS FROM 25% SHRUB TO NATIVE GRASS ALLOWANCE CONVERSION=205 REQUIRED SHRUBS

NATIVE GRASS MIN. ALLOWANCE PER CODE = 3,400 SF
NATIVE GRASS PROVIDED ON SITE = 18,000 SF

33 2" CALIPER TREES REQUIRED
33 TREES PROVIDED

205 5-GALLON SHRUBS REQUIRED
212 SHRUB PROVIDED

JULEE WOLVERTON LA-505 STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

CITY COMMUNITY DEVELOPMENT
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Date
ACCEPTED AS CONSTRUCTED
Date

CASAS DE LUZ
Grand Junction, Colorado

NORTH

Planting Legend & Notes

SCALE: 1" = 20'-0"
Sheet L-2

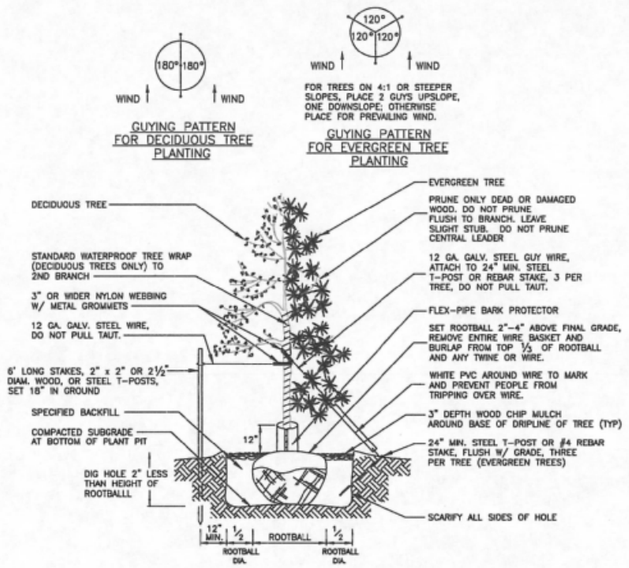
DATE: 09/14/10

SCALE 20 0 20 40 FEET

Revised 5-25-11

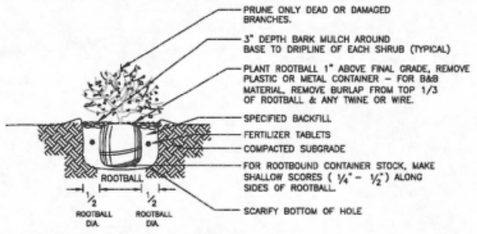
Julee Wolverton, Landscape Architect

61945 Nighthawk Road
Montrose, CO 81401
p: 970.249.9392
f: 970.240.3665
wolverton@montrose.net

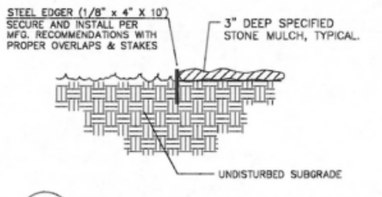


A L-3 TREE PLANTING SECTION

NOT TO SCALE

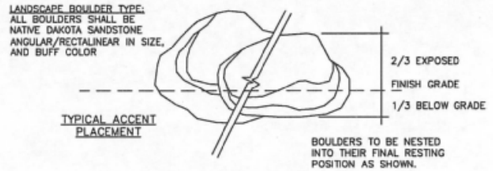


C L-3 SHRUB PLANTING SECTION



D L-3 STEEL EDGER / STONE MULCH

NOT TO SCALE

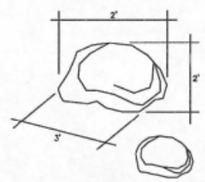


RIDDING NOTES:

1. THESE BOULDERS SHALL BE OWNER FURNISHED AND STOCKPILED ON THE SITE FOR CONTRACTOR INSTALLATION.

1. PLACEMENT OF LANDSCAPE BOULDERS REFERS TO BOULDERS PLACED IN THE GROUND WITH ONE THIRD (1/3) OF IT'S MASS NESTED BELOW GRADE AND TWO THIRDS (2/3) OF ITS MASS ABOVE FINISHED GRADE.

2. CARE SHALL BE TAKEN DURING PLACEMENT AND HANDLING TO AVOID UNNATURAL SCARRING OF THE EXPOSED SURFACE.



APPROXIMATE SIZE: LARGE = 3'X3'X4'

APPROXIMATE SIZE: MEDIUM = 2'X2'X3'

B L-3 LANDSCAPE BOULDER

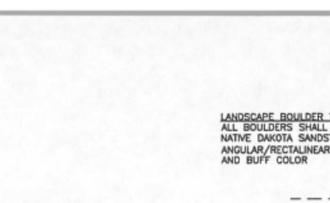
NOT TO SCALE

NOTE:
1. WIDTH OF DRY STREAM BED SHALL VARY FROM APPROX. 2.5 FT. WIDE MIN. TO 8 FT. WIDE MAX. (6 FT WIDE AVERAGE)

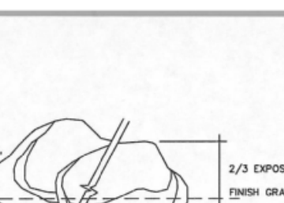
2. LANDSCAPE BOULDERS SHALL BE NESTED IN GROUPS IN A RANDOM FASHION ALONG THE EDGES AND THROUGHOUT THE DRY STREAMBED AS SHOWN ON THE DWGS.

3. APPLY A PRE-EMERGENT HERBICIDE THROUGHOUT STREAMBED AREA BEFORE PLACEMENT OF COBBLE

4. INSTALL DRY STREAM BED TO LOOK AS NATURAL AS POSSIBLE WITH VARYING ROCK SIZES AND GROUPINGS OF BOULDERS, AND VARYING WIDTH. LANDSCAPE ARCHITECT MUST APPROVE LAYOUT.

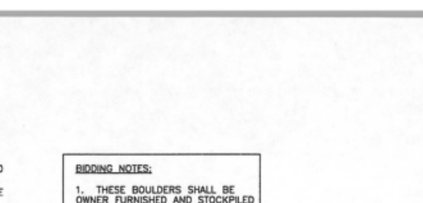


COLLECTION DITCH SECTION A-A



SWALE SECTION B-B

N.T.S.



E L-3 DRY STREAM BED

NOT TO SCALE

JULEE WOLVERTON LA-505 STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

CITY COMMUNITY DEVELOPMENT
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
ACCEPTED AS CONSTRUCTED Date
Date

CASAS DE LUZ
Grand Junction, Colorado

NORTH

Landscape Details

DATE: 09/14/10

SCALE: Not to Scale

Sheet L-3

20 0 20 40

SCALE FEET

20

Revised 5-25-11

Julee Wolverton, Landscape Architect

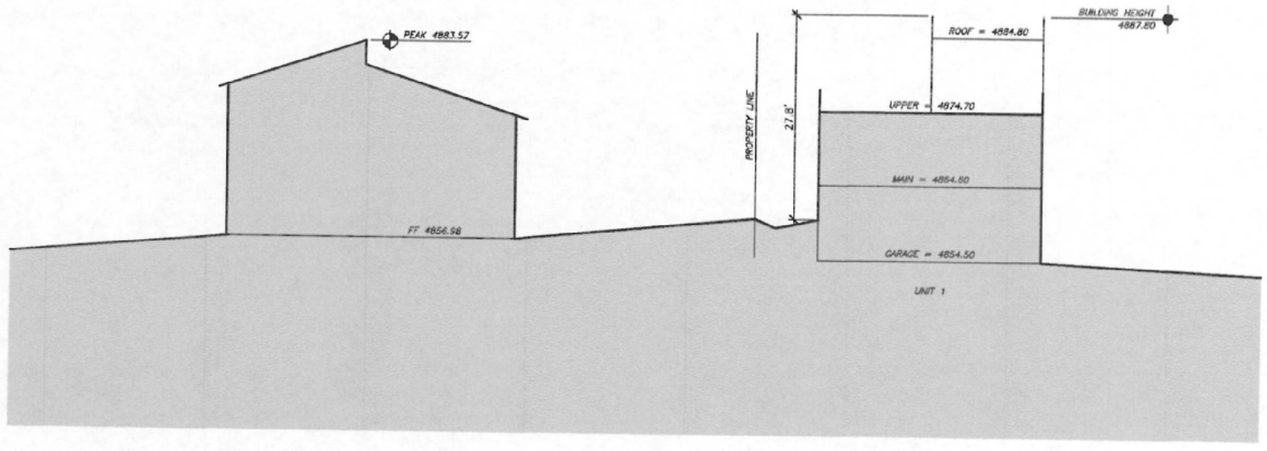
61945 Nighthawk Road
Montrose, CO 81401
p: 970.249.9392
f: 970.240.3665
wolverton@montrose.net



CASAS de LUZ

SITE PLAN

CHAMBERLIN ARCHITECTS

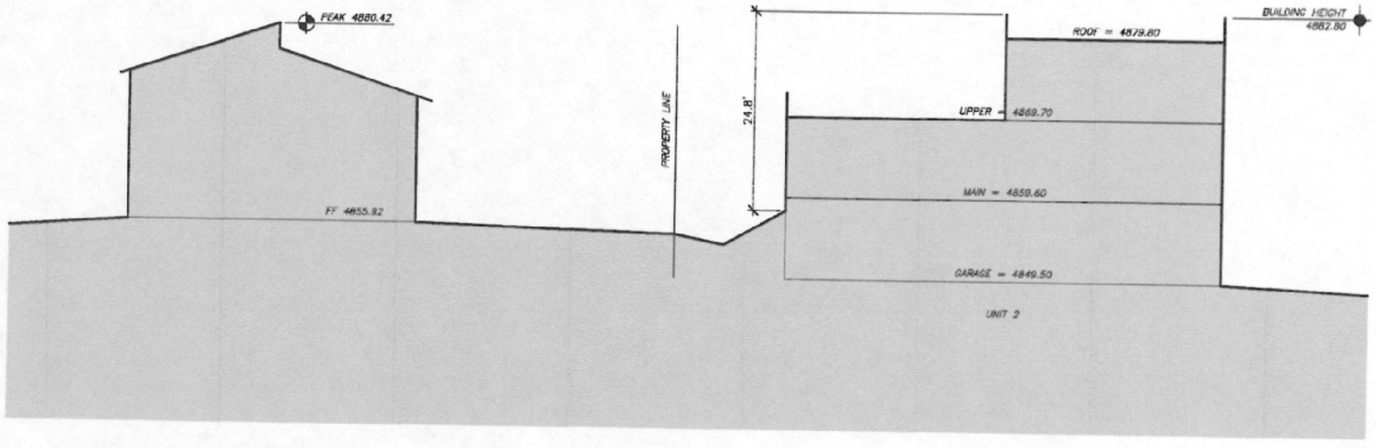


CASAS de LUZ

SCALE: 1" = 20'

SITE SECTION 1

CHAMBERLIN ARCHITECTS

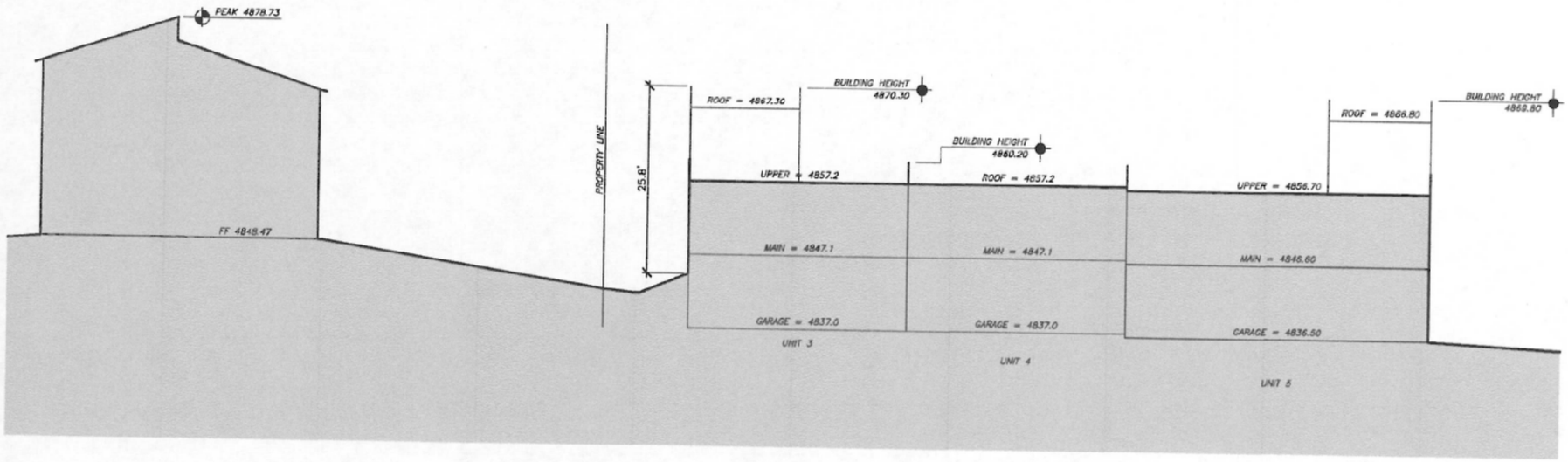


CASAS de LUZ

SCALE: 1" = 20'

SITE SECTION 2

CHAMBERLIN ARCHITECTS

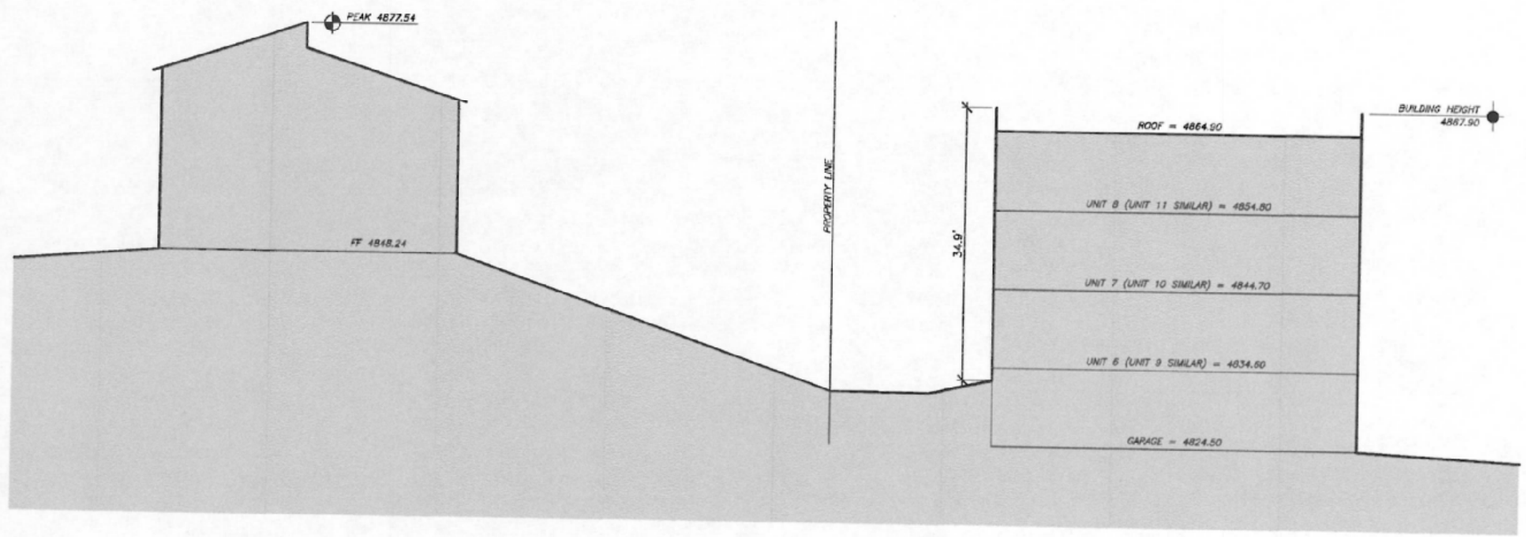


CASAS de LUZ

SCALE: 1" = 20'

SITE SECTION 3

CHAMBERLIN ARCHITECTS

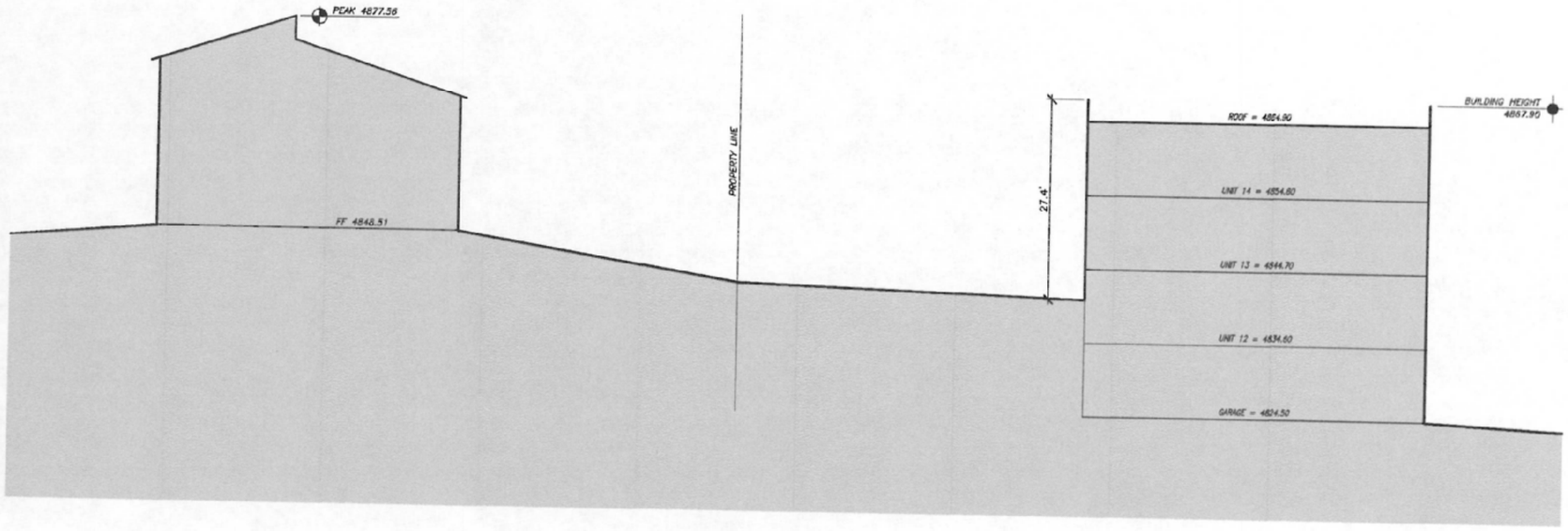


CASAS de LUZ

SCALE: 1" = 20'

SITE SECTION 4

CHAMBERLIN ARCHITECTS

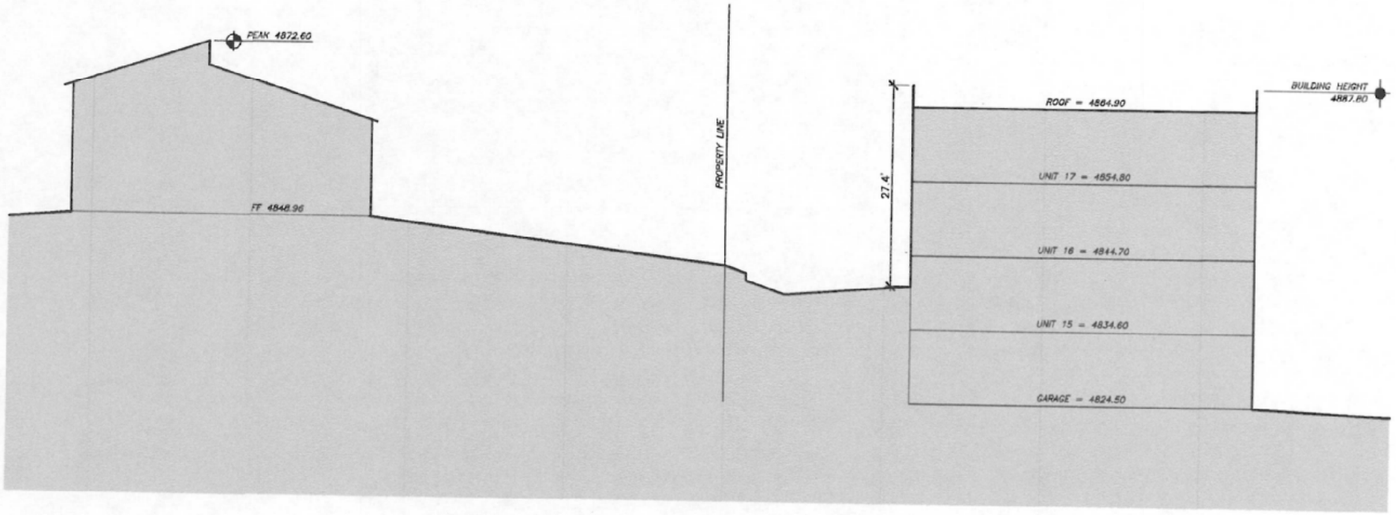


CASAS de LUZ

SCALE: 1" = 20'

SITE SECTION 5

CHAMBERLIN ARCHITECTS

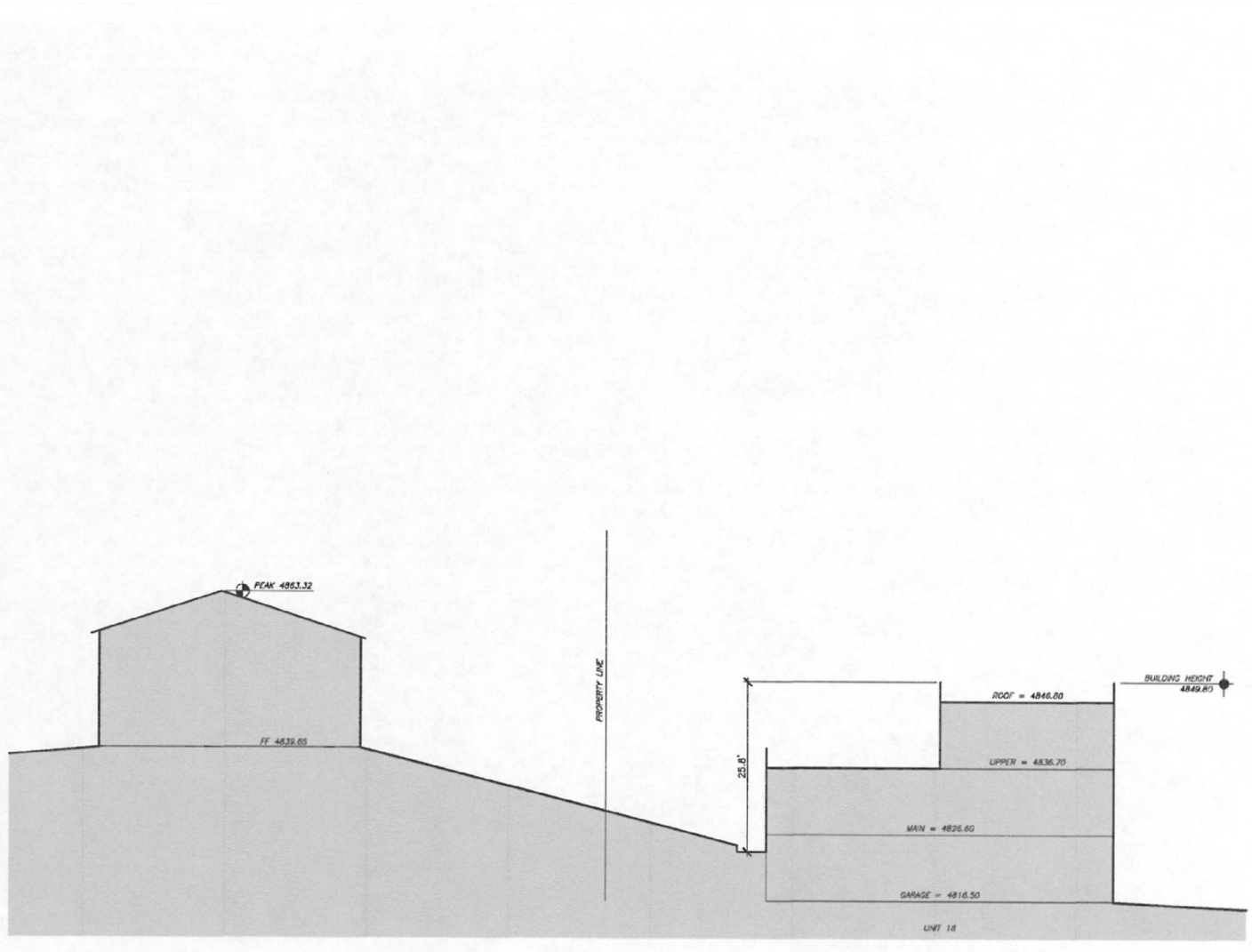


CASAS de LUZ

SCALE: 1" = 20'

SITE SECTION 6

CHAMBERLIN ARCHITECTS

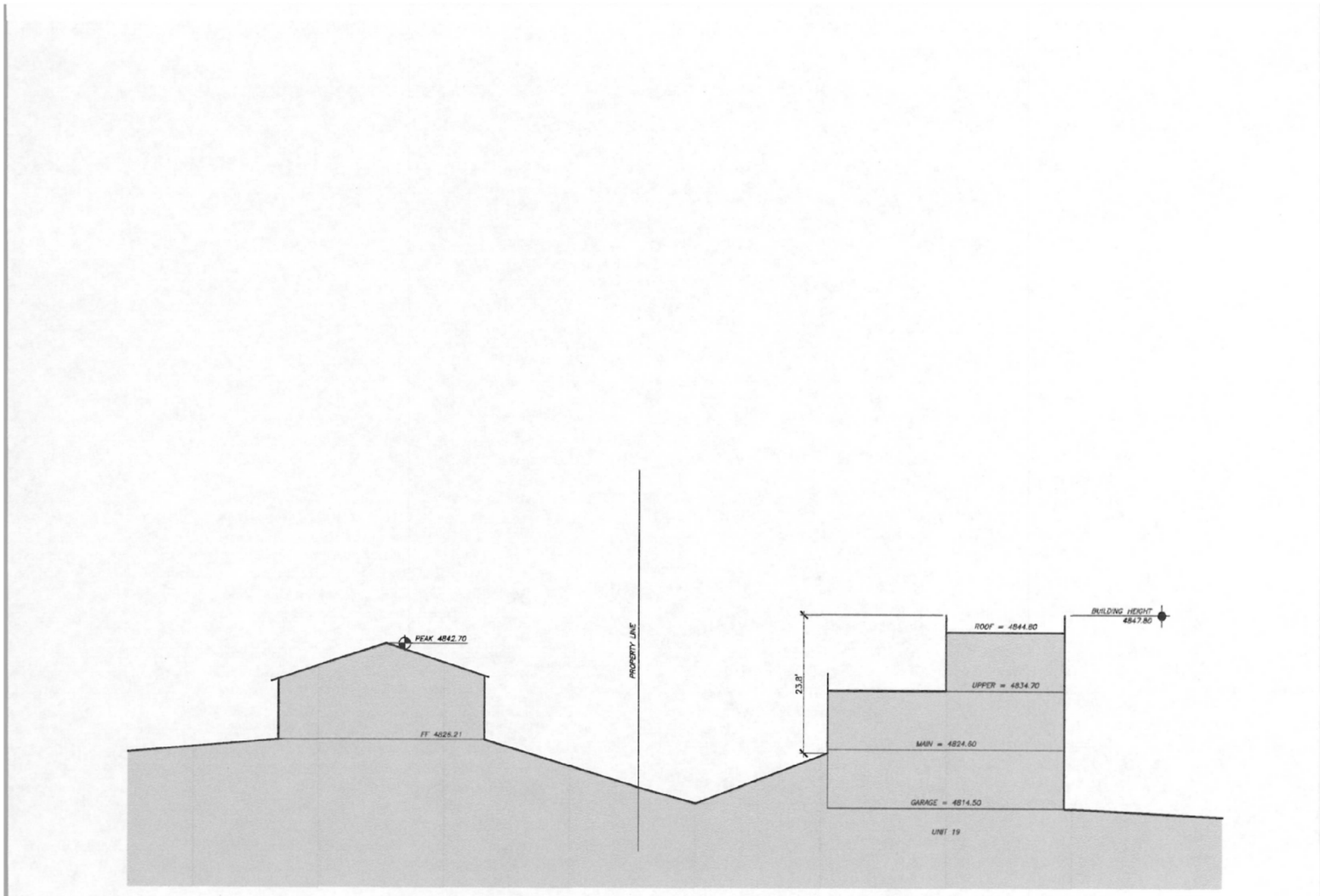


CASAS de LUZ

SCALE: 1" = 20'

SITE SECTION 7

CHAMBERLIN ARCHITECTS

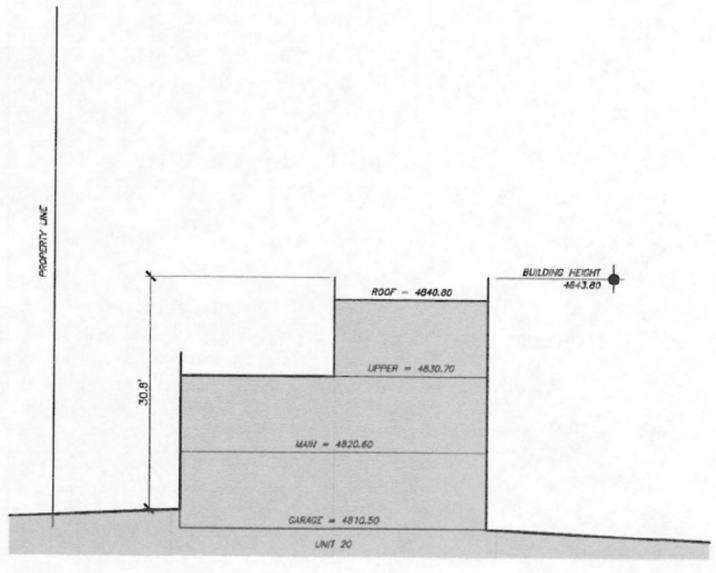


CASAS de LUZ

SCALE: 1" = 20'

SITE SECTION 8

CHAMBERLIN ARCHITECTS



CASAS de LUZ

SCALE: 1" = 20'

SITE SECTION 9

CHAMBERLIN ARCHITECTS

CITY OF GRAND JUNCTION

ORDINANCE NO.

AN ORDINANCE VACATING RIGHT-OF-WAY (FRONTAGE ROAD) ABUTTING LOTS 34A THROUGH 40A, INCLUSIVE, BLOCK TWENTY-FIVE OF THE RIDGES, FILING NO. FIVE

LOCATED ADJACENT TO WEST RIDGES BOULEVARD AND WEST OF SCHOOL RIDGE ROAD

RECITALS:

A vacation of the dedicated right-of-way has been requested by the adjoining property owner.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Title 21.02.100 of the Grand Junction Municipal Code with the condition that a plat be recorded with the first phase of the Plan with the Mesa County Clerk and Recorder including all the lots in abutting the frontage road being eliminated or platted in a manner acceptable to the City's Public Works and Planning Director so that access for the newly platted parcels be accomplished in accordance with City standards. In addition, a 10' multipurpose easement shall be retained and reserved as needed for existing utilities.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that the vacation be approved with conditions.

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

The following described dedicated right-of-way for is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.

2. Contingent upon the approval and recording of a plat with the first phase of the amended plan approved by City Council in Ordinance _____ with the Mesa County Clerk and Recorder including all the lots in The Ridges Filing No. 5 abutting the frontage road being eliminated or platted in a manner acceptable to the City's Public Works and Planning Director so that access for the newly platted parcels be accomplished in accordance with City standards. In addition, a 10' multi-purpose easement shall be retained and reserved as needed for existing utilities.

The following right-of-way is shown on “Exhibit A” as part of this vacation of description.

Dedicated right-of-way to be vacated:

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 20, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

ALL of that certain parcel of land entitled Frontage Road, lying South of and abutting Lots 34A through 40A, inclusive, Block Twenty-Five of the Ridges, Filing No. Five, as same is recorded in Plat Book 12, Pages 316 through 320, Public Records of Mesa County, Colorado, LESS HOWEVER a 10.0 foot Multipurpose Easement retained and reserved for the City of Grand Junction in the same area as the 10.0 foot wide Ridges Metro District Easement.

CONTAINING 10,984 Square Feet or 0.252 Acres, more or less, as described.
Drawing depicting the above is attached hereto as Exhibit A.

INTRODUCED on first reading on this _____day of _____, 2011 and ordered published in pamphlet form.

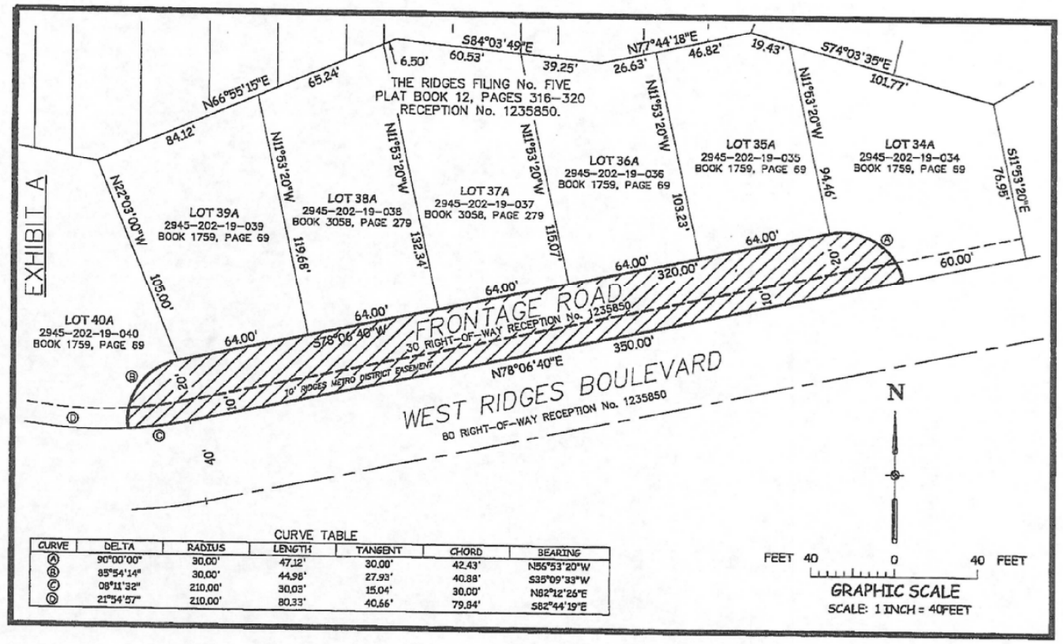
PASSED and ADOPTED on second reading this _____ day of ____, 2011 and ordered published in pamphlet form.

ATTEST:

_____
President of City Council

_____
City Clerk

EXHIBIT A



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
(A)	90°00'00"	30.00'	47.12'	30.00'	42.43'	N55°53'20"W
(B)	85°54'14"	30.00'	44.98'	27.93'	40.88'	S35°09'33"W
(C)	08°11'32"	210.00'	30.03'	15.04'	30.00'	N82°12'26"E
(D)	21°54'27"	210.00'	80.33'	40.66'	79.84'	S82°44'19"E

CITY OF GRAND JUNCTION

RESOLUTION NO._____

A RESOLUTION VACATING A 10' AND 20' DRAINAGE AND UTILITY EASEMENT FOR LOTS 41A, 42A AND 43A OF THE REPLAT OF LOTS 22A THROUGH 30A, BLOCK TWENTY FIVE THE RIDGES FILING NO. FIVE

PROPERTY LOCATED ADJACENT TO WEST RIDGES BOULEVARD AND WEST OF SCHOOL RIDGE ROAD

RECITALS:

The applicant proposes to vacate a 10' Drainage and Utility Easement and 20' Utility Easement located within the proposed Casas de Luz property including Lots 41A, 42A and 43A of the replat of Lots 22A through 30A, Block Twenty Five The Ridges Filing No. Five located adjacent to West Ridges Boulevard and west of School Ridge Road.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Zoning and Development Code.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that the vacation be approved.

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

The following described Drainage Easement and Utility Easements are hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Resolution.

The following easement vacation is shown on "Exhibit A" as part of this vacation of description.

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 20, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

The East 10.0 feet of Lot 41A, Block Twenty-Five of the Ridges, Filing No. Five, depicted as a 10.0 foot Drainage and Utility Easement, as same is recorded in Plat Book 12, Pages 316 through 320, Public Records of Mesa County, Colorado, LESS HOWEVER, the Southerly 10.0 feet of said Lot 41A

-TOGETHER WITH-

The Northerly 10.0 feet of that certain 20.0 foot wide Utility Easement within Lots 41A through 43A, inclusive, of said Block Twenty-Five of the Ridges, Filing No. Five.

-TOGETHER WITH-

ALL of that certain 10.0 foot wide Utility Easement lying within and adjoining the North line of Lot 43A, of said Block Twenty-Five of the Ridges, Filing No. Five, LESS HOWEVER, the Westerly 10.0 feet thereof.

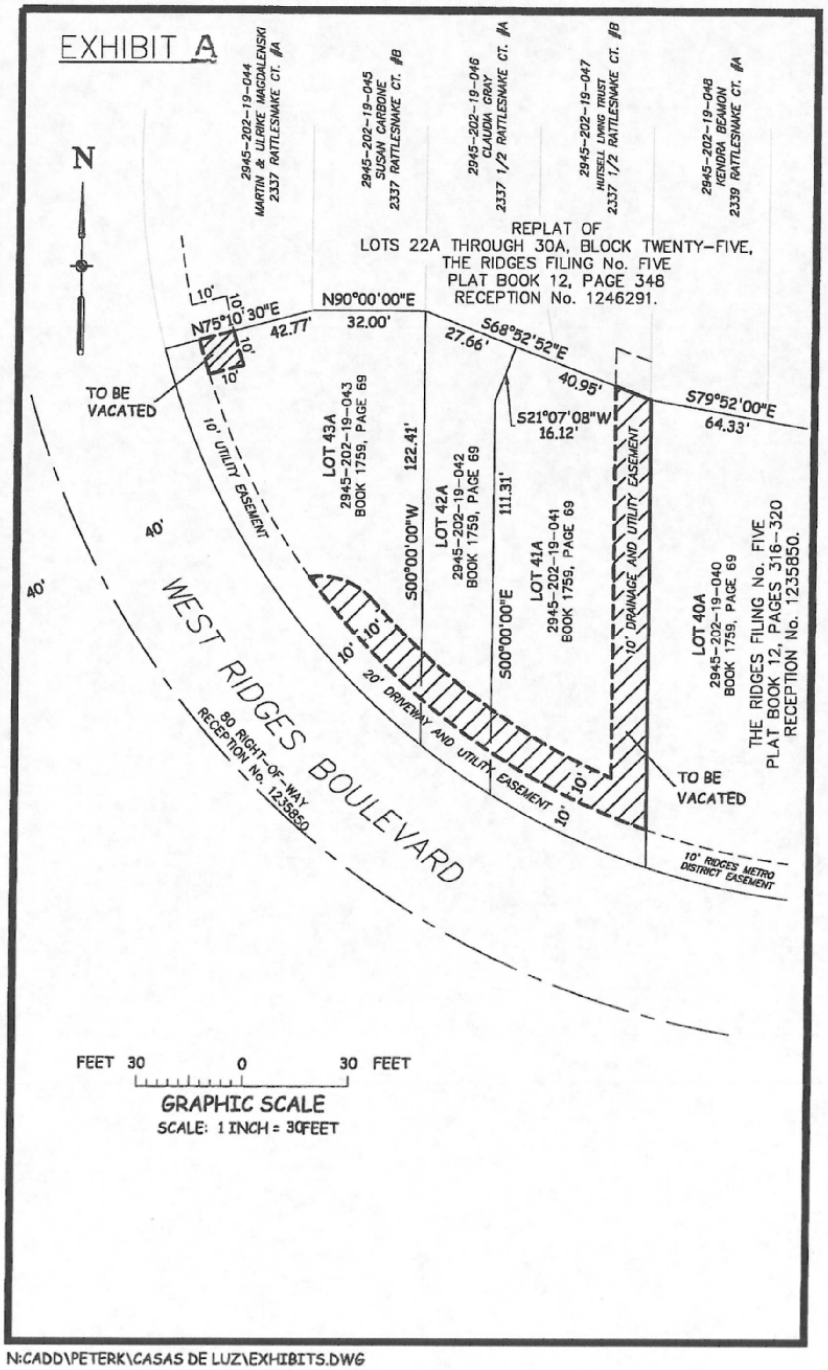
CONTAINING 2,327 Square Feet or 0.053 Acres, more or less, as described.
Drawing depicting the above is attached hereto as Exhibit A.

ADOPTED this _____ day of _____ , 2011.

ATTEST:

_____
President of City Council

_____
City Clerk



N:CADD\PETERK\CASAS DE LUZ\EXHIBITS.DWG

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4482

AN ORDINANCE AMENDING THE AMENDED PLANNED DEVELOPMENT ZONING ORDINANCE FOR THE RIDGES PD FOR LOTS 34A-40A, BLOCK TWENTY-FIVE OF THE RIDGES FILING NO. FIVE AND LOTS 41A-43A OF THE REPLAT OF LOTS 22A THROUGH 30A, BLOCK TWENTY FIVE THE RIDGES FILING NO. FIVE WITHIN THE RIDGES PD "CASAS DE LUZ PROPERTY" WITH A DEFAULT R-8 (RESIDENTIAL – 8 DU/AC) ZONE DISTRICT FOR THE DEVELOPMENT OF 20 DWELLING UNITS

LOCATED ADJACENT TO WEST RIDGES BOULEVARD AND WEST OF SCHOOL RIDGE ROAD

Recitals:

The land zoned Planned Development under Ordinance 2596 "Zoning Certain Lands Annexed to the City Known as the Ridges Majority Annexation" in 1992 has not fully developed and/or built out. There are remaining parcels within the approved Ridges plan that are still vacant. A proposal for several of the platted "A" lots located adjacent to West Ridges Boulevard and west of School Ridge Road, specifically, Lots 41A, 42A and 43A, Block 25, Replat of Lots 22A through 30A, Block 25, The Ridges Filing No. 5 and Lots 34A through 40A, Block 25, The Ridges Filing No. 5, referred to as "Casas de Luz Property or Casas de Luz" has been presented to the Planning Commission to recommend to City Council an amendment to the Amended Planned Development Ordinance and to establish the underlying zone for these properties that total 1.88 acres.

The Grand Junction Planning Commission, at its August 9, 2011 public hearing, recommended approval of the amended Planned Development zoning ordinance for a maximum of 20 dwelling units for Casas de Luz Property with a default R-8, (Residential – 8 du/ac) zoning district, including some deviations.

This Planned Development zoning ordinance establishes the standards, default zone (R-8), and amends the original Planned Development zoning ordinance for the above mentioned properties.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amended Planned Development approval and determined that the Amended Plan 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 Plan has achieved "long-term community benefits" by proposing effective infrastructure design and in-fill project. While the entire Ridges Planned Development provided long-term community benefits with the original PUD, the Casas de Luz project further provides a needed housing type, with innovative design and by utilizing the

topography of the site. The proposed design incorporates elements of clustering units to allow for more private open space within the development. Also, the development uses three (3) shared accesses to access the 20 dwelling units, minimizing the impact onto West Ridges Boulevard (attached Exhibit A).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE CURRENT PLANNED DEVELOPMENT ZONE IS AMENDED AND LAND AREA FOR THE AREA DESCRIBED BELOW WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:

A. Lots 41A, 42A and 43A, Block 25, Replat of Lots 22A through 30A, Block 25, The Ridges Filing No. 5 and Lots 34A through 40A, Block 25, The Ridges Filing No. 5 and associated vacated Right-of-Way.

Said parcels contain 1.88 +/- acres more or less.

B. This Ordinance is further conditioned:

1. Density

The density shall remain the same at 10.6 dwelling units per acre.

2. Access

Access for the Plan will be from West Ridges Boulevard in three different locations (see Site Layout Plan). Internal access will be shared drives and parking areas (tracts), maintained by a homeowner's association.

3. Plan Layout

The Plan shall have a mixture of two-family, multifamily, and/or single-family detached dwelling units. The multifamily dwellings will be stacked and will require approval of a condominium map. Generally, the building footprint for each dwelling unit in Filing One, Filing Two and Filing Four as designated on the Site Layout Plan will be a lot. The multifamily units are proposed as stacked dwelling units in Filing Three. If the units are to be created for separate ownership, a condominium map will be required with the building footprint generally being the exterior horizontal boundaries of the units. If the units are not created for separate ownership, then the building footprints shall generally be the boundaries of the lots. All areas outside of a building footprint shall be designated as "Tracts" for maintenance responsibility by a homeowner's association.

4. Landscaping

Landscaping shall be in conformance with the Zoning and Development Code (Code) for a multifamily residential development (see Landscaping Plan) with a total of 33 trees and 212 shrubs to be planted on 1.88 acres along with granite stone mulch and dryland grass seed mix in open space (tract) areas.

5. Phasing

The Casas de Luz Plan shall be developed in four phases. The phasing schedule is as follows (see Site Layout Plan):

The first phase shall be completed on or before December 31, 2014 with the recording of a plat with the Mesa County Clerk and Recorder consisting of all of the land in the Casa de Luz Property which includes all the lots in The Ridges Filing No. 5 abutting the frontage road to be vacated by eliminating the lot(s) or platting new lots in a manner acceptable to the City's Public Works and Planning Director so that access to and from the newly platted parcels is accomplished in accordance with City standards.

The second phase shall be completed on or before December 31, 2017, with a written approval of a final plan and plat for that portion of the Casas de Luz Property.

The third phase shall be completed on or before December 31, 2019, with a written approval of a final plan and plat for that portion of the Casas de Luz Property.

The fourth phase shall be completed on or before December 31, 2021, with the written approval of a final plan and recording of a plat with the Mesa County Clerk and Recorder finalizing the Casas de Luz Plan.

6. Community Benefit

The design incorporates elements of clustering units to allow for more private open space within the development. Also, the development provides more effective use of infrastructure by eliminating public right-of-way and using three shared accesses to serve the 20 dwelling units which significantly minimizes the impact onto West Ridges Boulevard.

7. Default Zoning

If the first phase for the Casas de Luz Plan is not completed in accordance with the approved scheduling phases and the amended Plan lapses, then the amended ordinance for the Casas de Luz Property shall have no force and effect and the previously amended Ordnance 2596 shall be in full force and effect as it applies to the Casas de Luz Property.

If the first phase is completed, then the Casas de Luz Property shall have a default zone of R-8, which is in conformance with the Comprehensive Plan for this area. The dimensional standards for the R-8, (Residential–8 du/ac) zone, as indicated in Section 21.03.040 (h) of the Zoning and Development Code, are as follows:

Density: The density shall remain 10.6 dwelling units per acre for the Casas de Luz Property.

Minimum lot area, width, and frontage: (See below for deviations from standards for the Proposed Plan.)

Detached Single-Family minimum 3000 square feet of area
minimum 40 feet width
minimum 20 feet frontage

Two Family Attached minimum 6,000 square feet of area
minimum 60 feet width
minimum 20 feet frontage

Multifamily No minimums for area, width, or frontage

Setbacks:

Front Yard Setback (Principal/Accessory): 20/25 (see deviation below)
Side Yard Setback (Principal/Accessory): 5/3
Rear Yard Setback (Principal/Accessory): 10/5

Maximum building height: 40' (The default maximum building height for single family attached and detached, including two family dwellings shall be 25' in conformance with the previously amended Ordinance 2596 for the Ridges PD.)

Deviations

1. Minimum Lot Area, Width and Frontage:

The Plan is designed to have each of the combined dwelling units to be surrounded by open space (see the Site Layout Plan) with shared drives for access to the right-of-way, the minimum lot area, width and frontage are not applicable.

2. Building Setbacks:

The Plan applies the front and rear yard setbacks to the exterior boundary of the Casas de Luz Property rather than the individual lot lines. The front yard setbacks are proposed to be deviated further as follows:

Front Yard (see Site Layout Plan): 15' for Filing One; 11' for Filing Two; 16' for Filing Four

Standard setbacks to the exterior boundary of the Casas de Luz Property setbacks apply unless otherwise noted.

Standard setbacks to the exterior boundary of the Casa de Luz Property setbacks apply unless otherwise noted.

3. Maximum Building Height:

All measurements for maximum heights are at sea level.

Unit 1: 4888'
Unit 2: 4883'
Unit 3: 4871'
Unit 4: 4861'
Unit 5: 4870'
Units 6, 7 & Unit 8: 4868'
Units 9, 10 & Unit 11: 4868'
Units 12, 13, & Unit 14: 4868'
Units 15, 16 and Unit 17: 4868'
Unit 18: 4850'
Unit 19: 4848'
Unit 20: 4844'

(See attached building rendering exhibits for clarification of the building heights and reference to each unit).

4. Multipurpose Easement:

A 10' multipurpose easement is allowed along the abutting West Ridges Boulevard.

INTRODUCED on first reading on this 7th day of September, 2011 and ordered published in pamphlet form.

PASSED AND ADOPTED on second reading this 21st day of September, 2011 and ordered published in pamphlet form.

ATTEST:

Tom Kenyon
President of the Council

Stephanie Tuin
Stephanie Tuin
City Clerk

UTILITY VENDORS

GAS	XCEL ENERGY
ELECTRIC	XCEL ENERGY
TELEPHONE	QWEST COMMUNICATIONS
IRRIGATION	RIDGES METROPOLITAN DISTRICT
SEWER	CITY OF GRAND JUNCTION
WATER	UTE WATER
CABLE	BRESNAN COMMUNICATIONS

NOTE: UTILITY LOCATIONS ARE APPROXIMATE. CALL FOR LOCATES PRIOR TO EXCAVATION.

ALL CONSTRUCTION & MATERIALS SHALL COMPLY WITH CITY OF GRAND JUNCTION STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION.

CONTRACTOR SHALL HAVE A SIGNED COPY OF PLANS AND A COPY OF THE CITY OF GRAND JUNCTION STANDARD CONTRACT DOCUMENTS ON THE JOB SITE AT ALL TIMES.

CONSTRUCTION PERMIT NOTE

CONTRACTOR SHALL OBTAIN "WORK IN RIGHT-OF-WAY" PERMIT FOR ALL CONSTRUCTION ACTIVITY OCCURRING WITHIN WEST RIDGES BOULEVARD RIGHT-OF-WAY.

BENCHMARK
SPIKE = CP 90
ELEV = 4828.84

LAND USE BREAKDOWN

BUILDINGS	77,000 S.F.	29.98%
CONCRETE AND ASPHALT	24,000 S.F.	27.34%
LANDSCAPING (OPEN SPACE)	41,921 S.F.	47.68%
TOTAL (1.98 ACRES)	87,921 S.F.	100%

BULK REQUIREMENTS

ZONE: PLANNED DEVELOPMENT	
MINIMUM LOT SIZE:	
SETBACKS: FRONT	15' FEET
REAR	10' FEET
SIDE	5' FEET
BUILDING HEIGHT LIMITATION	
UNITS 1 & 18 - ELEVATION 4828	
UNITS 9 - 17 - ELEVATION 4820	

NOTE: REFER TO FINAL PLAN FOR CASAS DE LUZ FOR MORE DETAILED INFORMATION ON BULK STANDARDS.

LIST OF ABBREVIATIONS

ROW = RIGHT-OF-WAY
DU = DWELLING UNITS
FF = FINISHED FLOOR
CH = CONTROL POINT
SF = SQUARE FEET
LF = LINEAR FEET
LS = LANDSCAPE
MH = MANHOLE
TYP = TYPICAL
@ = WIDTH

BENCH MARK:

CP AND SPIKE
N 31874.41
E 70005.37
ELEVATION=4825.84
NAVD 1988

VICINITY MAP

CALL 811 BEFORE YOU DIG
NOTICE: FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

PLAN TAG NOTES:

1. CONSTRUCT DRIVEWAY SECTION PER STANDARD CONCRETE DETAIL, PAGE C-20 OF CITY STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION, REVISED FEBRUARY 2008. REMOVE EXISTING CURB & GUTTER AND SIDEWALK AT NEAREST JOINT. REPLACE AND MATCH EXISTING ELEVATIONS. REPLACE SIDEWALK WITH COLORED CONCRETE TO MATCH EXISTING. ALL CONCRETE IN 24' DRIVEWAY SECTIONS SHOWN SHALL BE 8" THICK, INCLUDING COLORED SIDEWALK.
2. SHADE HATCHING REPRESENTS ALL AREAS TO RECEIVE ASPHALT PAVEMENT. REFER TO SITE-SPECIFIC GEOTECHNICAL REPORT FOR PAVEMENT SECTION.
3. PROPOSED ROCK-LINED SWALE/CHANNEL FOR WATER QUALITY CONTROL. REFER TO GRADING PLAN SHEET 10 FOR DETAIL.
4. PROPOSED LANDSCAPE ROCK-LINED COLLECTION DITCH TO DIVERT WATER AROUND STRUCTURES. SEE DETAIL ON GRADING PLAN SHEET 5.
5. PROPOSED BOULDER LANDSCAPE RETAINING WALL WITH COLLECTION DITCHES. SEE RETAINING WALL DETAIL ON SHEET 7.
6. PROPOSED BOULDER LANDSCAPE RETAINING WALL WITH FRENCH DRAIN BETWEEN WALL AND BUILDING. REFER TO SHEET 7 FOR DETAIL.
7. EXISTING RETAINING WALLS INSTALLED BY NORTH ADJACENT PROPERTY OWNERS. CONTACT THE ADJACENT PROPERTY OWNER IF RETAINING WALLS MUST BE REMOVED TO PROPERLY GRADE THIS SITE.
8. APPROXIMATE LOCATION OF PROPOSED DEVELOPMENT FILING BOUNDARY.
9. SMALL AREA INLET PER CITY STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION, STANDARD STORM DRAIN DETAIL, PAGE D-31.
10. MONUMENT STYLE BUSINESS SIGN. APPROX. DIMENSIONS: 4' TALL X 6' WIDE. A SIGN PERMIT WILL BE OBTAINED AND COMPLIED WITH PRIOR TO INSTALLATION.

GENERAL NOTES:

1. MAIL DELIVERY WILL BE AS REQUIRED BY UNITED STATES POSTAL SERVICE.
2. GARBAGE DISPOSAL SERVICE WILL CONSIST OF INDIVIDUAL TRASH CONTAINERS ON SITE TRASH ENCLOSURES ARE NOT PROPOSED.
3. ADJACENT DRIVEWAY SPACING FOR WEST DRIVEWAY AND CENTER DRIVEWAY IS 235 FEET AS MEASURED FROM CLOSEST EDGE OF EACH DRIVEWAY.
4. AN EMERGENCY VEHICLE TURNAROUND IS NOT PROVIDED ON THIS SITE.

REQUIRED PARKING SPACES PER CODE

UNITS 1-8, 18-30 SINGLE FAMILY
6 SINGLE FAMILY UNITS
2 PARKING SPACES REQUIRED PER UNIT
6 UNITS x 2 SPACES/UNIT = 16 SPACES

UNITS 9-17 CORE CONDOMINIUMS
12 CONDOMINIUM UNITS, 2 BEDROOMS/UNIT
1.5 PARKING SPACES REQUIRED PER UNIT
12 UNITS x 1.5 SPACES/UNIT = 18 SPACES

TOTAL # PARKING SPACES REQUIRED = 34

PARKING PROVIDED
64 TOTAL SPACES*

*TOTAL INCLUDES GARAGE SPACES.

PRELIMINARY NOT FOR CONSTRUCTION

BIKE RACK DETAIL
(OR APPROVED EQUAL)

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT
APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Date
INITIAL ACCEPTANCE
Date

CITY OF GRAND JUNCTION DEVELOPMENT ENGINEER
APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
Date
FINAL ACCEPTANCE
Date

REVISION:	BY:
DATE: 4/18/11 NO: 1 PER REVIEW COMMENTS	JES

DYNAMIC INVESTMENTS, INC.
CASAS DE LUZ
GRAND JUNCTION, COLORADO

SITE LAYOUT PLAN
Exhibit A

DATE 4-19-2011 DRWG REC CHKD JES

PROJECT NO: FILE NAME: 2-Site.dwg

SHARPER
Engineering Services, Inc.
1124 Kimball Avenue, Suite A, Grand Junction, CO 81501
TELEPHONE: (970) 255-0509 FAX (970) 242-3963
COLORADO REGISTERED STEVEN L. SHARPER 29547 PROFESSIONAL ENGINEER

SHEET 2 OF 9


NORTHWEST LANDSCAPE:
(1) AUSTRIAN PINE
(1) PINON PINE
(1) GOLDEN RAIN TREE
(3) WITCHITA BLUE JUNIPER
(3) THREE-LEAF SUMAC
(3) APACHE PLUME
(3) GREEN RABBITBRUSH
(3) GOLDEN SWORD YUCCA
(1) GRO-LOW SUMAC
(1) DWARF MUGO PINE
(1) BUFFALO JUNIPER
EXISTING OFF-SITE TREES TO REMAIN & TO BE PROTECTED
BACK SLOPE LANDSCAPE:
(1) AUSTRIAN PINE
(2) WITCHITA BLUE JUNIPER
(3) GREEN RABBITBRUSH
AREA RESERVED FOR FUTURE COMMUNITY GARDEN TERRACED ON THE HILLSIDE, AND CENTRALLY LOCATED WITHIN THE DEVELOPMENT
EXISTING OFF-SITE TREES TO REMAIN & TO BE PROTECTED
COMMUNITY GARDEN LANDSCAPE:
(1) GOLDEN RAIN TREE
(5) THREE-LEAF SUMAC
(8) APACHE PLUME
(3) GOLDEN CURRANT
(1) DWARF MUGO PINE
(1) GRO-LOW SUMAC
EXISTING OFF-SITE TREES TO REMAIN & TO BE PROTECTED
HIGHLIGHT TERRACED OPEN SPACE WITH A SERIES OF WATERFALLS, AND SMALL POND. PLANT NATIVE LANDSCAPE IN FOREGROUND AND AROUND THE PERIMETER
EXISTING OFF-SITE TREES TO REMAIN & TO BE PROTECTED
SLOPE LANDSCAPE:
(2) AUSTRIAN PINE
(1) WITCHITA BLUE JUNIPER
(3) PURPLE-LEAF NINEBARK
(3) GOLDEN CURRANT
FLAGSTONE STEPPING STONES
FLAGSTONE STEPPING STONES & BENCH UNDER SHADE TREE
BLDG LANDSCAPE:
(5) PATMORE ASH
(3) PURPLE-LEAF NINEBARK
(2) GRO-LOW SUMAC
(1) DWARF MUGO PINE
UNIT 1 FF=4654.5
UNIT 2 FF=4650.5
UNIT 3 FF=4637.0
UNIT 4 FF=4637.0
UNIT 5 FF=4630.5
UNITS 6-8 FF=4627.5
UNITS 9-11 FF=4627.5
UNITS 12-14 FF=4627.5
UNITS 15-17 FF=4627.5
UNIT 19 FF=4618.5
UNIT 18 FF=4614.5
UNIT 20 FF=4610.5
TO REDLANDS MESA GOLF COURSE
LANDSCAPED MEDIAN
SITE DISTANCE LINE (275')
CLEAR ZONE
DRIVER'S VIEW POINT
10' SIDEWALK
EXISTING SHRUB LANDSCAPE
WEST RIDGES BLVD
NOTE:
1. SEE THE LEGEND ON SHEET L-3 FOR TOTAL LANDSCAPE QUANTITIES, LANDSCAPE NOTES, SEED MIX, AND SEEDING NOTES. SEE THE LANDSCAPE DETAILS ON SHEET L-3.
2. THE ONLY PLANTS LOCATED IN THE SITE DISTANCE CLEAR ZONES ARE LOW SHRUBS (2' HIGH MAX) AND DECIDUOUS TREES. DECIDUOUS TREE BRANCHES SHALL BE PRUNED UP 8 FT., TYPICAL.
PLAN LEGEND:
DECOMPOSED GRANITE STONE MULCH
NATIVE, NON-IRRIGATED GRASS
NEW EVERGREEN TREES (PINE & JUNIPER)
DECIDUOUS TREES (WASHINGTON HAWTHORN & HONEYLOCUST)
DROUGHT TOLERANT NATIVE SHRUBS & PERENNIALS
LANDSCAPE BOULDER OUTCROPPINGS
ENGINEERED STONE RETAINING WALLS
DRY STREAM BED
WATER FEATURE
RETAINING WALL, FRONTAGE, & WATERFALL LANDSCAPE:
(2) AUSTRIAN PINE
(2) PINON PINE
(1) PATMORE ASH
(1) GOLDEN RAIN TREE
(3) WASHINGTON HAWTHORN
(2) WITCHITA BLUE JUNIPER
(3) THREE-LEAF SUMAC
(3) GREEN RABBITBRUSH
(4) DWARF MUGO PINE
(6) GRO-LOW SUMAC
(6) PURPLE-LEAF NINEBARK
(6) DWARF BLUE RABBITBRUSH
(6) BLUE MIST SPIREA
(5) BUFFALO JUNIPER
(3) GOLDEN SWORD YUCCA
(9) FEATHER REED GRASS
(9) RED GROUNDCOVER ROSE
(9) WHITE GROUNDCOVER ROSE
NOTE:
ALL PLANT LOCATED WITHIN THE SITE DISTANCE TRIANGLE ZONES ARE SHRUBS WITH A MAXIMUM HEIGHT OF 2 FT., OR TREES THAT SHALL HAVE BRANCHES PRUNED UP 7 FT. FROM THE GROUND, TYPICAL.
HIGHLIGHT MOST PREVALENT VIEW OF ARCHITECTURE WITH A TERRACED WATERFALL AND NATIVE LANDSCAPE IN FOREGROUND
MEANDERING DRY STREAM BED WITH NATIVE LANDSCAPE BOULDER OUTCROPS, AND COBBLE SWALE THAT MEANDERS IN WIDTH AND DIRECTION, AND HELPS TO FACILITATE DRAINAGE THROUGH THE PROPERTY
LANDSCAPE HIGH VISIBLE AREAS BETWEEN BUILDINGS AND ALONG THE ROAD FRONTAGE WITH PINON/JUNIPER HIGH DESERT XERISCAPE LANDSCAPING THROUGHOUT DEVELOPMENT USING DROUGHT TOLERANT FLOWERING NATIVE TREES, SHRUBS, AND PERENNIALS
CENTRAL SITE WATER FEATURE INCLUDING UPPER POND WITH BENCH, STONE RETAINING WALLS AT PARKING THAT CONNECT TO A TERRACED WATERFALL, AND POND WITH WATER AERATION FOUNTAIN. THE SURROUNDING LANDSCAPE HELPS TO SCREEN PARKING AREA
TWO-SIDED SITE MONUMENT SIGN TO MATCH THE ARCHITECTURAL THEME OF THE DEVELOPMENT. PLANT LOW PROFILE FLOWERING SHRUBS IN FRONT OF SIGN AND INTEGRATE INTO THE LANDSCAPE
CENTRAL LANDSCAPE INCLUDING RETAINING WALL, FRONTAGE, MONUMENT SIGN, & WATERFALL:
(4) AUSTRIAN PINE
(3) PINON PINE
(1) GOLDEN RAIN TREE
(4) WASHINGTON HAWTHORN
(1) PATMORE ASH
(5) WITCHITA BLUE JUNIPER
(3) THREE-LEAF SUMAC
(3) GREEN RABBITBRUSH
(5) DWARF MUGO PINE
(6) GRO-LOW SUMAC
(5) PURPLE-LEAF NINEBARK
(6) DWARF BLUE RABBITBRUSH
(6) APACHE PLUME
(9) BLUE MIST SPIREA
(6) BUFFALO JUNIPER
(6) GOLDEN SWORD YUCCA
(9) FEATHER REED GRASS
(9) RED GROUNDCOVER ROSE
(9) WHITE GROUNDCOVER ROSE
EAST FRONTAGE LANDSCAPE:
(2) PINON PINE
(1) GOLDEN RAIN TREE
(1) WITCHITA BLUE JUNIPER
(3) GREEN RABBITBRUSH
(3) GOLDEN CURRANT
(2) GOLDEN SWORD YUCCA
(1) GRO-LOW SUMAC
(1) DWARF MUGO PINE
(1) BUFFALO JUNIPER
JULEE WOLVERTON LA - 505 STATE OF COLORADO REGISTERED LANDSCAPE ARCHITECT
CITY COMMUNITY DEVELOPMENT
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE
Date
ACCEPTED AS CONSTRUCTED
Date
Revised 5-25-11
Julee Wolverton, Landscape Architect
61945 Nighthawk Road
Montrose, CO 81401
p: 970.249.9392
f: 970.240.3665
wolverton@montrose.net
CASAS DE LUZ
Grand Junction, Colorado
NORTH
Planting Plan
DATE: 09/14/10
SCALE: 1" = 20'-0"
Sheet L-1
SCALE 20 0 20 40 FEET

PLANT LEGEND: TREES = 33 TOTAL.

TREES

SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	REMARKS:
	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2" CAL.	7 TOTAL	25' TALL, 20' SPREAD, WHITE SPRING FLOWERS
	FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE ASH	2" CAL.	3 TOTAL	40' TALL, 30' SPREAD, YELLOW FALL COLOR
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2" CAL.	5 TOTAL	30' TALL, 25' SPREAD, ATTACTIVE FALL PODS
	PINUS EDULIS	PINON PINE	6 FT. B&B	6 TOTAL	20' TALL, 10' SPREAD, GREEN EVERGREEN
	PINUS NIGRA	AUSTRIAN PINE	6 FT. B&B	10 TOTAL	40' TALL, 12' SPREAD, GREEN EVERGREEN

PLANT LEGEND: SHRUBS = 212 TOTAL

SHRUBS

SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	REMARKS:
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	5 GALLON	14 TOTAL	4' TALL, 2' SPREAD, ORNAMENTAL GRASS
	CARYOPTERIS 'DARK KNIGHT'	BLUE MIST SPIREA	5 GALLON	15 TOTAL	3' TALL, 4' SPREAD, BLUE FLOWERS
	CHRYSOTHAMNUS NAUSEOSUS 'GRAVEOLENS'	GREEN RABBITBRUSH	5 GALLON	15 TOTAL	4' TALL, 4' SPREAD, YELLOW FLOWERS
	CHRYSOTHAMNUS NAUSEOSE 'NANA'	DWARF BLUE RABBITBRUSH	5 GALLON	19 TOTAL	2' TALL, 2' SPREAD, YELLOW FLOWERS
	FALLUGIA PARADOXA	APACHE PLUME	5 GALLON	14 TOTAL	3' TALL, 4' SPREAD, SILVER FOLIAGE
	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GALLON	15 TOTAL	1' TALL, 6' SPREAD, GREEN EVERGREEN
	JUNIPERUS 'WITCHITA BLUE'	WITCHITA BLUE JUNIPER	5 GALLON	14 TOTAL	15' TALL, 6' SPREAD, UPRIGHT SILVER/BLUE EVERGREEN
	PHYSOCARPUS 'DIABLO'	PURPLE LEAF NINEBARK	5 GALLON	15 TOTAL	6' TALL, 9' SPREAD, PURPLE FOLIAGE
	PINUS MUGO 'SLOWMOUND'	DWARF MUGO PINE	5 GALLON	13 TOTAL	3' TALL, 4' SPREAD, EVERGREEN
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	5 GALLON	17 TOTAL	3' TALL, 6' SPREAD, ORANGE FALL COLOR
	RHUS TRILOBATA	THREE-LEAF SUMAC	5 GALLON	14 TOTAL	5' TALL, 6' SPREAD, ORANGE FALL COLOR
	RIBES AUREUM	GOLDEN CURRANT	5 GALLON	9 TOTAL	5' TALL, 5' SPREAD, YELLOW FLOWERS
	ROSA 'FIRE MEIDILAND'	RED GROUNDCOVER ROSE	5 GALLON	14 TOTAL	3' TALL, 4 SPREAD, RED SUMMER FLOWERS
	ROSA 'WHITE MEIDILAND'	WHITE GROUNDCOVER ROSE	5 GALLON	14 TOTAL	2' TALL, 4' SPREAD, WHITE FLOWERS
	YUCCA FILAMENTOSA 'GOLDEN SWORD'	GOLDEN SWORD YUCCA	5 GALLON	14 TOTAL	3' TALL, 3' SPREAD, GOLDEN VARIEGATED SWORD LEAVES

LEGEND: STONE MULCH, NATIVE GRASS, EDGER, BOULDERS, ETC...

STONE MULCH, NATIVE GRASS, EDGER

SYM.	DESCRIPTION:	QUANTITY:	REMARKS:
	SHREDDED CEDAR BARK MULCH	1,600 SF	PLACE 2' FT. DIA. AROUND TREES, 1 FT. DIA. AROUND SHRUBS TO MAINTAIN MOISTURE AND THROUGHOUT DESIGNATED SHRUB BEDS AT 3" DEEP OVER LANDSCAPE FABRIC
	1/2" BROWN/BEIGE DECOMPOSED GRANITE STONE MULCH	23,000 SF	PLACE 3" DEEP (NO LANDSCAPE FABRIC) IN DESIGNATED LANDSCAPE AREAS
	DRYLAND GRASS SEED MIX	18,000 SF	SEE THE SEED MIX AND SEEDING NOTES THIS PAGE
	STEEL EDGER	45 LF	1/8" X 4" X 10 FT. COMMERCIAL GRADE STEEL EDGER. INSTALL WITH PROPER OVERLAPS AND STAKES PER MFG RECOMMENDATIONS
	LANDSCAPE BOULDERS: 90 AT DRY STREAM BED, 75 AT WATER FEATURES, 45 OTHER	(125) 2'X2'X3' (85) 3'X3'X4'	BURY 1/3 DEPTH, 2 SIZES, OWNER FURNISHED AND CONTRACTOR INSTALLED SEE THE DETAIL, SHEET L-3
	DRY STREAM BED = 6"-12" COBBLE	2,500 SF	MEANDER IN WIDTH AND DIRECTION. INSTALL PER THE DETAIL, SHEET L-3
	STONE RETAINING WALL - SEE THE CIVIL DWGS	SEE CIVIL	SEE THE CIVIL DRAWINGS
	DESIGN/BUILD RECIRCULATING WATERFALL, STREAM, POND BY CONTRACTOR	3 TOTAL	DESIGN / BUILD BY CONTRACTOR. COORDINATE WITH OWNER.

LANDSCAPE NOTES:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. DO NOT PLANT ANY TREES OR SHRUBS DIRECTLY OVER BURIED UTILITY LINES, OR ANY TREES UNDER OVERHEAD UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC... WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.

2. VERIFY ALL PLANT QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING BID. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

3. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTED AREAS AND GRASS UNTIL FINAL ACCEPTANCE INCLUDING IRRIGATION SYSTEM, WATERING OF PLANTS, SPRAYING, PRUNING, MULCHING, FERTILIZING, ETC...)

4. MEASURE OFF THE PLANS TO ACCURATELY LAYOUT ALL FEATURES AND PLANT LOCATIONS INCLUDING DRY STREAM BED, BERMS, SITE FEATURES, AND PLANTING AREAS.

5. INSTALL A NEW AUTOMATIC PRESSURIZED UNDERGROUND IRRIGATION SYSTEM FOR THE NEW LANDSCAPE. PROVIDE LOW VOLUME BUBBLER IRRIGATION TO ALL TREES AND SHRUBS. THE PERIMETER SEEDED CONSTRUCTION GRADED AREAS SHALL BE TEMPORARILY IRRIGATED ONLY UNTIL ESTABLISHED. CONTRACTOR TO USE IRRIGATION DITCH WATER, PUMP, AND AUTOMATIC CONTROLLER. COORDINATE WITH OWNER.

6. AMEND TOPSOIL AS NEEDED. ALL NATIVE GRASS SEED AREAS SHALL HAVE A MINIMUM DEPTH OF 4 INCHES OF TOPSOIL, AND PLANTING BED AREAS SHALL HAVE A MINIMUM OF 6 INCHES OF TOPSOIL. ALL PARKING LOT ISLANDS SHALL HAVE A MINIMUM DEPTH OF 6" OF TOPSOIL. TOPSOIL SHALL BE FREE OF DEBRIS LARGER THAN 1" SIZE WITH A SALT READING OF NOT MORE THAN 3 MMHOS/CM.

7. WHEN INSTALLING PLANT MATERIAL, PLANT MIX SHALL BE COMPRISED OF 1 PART SOIL CONDITIONER (DECOMPOSED BARK MULCH OR "MESA MAGIC" SOIL CONDITIONER) TO 2 PARTS TOPSOIL. OVER EXCAVATE THE PLANTING HOLES TWO TIMES THE DIAMETER OF THE ROOTBALL. FILL WITH PLANT MIX.

8. PLANT MATERIAL WAS CHOSEN FOR ITS SPECIFIC VARIETY, HEIGHT, AND COLOR. ANY PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

9. STONE MULCH LANDSCAPE SHRUB AREAS SHALL BE INSTALLED WITH A MINIMUM OF THREE INCHES OF SPECIFIED STONE MULCH.

10. SEED AREAS SHALL BE SEEDED AS SPECIFIED IN THE SEEDING NOTES AND SPECIFICATIONS. PRIOR TO SEEDING ROTOTILL 3 CY/1,000 SF OF SOIL CONDITIONER INTO THE TOP FOUR INCHES OF TOPSOIL AND FINE GRADE (COMPOSTED SAWDUST, COMPOSTED 1/2" WOOD CHIPS, LEAF MATERIAL AND/OR MEATMOSS OR EQUAL. NO MANURES OF ANY TYPE SHALL BE USED). THERE SHALL BE NO CLODS GREATER THAN 2".

11. SHREDDED CEDAR BARK MULCH SHALL BE PLACED AROUND THE DRIPLINE OF EACH PLANT 3" DEEP TO MAINTAIN MOISTURE, 2 FT. DIAMETER AROUND TREES, AND 1 FT. DIAMETER AROUND SHRUBS. HOWEVER, KEEP MULCH 6" AWAY FROM TREE TRUNKS AND 2" AWAY FROM SHRUB STEMS.

12. WHEN PLANTING TREES, SHRUBS, OR PERENNIALS: THOROUGHLY SOAK PLANTING HOLE WHILE BACKFILLING. PRUNE DEAD OR DAMAGED BRANCHES IMMEDIATELY AFTER PLANTING.

13. BURY LANDSCAPE BOULDERS TO 1/3 DEPTH TO LOOK INTEGRAL IN THE LANDSCAPE. GROUP BOULDERS AS SHOWN ON THE PLANS.

14. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION. PLANTING SHALL BE DONE IN CONFORMANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO (A.L.C.C.) SPECIFICATIONS. PLANT MATERIAL AND IRRIGATION SYSTEM TO BE GUARANTEED BY CONTRACTOR FOR ONE YEAR FROM FINAL ACCEPTANCE. ANY DEAD OR DYING PLANT SHALL BE REPLACED AT NO COST TO OWNER DURING GUARANTEE PERIOD.

15. LANDSCAPE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY MEANS, METHODS, OR APPROPRIATENESS OF CONSTRUCTION PROCEDURES BY ANY CONTRACTOR.

NATIVE GRASS SEED MIX:

DESCRIPTION: Dryland Grasses for Western Colorado		QUANTITY: rate lbs PLS/acre
Perennial Rye (Tetraploid)	Lolium perenne	6 lb
'Paloma' Indian Ricegrass	Achnatherum hymenoides	7 lb
Sandberg bluegrass	Poa sandbergii	5 lb
Nodding Brome	Bromus anomalus	7 lb
Blue Grama	Bouteloua gracilis	3 lb
Sand Dropseed	Sporobolus cryptandrus	2 lb
	TOTAL	30 lbs PLS per acre (6 lbs PLS/1,000 SF)

** Rates shown are to be used when seed is drilled. If seed is broadcast seeding rates should be doubled.

SEEDING NOTES:

1. THE PERIMETER OF THE SITE SHALL BE DRILL SEEDED WITH NATIVE GRASS SEED TO REVEGETATE AND STABILIZE DISTURBED CONSTRUCTION AND BARE AREAS. THIS PERIMETER AREA WILL NOT BE IRRIGATED. THESE AREAS SHALL BE SEEDED ONLY IN LATE FALL OR EALY SPRING TO TAKE ADVANTAGE OF NATURAL SEASONAL MOISTURE.

2. SEED AFTER ALL FINAL GRADING, BOULDER PLACEMENT, AND PLANTING OF ALL PLANT MATERIAL IS COMPLETE.

3. SOIL PREP: GRADE TOPSOIL TO A REASONABLE EVEN, SMOOTH, LOOSE SEED BED. ROTOTILL 3 CY/1,000 SF OF SOIL CONDITIONER INTO TOP 4"-6" OF TOPSOIL AND FINE GRADE.

4. SEED SHALL BE UNIFORMLY APPLIED OVER THE ENTIRE DISTURBED AREA. ALL AREAS TO BE SEEDED THAT ARE 3:1 SLOPE OR FLATTER SHALL BE DRILL SEEDED. OPERATE EQUIPMENT PERPENDICULAR TO THE SLOPE. DRILL SEED 1 INCH DEEP IN ROWS SPACED NO MORE THAN 7 INCHES APART. ON SLOPES STEEPER THAN 3:1, SEED SHALL BE APPLIED BY MEANS OF A MECHANICAL BROADCASTER AT DOUBLE THE RATE REQUIRED FOR DRILL SEEDING. ALL SEED SOWN BY MECHANICAL BROADCASTERS SHALL BE RAKED OR DRAGGED INTO THE SOIL TO A DEPTH OF 1/2" CARE SHOULD BE TAKEN TO INSURE UNIFORM COVERAGE OF SEED.

5. SEED SHALL BE MULCHED AND CRIMPED WITH STRAW MULCH WITHIN 24 HOURS OF SEEDING. NATIVE GRASS STRAW SHALL BE APPLIED AT THE RATE OF TWO TONS PER ACRE (APPROX. 1 BALE PER 500 SF). IT SHALL BE CRIMPED IN WITH A CRIMPER OR OTHER APPROVED METHOD TO A MINIMUM DEPTH OF 3". DO NOT MULCH DURING WINDY CONDITIONS. ANY AREAS DISTURBED BY MULCHING OPERATIONS SHALL BE RESEEDED AT CONTRACTOR'S EXPENSE.

6. PROTECT ALL SEEDED AREAS FROM DAMAGE UNTIL NATIVE GRASS IS ESTABLISHED.

CASAS DE LUZ RESIDENTIAL DEVELOPMENT
CITY OF GRAND JUNCTION LANDSCAPE REQUIREMENTS:
82,022 SF (1.88 ACRES) IMPROVED AREA

82,022 / 2500 = 33 TREES
82,022 / 300 = 273 SHRUBS
MINUS 68 SHRUBS FROM 25% SHRUB TO NATIVE GRASS ALLOWANCE CONVERSION=205 REQUIRED SHRUBS

NATIVE GRASS MIN. ALLOWANCE PER CODE = 3,400 SF
NATIVE GRASS PROVIDED ON SITE = 18,000 SF

33 2" CALIPER TREES REQUIRED
33 TREES PROVIDED

205 5-GALLON SHRUBS REQUIRED
212 SHRUB PROVIDED

JULEE WOLVERTON LA-505 STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

CITY COMMUNITY DEVELOPMENT
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
ACCEPTED AS CONSTRUCTED Date
Date

NORTH

CASAS DE LUZ
Grand Junction, Colorado

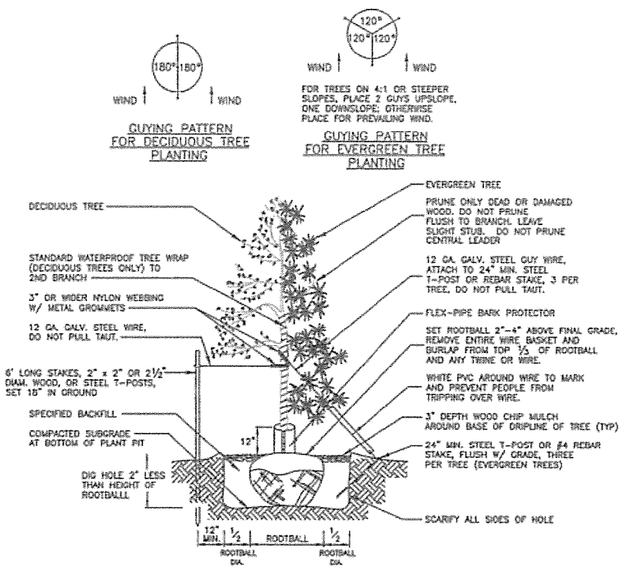
Planting Legend & Notes

SCALE: 1" = 20'-0" DATE: 09/14/10
Sheet L-2

SCALE 20 0 20 40 FEET

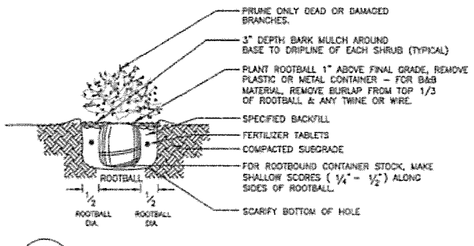
Revised 5-25-11

Julee Wolverton,
Landscape Architect
61945 Nighthawk Road
Montrose, CO 81401
p: 970.249.9392
f: 970.240.3665
wolverton@montrose.net

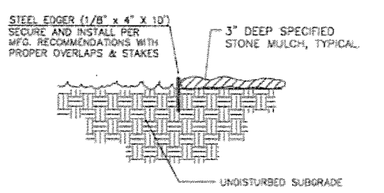


A L-3 TREE PLANTING SECTION

NOT TO SCALE



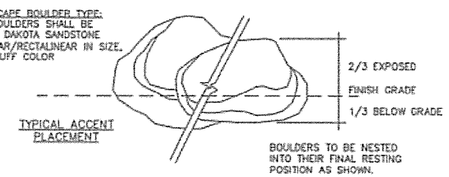
C L-3 SHRUB PLANTING SECTION



D L-3 STEEL EDGER / STONE MULCH

NOT TO SCALE

LANDSCAPE BOULDER TYPE:
ALL BOULDERS SHALL BE NATIVE DAKOTA SANDSTONE ANGULAR/RECTALINEAR IN SIZE, AND BUFF COLOR

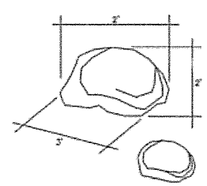


BIDDING NOTES:

1. THESE BOULDERS SHALL BE OWNER FURNISHED AND STOCKPILED ON THE SITE FOR CONTRACTOR INSTALLATION.

1. PLACEMENT OF LANDSCAPE BOULDERS REFERS TO BOULDERS PLACED IN THE GROUND WITH ONE THIRD (1/3) OF IT'S MASS NESTED BELOW GRADE AND TWO THIRDS (2/3) OF ITS MASS ABOVE FINISHED GRADE.

2. CARE SHALL BE TAKEN DURING PLACEMENT AND HANDLING TO AVOID UNNATURAL SCARRING OF THE EXPOSED SURFACE.



APPROXIMATE SIZE:
LARGE = 3'X3'X4'

APPROXIMATE SIZE:
MEDIUM = 2'X2'X3'

B L-3 LANDSCAPE BOULDER

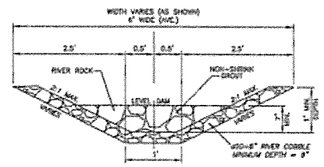
NOT TO SCALE

NOTE:
1. WIDTH OF DRY STREAM BED SHALL VARY FROM APPROX. 2.5 FT. WIDE MIN. TO 8 FT. WIDE MAX. (6 FT WIDE AVERAGE)

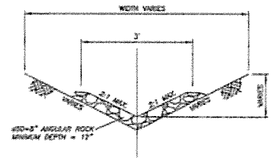
2. LANDSCAPE BOULDERS SHALL BE NESTED IN GROUPS IN A RANDOM FASHION ALONG THE EDGES AND THROUGHOUT THE DRY STREAMBED AS SHOWN ON THE DWGS.

3. APPLY A PRE-EMERGENT HERBICIDE THROUGHOUT STREAMBED AREA BEFORE PLACEMENT OF COBBLE

4. INSTALL DRY STREAM BED TO LOOK AS NATURAL AS POSSIBLE WITH VARYING ROCK SIZES AND GROUPINGS OF BOULDERS, AND VARYING WIDTH. LANDSCAPE ARCHITECT MUST APPROVE LAYOUT.

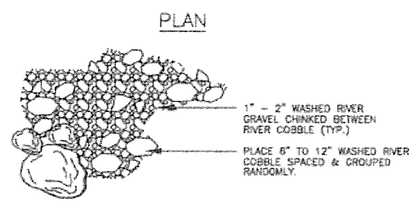


COLLECTION DITCH SECTION A-A



SWALE SECTION B-B

N.T.S.



E L-3 DRY STREAM BED

NOT TO SCALE

JULEE WOLVERTON LA-505 STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

CITY COMMUNITY DEVELOPMENT
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
ACCEPTED AS CONSTRUCTED Date

Revised 5-25-11

CASAS DE LUZ
Grand Junction, Colorado

NORTH

Landscape Details DATE: 09/14/10

SCALE: Not to Scale

Sheet L-3

20 0 20 40

SCALE 20 FEET

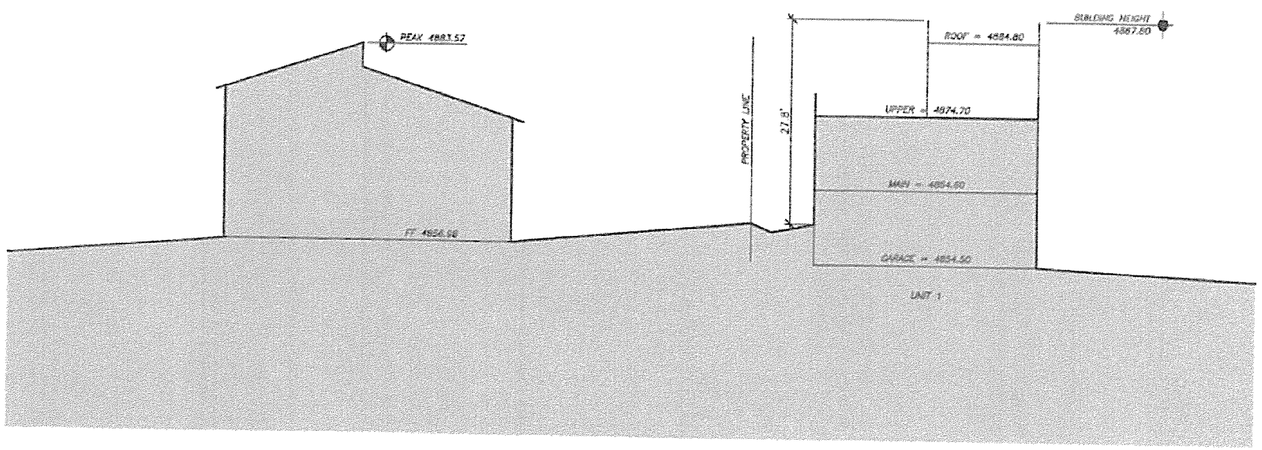
Julee Wolverton, Landscape Architect
61945 Nighthawk Road
Montrose, CO 81401
p: 970.249.9392
f: 970.240.3665
wolverton@montrose.net



CASAS de LUZ

SITE PLAN

CHAMBERLIN ARCHITECTS

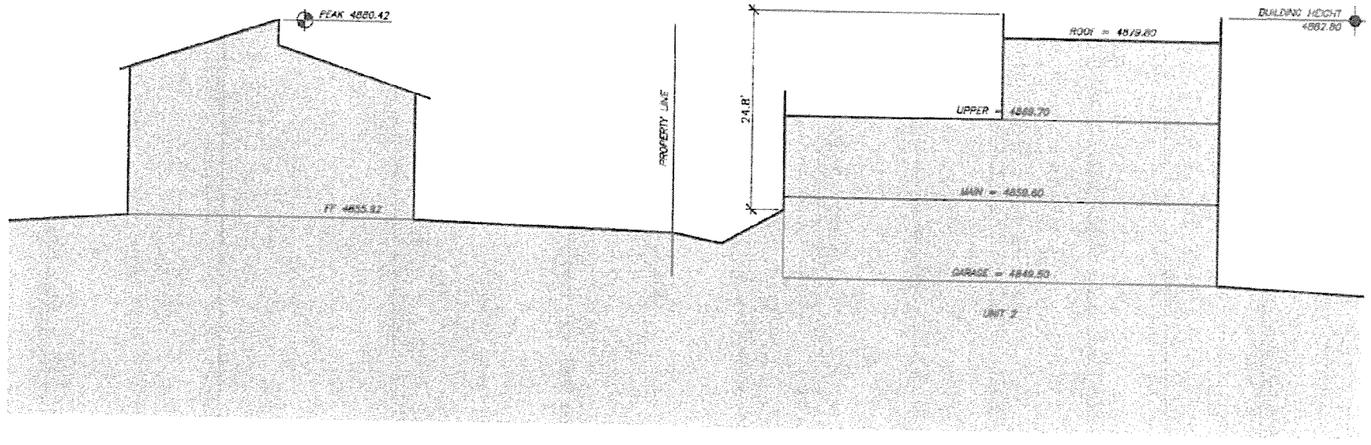


CASAS de LUZ

SCALE: 1" = 20'

SITE SECTION 1

CHAMBERLIN ARCHITECTS

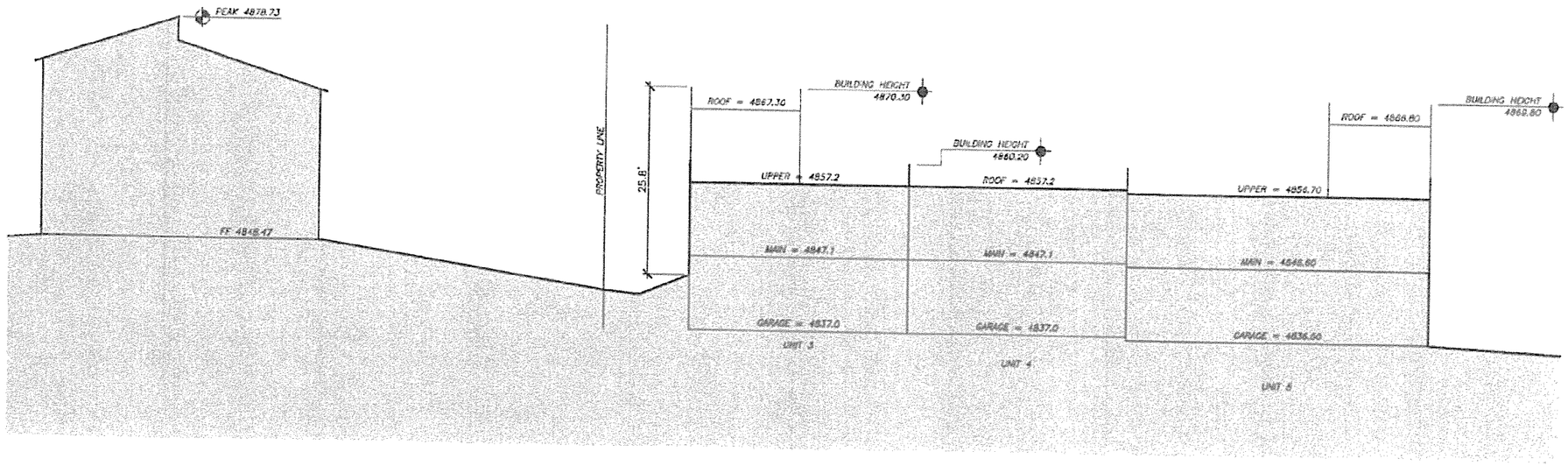


CASAS de LUZ

SCALE: 1" = 20'

SITE SECTION 2

CHAMBERLIN ARCHITECTS

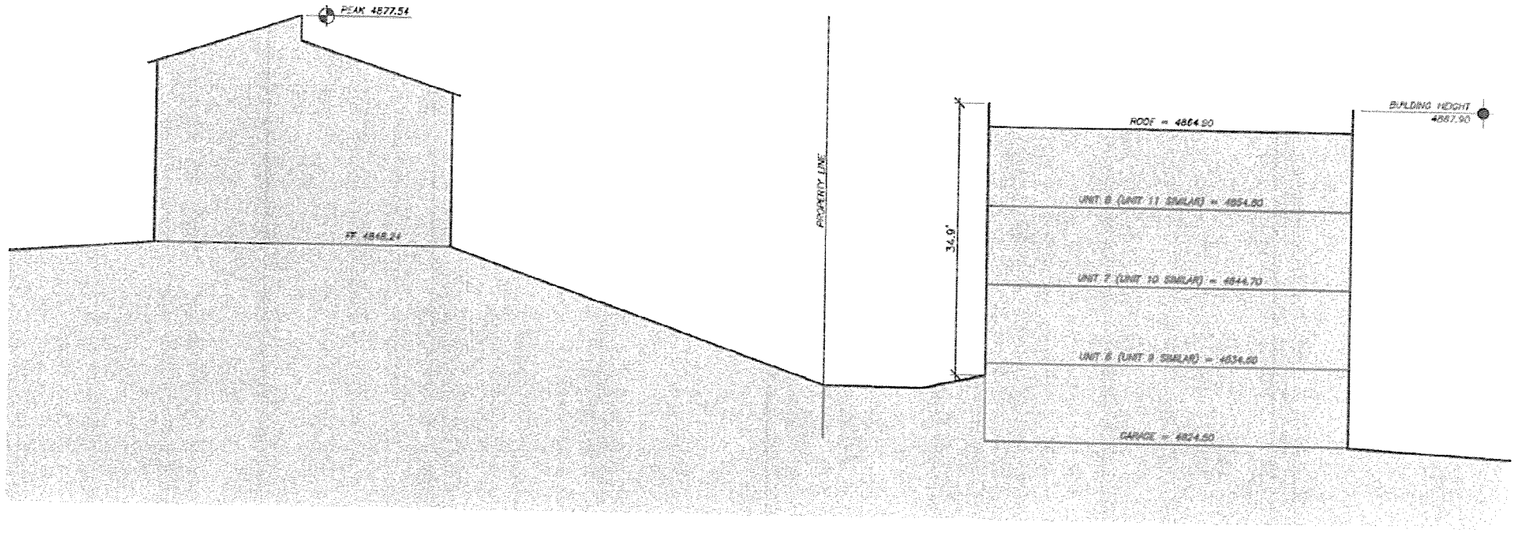


CASAS de LUZ

SCALE: 1" = 20'

SITE SECTION 3

CHAMBERLIN ARCHITECTS

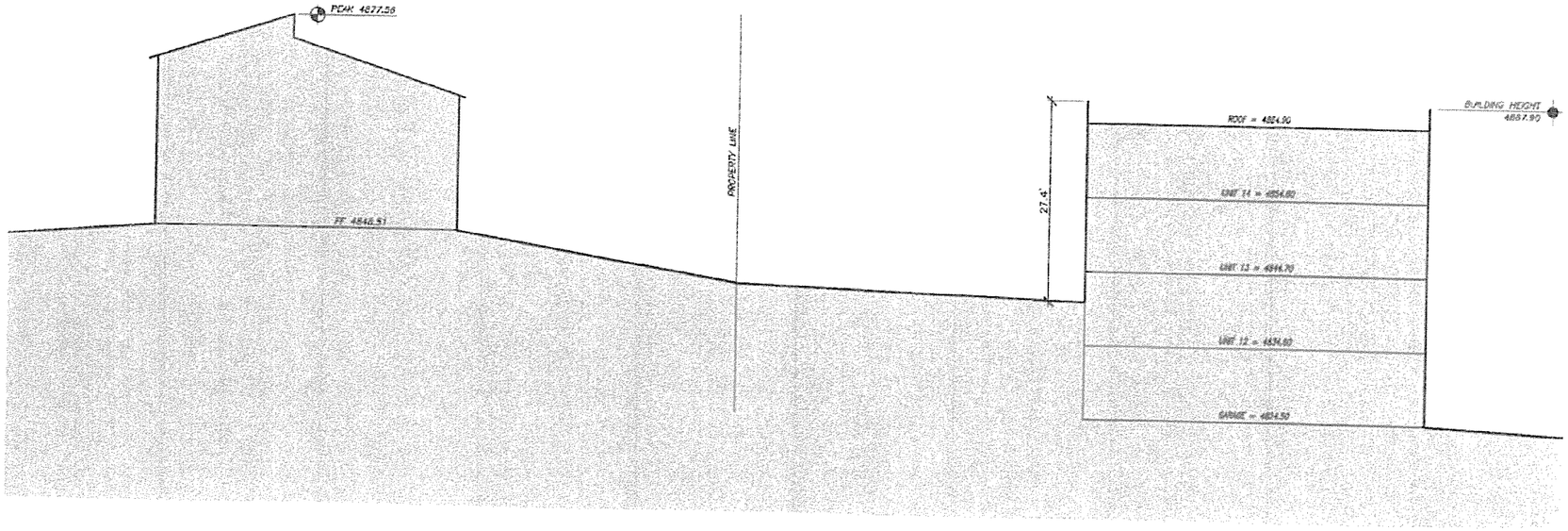


CASAS de LUZ

SCALE: 1" = 20'

SITE SECTION 4

CHAMBERLIN ARCHITECTS

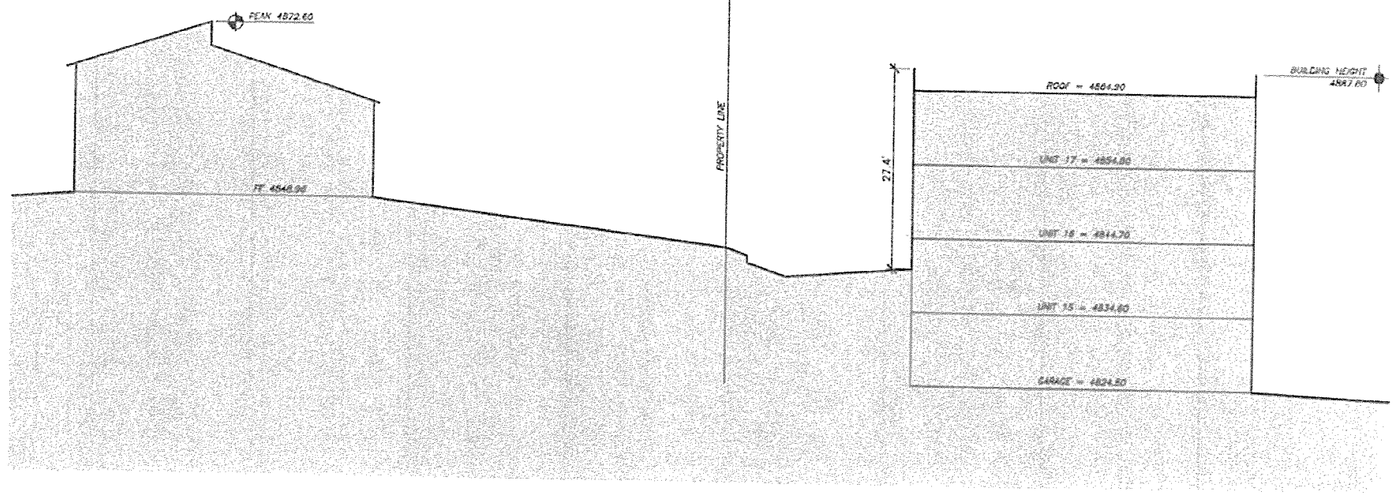


CASAS de LUZ

SCALE: 1" = 20'

SITE SECTION 5

CHAMBERLIN ARCHITECTS

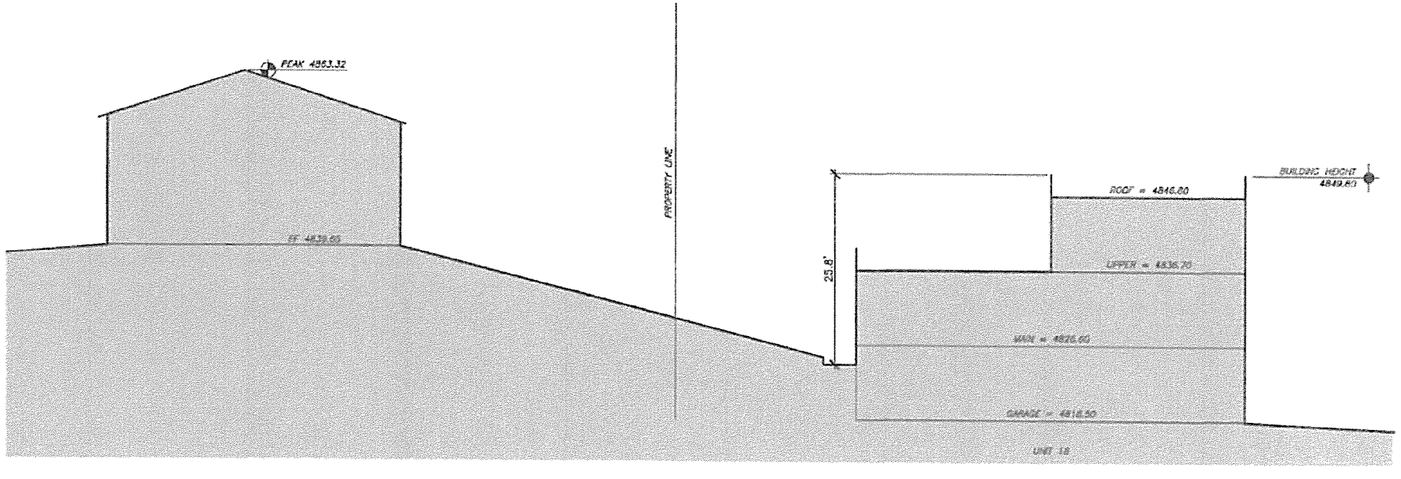


CASAS de LUZ

SCALE: 1" = 20'

SITE SECTION 6

CHAMBERLIN ARCHITECTS

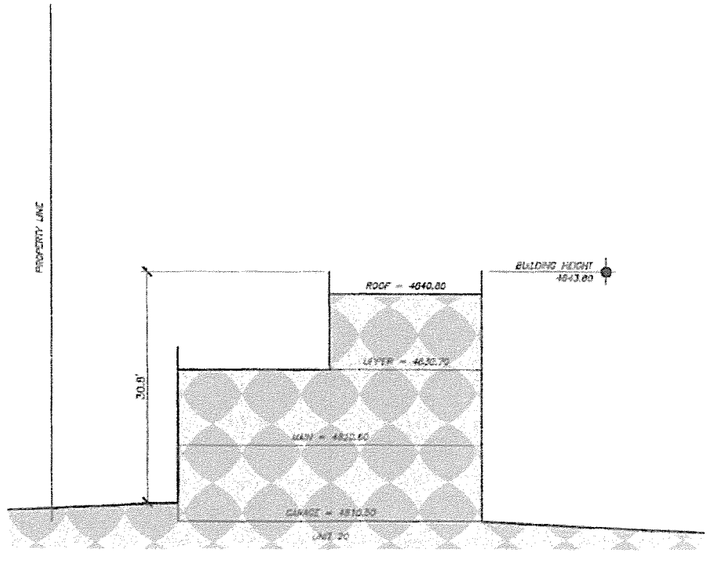


CASAS de LUZ

SCALE: 1" = 20'

SITE SECTION 7

CHAMBERLIN ARCHITECTS



CASAS de LUZ

SITE SECTION 9

SCALE: 1" = 20'

CHAMBERLIN ARCHITECTS

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4654

AN ORDINANCE AMENDING ORDINANCE NO. 4482 FOR THE CASAS DE LUZ PLANNED DEVELOPMENT RESIDENTIAL SUBDIVISION REVISING THE PROPOSED PHASING SCHEDULE

LOCATED ADJACENT TO WEST RIDGES BOULEVARD AND WEST OF SCHOOL RIDGE ROAD

Recitals:

The applicant, Dynamic Investments Inc., wishes to revise the proposed phasing schedule for the Casas de Luz Planned Development residential subdivision in order to develop (20) dwelling units on 1.88 +/- acres. The Casas de Luz residential development plan consists of proposed new residential lots, common areas and stacked condominium units on property zoned PD (Planned Development).

The purpose of this Ordinance is to extend the phasing schedule for the Casas de Luz Planned Development provided in Ordinance No. 4482, without modifying any other aspects of Ordinance No. 4482 or of the residential development plan.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the extended phasing schedule for the Casas de Luz Planned Development.

The City Council finds that the review criteria for the planned development that were established at the time Ordinance No. 4482 was adopted are still applicable and are still met and that the establishment thereof is not affected by the extension of the phasing schedule.

The City Council finds that extending the phasing schedule is reasonable in light of the economic downturn and is in the best interests of the community.

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

The development phasing schedule established by Ordinance No. 4482 is amended as follows:

Phase 1 plat must be recorded by December 31, 2017 (extended by three years, from December 31, 2014)

Phase 2 plat must be recorded by December 31, 2019 (extended by two years, from December 31, 2017)

Phase 3 plat must be recorded by December 31, 2020 (extended by one year, from December 31, 2019)

Phase 4 plat shall be recorded by December 31, 2021 (unchanged).

All other aspects of Ordinance No. 4482 shall remain in effect.

Introduced on first reading this 21st day of January, 2015 and ordered published in pamphlet form.

Adopted on second reading this 4th day of February, 2015 and ordered published in pamphlet form.

ATTEST:

Stephanie Tuin
City Clerk

Bruce Hill
Mayor

CITY OF GRAND JUNCTION COLORADO

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4654 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 21st day of January, 2015 and that 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 4th day of February, 2015, at which Ordinance No. 4654 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 6th day of February, 2015.

Stephanie Tuin

Stephanie Tuin, MMC
City Clerk

CITY OF GRAND JUNCTION COLORADO

Published: January 23, 2015
Published: February 6, 2015
Effective: March 8, 2015

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 4482 & 4654 FOR THE CASAS DE LUZ PLANNED DEVELOPMENT RESIDENTIAL SUBDIVISION REVISING THE PROPOSED PHASING SCHEDULE

LOCATED ADJACENT TO WEST RIDGES BOULEVARD AND WEST OF SCHOOL RIDGE ROAD

Recitals

The applicant, Dynamic Investments Inc., wishes to revise the proposed phasing schedule for the Casas de Luz Planned Development residential subdivision in order to develop (20) dwelling units on 1.88-acres. The Casas de Luz residential development plan consists of proposed residential lots, common areas and stacked condominium units on property zoned PD (Planned Development).

The purpose of this Ordinance is to extend the phasing schedule for the Casas de Luz Planned Development provided in Ordinance No. 4482, without modifying any other aspects of Ordinance No. 4482 or of the residential development plan.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of the extended phasing schedule for the Casas de Luz Planned Development.

The City Council finds that the review criteria for the planned development that were established at the time of Ordinance No. 4482 was adopted are still applicable and are still met and that the establishment thereof is not affected by the extension of the phasing schedule.

The City Council finds that extending the phasing schedule is reasonable in light of the current market conditions and economic feasibility of the project and is in the best interests of the community.

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

The development phasing schedule established by Ordinance No. 4482 & 4654 is amended as follows:

Phase 1 (construction) plat must be recorded by December 31, 2022
Phase 2 plat must be recorded by December 31, 2024
Phase 3 plat must be recorded by December 31, 2026
Phase 4 plat must be recorded by December 31, 2027

All other aspects of Ordinance No. 4482 shall remain in effect.

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

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

ATTEST:

_____
President of the Council

_____
City Clerk

Grand Junction Planning Commission

Regular Session

Item #3.

Meeting Date: December 10, 2019

Presented By: Landon Hawes, Senior Planner

Department: Community Development

Submitted By: Landon Hawes, Senior Planner

Information

SUBJECT:

Consider a request by Baseline Capital Investments, LLP to rezone 1.81 acres from R-24 (Residential – 24 du/ac) to B-1 (Neighborhood Business) located at 1221 Wellington Avenue.

RECOMMENDATION:

Staff recommends approval of this request.

EXECUTIVE SUMMARY:

The Applicant, Baseline Capital Investments LLP, is requesting a rezone of a 1.81-acre parcel of land located at 1221 Wellington Avenue from R-24 (Residential – 24 du/ac) to B-1 (Neighborhood Business) in anticipation of future development. The requested B-1 zone district is consistent with the Comprehensive Plan Future Land Use Map designation of Business Park Mixed Use.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

North: City Market and Qdoba (B-1)
East: Wellington Townhomes (PD)
West: General office (B-1)
South: Bookcliff Medical Center (R-O)

The subject property is located on the southern corner of 12th Street and Wellington Avenue and is currently vacant. The Applicant wishes to rezone it to B-1

(Neighborhood Business) If approved, the Applicant has represented the intention to develop the site with a mixed-use building(s). This development was presented at the neighborhood meeting as comprising townhome, office, and retail uses.

This property was zoned in December 2017 from R-8 to R-24 as the Levande on 12th Apartments project (RZN-2017-465) and was slated to have an 89-unit residential facility constructed on it. However, that project has not come to fruition and the owner has new plans for this property.

The Development Code states that the purpose of the B-1 (Neighborhood Business) zone district is to "provide small areas for office and professional services combined with limited retail uses, designed in scale with surrounding residential uses; a balance of residential and nonresidential uses." To achieve this, the B-1 zone has limited performance standards that parking, service entrances, and outdoor storage. Any business use may not increase on-street parking in front of neighborhood dwellings, service entrances and outdoor storage is not allowed. In comparison, the Development Code states that the purpose of the R-24 zone district is "to provide for high density residential use" and "to provide a balance of housing opportunities in the community."

The B-1 and R-24 zones have comparable principal structure setbacks, but the R-24 zone allows buildings up to 32 feet taller than those allowed in the B-1 zone. The R-24 zone also does not have a density cap, while the B-1 zone allows a maximum of 16 units per acre. The B-1 zone also imposes a limit of 15,000 square feet on any building.

This property has a Future Land Use Map designation of Business Park Mixed Use. Applicable zones for this designation include R-8, R-12, R-16, R-24, R-O, B-1, CSR, BP, and I-O. The B-1 zone allows for a wide variety of housing, such as two family dwellings, single-family detached, and multifamily. It also permits civic and institutional uses, general office, general retail, and other commercial uses. In contrast, The R-24 zone is almost exclusively focused on allowing multifamily, with various institutional and civic uses such as schools allowed as well, which would eliminate any commercial potential for this site. Similar issues exist for the R-8, R-12, and R-16 zones because they are also focused on multifamily, with slightly more variety in residential use as well. The R-O zone is intended to provide "low intensity, nonretail, neighborhood service and office use," which would discourage retail uses on this site. The CSR zone is designed mostly for civic and institutional uses and is therefore unsuitable for this site. The BP zone is intended for business parks that allow manufacturing, which is also unsuitable for the Applicant's future project. Finally, the I-O district allows industrial uses, which would not fit the character of the surrounding neighborhood because of the existing commercial and residential uses.

With the preceding information in mind, staff feels that the B-1 zone makes the most sense for carrying out the Applicant's plans for the site.

NOTIFICATION REQUIREMENTS

Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed rezone request was held on September 16, 2019 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant and multiple representatives from his team attended, as well as City Staff and four neighbors. At that time, neighbors in attendance had questions about the B-1 zone district, traffic and noise, and the development timeframe.

Public Notice:

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 October 21, 2019. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on November 29, 2019. The notice of this public hearing was published December 3, 2019 in the Grand Junction Daily Sentinel.

ANALYSIS

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

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

The existing zoning of R-24 remains a zone district that works to implement the current Comprehensive Plan designation of Business Park Mixed Use. Therefore, staff does not find that subsequent events have invalidated the original premise and findings and therefore finds this criterion has not been met.

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

The character of the area has not changed since the previous rezoning. Therefore, staff finds that this criterion has been met.

(3) Public and community facilities are adequate to serve the type and scope of land

use proposed; and/or

Adequate public and community facilities and services are available to the property and are sufficient to serve land uses associated with the B-1 zone district. Required utilities are available for service to this property: city water and sewer lines are located in Wellington Avenue; the property is in the service area for Xcel Energy; Tope Elementary School is nearby; finally, Grand Valley Transit has several nearby bus stops located on 12th Street. As such, staff finds this criterion has been met.

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

Planning best practices suggest that mixed-use developments decrease automobile traffic, increase pedestrian activity, increase public health, and create more vibrant neighborhoods. As demonstrated in the Background section of this report, the R-24 zone cannot create such developments by itself, while the B-1 zone can. The city has relatively few mixed-use neighborhoods in the city, so this rezone will potentially allow for more of that best-practice development. It is true that the MX districts allow for even greater mixed-use flexibility, but they are only allowed in Neighborhood Center Future Land Use designations or along Mixed Use Opportunity Corridors. Staff finds that the criterion has been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.
The community and area will benefit from this proposed rezone by creating the potential for a mix of uses such as office, retail, and residential land uses as part of a single development project of which is compatible with the surrounding area. This area currently has a mix of uses and employment and shopping are within easy walking distance of this site. A B-1 zone district further enables this area of the City to benefit from the potential for increased walkability with both residential and service oriented commercial uses. Therefore, staff finds that this criterion has been met.

This rezone request is consistent with the following vision, goals and/or policies of the Comprehensive Plan:

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 amount 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.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Baseline Capital Investments LLP rezone request, RZN-2019-598, from R-24 (Residential – 24 du/ac) to B-1 (Neighborhood Commercial) for the property located at 1221 Wellington Avenue, the following findings of fact have been made:

1. In accordance with Section 21.02.140 (a) of the Zoning & Development Code, the application meets one or more of the rezone criteria.

2. The requested rezone is consistent with the goals and policies of the Comprehensive Plan.

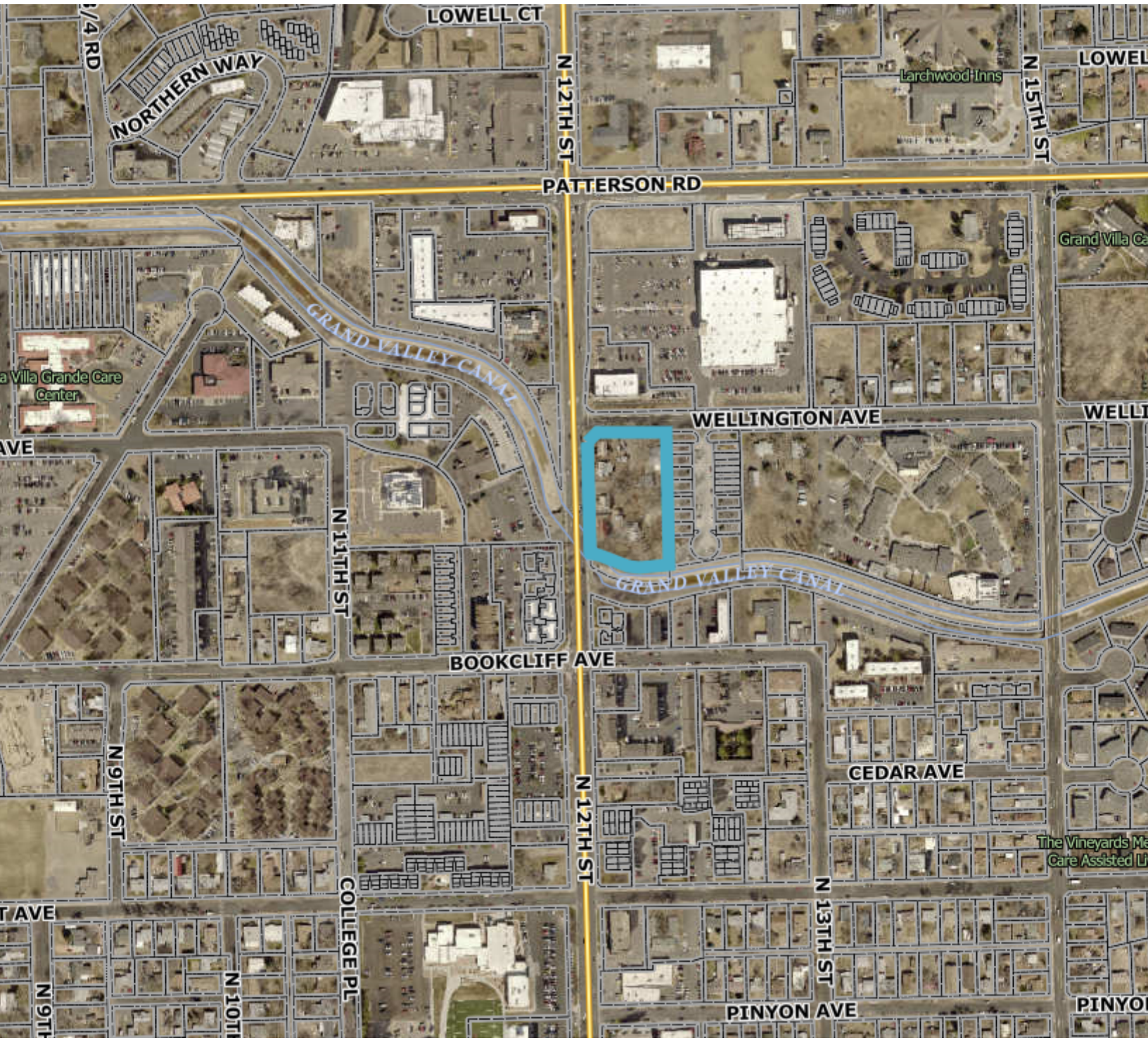
Therefore, Staff recommends approval of the requested rezone to B-1.

SUGGESTED MOTION:

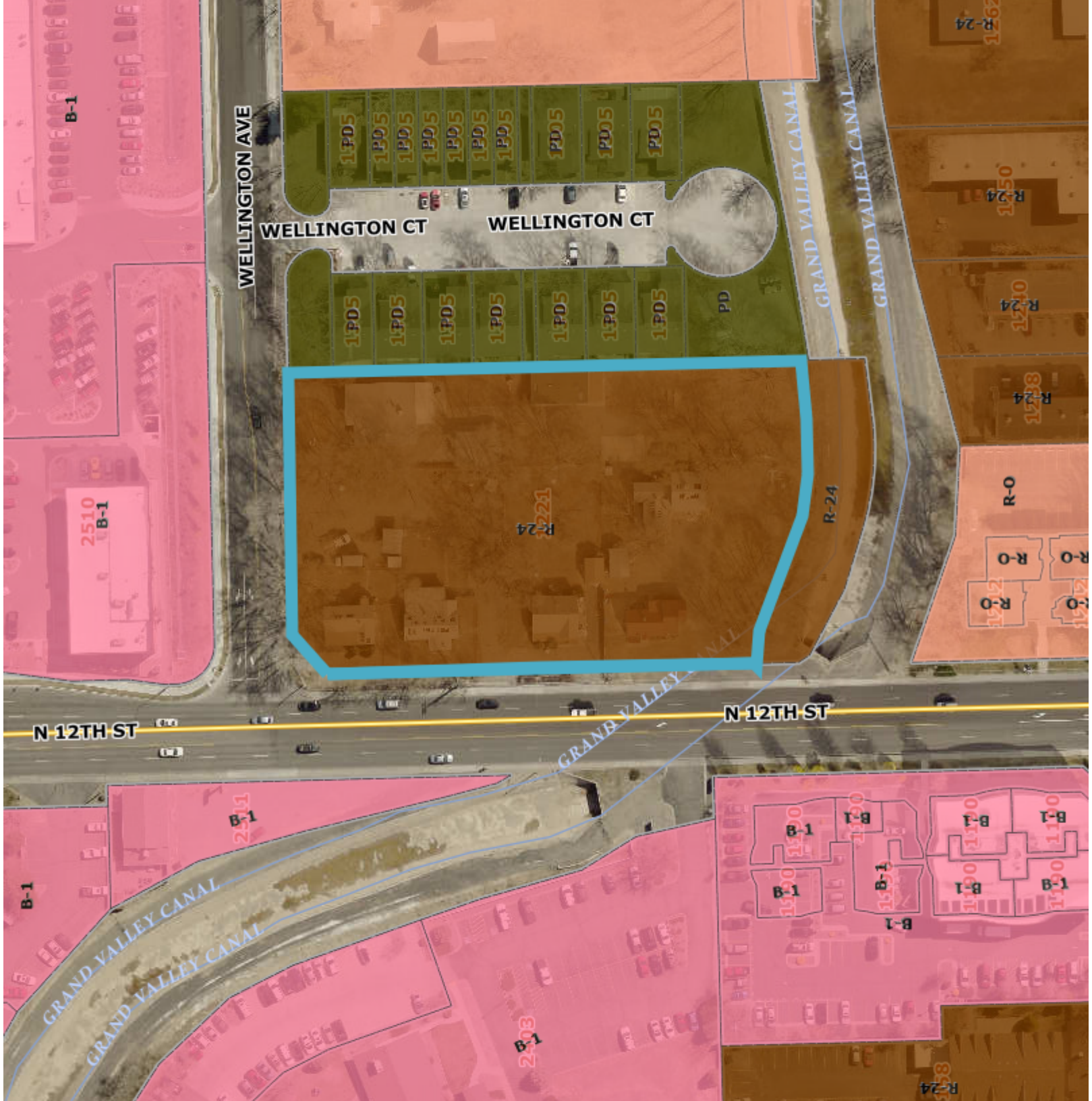
Madam Chairman, on the Rezone request to B-1 for the property located at 1221 Wellington Avenue, City file number RZN-2019-598, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

Attachments

1. 1221 Wellington Rezone Vicinity Map
2. 1221 Wellington Rezone Aerial Map
3. 1221 Wellington Rezone Zoning Map
4. 1221 Wellington Rezone Comprehensive Plan Map
5. RZN-2019-598 Zoning Ordinance
6. 12th and Wellington Application Packet


LOWELL CT
N 12TH ST
Larchwood Inns
N 15TH ST
NORTHERN WAY
PATTERSON RD
GRAND VALLEY CANAL
Villa Grande Care Center
WELLINGTON AVE
N 11TH ST
BOOKCLIFF AVE
N 9TH ST
CEDAR AVE
COLLEGE PL
N 13TH ST
PINYON AVE


WELLINGTON AVE
WELLINGTON CT
WELLINGTON CT
N 12TH ST
GRAND VALLEY CANAL
GRAND VALLEY CANAL
GRAND VALLEY CANAL
2511
2403
1221
1305
1305
1305
1305
1305
1305
1305
1305
1305
1305
1305
1305
1190
1190
1190
1190
1190
1190
1158
1212
1238
1240
1250


WELLINGTON AVE
WELLINGTON CT
WELLINGTON CT
GRAND VALLEY CANAL
GRAND VALLEY CANAL
N 12TH ST
N 12TH ST
GRAND VALLEY CANAL
GRAND VALLEY CANAL
GRAND VALLEY CANAL
B-1
PD
R-24
R-O


2510
2511
N 12TH ST
WELLINGTON AVE
WELLINGTON CT
WELLINGTON CT
1305
1305
1305
1305
1305
1305
1305
1305
1305
1305
1305
1305
1221
Business Park
Mixed Use
GRAND VALLEY CANAL
GRAND VALLEY CANAL
GRAND VALLEY CANAL
N 12TH ST
1190
1190
1190
1190
1190
1190
1190
1190
1212
1238
1240
1250
1262

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE REZONING BASELINE CAPITAL INVESTMENTS LLP PROPERTY FROM R-24 (RESIDENTIAL – 24 DU/AC) TO B-1 (NEIGHBORHOOD BUSINESS)

LOCATED AT 1221 WELLINGTON AVENUE

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Baseline Capital Investments LLP Property to the B-1 (Neighborhood Business) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Business Park Mixed Use of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

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

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

The following property shall be zoned B-1 (Neighborhood Commercial):

Commencing at the Northwest corner of the Southwest ¼, Northwest ¼, Northwest ¼ of said Section 12, whence the North 1/16 corner on the West line of said Section 12 bears S 0°05'16" W a distance of 659.21 feet; thence S 49°14'13" E a distance of 46.16 feet to a point on the South Right of Way for Wellington Avenue as recorded at reception Number 10467, the East Right of Way for 12th Street as recorded at Reception Number 1094813, both of the Mesa County Clerk and Recorder's Office and the Point of Beginning, thence S 89°45'21" E along said South Right of Way a distance of 225.00 feet; thence S 0V14'33" W a distance of 417.54 feet to the centerline of the Grand Valley Canal; thence along the centerline of said Canal for the following five (5) courses:

1.) S 84°16'13" W a distance of 41.26 feet to the start of a curve to the right;
2.) along said curve to the right a distance of 83.62 feet with a radius of 200.00 feet and a central angle of 23°57'17", whose chord bears N 83°45'09" W a distance of 83.01 feet;
3.) N 71°46'30" W a distance of 45.18 feet;
4.) N 60° 32' 40" W a distance of 54.26 feet;
5.) N 31°35'17" W a distance of 19.17 feet;

Thence leaving the centerline of the Grand Valley canal N 0°05'16" E along the East right of way for 12th Street a distance of 356.44 feet to the Point of Beginning.

Said Parcel Contains 2.10 acres

Introduced on first reading this 18th day of December, 2019 and ordered published in pamphlet form.

Adopted on second reading this 15th day of January, 2020 and ordered published in pamphlet form.

ATTEST:

_____ _____

City Clerk Mayor

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 - ODP

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

Existing Land Use Designation: Multi-Family Residence

Existing Zoning: R-24

Proposed Land Use Designation: Mixed Use (Commercial/Multi-Fam)

Proposed Zoning: B-1

Property Information

Site Location: 1221 Wellington Avenue

Site Acreage: 1.8 ACRES

Site Tax No(s): 2945-122-58-001

Site Zoning: R-24

Project Description: Rezone property to a PD with an ODP proposing commercial along 12th, residential in the back

Property Owner Information	Applicant Information	Representative Information
Name: Baseline Capital Investments LLP	Name: John Poovey	Name: Ciavonne, Roberts Assoc
Street Address: 2020 Baseline Drive	Street Address: 2020 Baseline Dr	Street Address: 222 Nth 7th St
City/State/Zip: G.J. CO 81501	City/State/Zip: G.J./CO/81507	City/State/Zip: GJ, CO 81501
Business Phone #: (970)201-9590	Business Phone #: (970)201-9590	Business Phone #: 241-0745
E-Mail: johnpoveydmd@gmail.com	E-Mail: johnpoveydmd@gmail.com	E-Mail: ted@ciavonne.com
Fax #: N/A	Fax #: N/A	Fax #: n/a
Contact Person: Bill Plock	Contact Person: Bill Plock	Contact Person: Ted Ciavonne
Contact Phone #: (970)250-4153	Contact Phone #: (970)250-4153	Contact Phone #: 241-0745

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

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

Signature of Person Completing the Application: [signature] Date: 7/24/2019

Signature of Legal Property Owner: [signature] Date: 7/24/2019

Sheila Reiner, Mesa County Treasurer
544 Rood Ave - Grand Junction CO 81501
Dept. 5027 - PO Box 20,000 - Grand Junction CO 81502-5001
Phone Number: (970) 244-1824

Account Number R100197
Parcel 294512258001
Acres 1.820
Assessed To

BASELINE CAPITAL INVESTMENTS LLLP
2020 BASELINE DR
GRAND JUNCTION, CO 81507

Legal Description
LOT 1 LEVANDE ON 12TH SUBDIVISION SEC 12 1S 1W UM - 1.82 ACRES

Situs Address
1221 WELLINGTON AVE

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2018	$2,799.76	$0.00	$0.00	($2,799.76)	$0.00
Total Tax Charge					$0.00
Grand Total Due as of 08/01/2019					**$0.00**

Tax Billed at 2018 Rates for Tax Area 17475 - 17475

Authority	Mill Levy	Amount
COLORADO RIVER WATER CONSER	0.2560000	$10.40
MESA CNTY ROAD & BRIDGE-GRA	0.2215000	$9.00
CITY OF GRAND JUNCTION	8.0000000	$325.12
GRAND RIVER MOSQUITO CONTRO	1.4520000	$59.01
LIBRARY DISTRICT	3.0590000	$124.32
COUNTY - DEVELOP DISABLED	0.2840000	$11.54
COUNTY GENERAL FUND	9.2680000*	$376.65
COUNTY ROAD & BRIDGE-1/2 LE	0.2215000	$9.00
SOCIAL SERVICES	2.3600000	$95.91
COUNTY TRANSLATOR TV FUND	0.0020000	$0.08
SCHOOL DIST# 51 GENERAL	24.3280000	$988.69
SCHOOL DIST# 51 BOND	10.3380000	$420.13
SCHOOL DIST# 51 OVERRIDE 96	2.8720000	$116.72
SCHOOL DIST# 51 2006 OVERID	2.3730000	$96.44
SCHOOL DIST# 51 2017 OVERRI	3.8570000	$156.75
Taxes Billed 2018	68.8920000	$2,799.76

* Credit Levy

Values	Actual	Assessed
SINGLE FAMILY LAND	$75,000	$5,400
SINGLE FAMILY IMP	$489,420	$35,240
Total	$564,420	$40,640

1221 Wellington Avenue
Rezone
October 10, 2019
Project Description

Project Overview
Baseline Capital Investments LLLP presently owns the 1.81 acre parcel located at 1221 Wellington Avenue. It is currently zoned R-24, but we are requesting a B-1 zone.

The property is the consolidation of multiple single family residence lots which was re-platted to a single parcel in 2018, and the homes were removed. The proposed B-1 zone is compatible with abutting B-1 zoning to the north and west, as well as the Future Land Use plan designation of Business Park Mixed Use. It is located at the southeast corner of 12th Street and Wellington Avenue. Existing development surrounds this parcel: commercial / retail / office to the north, west and south; and residential to the east. Grand Valley Canal abuts the property on the south.

A. Project Description
Location and Site Features
- The parcel is located at the southeast corner of 12th Street and Wellington Avenue.
- There is an 8" sewer main and a 6" water main in 12th Street as well as Wellington Avenue.
- Surrounding land use /zoning is B-1 to the west; R-O & R-24 to the south; PD (multi-family) to the east; and B-1 to the north (City Market).
- There are multiple existing curb cuts both on 12th Street and Wellington Avenue as this Parcel used to be individual single family homes, but this project plans to have just one right out exit on 12th Street and one full access point on Wellington Avenue. The existing curb cuts will be removed at time of development.
- The site currently slopes south west with a grade variation of 3- 4 feet.
- An irrigation headgate is located at the south west side of the site adjacent to the Grand Valley Canal.

Existing Zoning
- The parcel is zoned R-24.
- The proposed plan rezones the existing R-24 zoning to a B-1. This rezone meets the Future Land Use Plan requirement of Business Park Mixed Use.

B. Public Benefit:
- The re-development / infill of property to a higher use;
- The creation of zoning that allows mixed use meeting the Future Land Use Plan;
- The efficient development of property adjacent to existing City services;
- Redevelopment that provides a buffer between the noise of 12th Street and the residential neighborhoods to the east.

C. Neighborhood Meeting
A neighborhood meeting was held on Monday, September 16, 2019 at 5:30 p.m. Four neighbors attended the meeting. Neighborhood Meeting Notes are attached with this submittal.

D. Project Compliance, Compatibility, and Impact
1. Adopted Plans and/or Policies
The Future Land Use Plan; the Land Development Code.

2. Surrounding Land Use
Surrounding land use /zoning is B-1 to the west; R-O & R-24 to the south; PD (multi-family) to the east; and B-1 to the north (City Market).

3. Site Access and Traffic
There are multiple existing curb cuts both on 12th Street and Wellington Avenue as this Parcel used to be individual single family homes. Future development will have one right-out exit to 12th Street and one full access point from Wellington Avenue. The existing curb cuts will be removed.

4 & 5. Availability of Utilities and Unusual Demands
There is an 8" sewer main and a 6" water main in 12th Street as well as Wellington Avenue.

6. Effects On Public Facilities
The addition of more mixed use sites and the resulting new businesses will have expected, but not unusual impacts on the fire department, police department, and public school system.

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

8. Site Geology and Geologic Hazards N/A

9. Hours of Operation
The B-1 zone is eliminating restrictions on hours of operation.

10. Number of Employees
Unknown at this time

11. Signage Plans N/A

12. Irrigation Yes

E. Development Schedule and Phasing
- Submit Rezone - October 2019
- Submit Site Plan - Late 2019 / Early 2020
- Begin Construction - Spring of 2020.

Commencing at the Northwest corner of the Southwest ¼, Northwest ¼, Northwest ¼ of said Section 12, whence the North 1/16 corner on the West line of said Section 12 bears S 0°05'16" W a distance of 659.21 feet; thence S 49°14'13" E a distance of 46.16 feet to a point on the South Right of Way for Wellington Avenue as recorded at reception Number 10467, the East Right of Way for 12th Street as recorded at Reception Number 1094813, both of the Mesa County Clerk and Recorder's Office and the Point of Beginning, thence S 89°45'21" E along said South Right of Way a distance of 225.00 feet; thence S 0V14'33" W a distance of 417.54 feet to the centerline of the Grand Valley Canal; thence along the centerline of said Canal for the following five (5) courses:

1.) S 84°16'13" W a distance of 41.26 feet to the start of a curve to the right;
2.) along said curve to the right a distance of 83.62 feet with a radius of 200.00 feet and a central angle of 23°57'17", whose chord bears N 83°45'09" W a distance of 83.01 feet;
3.) N 71°46'30" W a distance of 45.18 feet;
4.) N 60° 32' 40" W a distance of 54.26 feet;
5.) N 31°35'17" W a distance of 19.17 feet;

Thence leaving the centerline of the Grand Valley canal N 0°05'16" E along the East right of way for 12th Street a distance of 356.44 feet to the Point of Beginning.

Said Parcel Contains 2.10 acres

1221 Wellington Avenue Neighborhood Meeting
September 16, 2019 @ 5:30pm
NOTES

A Neighborhood Meeting was held on Monday, September 16, 2019 regarding a proposed Rezone at 1221 Wellington Avenue.

In Attendance:
Representatives: Bill Plock (Baseline Capital Investments)
Ted Ciavonne (Ciavonne, Roberts & Associates Inc.)
Dave Thornton (City of Grand Junction)
Mark Austin (Austin Civil Group)
Becca Posner & Sam Suplizio (Bray Realtors)

80 notices were mailed out, but only 4 Neighbors attended the meeting and had the following comments and concerns:

- What is a B-1 zone? – A lighter level zone for businesses in neighborhoods and smaller sized buildings
- The corner of 12th and Wellington has major drainage issues right now – There will be a right turn lane on 12th street to help an allow the water to move.
- What about the irrigation ditch? – It will be piped.
- How far away will the townhomes be? – The rear setback for a B-1 is 10'
- How tall will the fence be? –6'
- Is that a hedge or lawn next to fence? – There will be no lawn, but there will be landscape along the fence line as an additional buffer.
- Will a light be installed at the corner of 12th and Wellington? There is a pole there now, but no light. – Not sure, we have not been instructed to do so by the city yet.
- How many units? – We think we can get 16, but that could change
- Will there be noise? – Sure, but the level will depend on the type of use. Alcohol uses will need to apply for a CUP from the city. Hoping this development will buffer you all from the 12th street noise that's happening now.
- Will there be a sidewalk on Wellington? – yes
- What will the time frame be? – Rezone takes 4 months. The Site Plan Review will probably get submitted in that time frame. We are looking at Spring construction at the soonest.
- What does the trail easement mean? – The city has been creating trail easements everywhere they can to be able to create an off-street trail map for bikes & pedestrians. There is still the battle with the canal and irrigation companies..
- Will the townhomes be sold or rented? – sold
- What about the noise specific to the townhomes? – Covenants will be put in place to help with that

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Baseline Capital Investments LLLP ("Entity") is the owner of the following property:

(b) 1221 Wellington Avenue (2945-122-58-001)

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

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

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

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

(●) The Entity is the sole owner of the property.

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

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

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: John P Poovey

Printed name of person signing: John P. Poovey

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 24 day of July, 20 19

by John P Poovey

Witness my hand and seal.

My Notary Commission expires on 7-25-2022

REBECCA M. SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20064036719
My Commission Expires July 25, 2022

Rebecca M Smith
Notary Public Signature

SIGN-IN SHEET

NEIGHBORHOOD MEETING

Monday September 16, 2019 @ 5:30pm

FOR: Rezone @ 1221 Wellington Avenue

NAME	ADDRESS	PHONE # OR EMAIL
Vernann Raney	1404 Wellington	vernannr@gmail.com
Debra Schonsche	1305 Wellington Ct. Unit 117	
Michael + Gayla Slauson	former owners 1225 Kellington	
Becca Posner	244 N 7th 81501	970.424.2281
Sam Suplizio	244 N 7th 81501	970-201-9444
Bill Plock	1226 Q½ Rd. 81524	970.250.4153
Dave Thornton	City of GJ rep	
Mark Austin	Austin Civil	
Ted Ciavonne	CRA	

RECEPTION#: 2807164, at 7/14/2017 3:06:36 PM, 1 of 3
Recording: $23.00, Sheila Reiner, Mesa County, CO. CLERK AND RECORDER

WARRANTY DEED

JOHN P. POOVEY AND HEATHER A. POOVEY, whose address is 2020 Baseline Drive, Grand Junction, CO ("Grantor"), for the consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, hereby sell and convey to **BASELINE CAPITAL INVESTMENT, LLLP,** a Colorado limited liability limited partnership, whose legal address is 2020 Baseline Drive, Grand Junction, CO ("Grantee"), the following real property in the County of Mesa, and State of Colorado, to wit:

Exhibit A attached hereto

also known as street and number as 2404, 2412, 2424 and 2432 N. 12th Street, Grand Junction, CO

with all its appurtenances, and warrants title to the same, subject to 2017 general taxes, payable in 2018, and all subsequent taxes; easements, rights-of-way, restrictions, covenants, conditions and reservations of record or in use.

Executed to be effective this 2nd day of March, 2017.

By: _____
John P. Poovey

By: _____
Heather A. Poovey

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 14 day of July, 2017 by John P. Poovey and Heather A. Poovey.

Witness my hand and official seal.

_____
Notary Public
My commission expires 7-25-18

REBECCA M SMITH
Notary Public
State of Colorado
Notary ID 20064036719
My Commission Expires Jul 25, 2018

EXHIBIT "A"

Parcel 1

Beginning at a point 225 feet South of the Northwest corner of Block 9 of Fairmont Subdivision;
Thence East 150 feet;
Thence South 183 feet, more or less, to the North bank of the Canal of Grand Valley Irrigation Company;
Thence Northwesterly along said North bank to the West line of said Block 9;
Thence North 106 feet, more or less, to the beginning, said Block 9 lying in the SW¼ of the NW¼ of Section 12, Township 1 South, Range 1 West of the Ute Meridian;
Also a strip 10 feet wide adjoining the above tract on the West thereof;
Except a tract of land conveyed to the City of Grand Junction by deed recorded in the Office of Mesa County Clerk and Recorder in Book 1057 at Page 470
County of Mesa, State of Colorado
For identification purposes only: Parcel No. 2945-122-00-044

Also known by street address as: 2404 N 12th Street, Grand Junction, CO 81501-8106

Parcel 2

Beginning at the Northwest Corner of Block Nine (9) of Fairmount Subdivision;
thence East 150 feet;
thence South 75 feet;
thence West 160 feet;
thence North 75 feet;
thence East 10 feet to the point of beginning;
EXCEPT a tract of land as described in document recorded October 6, 1975 in Book 1048 at Page 241, Reception No. 1094813
County of Mesa, State of Colorado
For identification purposes only: Parcel No. 2945-122-00-035

Also known as street and number: 2432 N. 12th Street, Grand Junction, CO 81501

Parcel 3

Beginning at a point 75 feet South and 10 feet West of the Northwest corner of Block Nine (9) of Fairmount Subdivision;
thence East 160 feet;
thence South 75 feet;
thence West 160 feet;
thence North 75 feet to the point of beginning;
EXCEPT a tract of land as described in document recorded October 6, 1975 in Book 1048 at Page 241, Reception No. 1094813
County of Mesa, State of Colorado
For identification purposes only: Parcel No. 2945-122-00-036

Also known as street and number: 2424 N. 12th Street, Grand Junction, CO 81501

Parcel 4

Beginning at a point 150 feet South and 10 feet West of the Northwest corner of Block Nine (9) of Fairmount Subdivision;
thence East 160 feet;
thence South 75 feet;
thence West 160 feet;
thence North 75 feet to the point of beginning;
EXCEPT a tract of land as described in document recorded August 25, 1975 in Book 1044 at Page 350, Reception No. 1092147
County of Mesa, State of Colorado
For identification purposes only: Parcel No. 2945-122-00-037

Also known as street and number: 2412 N. 12th Street, Grand Junction, CO 81501

RECEPTION#: 2822648, at 11/29/2017 2:51:59 PM, 1 of 1
Recording: $13.00, Sheila Reiner, Mesa County, CO. CLERK AND RECORDER

WARRANTY DEED

JOHN P. POOVEY AND HEATHER A. POOVEY, whose address is 2020 Baseline Drive, Grand Junction, CO ("Grantor"), for the consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, hereby sell and convey to **BASELINE CAPITAL INVESTMENT, LLLP,** a Colorado limited liability limited partnership, whose legal address is 2020 Baseline Drive, Grand Junction, CO ("Grantee"), the following real property in the County of Mesa, and State of Colorado, to wit:

Beginning at a point 150 feet East of the Northwest corner of Block 9 of Fairmount Subdivision,
Thence East 70 feet;
Thence South 381 feet, more or less, to the right of way of the Grand Valley Canal;
Thence Westerly along said right of way to a point South of the place of beginning;
Thence North 381 feet, more or less, to the place of beginning.

also known by street and number as 1225 Wellington Avenue, Grand Junction, CO

with all its appurtenances, and warrants title to the same, subject to 2017 general taxes, payable in 2018, and all subsequent taxes; easements, rights-of-way, restrictions, covenants, conditions and reservations of record or in use.

Executed to be effective this 2nd day of March, 2017.

By: _____
John P. Poovey

By: Heather A Poovey
Heather A. Poovey

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 22nd day of November, 2017 by John P. Poovey and Heather A. Poovey.

Witness my hand and official seal.

M. Miranda
Notary Public
My commission expires May 19, 2021

MORAIMA MIRANDA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20174021488
My Commission Expires May 19, 2021

Grand Junction Planning Commission

Regular Session

Item #4.

Meeting Date: December 10, 2019

Presented By: Jace Hochwalt, Associate Planner

Department: Community Development

Submitted By: Jace Hochwalt, Associate Planner

Information

SUBJECT:

Consider a Request by the City of Grand Junction to Amend Various Sections of the Zoning and Development Code (Title 21) to Revise Sections Related to Drinking Establishments and Other Similar Uses.

RECOMMENDATION:

Staff recommends approval of this request.

EXECUTIVE SUMMARY:

Staff is proposing amendments to various sections of the Zoning and Development Code (Title 21) to address drinking establishments and other similar uses. Under the current Zoning and Development Code, any establishment that serves alcoholic beverages which comprise more than 25 percent of the gross receipts for the business is classified as a bar or nightclub. Bar and/or nightclub uses are conditionally allowed uses within the B-1, B-2, C-1, C-2, M-U, BP, I-O, and I-1 zone districts. Through the recent experience of reviewing and permitting several Conditional Use Permits for Bars and/or Nightclubs, staff and the Planning Commission have identified opportunities to modernize, remove unnecessary regulations, and refine processes to provide regulations that assist in logical and orderly development.

BACKGROUND OR DETAILED INFORMATION:

In an effort to keep the Zoning and Development Code current and relevant to current land use and market evolutions, as well as to refine and streamline the Code, staff is proposing amendments that would modify standards, clarify sections and processes, and eliminate regulations that appear to be functionally obsolete or superfluous.

The Planning Commission discussed this topic at a May 9th workshop and again at its November 7th workshop and supported staff proceeding with the recommending changes to the Code text. In general, the proposed amendments work to do the following:

1) Eliminate existing definitions related to alcohol establishments and add new definitions which eliminate gross receipts standards and better clarify uses.

2) Eliminate the Conditional Use Permit process for alcohol related establishments in certain zone districts.

3) Eliminate “Alcohol Sales, Retail” as a use from the use table.

The specific proposed amendments are provided as follows with strikethrough indicating removal from the Code and underline indicating addition to the Code.

Section 21.10.020. Terms Defined

Section 21.10.020 refers to the definitions in the Zoning and Development Code. The Zoning and Development Code has two definitions related to drinking establishments, including bar and nightclub uses. Staff is proposing to eliminate these definitions in favor of new definitions.

~~Bar means a premises used primarily for the sale or dispensing of alcoholic beverages by the drink for on-site consumption and where food may be available for consumption as an accessory use. An establishment that serves both food and alcoholic beverages shall be categorized as a bar if the sale of said beverages comprises more than 25 percent of the gross receipts.~~

~~Night club means a commercial establishment dispensing alcoholic beverages for consumption on the premises and in which music, dancing or live entertainment is conducted. An establishment that serves both food and alcoholic beverages shall be categorized as a bar/nightclub if the sale of said beverages comprises more than 25 percent of the gross receipts.~~

Drinking Establishment means a premise used primarily for the sale or dispensing of alcoholic beverages for on-site consumption including uses such as bars, nightclubs, and taverns.

Brewery or distillery means a premise in which beer, wine or other alcoholic beverages are produced and bottled for wholesale distribution or on-site retail and consumption.

There are a number of reasons for these modifications. The definition “Drinking

Establishment" will be a catch-all category for bars, nightclubs, and taverns. As the Zoning and Development Code currently reads, there is minimal difference between the "bar" and "nightclub" definitions. Additionally, the 25% gross receipts threshold requirement will be eliminated. The City has no tracking method for this threshold, and as such, it is based on the judgement of staff after discussions with the Applicant. Restaurants, which are outright allowed uses in commercial zones and some industrial zones can technically sell alcohol if it comprises less than 25% of gross receipts. However, because of the lack of tracking on those gross receipts, the discrepancy between a restaurant and a bar is based on whether the business owner is giving accurate data that reflects how much alcohol they anticipate selling. Additionally, uses that most people would consider a restaurant that have large bar areas may well be comprising more than 25% of their gross receipts in alcohol sales and currently operating without an approved Conditional Use Permit.

These modifications bring Grand Junction closer to the common practice of other municipalities. After researching the Zoning and Development Code of multiple municipalities and speaking with representatives, most municipalities view drinking establishments and breweries as "general retail" uses that fall under no different regulations than restaurant uses. Municipalities typically view the liquor license process as the more regulatory process instead of adding additional land use regulations such as a CUP.

In addition, a new definition of "brewery or distillery" is also being proposed. Alcohol production facilities are different from bars in that they actually produce and manufacture the beverage on site, and a portion of the building is dedicated to this use. Breweries and/or distilleries can accommodate a portion of the facility as a taproom or bar as well. The new definition works to modernize the Code consistent with the evolution of drinking establishment as characterized above.

21.04.010. Use Table

In addition to a revision of the definitions for drinking establishments, staff is also proposing changes to the use table. As currently codified, a bar/nightclub is a Conditional Use in the B-1 (Neighborhood Business), B-2 (Downtown Business), C-1 (Light Commercial), C-2 (General Commercial), M-U (Mixed Use), BP (Business Park), I-O (Industrial Office), and I-1 (Light Industrial) zone districts. Per the Zoning and Development Code, "A conditional use is not a use by right; it is one that is prohibited within a given zone district unless a conditional use permit (CUP) for the specific use has been granted." An application for a CUP is required to demonstrate compliance with two sets of approval criteria. This includes the General Approval Criteria required for permits needing a public hearing, which includes the following:

1. Compliance with the Comprehensive Plan and any applicable adopted plan.
2. Compliance with this zoning and development code.

3. Conditions of any prior approvals.
4. Public facilities and utilities shall be available concurrent with the development.
5. Received all applicable local, State and federal permits.

In addition to those General Approval Criteria mentioned above, specific CUP approval criteria need to be met, which include the following:

1. District Standards.
2. Use-Specific Standards.
3. Availability of Complementary Uses
4. Compatibility with Adjoining Properties.
    i. Protection of Privacy.
    ii. Protection of Use and Enjoyment.
    iii. Compatible Design and Integration.

The process for which an applicant be can granted a CUP includes holding a neighborhood meeting, submitting a complete application, review and recommendation by Staff, and a final decision by the Planning Commission. The current CUP process takes approximately four months to complete from start to finish. In addition to the CUP process, the Applicant is also required to obtain a liquor license. The liquor license process with the City cannot begin until the CUP has been approved. This process generally takes approximately two months from start to finish, assuming that the applicant applies concurrently for a State liquor license. As such, the timelines from the beginning of the CUP to the end of the liquor license runs approximately six months. In the past, this timeline has placed a hardship on business operators from obtaining leases or purchasing properties, because few operators will close on a property prior to obtaining CUP and liquor license approval.

Since June of 2019, Staff has processed three Conditional Use Permit applications for bars and/or breweries. Each of the three proposals presented minimal concern from Staff and the Planning Commission, as well as residents. It should be noted that a large part of the CUP review process is the site design component, looking at use standards and compatibility. However, if a new building is constructed for a drinking establishment use, it would go through a major site plan review which would consider any site design issues. Additionally, if a drinking establishment were to be proposed to occupy a building that was formerly utilized as something other than a drinking establishment, it would be required to go through a change of use permit process, in which the site design would be evaluated by Staff. As of now, the only reason a drinking establishment would not go through a site plan review is if it is occupying a building that had the same use, which is allowed outright today if the property already obtained a CUP. As such, the processes in place from a site design perspective would take place without a CUP process in place for drinking establishments.

Based on the information above, staff finds it appropriate to eliminate the CUP process in certain zone districts for drinking establishments. Staff believes this will create efficiencies, eliminate uncertainty in the process for business owners, and create areas within the City that a drinking establishment can operate as a by-right use.

The proposed amendments to the use table are included as Exhibit #1, which reflects the removal of the “bar/nightclub” use and includes the “drinking establishment” use and “brewery/distillery” use.

Based on the staff proposal, a Drinking Establishment would be allowed by-right in the B-2 (Downtown Business), C-1 (Light Commercial), C-2 (General Commercial), M-U (Mixed Use), and BP (Business Park) zone districts. The purpose of the B-2 zone district is to concentrate retail and promote downtown vitality. The purpose of the C-1 and C-2 zone districts is to provide commercial activities and retail sales. These areas are generally less concentrated than downtown, and provide for orderly transitions and buffers between uses. The purpose of the M-U and BP zone districts is to provide mixed uses including light manufacturing, residential, and commercial services. Notably, all these zones allow restaurant uses (that include alcohol sales), and general retail sales (indoor operations) uses by-right. Staff finds that drinking establishments serve the purpose of these zone districts in comparable ways to restaurant and retail uses and find that the CUP process can be eliminated in these zone districts.

Drinking Establishments would remain a Conditional Use within the B-1 (Neighborhood Business), I-O (Industrial Office), and I-1 (Light Industrial) zone districts. Although restaurants (inclusive of alcohol sales) are allowed outright in these zone districts, general retail sales (indoor operations) are not. The B-1 zone district is intended to provide areas for office and professional services with limited retail, and is generally in close proximity to single family residential. Both the I-O and I-1 zone districts are intended more for light industrial uses and services with limited retail components. For these reasons, Staff finds it appropriate that the CUP requirement remain in place for compatibility purposes.

The Brewery/Distillery use is being proposed as a by-right use in the B-2, C-1, C-2, M-U, BP, I-O, and I-1 zone districts, and conditional uses within the B-1 and I-2 (General Industrial) zone districts. Staff is proposing that a brewery/distillery be allowed by-right in all the same zone districts as drinking establishments, as well as the I-O and I-1 zones. The reason for allowing a brewery/distillery by-right in these industrial zones is because, by definition, a brewery or distillery produces/manufactures alcohol on-site, which can be classified as an industrial use. Similar to drinking establishments, staff would propose a brewery/distillery use require a CUP in the B-1 zone primarily for compatibility to surrounding uses. Staff also proposes that a CUP be an option in the I-2 (General Industrial) zone district. !-2 is primarily viewed as a heavy industrial zone, however, large scale breweries and distilleries that focus primarily on production and

distribution are generally located in similar industrial zones.

In addition, “Alcohol Sales, Retail” is categorized as a principal use in in the use table of Section 21.04.010 of the Zoning and Development Code. However, there is no definition in Section 21.10.020 that indicates exactly what this use refers to. This use has been interpreted to mean a liquor store or similar. Senate Bills 16-197 and 18-243 recently changed the state liquor laws to allow grocery and convenience stores to sell full strength beer beginning January 1, 2019. Due to this passage, and Staff recommends removing the land use category of Alcohol Sales, Retail from the Code and Use Table.

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.080(g). Notice of the public hearing was published on December 3, 2019, in the Grand Junction Daily Sentinel.

ANALYSIS

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

STAFF RECOMMENDATION AND FINDINGS OF FACT

Staff finds that the proposed amendments to the Zoning and Development Code are useful in that they modernize the Code, remove unnecessary regulations, and refine processes to provide regulations that assist in logical and orderly development.

SUGGESTED MOTION:

Madam Chairman, on the Zoning and Development Code Amendments, ZCA-2019-644, I move that the Planning Commission forward a recommendation of approval with the findings of fact as listed in the staff report.

Attachments

1. Exhibit #1 - Proposed Use Table
2. Exhibit #2 - Proposed Ordinance

USE CATEGORY	PRINCIPAL USE	R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
Retail Sales and Service	Drinking Establishment												C	A	A	A		A	A	C	C	
	Brewery/Distillery												C	A	A	A		A	A	A	A	C
	~~Bar/Nightclub~~												~~C~~	~~C~~	~~C~~	~~C~~		~~C~~	~~C~~	~~C~~	~~C~~	
	~~*Alcohol Sales, Retail*~~												~~A~~	~~A~~	~~A~~	~~A~~		~~A~~	~~C~~			

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING PARTS OF THE ZONING AND DEVELOPMENT CODE REGARDING DEFINITIONS AND USE STANDARDS FOR ALCOHOL RELATED ESTABLISHMENTS.

Recitals:

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

The amendments to the Zoning and Development Code eliminate (1) requirements that have been proven, over time, impractical, difficult or impossible to apply or enforce, and for which there are other safeguards in the Code furthering the intent of the provisions; (2) inconsistencies within the Code; (3) unnecessary regulations; or (4) duplicative information.

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

After public notice and public hearing, the Grand Junction City Council finds that the proposed Code amendments are necessary to maintain effective regulations to implement the Comprehensive Plan.

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

Section 21.04.010 Use Table is amended as follows (additions underlined, deletions struck through):

USE CATEGORY	PRINCIPAL USE	R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
Retail Sales and Service	Drinking Establishment												C	A	A	A		A	A	C	C	
	Brewery/Distillery												C	A	A	A		A	A	A	A	C
	~~Bar/Nightclub~~												~~C~~	~~C~~	~~C~~	~~C~~		~~C~~	~~C~~	~~C~~	~~C~~	
	~~*Alcohol Sales, Retail*~~												A	A	A	A		A	C			

Section 21.10.020 (c)(3) is amended as follows (additions underlined, deletions struck through):

~~*Bar* means a premises used primarily for the sale or dispensing of alcoholic beverages by the drink for on-site consumption and where food may be available for consumption as an accessory use. An establishment that serves both food and alcoholic beverages shall be categorized as a bar if the sale of said beverages comprises more than 25 percent of the gross receipts.~~

~~N*ight club* means a commercial establishment dispensing alcoholic beverages for consumption on the premises and in which music, dancing or live entertainment is conducted. An establishment that serves both food and alcoholic beverages shall be categorized as a bar/nightclub if the sale of said beverages comprises more than 25 percent of the gross receipts.~~

Drinking Establishment means a premises used primarily for the sale or dispensing of alcoholic beverages for on-site consumption including uses such as bars, nightclubs, and taverns.

Brewery or distillery means a premises in which beer, wine or other alcoholic beverages are produced and bottled for wholesale distribution or on-site retail and consumption.

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

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

ATTEST:

_____ _____

City Clerk Mayor