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**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET
TUESDAY, MAY 23, 2023 - 5:30 PM
*Attend virtually: bit.ly/GJ-PC-5-23-23***

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)

Regular Agenda

1. Consider a request by Brian R. and Stephanie Bray to zone 2.714 acres from County RSF-R (Residential Single Family – Rural) to R-4 (Residential 4 units per acre) located at 880 26 ½ Road
2. Consider a request to vacate a 9,966 square foot area of right-of-way adjacent to the property located at 2345 West Ridges Boulevard.
3. Consider requests by Specialized Communication Services Real Estate LLC (Owner and Applicant) for Review and Approval of 1) a Hillside Exception Request; and 2) a Planned Development (PD) Outline Development Plan (ODP) for The Enclave at Redlands Mesa Development Proposed on a 7.6-Acre Parcel Located at 2345 West Ridges Boulevard
4. Consider an ordinance amending the Zoning And Development Code Section 21.04.030 Use Specific Standards, specifically subsection (h) Short-Term Rentals, and Section 21.10.020 Terms Defined in the Grand Junction Municipal Code.
5. Consider a request from Brian Bray to zone 8.33 acres from County Residential Single Family – Rural (RSF-R) to R-5 (Residential – 5.5 du/ac) located north of Appleton Elementary, west of Green Apple Drive, and east of 23 ½ Rd.

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
May 9, 2023, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:35 p.m. by Commissioner Teske.

Those present were Planning Commissioners; Shanon Secrest, Ken Scissors, JB Phillips, and Keith Ehlers.

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Nicole Galehouse (Principal Planner), Dani Acosta (Senior Planner), and Madeline Robinson (Planning Technician).

There were 11 members of the public in attendance, and 2 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from April 25, 2023.

REGULAR AGENDA

1. KIA Annexation Zone of Annexation **ANX-2023-15**

Consider a request by Grand West Holdings #1 LLC to zone 17.802 acres from County PUD (Planned Unit Development) to C-1 (Light Commercial) located at 2980 Hwy 50.

Commissioner Teske recused himself from deliberating on this item.

Staff Presentation

Dani Acosta, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Ty Johnson with Kaart Planning was present and available for questions.

Questions for staff

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, May 2, 2023, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 5:47 p.m. on May 9, 2023.

Discussion

Commissioner Ehlers asked if the zone of annexation would interfere with the existing uses on the site.

Motion and Vote

Commissioner Secrest made the following motion "Mr. Chairman, on the Zone of Annexation request for the property located at 2980 Hwy 50, City file number ANX-2023-15, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Phillips seconded; motion passed 4-0.

2. St Mary's Master Plan 2023

FMP-2023-60

Consider a request by St Mary's Medical Center to approve a 5-year update of an Institutional and Civic Facilities Master Plan for St. Mary's Hospital and properties that they own totaling 53.74 +/- acres, all in an existing PD (Planned Development) and B-1 (Neighborhood Business) zone districts.

Staff Presentation

Nicole Galehouse, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Dan Prinster gave a brief presentation elaborating on the request.

Questions for staff

Commissioner Ehlers asked if the hospital needed to allocate space on the campus for housing to accommodate new staff. He also asked what the biggest hurdle was for new staff trying to find housing. He asked if new staff were more interested in renting or buying. He asked if any of the employees worked remotely.

Commissioner Phillips asked how many travelling surgical techs and travelling nurses were presently employed by St. Mary's. He noted that the travelling staff often had shorter contracts and would not be interested in permanent housing options.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, May 2, 2023, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 6:15 p.m. on May 9, 2023.

Discussion

Commissioner Ehlers asked how flexible the Master Plan was regarding updates to the Zoning and Development Code.

Motion and Vote

Commissioner Ehlers made the following motion “Mr. Chairman, on the request for approval of Master Plan 2023 for St. Mary’s Hospital and Medical Center, FMP-2023-60, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.”

Commissioner Secrest seconded; motion passed 5-0.

3. St Mary’s - 7th & Wellington Rezone RZN-2023-70

Consider a request by St Mary’s Medical Center to rezone 6 properties totaling 0.68 +/- acres, from B-1 (Neighborhood Business) zone district to a PD (Planned Development) zone district to be incorporated into the St. Mary’s Planned Development.

Staff Presentation

Nicole Galehouse, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Dan Prinster was present and available for questions.

Questions for staff

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, May 2, 2023, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 6:24 p.m. on May 9, 2023.

Discussion

Motion and Vote

Commissioner Scissors made the following motion “Mr. Chairman, on the Rezone request from an B-1 (Neighborhood Business) zone district to a PD (Planned Development) zone district for 0.68 acres located at the northeast corner of Wellington Ave and N 7th St, City file number RZN-2023-70, 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.”

Commissioner Secrest seconded; motion passed 5-0.

4. Grand Valley Estates Zone of Annexation ANX-2022-478

Consider a request by Grand Junction Venture LLC to zone 17.42 acres from County Residential Single Family – 4 (RSF-4) to R-8 (Residential – 8 dwelling units per acre) located at the northeast corner of 31 Rd and E ½ Rd.

Staff Presentation

Nicole Galehouse, Principal Planner, introduced exhibits and provided a presentation regarding the request.

Ty Johnson with Kaart Planning provided a presentation regarding the request and was available for questions.

Questions for staff

Commissioner Ehlers asked about the thin strip of property to the West of Lewis Wash. He asked who would be responsible for developing the active transportation corridor for the recently adopted Pedestrian and Bicycle Plan.

Commissioner Teske asked if this property had already been annexed.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, May 2, 2023, via www.GJSpeaks.org.

Greg Tolle noted that he had no intention to develop his property. He indicated that it seemed the City was creating a shortage of R-4 housing options.

R.C. Buckley commented that the housing shortage may be a cost issue not a supply issue. He questioned the means of annexation and the size of the parcel.

Rose Bonine quoted a section of the 2020 Comprehensive Plan. She commented on Long Park, Wal-Mart, employment availability, and proximity to amenities such as hospitals. She listed other multifamily developments in Grand Junction. She mentioned the City's recent efforts to increase ADU production.

The public comment period was closed at 6:57 p.m. on May 9, 2023.

Discussion

Applicant Ty Johnson responded to public comments.

Commissioner Secrest remarked that he felt like the original request for R-12 was too high density, but that he was in favor of R-8. He commented on the difficulty to for home buyers to find affordable housing at the moment.

Commissioner Ehlers noted his desire to see the property zoned R-12 given its proximity to amenities. He mentioned that increasing density was necessary to counteract the cost of development. He noted that the County's master plan had the adjacent parcels designated as residential medium.

Commissioner Teske agreed with Commissioner Ehlers and noted that his only reservation is that the request was not for R-12.

Motion and Vote

Commissioner Scissors made the following motion "Mr. Chairman, on the Rezone request from a County RSF-4 (Residential Single Family – 4) zone district to a City R-8 (Residential – 8 du/ac) zone district for the property located at the northeast corner of 31 Rd and E ½ Rd, City file number ANX-2022-478, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Secrest seconded; motion passed 5-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Ehlers moved to adjourn the meeting.

The vote to adjourn was 5-0.

The meeting adjourned at 7:08 p.m.



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: May 23, 2023

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck, Principal Planner

Information

SUBJECT:

Consider a request by Brian R. and Stephanie Bray to zone 2.714 acres from County RSF-R (Residential Single Family – Rural) to R-4 (Residential 4 units per acre) located at 880 26 ½ Road

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicants, Brian R. and Stephanie Bray are requesting a zone of annexation to R-4 (Residential 4 units per acre) for the Mustang Ridge Annexations 1, 2 and 3. The approximately 2.714 acres consists of one parcel of land located at 880 26 ½ Road. The property presently has one single family home on it. Annexation is being sought in anticipation of splitting the property into two approximately 1-acre parcels for an additional single-family residence to be built on the new lot.

The property is Annexable Development per the Persigo Agreement. The zone district of R-4 is consistent with the Residential Low (2-5.5 dwelling units per acre) land use category of the Comprehensive Plan. The request for annexation will be considered separately by City Council, but concurrently with the zoning amendment request.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

Annexation Request:

The Applicants, Brian R. and Stephanie Bray are requesting annexation of approximately 2.714 acres consisting of one parcel of land located at 880 26 ½

Road. There is a portion of 26 ½ Road right-of-way included in the annexation.

The property is Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the city limits. The property presently has one single family home on the front (westerly end) portion of the parcel. Annexation is being sought in anticipation of splitting the property into two approximately 1-acre parcels for an additional single-family residence to be built on the new lot.

The proposed zone district of R-4 is consistent with the Residential Low (2-5.5 dwelling units per acre) land use category of the Comprehensive Plan. The request for zoning will be considered separately by City Council, but concurrently with the annexation request and will be heard in a future Council action.

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – April 19, 2023
- Planning Commission considers Zone of Annexation – May 23, 2023
- Introduction of a Proposed Ordinance on Zoning by City Council – June 7, 2023
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – June 21, 2023
- Effective date of Annexation and Zoning – July 24, 2023

Zone of Annexation Request:

The Applicant is requesting a zone district of R-4 (Residential 4 units per acre). The property is currently zoned in the County as RSF-R (Residential Single Family – Rural). The proposed zone district of R-4 is consistent with the Residential Low (2-5.5 dwelling units per acre) land use category of the Comprehensive Plan. The surrounding County zoning is generally RSF-R, a zone district that provides zoning for interim low density and agricultural uses prior to urbanization that is expected by the Comprehensive Plan. Properties in the vicinity already within and developing in the City limits have zones of R-2 and R-4. Zoning will be considered in a future action by City Council and requires review and recommendation by the Planning Commission.

The annexation area does not presently have sewer service. Any further development will require extension of sewer service to the property. The area to be annexed is located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan.

The proposed R-4 zoning permits the anticipated subdivision and development of the property for single-family residential use.

In addition to the R-4 zoning requested by the petitioners, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Residential Low.

- a. Residential 5 units per acre (R-5)

b. Community Services and Recreation (CSR)

NOTIFICATION REQUIREMENTS

Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held in virtual format on January 12, 2023, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicants' representative and City staff were in attendance as well as three members of the public.

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, a mailed notice of the public hearings before the Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property and the notice of the Planning Commission public hearing was published in the Grand Junction Daily Sentinel according to the Code.

Other Notification:

Public comment was offered through the GJSpeaks platform. No public comments were received.

ZONE OF ANNEXATION ANALYSIS

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

(1) Subsequent events have invalidated the original premises and findings; and/or The property owners have petitioned for annexation into the City limits and requested zoning of R-4 which is compatible with the Comprehensive Plan Land Use Map designation of Residential Low (2 to 5.5 du/ac). Since the Applicant's property is currently in the County, the annexation of the property is a subsequent event that will invalidate one of these original premises, a county zoning designation. In addition, the existing county zoning is RSF-R, a district that is rural and only allows for a density of one dwelling unit per five acres. This area is urbanizing and, as such, the City's Comprehensive Plan includes this area in Tier 1 on the Intensification and Growth Tiers Map. The RSF-R zone is not an urban zone district.

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 or condition of the area is changing with the further development of residential subdivisions in the vicinity of the area to be annexed. In accordance with the

Comprehensive Plan, being identified as Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan, this area is urbanizing, with the exception of areas on the west side of 26 ½ Road in the vicinity that are outside of the Urban Development Boundary as defined by the City. This property is located adjacent to larger parcels to the north and south that are within the Urban Development Boundary and ripe for development of additional Residential Low land use.

Therefore, staff finds this criterion has been met.

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

With the exception of sewer service which is not yet available to the area to be annexed, existing public and community facilities and services are available in close proximity to and can be extended into the annexation area. These services are sufficient to serve land uses associated with the proposed R-4 zone district for this property, and currently service the existing home on this and adjacent properties. This property is in the Ute Water District service area so no impact to the City. For sewer, the property is within the 201 sewer service boundary and would be required to connect to sewer at such time it develops to greater than one more unit. An extension of the 8-inch sewer on 26 ½ Road from Catalina Drive to this property would be required to serve this property. The developer would be responsible for the cost of this extension as well as the Plant Investment Fees that would be assessed to each parcel. The area can be served by Grand Valley Power.

Currently this parcel is in the Grand Junction Rural Fire Protection District which is served by the Grand Junction Fire Department through a contract with the district. The rural fire district collects a 9.6560 mill levy that generates a revenue of \$205.29 per year. No changes in fire protection and emergency medical response are expected due to this annexation. Primary response is from Fire Station 6 at 731 27 Road and from that location response times are within National Fire Protection Association guidelines. Fire Station 6 has the capacity to handle calls for service resulting from this annexation.

The area to be annexed is served by Mesa County Valley School District 51 Schools in the attendance area for Pomona Elementary, Grand Junction High School and West Middle School. The closest commercial service areas to the site are on the Crossroads Boulevard and Horizon Drive Corridors, approximately 1.8 miles to the southeast.

Staff has found the public and community facilities are adequate to serve the type and scope of urban land uses in the future at such time the property is further urbanized, and existing public facilities can accommodate additional development this property may have in the future. However, due to the lack of sewer service to the site, this criterion has not been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or
The subject property and surrounding area are designated on the Comprehensive Plan

Land Use Map as Residential Low. The proposed zoning designation of R-4 implements this land use designation and provides a zoning that allows the existing and proposed uses on the property. This portion of the 26 ½ Road corridor has been identified as Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan, anticipating the further infill of urban development such as proposed within the Urban Development Boundary. There is not much more developable land for this type of land use in this area, particularly since the properties on the west side of 26 ½ Road in this vicinity are outside the Urban Development Boundary so not available to accommodate the anticipated continued residential growth in this area. Therefore, staff finds this criterion has been met.

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

Annexation and zoning of the properties will create additional land within the City limits for City growth. The annexation is also consistent with the City and County 1998 Persigo Agreement.

Therefore, Staff finds that this criterion has been met.

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code provides that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Though other zone districts could be considered in a Commercial Land Use area, the C-1 zone district is consistent with the recommendations of the Comprehensive Plan and provides for a mixture of land uses within a Neighborhood Center.

Consistency with Comprehensive Plan

Further, the zoning request is consistent with the following principles of the Comprehensive Plan.

Chapter 2

Plan Principle 3: Responsible and Managed Growth

Goal: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth...and encourage the efficient use of land.

Goal: Encourage infill and redevelopment to leverage existing infrastructure.

Chapter 3

Intensification and Tiered Growth Plan. Subject property is located within Tier 1 where urban services already exist and generally meet service levels, usually within existing City limits, where the focus is on intensifying residential and commercial areas through infill and redevelopment. Annexation and development of the property will provide development opportunities consistent with the intent of the Intensification and Tiered Growth Plan.

Relationship to Existing Zoning. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation.

- Guide future zoning changes. Requests for zoning changes are required to implement the Comprehensive Plan.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Mustang Ridge Annexations 1, 2 and 3 Zone of Annexation, ANX-2023-81 a request for the property located at 880 26 ½ Road to be zoned from County RSF-R (Residential Single Family – Rural) to R-4 (Residential 4 units per acre), the following findings of facts have been made:

1. The request conforms with Section 21.02.140 of the Zoning and Development Code.
2. The request is consistent with the vision (intent), goals and policies of the Comprehensive Plan.

Therefore, Staff recommends approval of the request.

SUGGESTED MOTION:

Mr. Chairman, on the Zone of Annexation request for the property located at 880 26 ½ Road, City file number ANX-2023-81, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Attachments

1. Development Application
2. Mustang Ridge Annexations 123 Annexation Maps
3. Mustang Ridge Site Location and Zoning Maps
4. ORD-Zoning - Mustang Ridge ANX

**MUSTANG RIDGE ANNEXATION
PETITION FOR ANNEXATION**

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described parcels to the said City:

GENERAL LOCATION: 880 26 ½ Road, Grand Junction, CO 81506
Tax ID # 2701-261-00-503

A parcel of land as recorded at Reception Number 2454093 and 3048033, except that portion conveyed at Reception Number 3048032, situated in the Northwest Quarter of the Northeast Quarter of Section 26, Township 1 North, Range 1 West, Ute Meridian, in the County of Mesa, State of Colorado, said parcel being more particularly described as follows:

Commencing at the Center-North 1/16 Corner of said Section 26, monumented with a 3" brass cap in a monument box, whence the North 1/4 Corner of said Section 26, monumented with a 3" brass cap in a monument box bears North 00°02'19" East with all bearings herein Relative thereto:

Thence North 00°02'19" East, a distance of 222.34 feet to a point on the west line of the Northwest Quarter of the Northeast Quarter of said Section 26;
Thence South 89°57'41" East, a distance of 30.00 feet to a point on the easterly line of the 26 1/2 Road Right-of-Way as recorded at Reception Number 789103 and the Point of Beginning;

Thence North 00°02'19" East, along said easterly line of said Right-of-Way, a distance of 349.54 feet to a point on the southerly line of the parcel as recorded at Reception Number 2141793;
Thence South 89° 57'40" East along said southerly line, a distance of 514.39 feet to a point on the Common Boundary Line as recorded at Reception Number 3048031;
Thence South 42°52'29" West along said Common Boundary Line, a distance of 55.14 feet;
Thence South 56°39'00" West along said Common Boundary Line, a distance of 33.91 feet;
Thence South 67°39'09" West along said Common Boundary Line, a distance of 100.65 feet;
Thence South 57°26'28" West along said Common Boundary Line, a distance of 130.60 feet;
Thence South 53°40'37" West along said Common Boundary Line, a distance of 161.65 feet;
Thence South 48°25'07" West along said Common Boundary Line, a distance of 127.34 feet;
Thence South 86°30'36" West along said Common Boundary Line, a distance of 20.16 feet to the Point of Beginning.

Containing 88263 Sq ft (2.03 acres) more or less.

This foregoing description describes the parcel; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Legal Description, Mustang Ridge Annexation."

As grounds therefore, the petitioner respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of more than fifty percent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of the signer and the date of signature are set forth hereafter opposite the name of the signer, and that the legal description of the property owned by the signer of said petition is attached hereto.

WHEREFORE, these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance. These petitioners by his/her/their signature(s) acknowledge, understand and agree that if any development application concerning the property which is the subject hereof is denied, discontinued or disapproved, in whole or in part, that the annexation of the property to the City of Grand Junction shall proceed.

Brian R. and Stephanie Bray
NAME

880 26 ½ Road Grand Junction CO 81506
ADDRESS


SIGNATURE

1/26/23
DATE

Stephanie Bray
NAME

ADDRESS

Stephanie Bray
SIGNATURE

1-26-23
DATE

(Mustang Ridge Annexation Petition)

STATE OF COLORADO

SS

AFFIDAVIT

COUNTY OF MESA

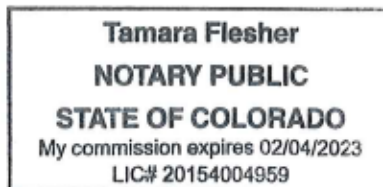
Brian R. Bray + Stephanie Bray, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the forgoing petition:

That each signature on the said petition is the signature of the person whose name it purports to be.

Subscribed and sworn to before me this 26 day of January, 2023.

Witness my hand and official seal.



A large, stylized handwritten signature in blue ink, written over a horizontal line.

Notary Public

1015 N. 7th St. Grand Junction Co
Address 81501

My commission expires: 2/4/23

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:

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:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

Digitally signed by Tracy States
Date: 2022.12.21 10:32:44 -07'00'

Date

Signature of Legal Property Owner



Date

General Project Report

Mustang Ridge Annexation – Simple Subdivision

880 26 ½ Road, Grand Junction, CO

Parcel No. 2701-261-00-503

January 30, 2023

Prepared for:

Brian Bray

880 26 ½ Road, Grand Junction, CO 81506

Prepared by:



215 Pitkin, Grand Junction, CO 81501

Grand Junction, CO 81506

Phone: (970) 241-4722

info@rccwest.com

A. Project Description

1) Location: The project is located at 880 26 1/2 Road (Parcel No. 2701-261-00-503).

2) Acreage: The subject parcel contains approximately 2.03 acres.

3) Proposed Use: This submittal is for the Annexation, zoning and simple subdivision of this parcel into two single family residential lots. The proposed zoning is R-4 (2 to 4 DU/Acre). The parcel does not have legal access to sewer within 400' so the split will be allowed using a sanitary sewer waiver. The future land use is Residential Low Medium (2 to 5.5 DU/Acre). The proposed R-4 zoning meets the intent of the 2020 Comprehensive Plan with regards to density and use.

B. Public Benefit

The proposed Annexation/Rezone/Simple Subdivision would allow up to eight dwelling units, once sewer is extended within 400', adding single family residential building sites to meet housing demand. Until then, the simple subdivision will support an additional building lot in a desirable area, with each parcel being at least one acre in size to accommodate an onsite waste treatment system (OWTS).

C. Neighborhood Meeting

A neighborhood meeting was held virtually via a zoom meeting on January 12, 2023. A summary of the meeting is included with this submittal.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

The proposed Annexation/Zoning are in conjunction with the 2020 Comprehensive Plan, will comply with the adopted codes, plans and requirements for the property. The R-4 zoning is an appropriate district for the Residential Low category of the Comprehensive Plan. As explained above, the parcel does not have legal access to sewer within 400', allowing the simple subdivision to create an additional building lot that will leave both lots large enough (one acre minimum) to accommodate OWTS.

2) Land use in the surrounding area:

The uses contained within the surrounding area include large lot/agriculture low density residential.

3) Site access and traffic patterns:

The newly created lot will take access from the northwest corner of the existing parcel. Ample access for residential traffic and fire apparatus maneuver exists on site.

4) Availability of utilities, including proximity of fire hydrants:

The subject parcel is served by the following:

Ute Water

Persigo 201 Boundary (Future City Grand Junction Sewer) – current OWTS

Grand Valley Water Users Association

Xcel Energy
Grand Valley Power
City of Grand Junction Fire – Station 6
Spectrum/Charter
CenturyLink/Lumen

A Fire Flow Form has been obtained and is included with this submittal.

5) Special or unusual demands on utilities:

There will be no unusual demand on utilities as a result of the Rezone.

6) Effects on public facilities:

The Annexation/Zoning/Simple Subdivision will have no adverse effect on public facilities.

7) Hours of operation:

Typical of residential development.

8) Number of employees:

Not applicable.

9) Signage:

Not applicable.

10) Site Soils Geology:

Not applicable.

11) Impact of project on site geology and geological hazards:

None are anticipated.

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

Section 21.02.070 (6) of the Zoning and Development Code:

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

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

The Annexation/Zoning/Simple Subdivision request is in compliance with the newly adopted 2020 Comprehensive Plan.

(ii) Compliance with this zoning and development code.

The Annexation/Zoning/Simple Subdivision request is in compliance with the zoning and development code, with the exception of sewer extension. As explained previously, the parcel does not have legal access to sewer within 400' and therefore the simple subdivision is currently being requested, with lot sizes suitable for OWTS.

(iii) Conditions of any prior approvals.

There are no conditions of prior approvals.

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

All public facilities and utilities will be available concurrent with the Annexation/Zoning/Simple Subdivision of this property, with the exception of sewer. A preliminary sewer waiver request has been approved for the newly created lot, providing conditions have not changed with the request.

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

All applicable permits will be obtained for this project.

Section 21.02.140 Code Amendment and Rezoning:

(a) 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

The proposed zoning request to the R-4 zone district will bring the parcel into compliance with the newly adopted 2020 Comprehensive Plan. The parcel is within the Persigo 201 boundary and must annex and zone within the City limits in order to develop.

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

The amendment is consistent with the Comprehensive Plan and the requirement to annex due to the parcel's location within the 201 boundary. Low density development exists in the immediate area to the east and also to the south. The parcel is also located in Tier 1 (urban infill) of the Tiered Growth Plan

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

Public and community facilities are existing, with the exception of sewer, and adequate and will support low density residential development.

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

There is an inadequate supply of low density development parcels in this area, that haven't already been developed, to meet demand.

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

The area will benefit with the eventual development of low density residential development and the extension of services.

Section 21.02.160 Annexation:

Approval Criteria. The application shall meet all applicable statutory and City Administrative requirements:

a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described.

This will be complied with in conjunction with City staff.

b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits.

The annexation will be accomplished by doing a serial annexation, first annexing a portion of 26 ½ Road and then annexing the parcel. The one-sixth contiguous requirement will be met this way.

c) A community of interest exists between the area to be annexed and the City.

The project is located with Tier 1 of the Tiered Growth Plan. The parcel must annex in order to develop. This creates a community of interest between the City and property owner.

d) The area is or will be urbanized in the near future.

The area is urbanizing. Freedom Heights, Emerald Ridge Estates, Summer Hill and Grand Vista subdivisions are developed and/or developing within the general/immediate area.

e) The area is capable of being integrated with the City.

All services and utilities are, or can be, provided to integrate this parcel with the City.

f) No land held in identical ownership is being divided by the proposed annexation.

No land held in identical ownership is being divided by the proposed annexation.

g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

Not applicable for this project.

F. Development Schedule

Not applicable for this submittal.

IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number 2701-261-00-503

Northwest 1/4 of the Northeast 1/4 of Section 26,

Township 1 North, Range 1 West, Ute Meridian

Mesa County, Colorado

Note: A Plat of Survey was discovered by the hereon signed surveyor in the septic records of the subject property. Said plat was produced by Registered Land Surveyor 4307, dated 12/17/82. Said plat shows the relationship between the southeasterly lines of the subject parcel and its northerly adjoiner. The courses shown hereon perpetuate the distances shown on said plat. Said plat has been forwarded to the County Surveyor to add to the public GIS database, though may not be available by the time this Improvement Survey Plat is deposited.

SYMBOLS AND ABBREVIATIONS	
A:	ARC LENGTH OF CURVE
BOB:	BASIS OF BEARING
C:	CENTER
E:	EAST
N:	NORTH
NO:	NUMBER
PLS:	PROFESSIONAL LAND SURVEYOR
MCSM:	MESA COUNTY SURVEY MARKER
MPE:	MULTI-PURPOSE EASEMENT
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LEGEND

	REBAR AND CAP AS NOTED
	ALIQUOT MONUMENT AS NOTED
	FOUND REBAR
	1.5" ALUMINUM CAP ON 24" LONG # 5 REBAR PLS 38806
	ELECTRIC BOX
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	IRRIGATION MANHOLE
	IRRIGATION LINE

PROPERTY DESCRIPTION (as recorded at Reception Number 2454093 and 3048033):
Commencing at the Southwest Corner of the NW 1/4 of the NE 1/4 of Section 26,
Township 1 North, Range 1, West of the Ute Meridian;
thence North 00°07'50" East 200.49 feet and South 89°52'10" East 30.00 feet to the
true point of beginning;
thence North 00°07'50" East 371.30 feet;
thence South 89°52'10" East 514.34 feet;
thence South 41°27'07" West 140.82 feet;
thence North 82°34'53" West 66.41 feet;
thence South 56°38'26" West 130.76 feet;
thence South 86°13'44" West 95.87 feet;
thence South 22°12'35" West 94.45 feet;
thence South 47°05'42" West 151.77 feet to the true point of beginning.
County of Mesa, State of Colorado

AND

All that part of the Parcel 2 of the Plsek/Crowe Simple Land Division, as recorded at
Reception Number 1811296, lying northwesterly of the line labeled AGREED-TO LINE on
Exhibit B, attached hereto, situated in the Northwest Quarter of the Northeast Quarter
of Section 26, Township 1 South, Range 1 West, Ute Meridian, located in the County of
Mesa, State of Colorado.

Said part totaling 391.0 square feet (0.09 acres), more or less.

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County Local Coordinate System,
GVA, as defined at http://emap.mesacountyus/gps_survey/GVAZONE.htm, determined by
GPS observation of the west line of the NW1/4 NE1/4 of Section 26, T.1N., R.1W., Ute
Meridian, the Center-North 1/16 corner of said Section 26, being a 3" brass cap in a
monument box, whence the North 1/4 Corner of said Section 26, being a 3" brass cap in a
monument box, bears North 00°02'14" East, as shown hereon.

Lineal Units of Measurement are U.S. Survey Foot.

MCLCS ZONE "GVA"
TRANSVERSE MERCATOR PROJECTION
POINT OF ORIGIN (SNO) AND CENTRAL MERIDIAN:
LATITUDE: 39°06'22.72746N
LONGITUDE: 108°32'01.43552W
NORTHING: 50,000FT
EASTING: 100,000FT
SCALE FACTOR: 1.0002181798
PROJECT/SCALE FACTOR HEIGHT: 4644FT(NAVD88)

This plat is a graphical representation of the professional opinion of the undersigned
surveyor of the location of the property as described in the title documents
referenced. The bearings of the boundary lines on the drawing represent the title
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noted above. The geometric integrity of the lines has been preserved except where
they yield to record monuments and/or senior or controlling lines.

IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number 2701-261-00-503
Northwest 1/4 of the Northeast 1/4 of Section 26,
Township 1 North, Range 1 West, Ute Meridian
Mesa County, Colorado

Sheet 1 of 1	Date: 1/16/2023	Job No. 1934-002
Surveyed: KJ	Drawn: BDM	Checked: AKT
Drawing name: S:\PROJECTS\1934-002 261-00-503 RoadSurvey\DWG\1934-002 191.dwg		



**880 26 ½ Road, Grand Junction, CO 81506, REZONE
(Parcel No. 2701-261-00-503)**

**SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING
THURSDAY, JANUARY 12, 2023 @ 5:30 PM
VIA ZOOM**

A virtual neighborhood meeting for the above-referenced Annexation and Zoning, was held Thursday, January 12, 2023, via Zoom, at 5:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on December 30, 2022, per the mailing list received from the City of Grand Junction. There were six attendees including Tracy States, Project Coordinator, with River City Consultants, Scott Peterson, Senior Planner with the City of Grand Junction, Kat Herbert, Associate Planner with the City of Grand Junction and three neighbors.

Tracy States gave a brief presentation that included the project location current existing, future land use, proposed zoning of R-4, the recent boundary adjustment and the two lot layout. She explained that because there was no legal access to sewer the split was being allowed at lot sizes large enough to accommodate septic systems (one acre minimum). She noted that in the future a total of 11 lots would be allowed when sewer is available.* She then opened the meeting to the attendees for a question/answer session. Questions were:

- What does legal access to sewer mean?
- When might more lots be coming?

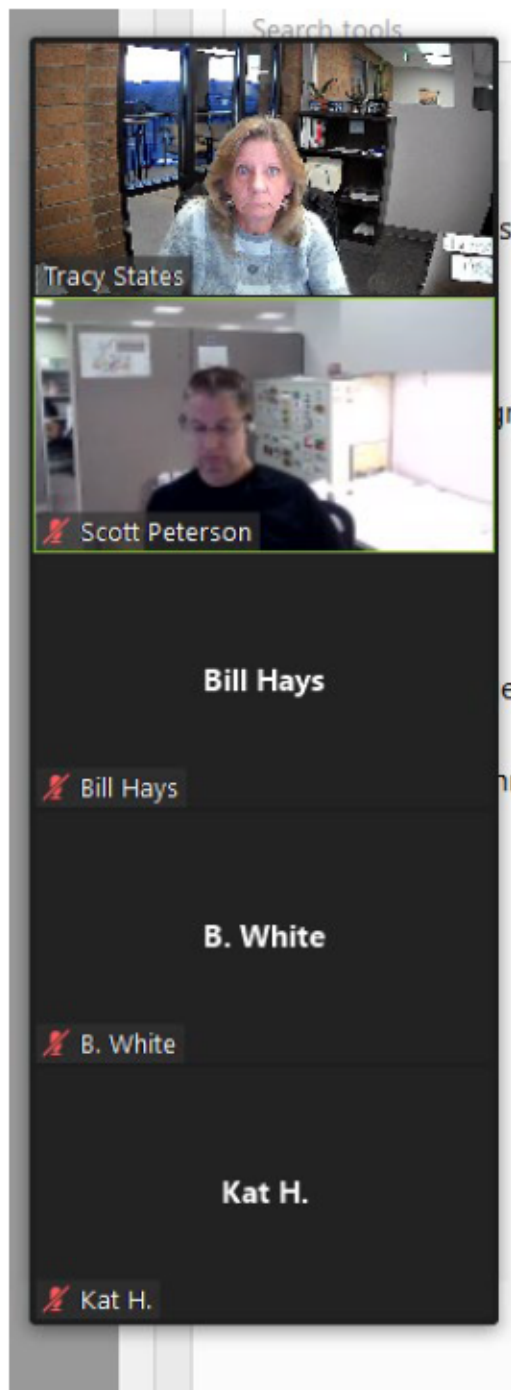
Tracy explained that because sewer was more than 400 feet away, there was no legal access. She also explained that there was no plan now for more than two lots and this was all that could be done until sewer is extended closer to the property. It was explained that the owner would be required to sign a document agreeing to the formation of a sewer improvement district.

Tracy then explained the process which Scott Peterson confirmed. She explained that the process would take at least three to four months to complete the Annexation and Zoning and Simple Subdivision (Scott indicated three to five months) and there would be a public hearing process with Planning Commission and City Council. Tracy explained that notification would be sent when the application is made and when the hearings were scheduled. She also informed the attendees that the property would be posted with a yellow development application sign.

Scott introduced Kat Herbert, Associate Planner, and noted that this was her first attendance of a neighborhood meeting. The neighbors in attendance had no further questions or concerns.

The meeting adjourned at approximately 5:45 PM.

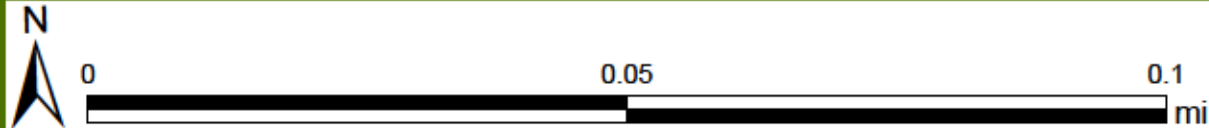
*It should be noted that this statement was in error. The parcel is 2.03 acres in size so a maximum of eight total lots would be allowed in the R-4 zone district.



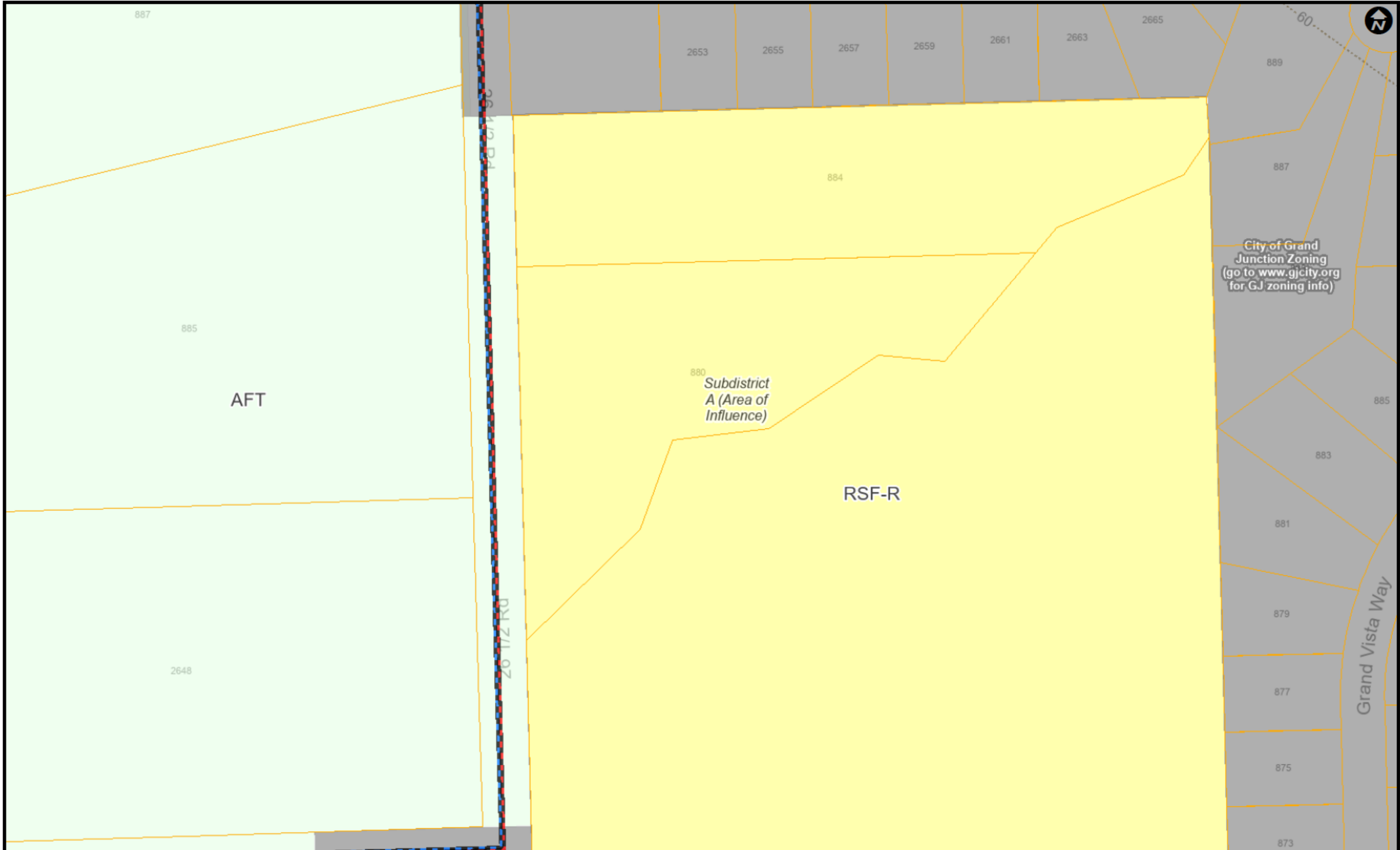
Attendees:

Tracy States, River City Consultants
Scott Peterson, City of Grand Junction
Kat Herbert, City of Grand Junction
Kathleen & Bill Hays
Brent White

Location Map



Printed: 1/12/2023
1 inch equals 94 feet
Scale: 1:1,128



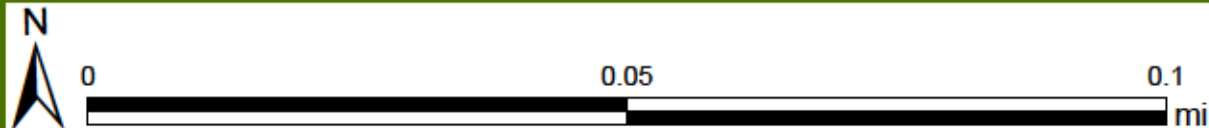
City of Grand
Junction Zoning
(go to www.gjcity.org
for GJ zoning info)

The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Recorder's office or the courts. In addition, the representations of location in this GIS cannot be substituted for actual legal surveys. The information contained herein is believed accurate and suitable for the intended uses, and subject to the limitations set forth above, Mesa County makes no warranty as to the accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damages, including consequential damages, which may flow from the user's use of this information.

Current City of Grand Junction Zoning



2020 Comprehensive Plan Future Land Use



Printed: 1/12/2023
1 inch equals 94 feet
Scale: 1:1,128

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Mesa County Parcel Number 2701-261-00-503

Northwest 1/4 of the Northeast 1/4 of Section 26,

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Mesa County, Colorado

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215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
www.rcwest.com
Phone: 970.241.4722
Fax: 970.241.8841

IMPROVEMENT SURVEY PLAT
Mesa County Parcel Number 2701-261-00-503
Northwest 1/4 of the Northeast 1/4 of Section 26,
Township 1 North, Range 1 West, Ute Meridian
Mesa County, Colorado

Sheet 1 of 1 Date: 12/16/2022 Job No. 1934-002
Surveyed: KJ Drawn: BDM Checked: AKT

Drawing name: S:\PROJECTS\1934 Brn Brj\002 260 26.5 RoadSurvey\DWG\1934-002 191.dwg





UNCC
Know what's below.
Call before you dig.
www.uncc.org
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.


Project Benchmark
MCSM xxxx
4" Brass Cap
Intersection of x Road and x Road
Sec. xx, Txx, Rxx, U.M.
Northing: xxxxxxxx
Easting: xxxxxxxx
Elevation: xxxxx
Datum Source: NAD83 Zone "GVA" (NAD 83)

SCALE
30 0 15 30 60
(IN FEET)
CONTOUR INTERVAL = 1 FOOT
ORIGINAL SHEET SIZE: 22 x 34

REVISIONS		
NO.	DATE	DESCRIPTION

BY

PRELIMINARY



RIVER CITY
CONSULTANTS
215 Pkline Avenue, Unit 201
Grand Junction, CO 81501
www.rcvnet.com
Phone: 970.241.4722
Fax: 970.241.5841

BRIAN BRAY
880 26 1/2 Road
TITLE1

PROJECT #:
DRAWN BY:
CHECKED BY:

DATE ISSUED: 09 JAN 2023
HORIZ: AS SHOWN
VERT: N/A

SHEET

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Brian R. Bray, am the owner of the following real property:

(b) 880 26 1/2 Road, Grand Junction, CO 81506

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

☐ I am the sole owner of the property.

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

Stephanie Bray

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

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) None

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

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

Owner signature as it appears on deed:

 Stephanie Bray

Printed name of owner: Brian R. Bray and Stephanie Bray

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 30 day of Dec, 20 22

by Brian & Stephanie Bray

Witness my hand and seal.

My Notary Commission expires on 08/21/2023

Jacqueline Kerchner
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20194031868
MY COMMISSION EXPIRES 08/21/2023


Notary Public Signature

2 PAGE DOCUMENT

After Recording Return to:
Brian R. Bray
Stephanie Bray
880 26 1/2 Road
Grand Junction, CO 81506

WARRANTY DEED

This Deed, made August 14, 2008

Between Brian R. Bray and Robert L. Bray of the County Mesa, State of COLORADO, grantor(s) and **Brian R. Bray and Stephanie Bray**, as Joint Tenants whose legal address is 880 26 1/2 Road, Grand Junction, CO 81506 County of Mesa, and State of COLORADO, grantee.

WITNESS, That the grantor, for and in the consideration of the sum of **DOLLARS (\$)** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Mesa, State of COLORADO described as follows:

See Exhibit A attached hereto and made a part hereof.

also known by street and number as **880 26 1/2 Road, Grand Junction, CO 81506**

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

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Brian R. Bray

Robert L. Bray

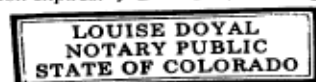
STATE OF COLORADO
COUNTY OF MESA

} ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me August 14, 2008 by **Brian R. Bray and Robert L. Bray**.

Witness my hand and official seal.

Louise Doyal
Notary Public
My Commission expires: 10-27-2010



ESCROW NO. 914-H0216451-097-NMC

WD-Warranty Deed

①082

FANTE®

Exhibit A

Commencing at the Southwest Corner of the NW1/4 of the NE1/4 of Section 26, Township 1 North, Range 1 West of the Ute Meridian;
thence North 00°07'50" East 200.49 feet and South 89°52'10" East 30.00 feet to the true point of beginning;
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thence South 47°05'42" West 157.77 feet to the true point of beginning.

County of Mesa, State of Colorado

BOUNDARY LINE AGREEMENT

THIS ~~BOUNDARY LINE~~ AGREEMENT (the "Agreement") is made and entered into this ^{11th} ~~11th~~ day of ~~August~~ ^{October}, 2022, by and between **BRIAN R. BRAY** and **STEPHANIE BRAY** (collectively, the "Brays"), whose legal address is 875 26 Road, Grand Junction, CO 81506, and **BARBARA D. PLSEK** and **RICK T. PLSEK** (collectively, the "Plseks"), whose legal address is ~~872~~ ⁸⁷⁵ 26 1/2 Road, Grand Junction, CO 81506 (the Brays and the Plseks collectively referred to herein as the "Parties").

WHEREAS, the Brays own that certain parcel of real property in Mesa County, Colorado, commonly referred to by street and number as 880 26 1/2 Road, Grand Junction, CO 81506 (the "Bray Property");

WHEREAS, the Plseks own that certain parcel of real property in Mesa County, Colorado, sharing a boundary line with the Bray Property and commonly referred to by street and number as 872 26 1/2 Road, Grand Junction, CO 81506 (the "Plsek Property");

WHEREAS, the shared boundary line between the Bray Property and the Plsek Property (the "Common Boundary Line") is disputed as the legally described boundary line differs from a currently existing fence line separating the two parcels of real property owned by the Parties;

WHEREAS, the Parties wish to amend and establish the Common Boundary Line between their two parcels of property to that as more particularly described in **Exhibits A and B** attached hereto and incorporated herein by this reference;

WHEREAS, the Parties represent that they are the owners in fee simple of their respective real property, that each has the full power and authority to enter into and execute this Agreement, and that no other owner, lessee, lienor or mortgagee has any right title or interest in their real property;

WHEREAS, the Parties being the owners of all properties affected on either side of the disputed boundary line wish to define, redefine, set and accept and establish the location of the Common Boundary Line, and further bind themselves, their successors and assigns forever for the purpose of plotting, ascertaining, defining, accepting and conveying the real property that is the subject of this Agreement;

WHEREAS, C.R.S. § 38-44-112 provides that: "Any uncertain line, uncertain corner, or uncertain boundary of an existing parcel of land that is recorded in the real estate records in the office of the clerk and recorder for the county where the land is located and that is in dispute may be determined and permanently established by written agreement of all parties thereby affected, signed and acknowledged by each as required for conveyances of real estate, clearly designating the same, and accompanied by a map or plat thereof that shall be recorded as an instrument affecting real estate, and shall be binding upon their heirs, successors, and assigns. If the map or plat is prepared by a licensed professional land surveyor, monuments shall be set for any line, corner, or boundary included in the agreement"; and

WHEREAS, the Parties intend to satisfy and comply with the statutory requirements set forth in C.R.S. § 38-44-112.

NOW THEREFORE, for and in consideration of the mutual covenants and agreements exchanged between the Parties herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties stipulate and agree as follows:

1. Pursuant to C.R.S. § 38-44-112, the Parties hereby determine and permanently establish by this Agreement that the boundary line between their respective properties is as described in **Exhibit A** and shown on the map attached as **Exhibit B**.

2. The Parties hereby acknowledge that this Agreement is an instrument affecting real estate; that the Agreement is understood to touch and concern the real property thereof; and that the Agreement shall be binding upon all of the Parties' heirs, successors, and assigns and on the titles of their respective properties.

3. For the purpose of surveying, determining, describing, setting, establishing, defining, redefining, locating, ascertaining, accepting, conveying, encumbering and otherwise dealing in any manner or respect with any real property affecting the boundary line between the Bray Property and the Plsek Property, the legal description of the boundary line between said parcels shall be described as set forth and depicted in **Exhibit A**.

4. Only the boundary line between the parcels of real property owned by the Parties as described and depicted in **Exhibit B** are to be affected by this Agreement.

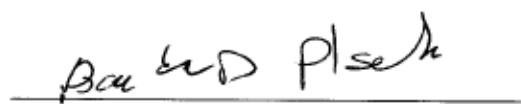
5. Prior to the execution of the Agreement, the Parties caused monuments to be set by a professional land surveyor for any line, corner, or boundary included in this Agreement as required by C.R.S. § 38-44-112.

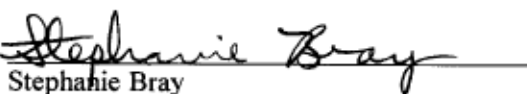
6. **Exhibit B** attached hereto and incorporated herein by this reference, contains a map or plat of the subject boundary line between the parcels of real property owned by the Parties, and shall be recorded in compliance with C.R.S. § 38-44-112.

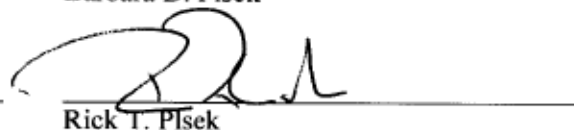
7. This Agreement shall be recorded in the records of the Office of the Clerk and Recorder of the County of Mesa, State of Colorado.

IN WITNESS THEREOF, the Parties have executed this Agreement as of the date first set forth above.


Brian R. Bray


Barbara D. Plsek


Stephanie Bray

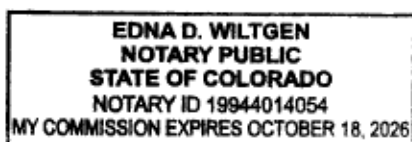

Rick T. Plsek

STATE OF COLORADO)
) ss.
 COUNTY OF M E S A)

The foregoing instrument was acknowledged before me this 17th day of ^{October}~~August~~, 2022, by Brian R. Bray and Stephanie Bray. *BB SB*

Witness my hand and official seal.

My commission expires: 10-18-26.



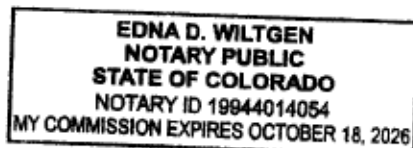
Edna D. Wiltgen
 Notary Public

STATE OF COLORADO)
) ss.
 COUNTY OF M E S A)

The foregoing instrument was acknowledged before me this 17th day of ^{October}~~August~~, 2022, by Barbara D. Plsek and Rick T. Plsek. *BB RB*

Witness my hand and official seal.

My commission expires: 10-18-26.



Edna D. Wiltgen
 Notary Public

EXHIBIT A**BOUNDARY LINE AGREEMENT**

A boundary line situated in the Northwest Quarter of the Northeast Quarter of Section 26, Township 1 North, Range 1 West, Ute Meridian, located in the County of Mesa, State of Colorado, said line being more particularly described as follows:

Commencing Center-North 1/16 Corner of said Section 26, as monumented with at a 3" brass cap in a monument box, whence North 1/4 Corner of said Section 26, as monumented with a 3" brass cap in a monument box, bears North 00°02'19" East with all bearings herein relative thereto;

Thence North 00°02'19" East a distance of 200.49 feet;

Thence South 89°57'41" East a distance of 30.00 feet to a point on the easterly Right-of-Way Line of 26 ½ Road as recorded at Reception Number 789103;

Thence North 00°02'19" East along said easterly Right-of-Way Line a distance of 21.85 feet to the Point of Beginning;

Thence North 86°30'36" East a distance of 20.16 feet;

Thence North 48°25'07" East, a distance of 127.34 feet to a #5 rebar;

Thence North 53°40'37" East, a distance of 161.65 feet to an illegible 1¼" plastic cap;

Thence North 57°26'28" East, a distance of 130.60 feet;

Thence North 67°39'09" East, a distance of 100.65 feet;

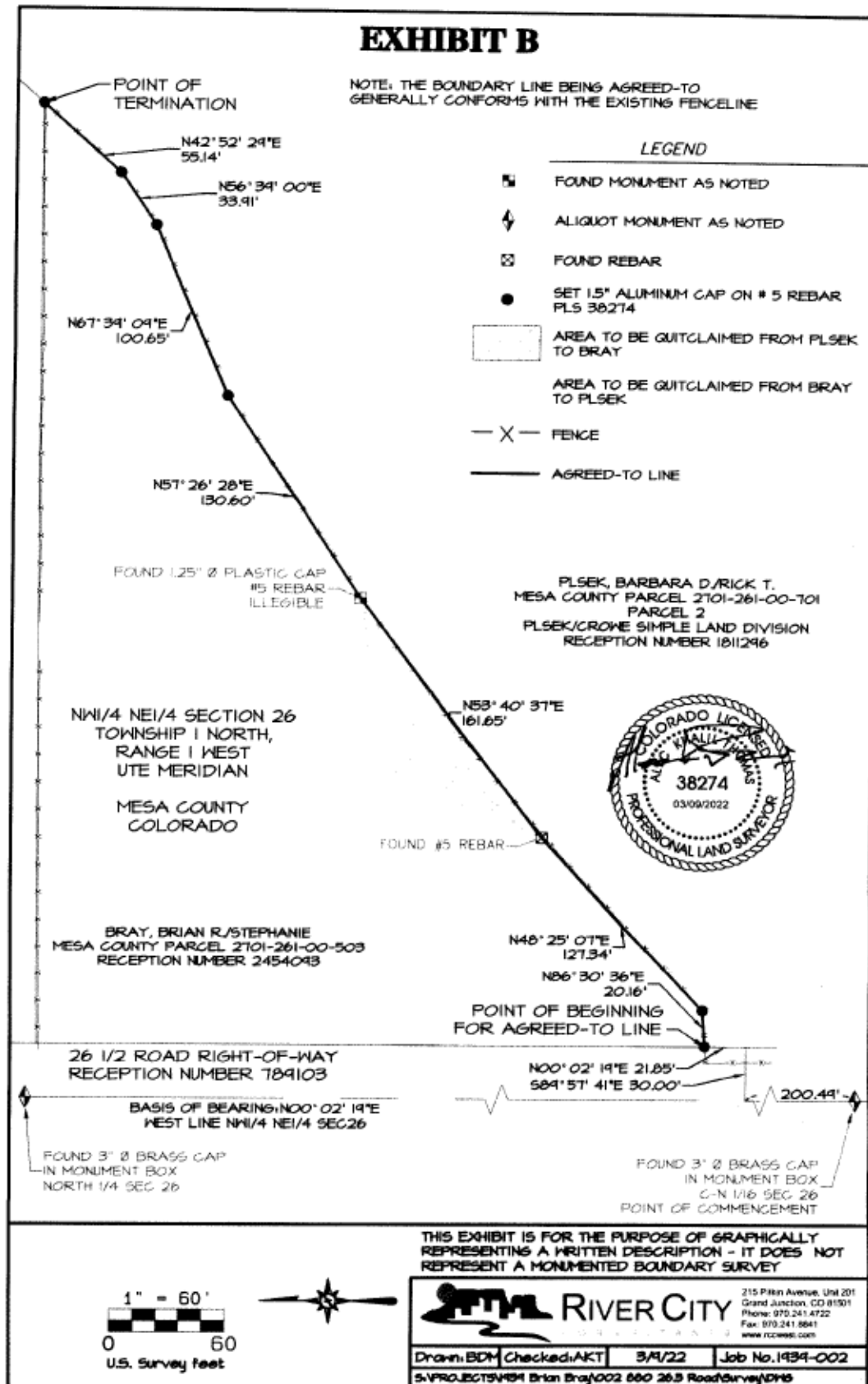
Thence North 56°39'00" East, a distance of 33.91 feet;

Thence North 42°52'29" East, a distance of 55.14 feet to the Point of Termination.

This description was prepared by:
Alec K. Thomas
Colorado P.L.S. 38274
215 Pitkin Ave, Unit 201
Grand Junction, CO 81506



NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.



QUITCLAIM DEED

THIS DEED, made this 17th day of ~~August~~ ^{October} 2022, between **BRIAN R. BRAY** and **STEPHANIE BRAY**, whose legal address is 875 26 Road, Grand Junction, CO 81506, Grantors, and

BARBARA D. PLSEK and **RICK T. PLSEK**, as joint tenants, whose legal address is 872 26 1/2 Road, Grand Junction, CO 81506, of the County of Mesa, and State of Colorado, Grantees,

WITNESSETH, That the Grantors, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the receipt and sufficiency of which is hereby acknowledged, have remised, released, sold, conveyed and QUITCLAIMED, and by these presents do remise, release, sell, convey and QUITCLAIM unto the Grantees, their heirs, successor and assigns, forever, all the right, title, interest, claim and demand which the Grantors have in and to the real property, together with all improvements, if any, situate, lying and being in the County of Mesa and State of Colorado, described as follows:

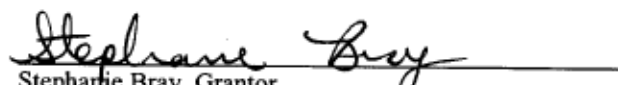
See Exhibit A and Exhibit B attached hereto and by this reference incorporated herein.

also known by street and number as: boundary line adjustment related to 872 26 1/2 Road, Grand Junction, CO 81506,

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges attached thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the Grantors, either in law or equity, to the only proper use and benefit of the Grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, The Grantors have executed this deed on the date set forth above.

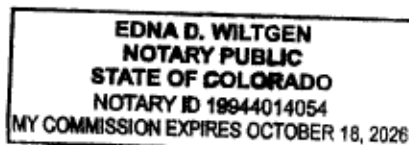

Brian R. Bray, Grantor

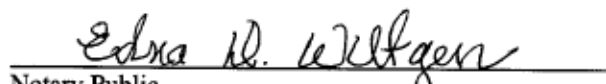

Stephanie Bray, Grantor

STATE OF COLORADO), ss.
COUNTY OF M E S A)

The foregoing was acknowledged before me this 17th day of ~~August~~ ^{October} 2022, by Brian R. Bray and Stephanie Bray, Grantors.

My commission expires: 10-18-26
Witness my hand and official seal.




Notary Public

Alec K. Thomas, Colorado P.L.S. 38274, River City Consultants, 215 Pitkin Avenue, Unit 201, Grand Junction, CO 81506
Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

EXHIBIT A

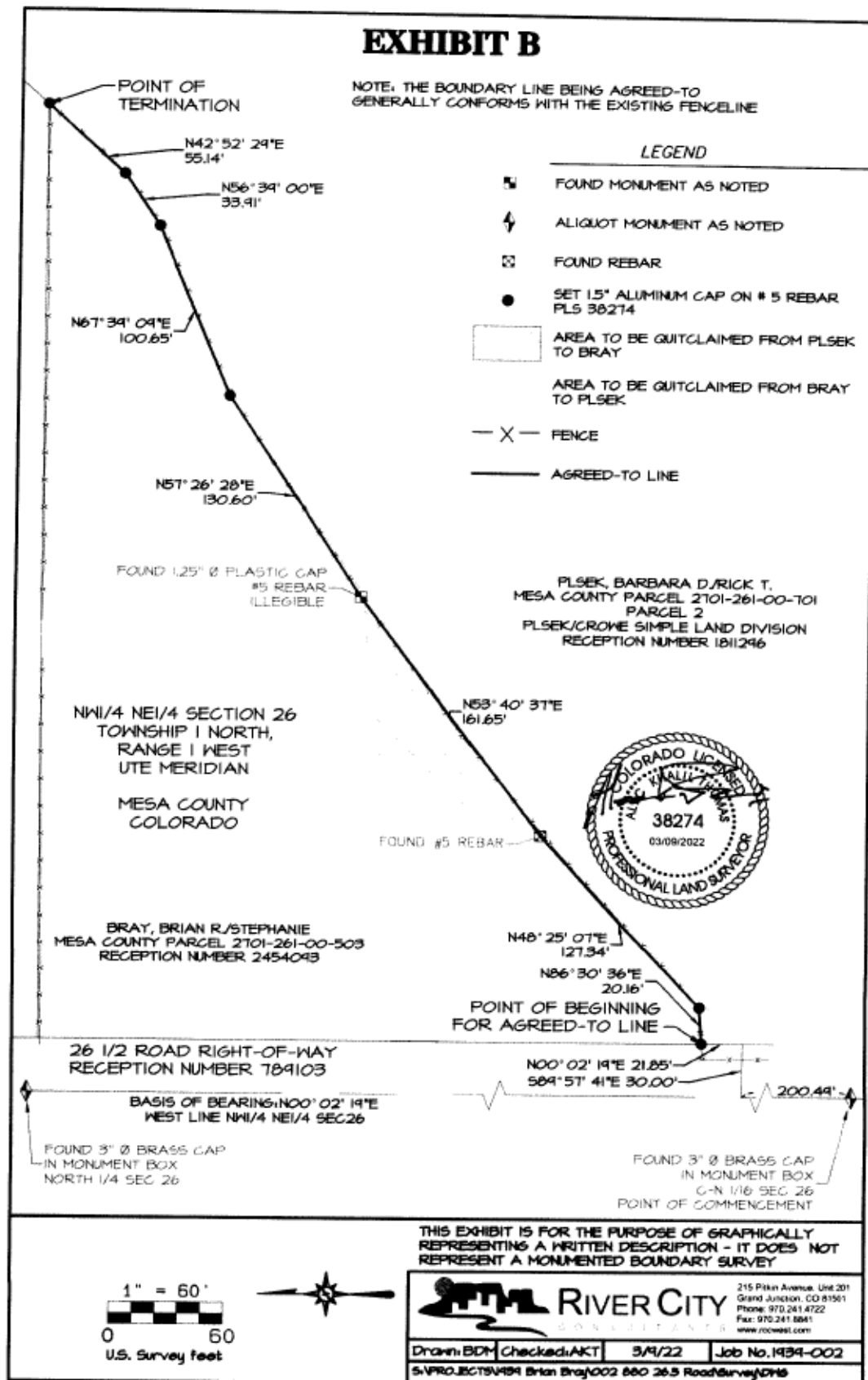
All that portion of the parcel as recorded at Reception Number 2454093, lying southeasterly of the line labeled AGREED-TO LINE on Exhibit B, attached hereto, situated in the Northwest Quarter of the Northeast Quarter of Section 26, Township 1 South, Range 1 West, Ute Meridian, located in the County of Mesa, State of Colorado.

Said portion totaling 2764 square feet (0.06 acres), more or less.

This description was prepared by:
Alec K. Thomas
Colorado P.L.S. 38274
215 Pitkin Ave, Unit 201
Grand Junction, CO 81506



NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.



QUITCLAIM DEED

THIS DEED, made this 17th day of ^{October}~~August~~, 2022, between ^{Barbara D. Plsek}~~BARBARA D. PLSEK~~ and RICK T. PLSEK, whose legal address is 872 26 1/2 Road, Grand Junction, CO 81506, Grantors, and

BRIAN R. BRAY and STEPHANIE BRAY, as joint tenants, whose legal address is 875 26 Road, Grand Junction, CO 81506, of the County of Mesa, and State of Colorado, Grantees,

WITNESSETH, That the Grantors, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the receipt and sufficiency of which is hereby acknowledged, have remised, released, sold, conveyed and QUITCLAIMED, and by these presents do remise, release, sell, convey and QUITCLAIM unto the Grantees, their heirs, successor and assigns, forever, all the right, title, interest, claim and demand which the Grantors have in and to the real property, together with all improvements, if any, situate, lying and being in the County of Mesa and State of Colorado, described as follows:

See Exhibit A and Exhibit B attached hereto and by this reference incorporated herein.

also known by street and number as: boundary line adjustment related to 880 26 1/2 Road, Grand Junction, CO 81506,

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges attached thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the Grantors, either in law or equity, to the only proper use and benefit of the Grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, The Grantors have executed this deed on the date set forth above.

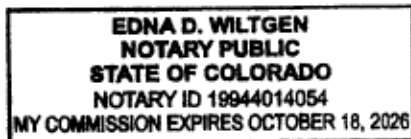
Barbara D. Plsek
Barbara D. Plsek, Grantor

Rick T. Plsek
Rick T. Plsek, Grantor

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing was acknowledged before me this 17th day of ^{October}~~August~~, 2022, by Barbara D. Plsek and Rick T. Plsek, Grantors.

My commission expires: 10-18-26
Witness my hand and official seal.



Edna D. Wiltgen
Notary Public

Alec K. Thomas, Colorado P.L.S. 38274, River City Consultants, 215 Pitkin Avenue, Unit 201, Grand Junction, CO 81506
Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

EXHIBIT A

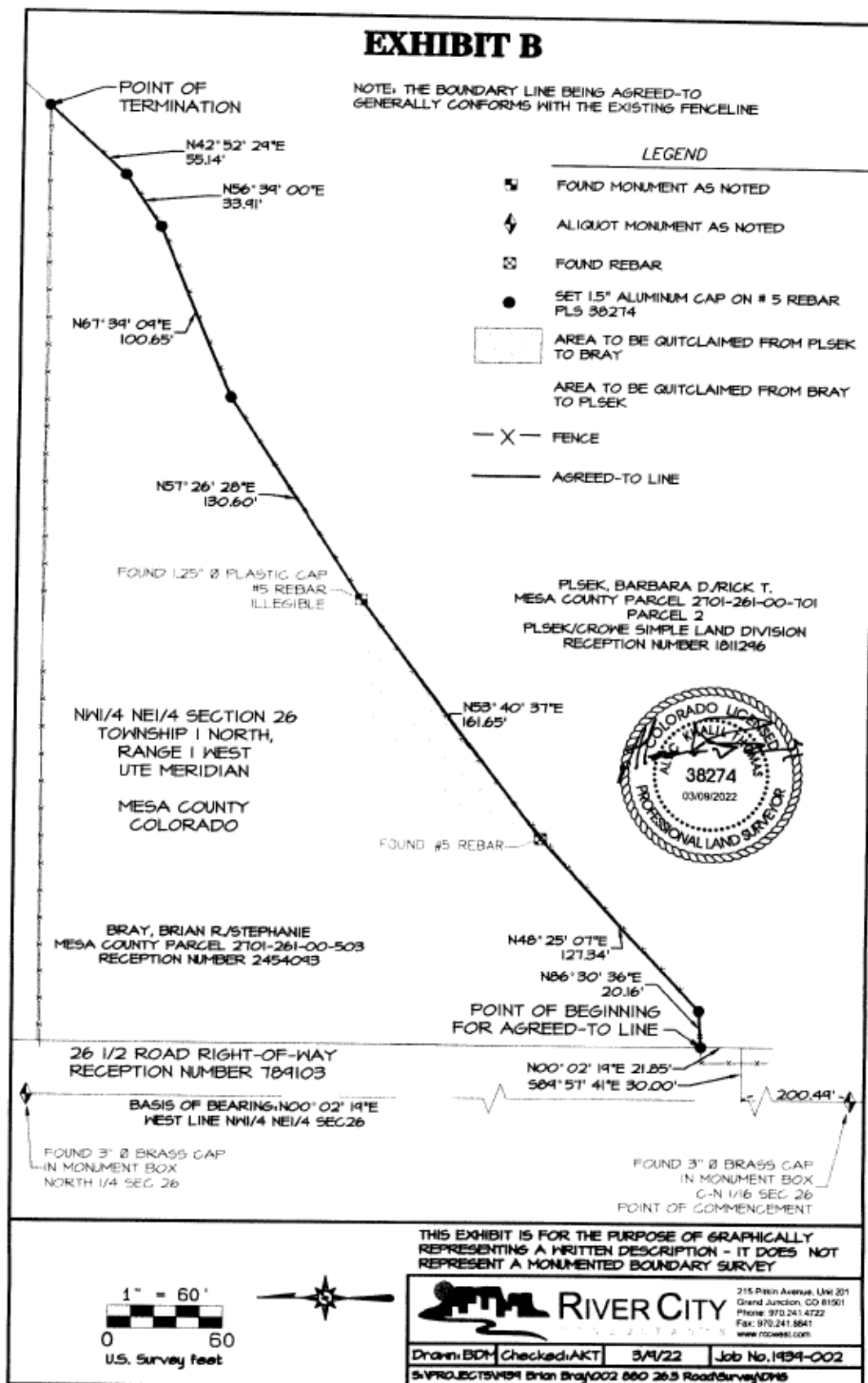
All that part of the Parcel 2 of the Plsek/Crowe Simple Land Division, as recorded at Reception Number 1811296, lying northwesterly of the line labeled AGREED-TO LINE on Exhibit B, attached hereto, situated in the Northwest Quarter of the Northeast Quarter of Section 26, Township 1 South, Range 1 West, Ute Meridian, located in the County of Mesa, State of Colorado.

Said part totaling 3910 square feet (0.09 acres), more or less.

This description was prepared by:
Alec K. Thomas
Colorado P.L.S. 38274
215 Pitkin Ave, Unit 201
Grand Junction, CO 81506

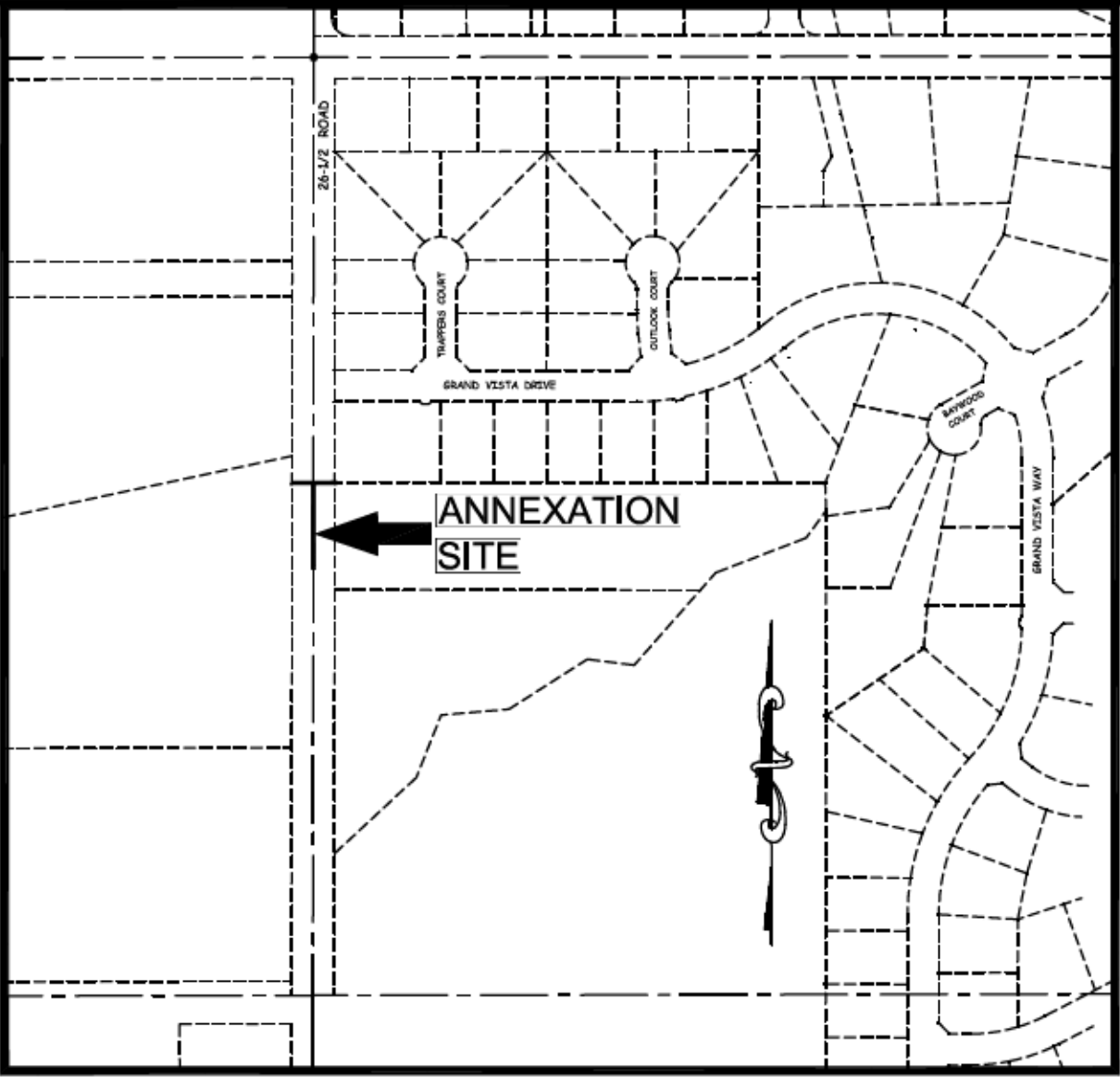
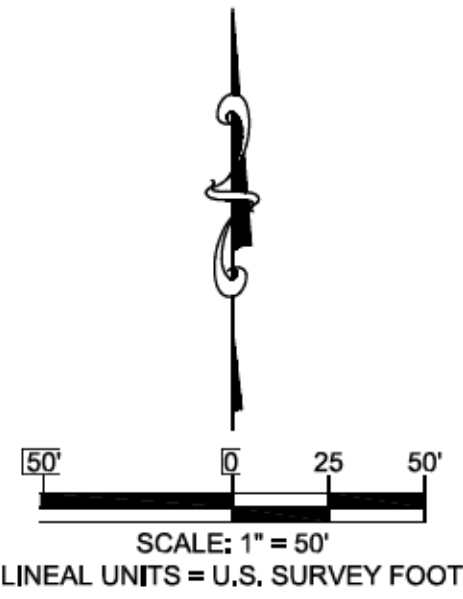


NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.



MUSTANG RIDGE ANNEXATION NO. 1

Located in the NW1/4, NE1/4 and in the NE1/4, NW1/4 SECTION 26,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP NTS

LEGAL DESCRIPTION

A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) and the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 26, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the North Quarter Corner of said Section 26 whence the North One-Sixteenth Corner of said Section 26 bears S00°02'25"W 1,320.17 feet with all other bearings relative thereto; thence S00°02'25"W a distance of 598.38 feet along the West line of the Northwest Quarter of the Northeast Quarter to a point on the southerly line of CROWE ANNEXATION, ORDINANCE NO. 3235, said point also being the Point of Beginning of the MUSTANG RIDGE ANNEXATION NO. 1, thence along the southerly line of said CROWE ANNEXATION S89°57'35"E a distance of 30.00 feet to the easterly Right-of-Way of 26.5 Road; thence along the easterly Right-of-Way of 26 1/2 Road S00°02'25"W a distance of 1.00 foot; thence leaving said easterly Right-of-Way N89°57'35"W a distance of 29.50 feet; thence S00°02'25"W a distance of 119.00 feet; thence N89°57'35"W a distance of 1.00 foot; thence N00°02'25"E a distance of 119.00 feet; thence N89°57'35"W a distance of 29.50 feet to a point on the westerly Right-of-Way of 26 1/2 Road; thence N00°02'25"E along said westerly Right-of-Way, a distance of 1.00 foot; to a point on said southerly boundary of CROWE ANNEXATION, ORDINANCE NO. 3235, thence along said southerly line, S89°57'35"E a distance of 30.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 179 Square Feet or 0.004 Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	360 FT.
CONTIGUOUS PERIMETER	60 FT.
AREA IN SQUARE FEET	179 FT ²
AREA IN ACRES	0.004
AREA WITHIN R.O.W.	179 FT ²
	0.004 ACRES
AREA WITHIN DEEDED R.O.W.	179 FT ²
	0.004 ACRES

LEGEND

ANNEXATION BOUNDARY	
ANNEXATION AREA	
EXISTING CITY LIMITS	

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
REC.	RECEPTION

SQ. FT.	SQUARE FEET
Δ	CENTRAL ANGLE
RAD.	RADIUS
ARC	ARC LENGTH
CHD.	CHORD LENGTH
CHB.	CHORD BEARING
BLK.	BLOCK
P.B.	PLAT BOOK
BK.	BOOK
PG.	PAGE
HOR. DIST.	HORIZONTAL DISTANCE

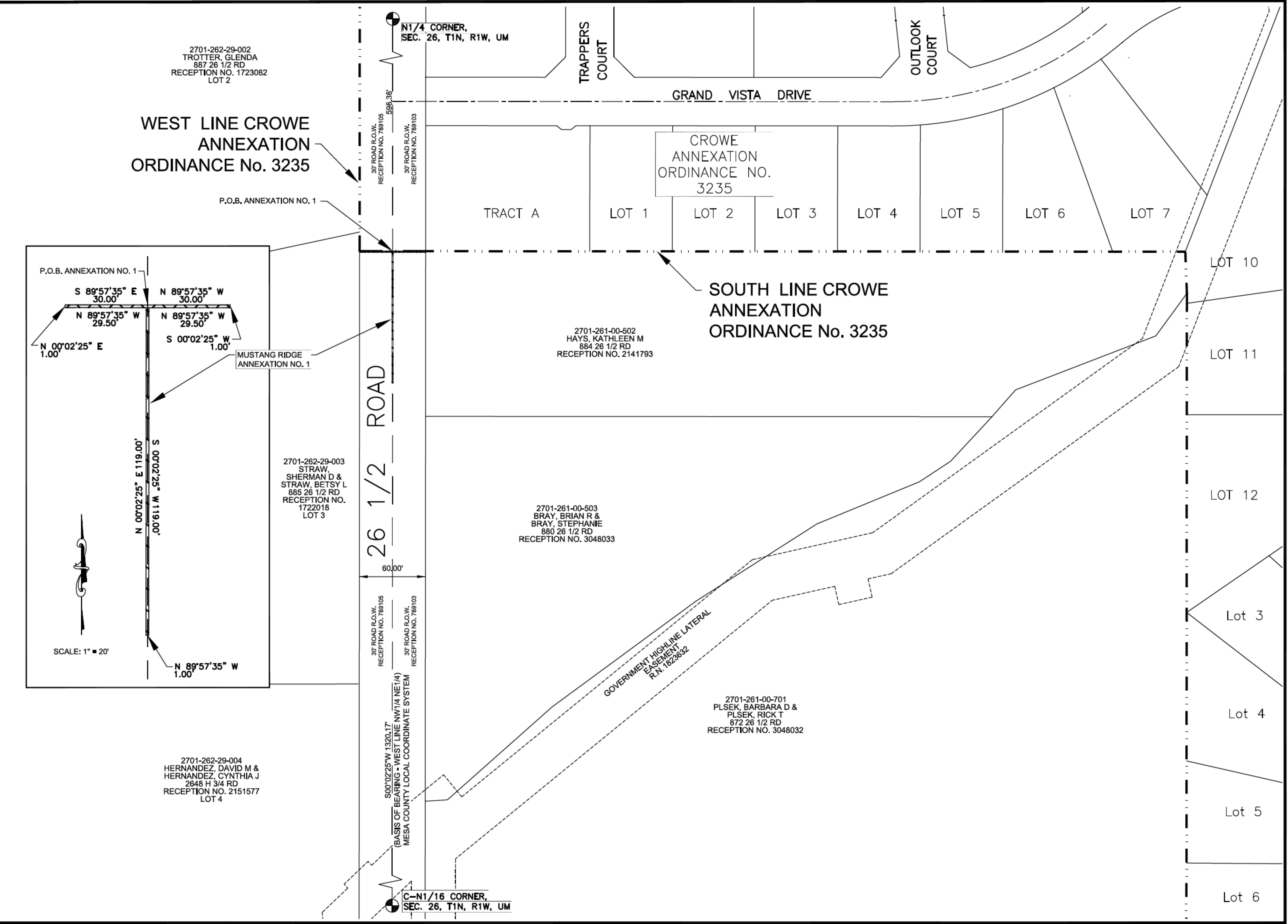
ORDINANCE NO.
PRELIMINARY

EFFECTIVE DATE
PRELIMINARY

NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

PRELIMINARY

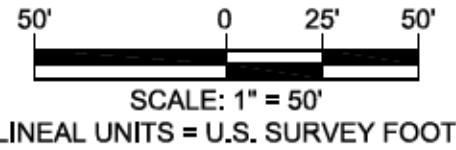
JODIE L GREIN DATE
STATE OF COLORADO - P.L.S. NO. 38075
FOR ROLLAND CONSULTING ENGINEERS
405 RIDGES BLVD. - SUITE A
GRAND JUNCTION, CO. 81507



THIS IS NOT A BOUNDARY SURVEY

NOTICE:
ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY: JAM DATE: 2/27/2023
DESIGNED BY: JLG DATE: 2/27/2023
CHECKED BY: JLG DATE: 2/27/2023



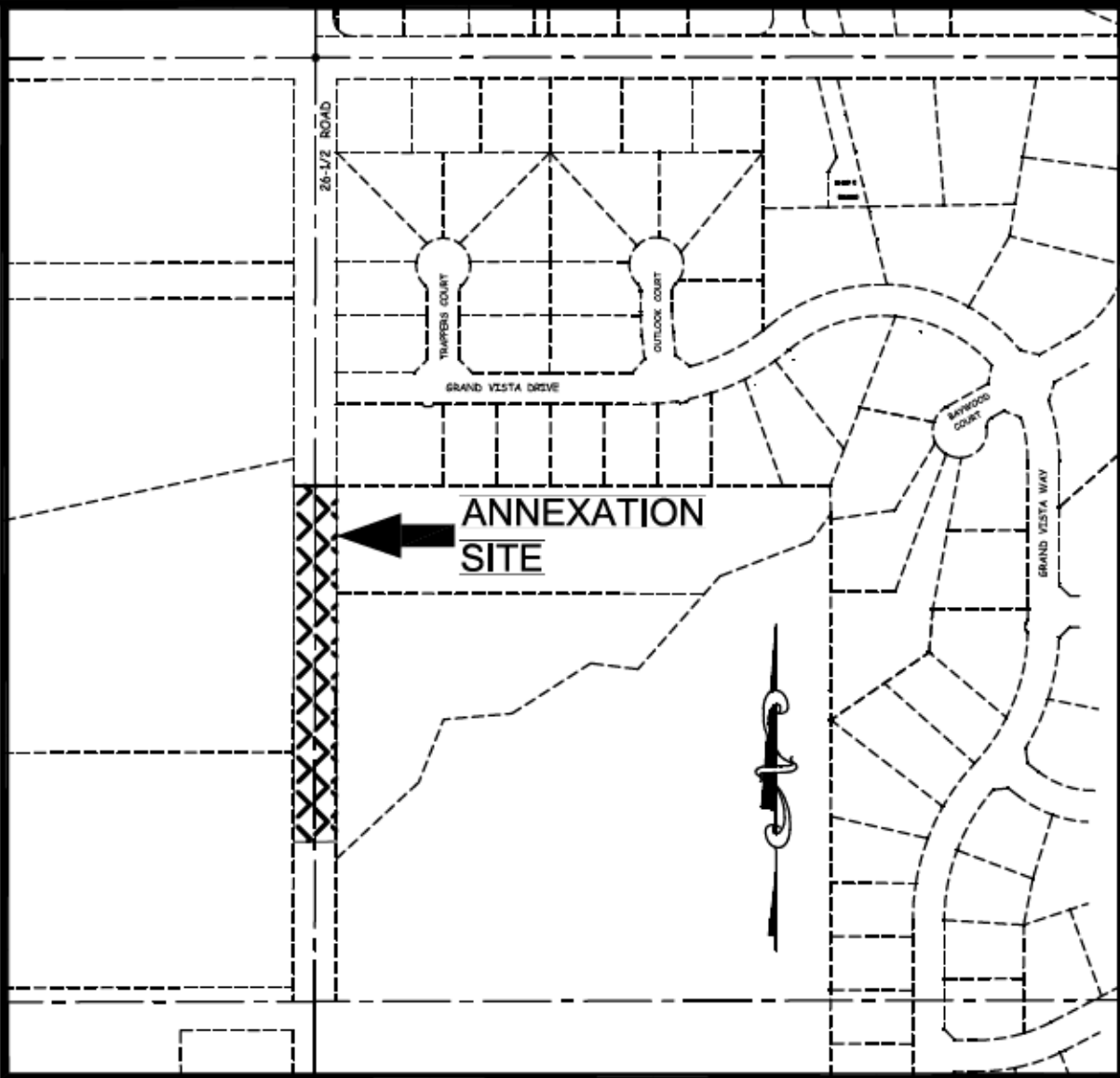
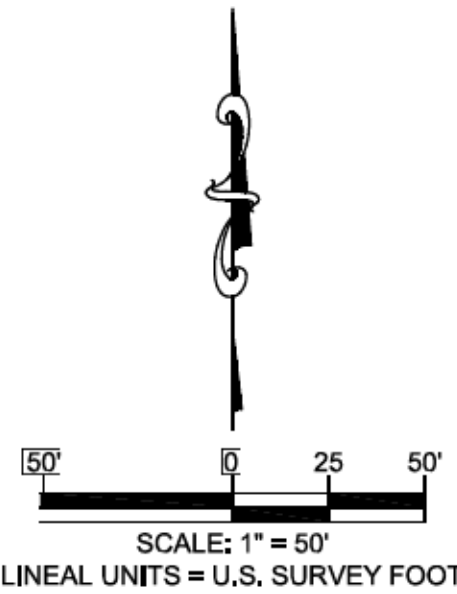
PUBLIC WORKS
ENGINEERING DIVISION

MUSTANG RIDGE ANNEXATION NO. 1

Located in the NW1/4, NE1/4 and the NE1/4, NW1/4 SECTION 26,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

MUSTANG RIDGE ANNEXATION NO. 2

Located in the NW1/4, NE1/4 and in the NE1/4, NW1/4 SECTION 26,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP NTS

LEGAL DESCRIPTION

A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) and the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 26, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the North Quarter Corner of said Section 26 whence the North One-Sixteenth Corner of said Section 26 bears S00°02'25"W 1,320.17 feet with all other bearings relative thereto; thence S00°02'25"W a distance of 718.38 feet along the West line of the Northwest Quarter of the Northeast Quarter to a point on the southerly line of MUSTANG RIDGE ANNEXATION No. 1, said point also being the Point of Beginning of the MUSTANG RIDGE ANNEXATION No. 2, thence along the southerly line of said MUSTANG RIDGE ANNEXATION No. 1 S89°57'35"E a distance of 0.50 feet; thence along the easterly line of said annexation N00°02'25"E a distance of 119.00 feet; thence along the southerly line of said annexation S89°57'35"E a distance of 29.50 feet to the easterly Right-of-Way of 26.5 Road; thence along the easterly Right-of-Way of 26 1/2 Road S00°02'25"W a distance of 498.45 feet; thence leaving said easterly Right-of-Way N89°57'35"W a distance of 60.00 feet to a point on the westerly Right-of-Way of 26 1/2 Road; thence N00°02'25"E along said westerly Right-of-Way, a distance of 498.45 feet; to a point on said southerly boundary of MUSTANG RIDGE ANNEXATION No. 1, thence along said southerly line of said annexation, S89°57'35"E a distance of 29.50 feet; thence along said westerly line of said annexation, S00°02'25"W a distance of 119.00 feet; thence along the southerly line of said annexation, S89°57'35"E a distance of 0.50 feet to the Point of Beginning.

Said Parcel of land CONTAINING 29,788 Square Feet or 0.684 Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	1355 FT.
CONTIGUOUS PERIMETER	298 FT.
AREA IN SQUARE FEET	29,788 FT ²
AREA IN ACRES	0.684
AREA WITHIN R.O.W.	29,788 FT ²
	0.684 ACRES
AREA WITHIN DEEDED R.O.W.	29,788 FT ²
	0.684 ACRES

LEGEND

ANNEXATION BOUNDARY	
ANNEXATION AREA	
EXISTING CITY LIMITS	

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
REC.	RECEPTION

SQ. FT.

AP	CENTRAL ANGLE
RAD.	RADIUS
ARC	ARC LENGTH
CHD.	CHORD LENGTH
CHB.	CHORD BEARING
BLK.	BLOCK
P.B.	PLAT BOOK
BK.	BOOK
PG.	PAGE
HOR. DIST.	HORIZONTAL DISTANCE

ORDINANCE NO.
PRELIMINARY

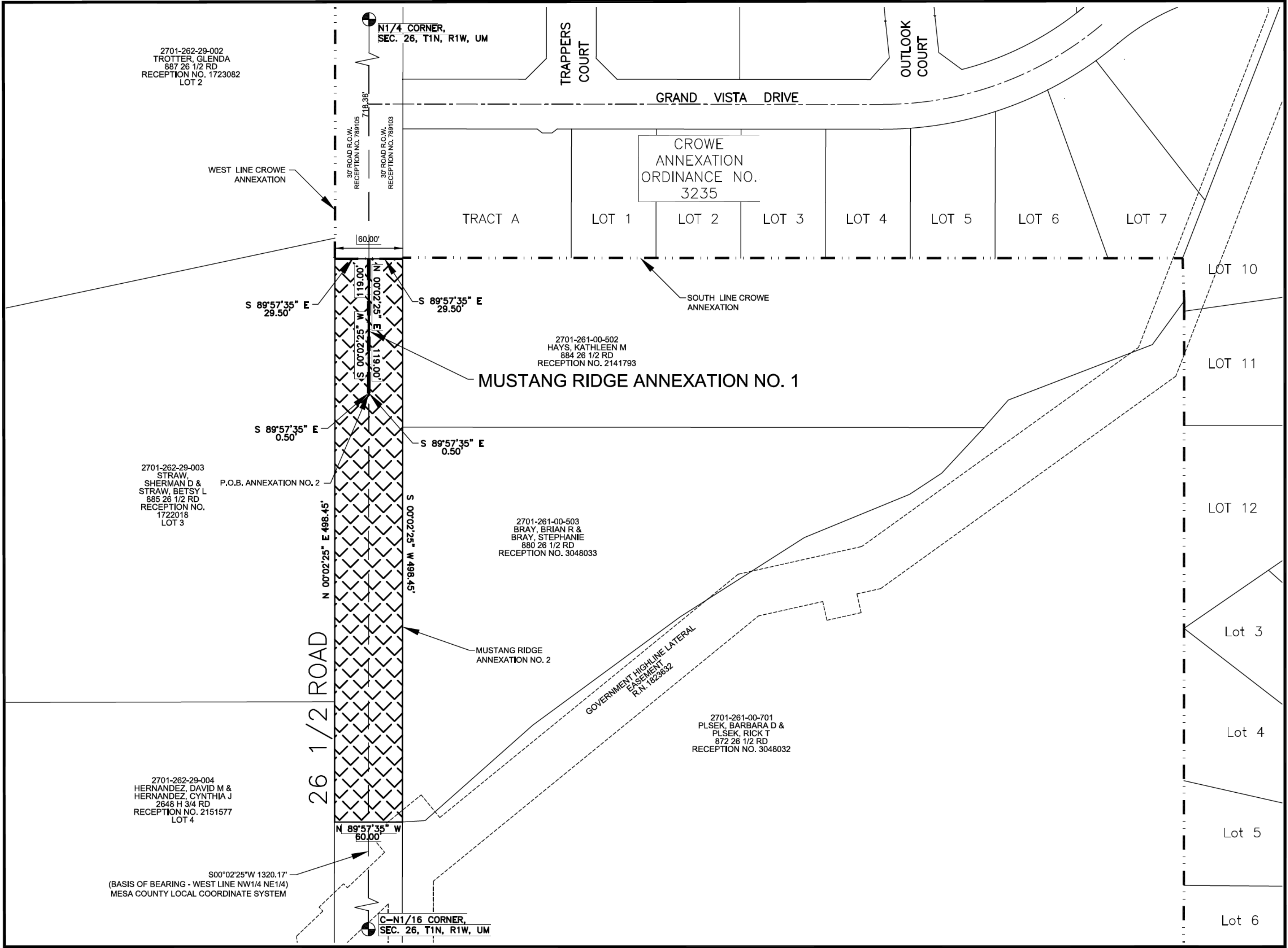
EFFECTIVE DATE
PRELIMINARY

NOTE:

THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

PRELIMINARY

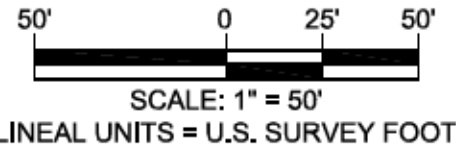
JODIE L GREIN DATE
STATE OF COLORADO - P.L.S. NO. 38075
FOR ROLLAND CONSULTING ENGINEERS
405 RIDGES BLVD. - SUITE A
GRAND JUNCTION, CO. 81507



THIS IS NOT A BOUNDARY SURVEY

NOTICE:
ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY: JAM DATE: 2/27/2023
DESIGNED BY: JLG DATE: 2/27/2023
CHECKED BY: JLG DATE: 2/27/2023



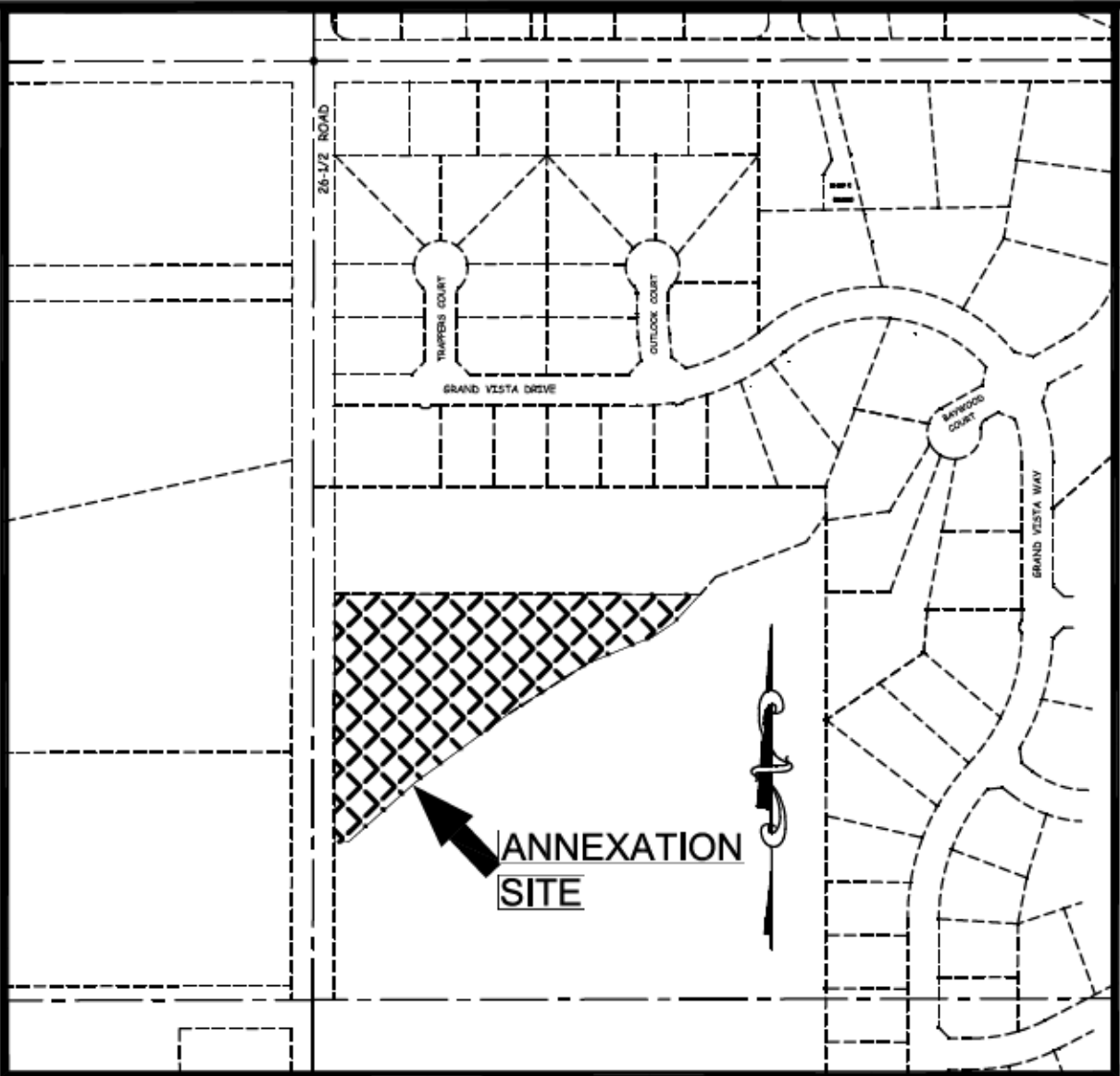
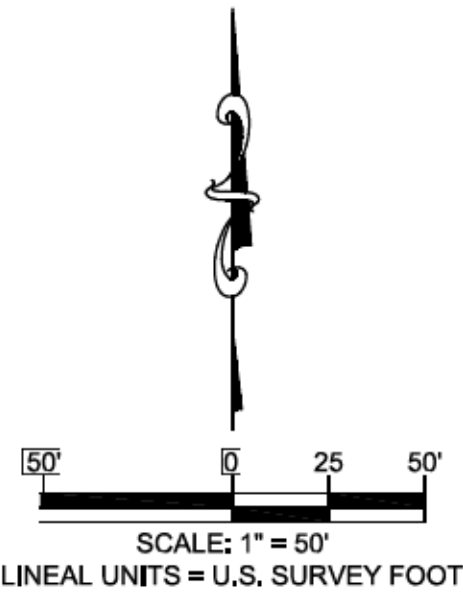
PUBLIC WORKS
ENGINEERING DIVISION

MUSTANG RIDGE ANNEXATION NO. 2

Located in the NW1/4, NE1/4 and the NE1/4, NW1/4 SECTION 26,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

MUSTANG RIDGE ANNEXATION NO. 3

Located in the NW1/4, NE1/4 SECTION 26, TOWNSHIP 1 NORTH,
RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP NTS

LEGAL DESCRIPTION

A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 26, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the North Quarter Corner of said Section 26 whence the North One-Sixteenth Corner of said Section 26 bears S00°02'25"W 1,320.17 feet with all other bearings relative thereto; thence S00°02'25"W a distance of 1,097.83 feet along the West line of the Northwest Quarter of the Northeast Quarter to a point on the southerly line of *MUSTANG RIDGE ANNEXATION No. 2*; thence S89°57'35"E along said south line of the annexation a distance of 30.00 feet to a point on the east Right-of-Way of 26 1/2 Road, said point also being the Point of Beginning of the *MUSTANG RIDGE ANNEXATION NO. 3*, thence along the easterly line of said *MUSTANG RIDGE ANNEXATION No. 2* N00°02'25"E a distance of 349.45 feet; thence leaving said annexation, S89°57'35"E along the southerly line of a parcel of land as described in Reception Number 2141793, for a distance of 514.39 feet; thence along the following seven (7) courses of a Boundary Line Agreement, Reception Number 3048031:
S42°52'35"W a distance of 55.14 feet;
S56°39'06"W a distance of 33.91 feet;
S67°39'15"W a distance of 100.65 feet;
S57°26'34"W a distance of 130.60 feet;
S53°40'43"W a distance of 161.65 feet;
S48°25'13"W a distance of 127.34 feet;
S86°30'42"W a distance of 20.16 feet to the Point of Beginning.

Said Parcel of land CONTAINING **88,267** Square Feet or **2.026** Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	1493 FT.
CONTIGUOUS PERIMETER	349 FT.
AREA IN SQUARE FEET	88,267 FT ²
AREA IN ACRES	2.026 ACRES
AREA WITHIN R.O.W.	0 FT ²
AREA WITHIN DEEDED R.O.W.	0 ACRES
	0 FT ²
	0 ACRES

LEGEND

ANNEXATION BOUNDARY	
ANNEXATION AREA	
EXISTING CITY LIMITS	

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
REC.	RECEPTION

SQ. FT.

AP	CENTRAL ANGLE
RAD.	RADIUS
ARC	ARC LENGTH
CHD.	CHORD LENGTH
CHB.	CHORD BEARING
BLK.	BLOCK
P.B.	PLAT BOOK
BK.	BOOK
PG.	PAGE
HOR. DIST.	HORIZONTAL DISTANCE

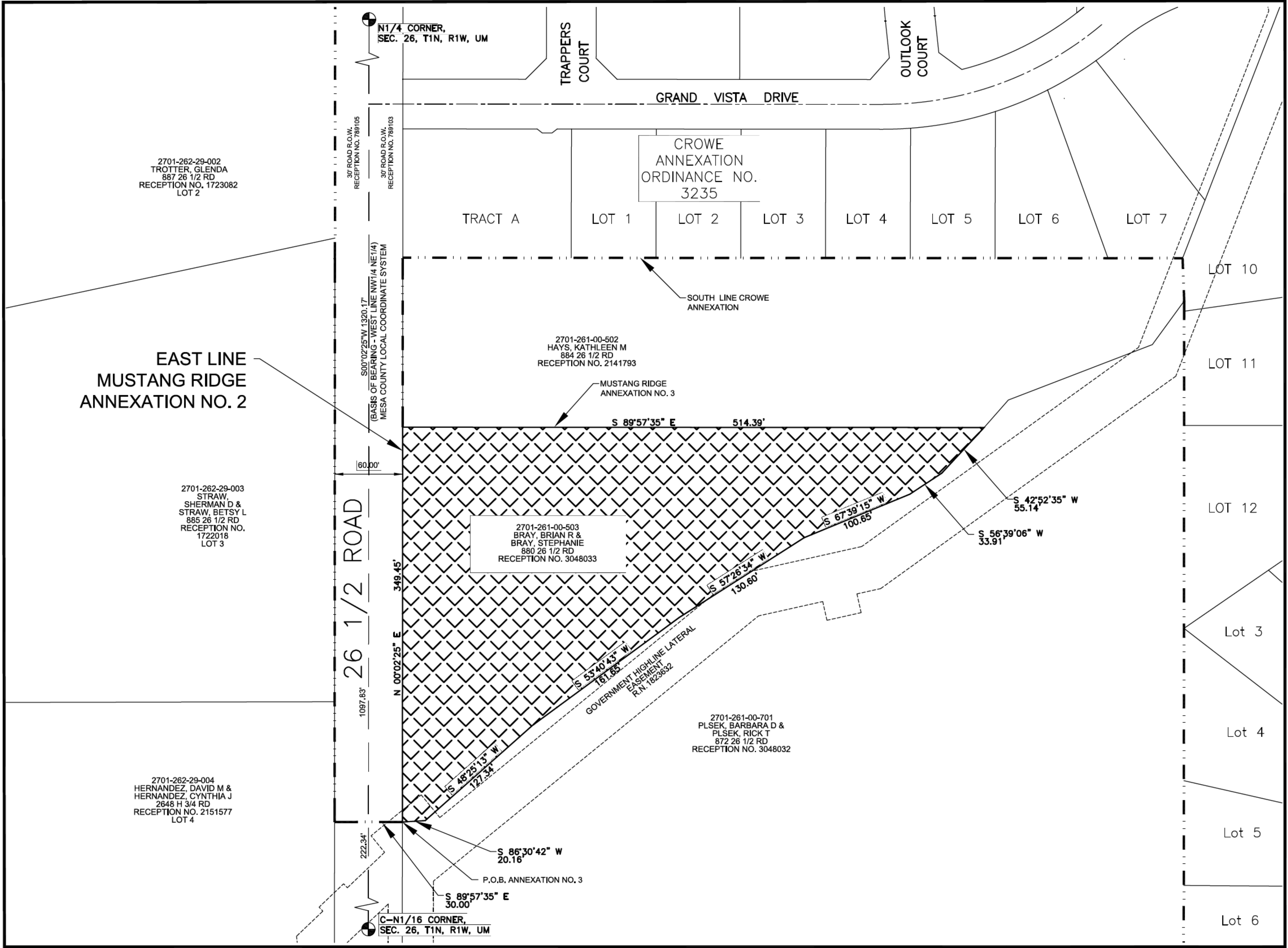
ORDINANCE NO.
PRELIMINARY

EFFECTIVE DATE
PRELIMINARY

NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

PRELIMINARY

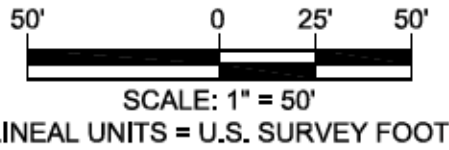
JODIE L GREIN DATE
STATE OF COLORADO - P.L.S. NO. 38075
FOR ROLLAND CONSULTING ENGINEERS
405 RIDGES BLVD. - SUITE A
GRAND JUNCTION, CO. 81507



THIS IS NOT A BOUNDARY SURVEY

NOTICE:
ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY: JAM DATE: 2/27/2023
DESIGNED BY: JLG DATE: 2/27/2023
CHECKED BY: JLG DATE: 2/27/2023

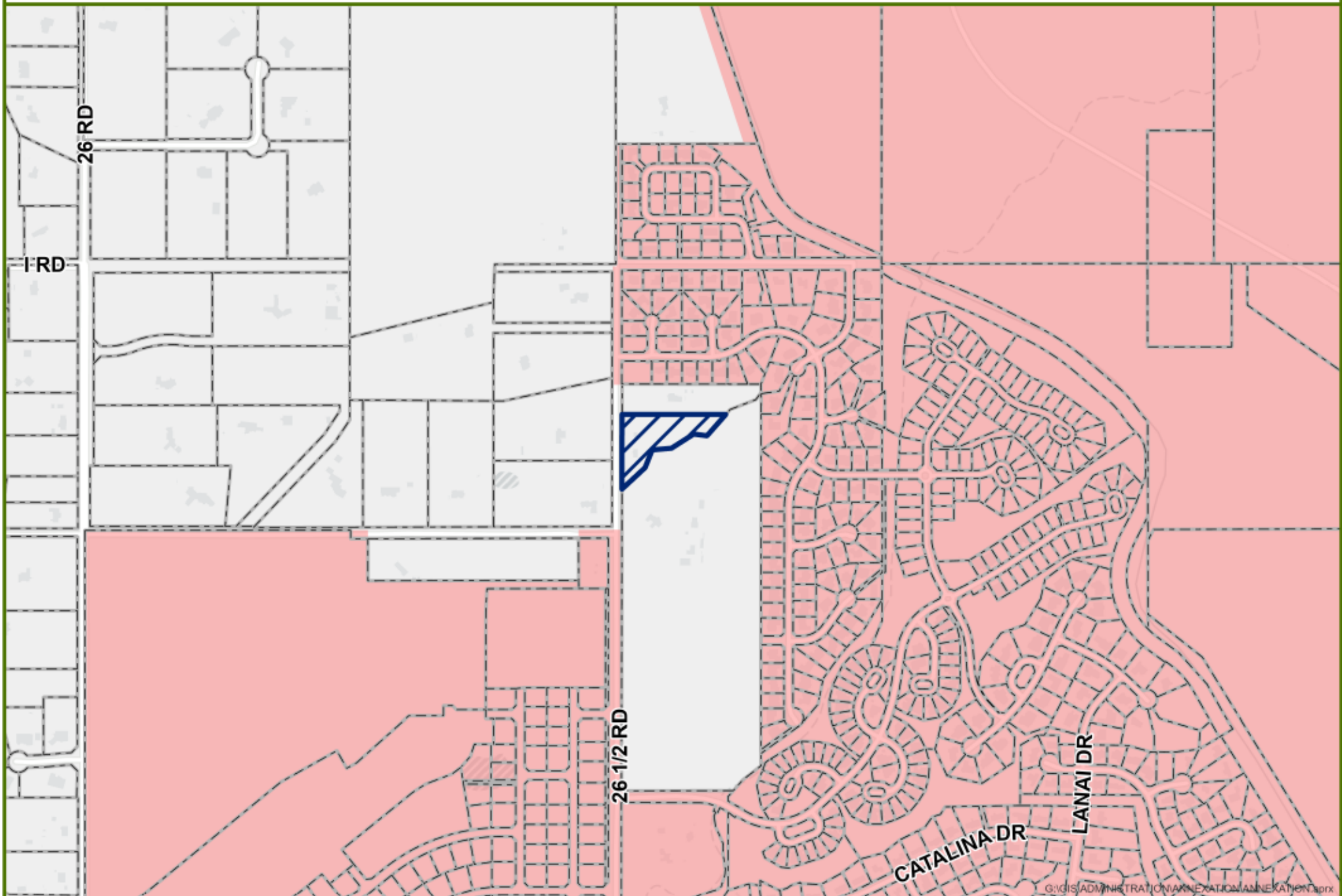


PUBLIC WORKS
ENGINEERING DIVISION

MUSTANG RIDGE ANNEXATION NO. 3

Located in the NW1/4, NE1/4 SECTION 26,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

MUSTANG RIDGE ANNEXATION

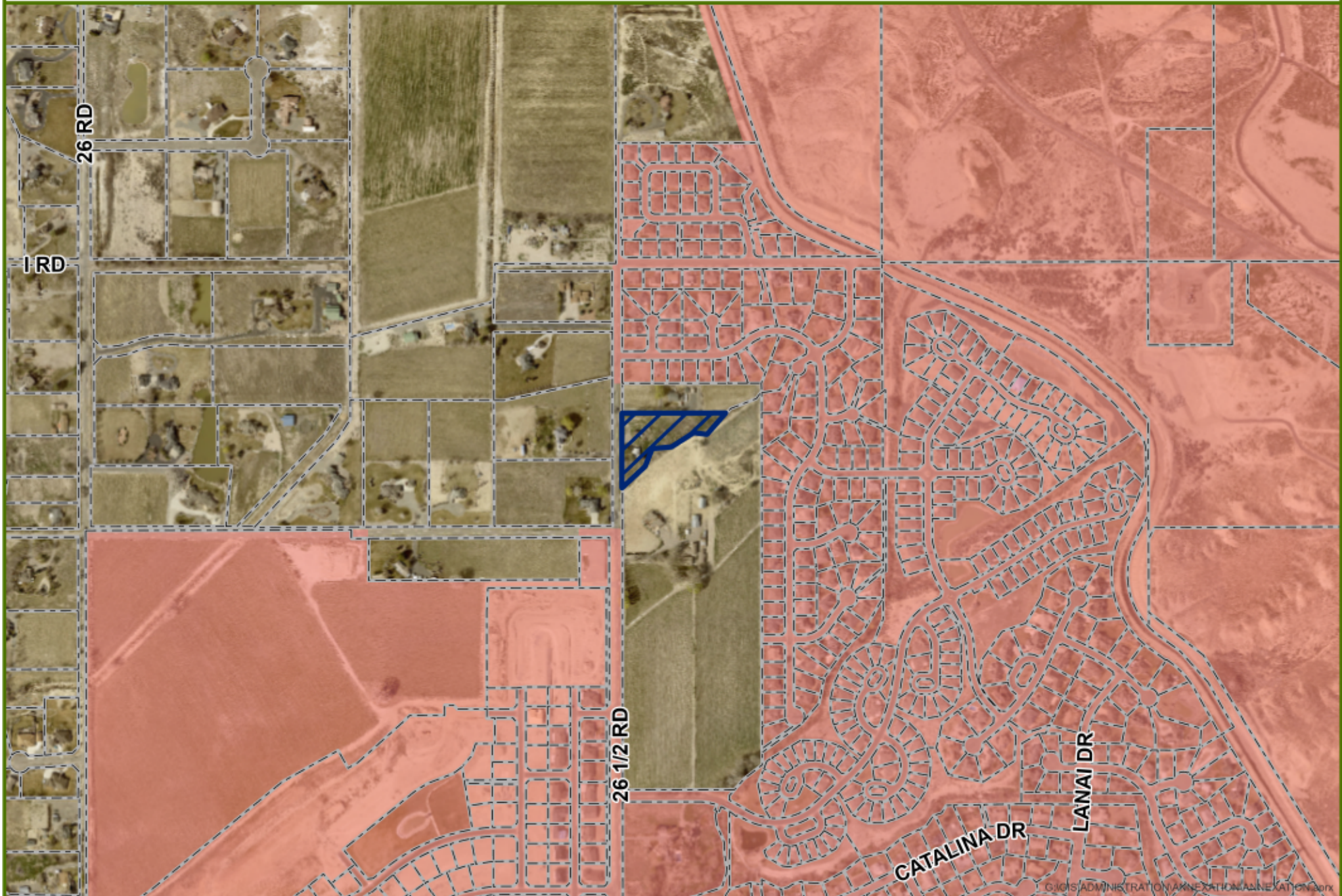


0 0.1 0.2 Miles

 Annexation

 City Limits

MUSTANG RIDGE ANNEXATION



0 0.1 0.2 Miles

 Annexation

 City Limits

MUSTANG RIDGE ANNEXATION - LAND USE



G:\GIS\ADMINISTRATION\ANNEXATION\ANNEXATION.aprx

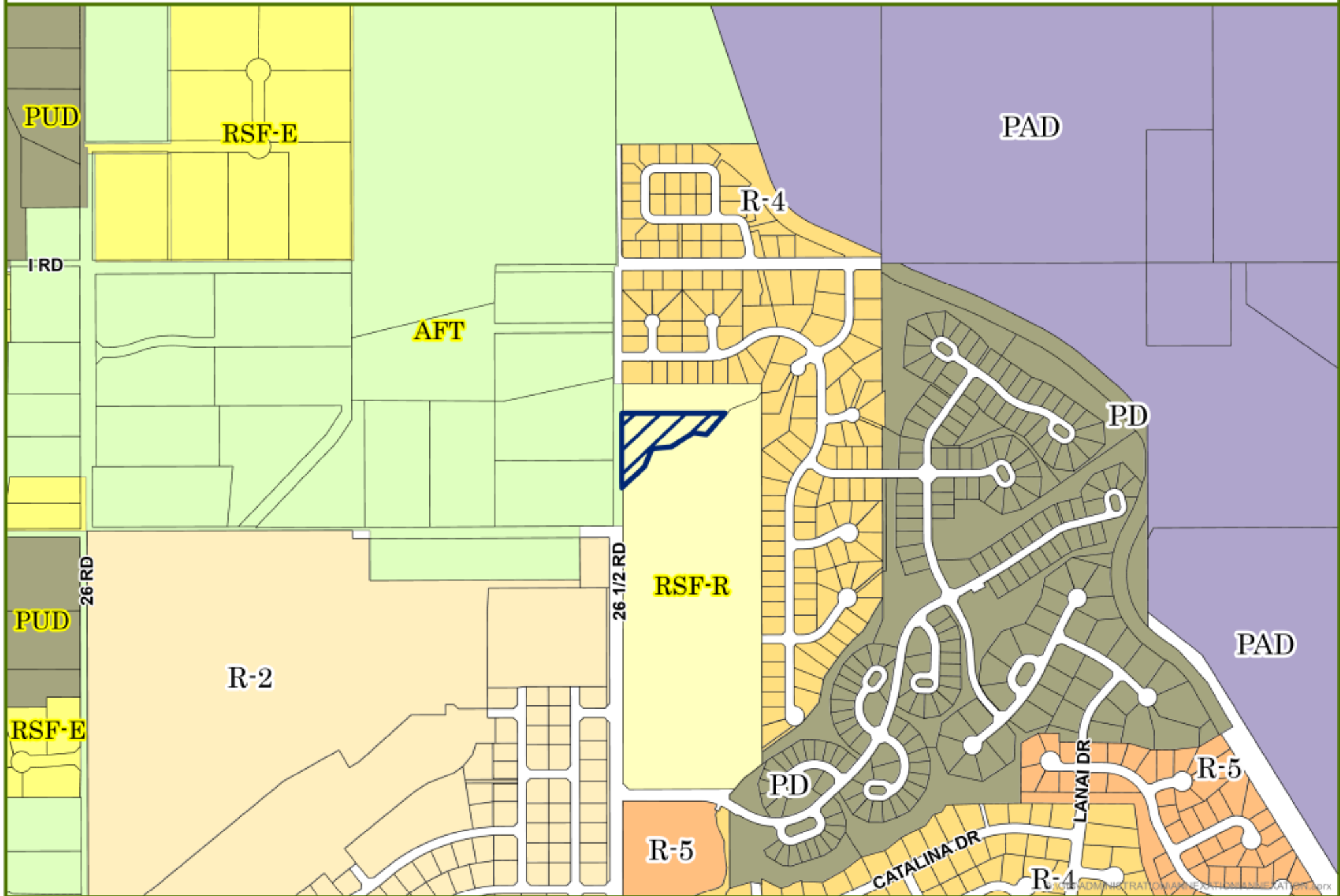


0 0.1 0.2 Miles



Annexation Boundary

MUSTANG RIDGE ANNEXATION - ZONING



0 0.1 0.2 Miles



Annexation

City Zoning
Packet Page 51

County Zoning

Date Created: 2/14/2023



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING MUSTANG RIDGE ANNEXATIONS 1, 2 AND 3
TO R-4 (RESIDENTIAL 4 UNITS PER ACRE) ZONE DISTRICT**

LOCATED ON PROPERTY AT 880 26 ½ ROAD

Recitals:

The property owner has petitioned to annex 2.714 acres into the City limits. The annexation is referred to as the Mustang Ridge 1, 2 and 3 Annexation.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended zoning the Mustang Ridge 1, 2 and 3 Annexation consisting of 2.714 acres from County RSF-R (Residential Single Family Rural) to R-4 (Residential 4 units per acre) finding that both the R-4 zone district conforms with the designation of Residential Low as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone with the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-4 (Residential 4 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 & Development Code for the parcel as designated.

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

ZONING FOR THE MUSTANG RIDGE 1, 2 AND 3 ANNEXATION

The following parcels in the City of Grand Junction, County of Mesa, State of Colorado are hereby zoned R-4 as follows:

Mustang Ridge Annexation 1:

A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) and the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 26, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the North Quarter Corner of said Section 26 whence the North One-Sixteenth Corner of said Section 26 bears S00°02'25"W a distance of 1,320.17 feet with all other bearings relative thereto;

Thence S00°02'25"W a distance of 598.38 feet along the West line of the Northwest Quarter of the Northeast Quarter to a point on the southerly line of *CROWE ANNEXATION, ORDINANCE No. 3235*, said point also being the Point of Beginning of the *MUSTANG RIDGE ANNEXATION No. 1*;

Thence along the southerly line of said *CROWE ANNEXATION* S89°57'35"E a distance of 30.00 feet to the easterly Right-of-Way of 26.5 Road;

Thence along the easterly Right-of-Way of 26 1/2 Road S00°02'25"W a distance of 1.00 foot;

Thence leaving said easterly Right-of-Way N89°57'35"W a distance of 29.50 feet;

Thence S00°02'25"W a distance of 119.00 feet; Thence N89°57'35"W a distance of 1.00 foot;

Thence N00°02'25"E a distance of 119.00 feet; Thence N89°57'35"W a distance of 29.50 feet to a point on the westerly Right-of-Way of 26 1/2 Road;

Thence N00°02'25"E along said westerly Right-of-Way, a distance of 1.00 foot; to a point on said southerly boundary of *CROWE ANNEXATION, ORDINANCE No. 3235*;

Thence along said southerly line, S89°57'35"E a distance of 30.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 179 Square Feet or 0.004 Acres, more or less.

Mustang Ridge Annexation 2:

A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) and the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 26, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the North Quarter Corner of said Section 26 whence the North One-Sixteenth Corner of said Section 26 bears S00°02'25"W a distance of 1,320.17 feet with all other bearings relative thereto;

Thence S00°02'25"W a distance of 718.38 feet along the West line of the Northwest Quarter of the Northeast Quarter to a point on the southerly line of *MUSTANG RIDGE ANNEXATION No. 1*, said point also being the Point of Beginning of the *MUSTANG RIDGE ANNEXATION No. 2*;

Thence along the southerly line of said *MUSTANG RIDGE ANNEXATION No. 1* S89°57'35"E a distance of 0.50 feet; t

Thence along the easterly line of said annexation N00°02'25"E a distance of 119.00 feet;

Thence along the southerly line of said annexation S89°57'35"E a distance of 29.50 feet to the easterly Right-of-Way of 26.5 Road;

Thence along the easterly Right-of-Way of 26 1/2 Road S00°02'25"W a distance of 498.45 feet; Thence leaving said easterly Right-of-Way N89°57'35"W a distance of 60.00 feet to a point on the westerly Right-of-Way of 26 1/2 Road;

Thence N00°02'25"E along said westerly Right-of-Way, a distance of 498.45 feet; to a point on said southerly boundary of *MUSTANG RIDGE ANNEXATION No. 1*;

Thence along said southerly line of said annexation, S89°57'35"E a distance of 29.50 feet;

Thence along said westerly line of said annexation, S00°02'25"W a distance of 119.00 feet;

Thence along the southerly line of said annexation, S89°57'35"E a distance of 0.50 feet to the Point of Beginning.

Said Parcel of land CONTAINING 29,788 Square Feet or 0.684 Acres, more or less.

Mustang Ridge Annexation 3:

A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 26, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the North Quarter Corner of said Section 26 whence the North One-Sixteenth Corner of said Section 26 bears S00°02'25"W a distance of 1,320.17 feet with all other bearings relative thereto;
Thence S00°02'25"W a distance of 1,097.83 feet along the West line of the Northwest Quarter of the Northeast Quarter to a point on the southerly line of *MUSTANG RIDGE ANNEXATION No. 2*; thence S89°57'35"E along said south line of the annexation a distance of 30.00 feet to a point on the east Right-of-Way of 26 1/2 Road, said point also being the Point of Beginning of the *MUSTANG RIDGE ANNEXATION No. 3*;
Thence along the easterly line of said *MUSTANG RIDGE ANNEXATION No. 2* N00°02'25"E a distance of 349.45 feet;
Thence leaving said annexation, S89°57'35"E along the southerly line of a parcel of land as described in Reception Number 2141793, for a distance of 514.39 feet;
Thence along the following seven (7) courses of a Boundary Line Agreement, Reception Number 3048031:
S42°52'35"W a distance of 55.14 feet; S56°39'06"W a distance of 33.91 feet;
S67°39'15"W a distance of 100.65 feet; S57°26'34"W a distance of 130.60 feet;
S53°40'43"W a distance of 161.65 feet; S48°25'13"W a distance of 127.34 feet;
S86°30'42"W a distance of 20.16 feet to the Point of Beginning.

Said Parcel of land CONTAINING 88,267 Square Feet or 2.026 Acres, more or less.

INTRODUCED on first reading this _____ day of _____, 2023 and ordered published in pamphlet form.

ADOPTED on second reading this _____ day of _____, 2023 and ordered published in pamphlet form.

Anna M. Stout
President of the Council

ATTEST:

Amy Phillips
City Clerk



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: May 23, 2023

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck, Principal Planner

Information

SUBJECT:

Consider a request to vacate a 9,966 square foot area of right-of-way adjacent to the property located at 2345 West Ridges Boulevard.

RECOMMENDATION:

Staff recommends conditional approval of the request

EXECUTIVE SUMMARY:

The Applicant, Jay Jones on behalf of Specialized Communication Services Real Estate, LLC, is requesting the vacation of a 9,966 square feet triangular area of West Ridges Boulevard right-of-way (ROW) adjacent to the property located at 2345 West Ridges Boulevard. The subject property is part of the proposed residential subdivision to be known as The Enclave at Redlands Mesa. The applicant is in the process of Outline Development Plan (ODP) approval for the proposed subdivision. During early planning stages, the configuration of this area was identified as being unnecessary and that right-of-way would be dedicated for a new road that would better access the property from West Ridges Boulevard.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The subject vacation area of 9,966 square feet is located on the south side of West Ridges Boulevard approximately 500 feet west of the School Ridge Road and West Ridges Boulevard intersection. It is at the northwest corner of the proposed development to be located at 2345 West Ridges Boulevard. The right-of-way was originally dedicated in 1980 with the Ridges Filing No. Five. All of the right-of-way was platted with the original plat. Therefore, all of the vacated area may be included in the property for The Enclave at Redlands Mesa development proposed on the adjacent property that is Lot 1 Block Twenty-Seven, a multifamily site in the Ridges Filing No.

Five. As originally platted, this irregular-shaped area of ROW is unnecessary to provide access to this parcel or to any other parcel in the vicinity or to provide the necessary right-of-way for West Ridges Boulevard.

The proposed vacated area will be incorporated into the overall site design for the proposed development and new right-of-way will be platted in its place with The Enclave at Redlands Mesa subdivision to provide access to this parcel. There is an existing easement along the edge of the right-of-way originally dedicated to the Ridges Metropolitan District. The easement will be vacated with the Final Plan for the proposed subdivision.

NOTIFICATION REQUIREMENTS

Neighborhood Meeting

A Neighborhood Meeting was held on August 4, 2022, in a virtual format. Aside from staff, the applicant and their representative, there were 13 participants in the meeting. Neighbors were unopposed to the vacation of the right-of-way but expressed concerns about the overall proposed development, topography, density, building appearance, views and proximity to the golf course.

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 9, 2022. 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 May 12, 2023. The notice of this public hearing was published May 14, 2023 in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are 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 9,966 square feet of existing public right-of-way does not conflict with the Comprehensive Plan, Grand Junction 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 it is not needed to provide access to the adjacent proposed development or any other property.

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

Principal 3: Responsible and Managed Growth

Policy 4: Maintain and build infrastructure that supports urban development.

Policy 5: Plan for and ensure fiscally responsible delivery of City services and infrastructure.

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 not needed to provide access to the subject property nor to any other parcel. The proposed development will take access from a new public street dedicated with the subdivision plat for the proposed development. Therefore, staff has found that this criterion has been met.

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

This vacation 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; Ute Water has three water line stubs in West Ridges Boulevard, one of which is the eastern part of the area to be vacated. Thus, the vacation will not become effective until new right-of-way and/or easement has been provided to accommodate this water line stub. Xcel Energy has three buried utility lines in the easement adjacent to the area to be vacated but, since the easement will be retained the lines may remain. If needed, relocation of the lines to a new multipurpose easement dedicated with the proposed subdivision will be completed at the time of Final Plan and Plat review. No comments were received from other review agencies. Staff therefore finds this criterion has been met subject to the right-of-way area described in the ordinance shall be retained and reserved as a utility easement 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.

(5) The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 GJMC; and
Neither staff nor utility providers have identified that this request will inhibit the provision of adequate public facilities and services to the proposed development. Plans to be submitted for the Final Plan and Plat will include a Utility Composite to identify adequate public facilities and services for the proposed development. 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.

This proposal will remove right-of-way that is not necessary for any City transportation networks and functions. As such, Staff finds that this criterion has been met.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing The Enclave at Redlands Mesa Public Right-Of-Way Vacation, VAC-2022-643, located adjacent to West Ridges Boulevard and the property at 2345 West Ridges Boulevard, the following findings of fact have been made and staff recommends conditional approval of the requested vacation.

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

Conditions:

1. Applicant shall pay all recording/documentary fees for the Vacation Ordinance.
2. The right-of-way area described above shall be retained and reserved as a utility easement 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.

SUGGESTED MOTION:

Mr. Chairman, on The Enclave at Redlands Mesa Vacation of Public Right-of-Way request located adjacent to West Ridges Boulevard and the property located at 2345 West Ridges Boulevard, City file number VAC-2022-643, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and conditions as listed in the staff report.

Attachments

1. Development Application
2. Enclave ROW Vacation Ordinance

Development Application

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

Petition For: ROW Vacation, Hillside Exception, Prelim/Final Subdivision

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: 2345 W Ridges Blvd Grand Junction, CO 81507

Site Acreage: 7.6

Site Tax No(s): 2945-202-15-001

Site Zoning: PUD

Project Description: ROW Vacation, Hillside Exception, Prelim/Final Subdivision

Property Owner Information

Name: Specialized Communication Services Real Estate LLC

Street Address: 2345 W Ridges Blvd

City/State/Zip: Grand Junction/CO/81507

Business Phone #:

E-Mail: alysheba8788@gmail.com

Fax #:

Contact Person: Jay Jones

Contact Phone #: 970-683-8015

Applicant Information

Name: Kaart Planning

Street Address: 734 Main St.

City/State/Zip: Grand Junction/CO/81501

Business Phone #:

E-Mail: ty.johnson@kaart.com

Fax #:

Contact Person: Ty Johnson

Contact Phone #: 970-241-0745

Representative Information

Name: Kaart Planning

Street Address: 734 Main St.

City/State/Zip: Grand Junction/CO/81501

Business Phone #:

E-Mail: ty.johnson@kaart.com

Fax #:

Contact Person: Ty Johnson

Contact Phone #: 970-241-0745

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 9/1/2022

Signature of Legal Property Owner



Date 9-2-22

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Specialized Communication Services Real Estate LLC ("Entity") is the owner of the following property:

(b) 2345 W Ridges Blvd Grand Junction, CO 81507

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) _____ for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

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

☐ My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

☐ The Entity is the sole owner of the property.

☐ The Entity owns the property with other(s). The other owners of the property are:

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

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

(e) _____

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: Tony Certonio

Printed name of person signing: Tony Certonio

State of Utah)

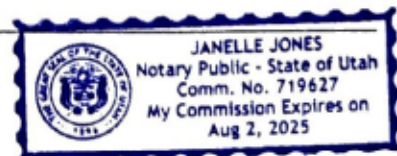
County of Washington) ss.

Subscribed and sworn to before me on this 2nd day of September, 2022

by Tony Certonio

Witness my hand and seal.

My Notary Commission expires on 8/2/2025



Janelle Jones
Notary Public Signature



State Documentary Fee
Date: January 20, 2022
\$180.00

Special Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(b))

Grantor(s), **ROBERT M. STUBBS**, whose street address is **205 LITTLE PARK RD, GRAND JUNCTION, CO 81507**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado**, for the consideration of **(\$1,800,000.00) ***One Million Eight Hundred Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **SPECIALIZED COMMUNICATION SERVICES REAL ESTATE, LLC, A UTAH LIMITED LIABILITY COMPANY**, whose street address is **1743 WASHINGTON DAM RD, Washington, UT 84780**, City or Town of **Washington**, County of **Washington** and State of **Utah**, the following real property in the County of **Mesa** and State of **Colorado**, to wit:

LOT 1 IN BLOCK TWENTY-SEVEN OF THE RIDGES FILING NO. FIVE, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO. 12 AT PAGE 316, COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: **2345 WEST RIDGES BOULEVARD, GRAND JUNCTION, CO 81507**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

Signed this day of **January 20, 2022**.

ROBERT M. STUBBS

State of **Colorado**

)

)ss.

County of **MESA**

)

The foregoing instrument was acknowledged before me on this day of **January 20th, 2022** by **ROBERT M. STUBBS**

Witness my hand and official seal

My Commission expires: **05-25-2022**

Notary Public

REBECCA TEMMER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20064020445
My Commission Expires May 25, 2022
County of Mesa

When recorded return to: **SPECIALIZED COMMUNICATION SERVICES REAL ESTATE, LLC, A UTAH LIMITED LIABILITY COMPA**
1743 WASHINGTON DAM RD, Washington, UT 84780



ROW Vacation Request Narrative

Project: The Enclave

Address: 2345 W Ridges Blvd

City Project Number: TBD

Representative: Kaart Planning

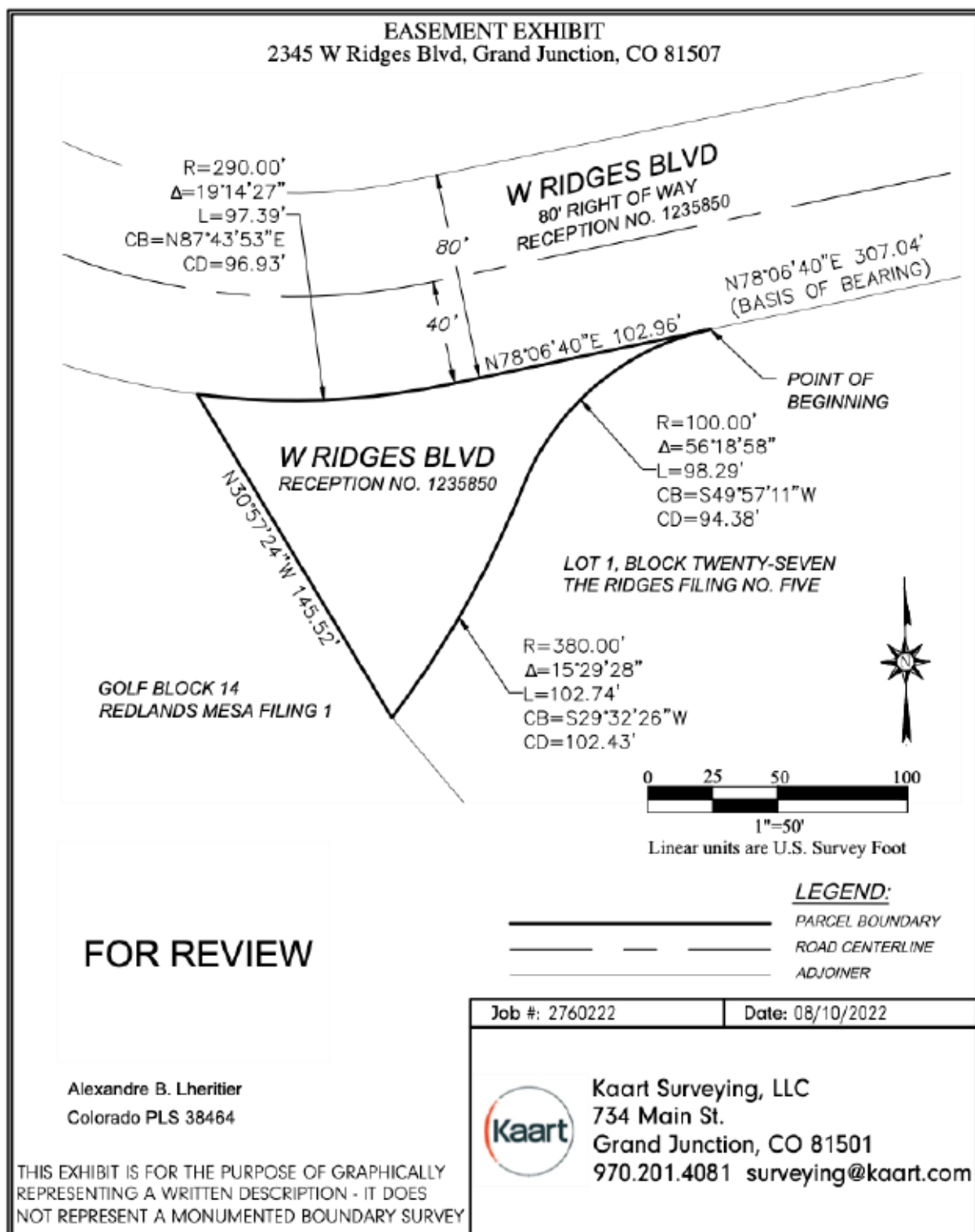
Date: August 31, 2022

Summary

This request is to vacate existing right-of-way per Section 21.02.100(b) of the GJMC. The subject property and the area of right-of-way requested for vacation are displayed in the image below.



The area requested to be vacated is 9,966 square feet on the western edge of the subject property, as displayed below.



Approval Criteria

Section 21.02.100 of the GJMC states that vacation of the right-of-way or easement shall conform to the following:

1. The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies of the City.
 - a. Response: This request is in conformance with the Comprehensive Plan, Circulation Plan and other adopted plans and policies of the City. The 80' of right-of-way needed for Ridges Blvd will be preserved and not impacted by this vacation.
2. No parcel shall be landlocked as a result of the vacation
 - a. Response: No parcel will be landlocked as a result of this vacation.
3. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property by the proposed vacation.
 - a. Response: Access to the subject property will not be restricted as a result of this vacation.
4. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).
 - a. Response: This vacation will have no adverse impact on the health, safety, and welfare of the community or the quality of the public facilities and services in the area. This vacation will result in a much more logical right-of-way section that is consistent with Ridges Blvd as a whole.
5. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 GJMC.
 - a. Response: This vacation has no impact on the provision of adequate public facilities and services. The subject property will comply with all public infrastructure requirements, per City codes and standards, with or without this vacation occurring.
6. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.
 - a. Response: This vacation provides a benefit to the City because it eliminates an awkward piece of right-of-way that has no purpose for the Ridges Blvd



corridor. This vacation results in a right-of-way section that is expected and predictable, thus reducing any potential future City maintenance for this area.



734 Main Street
Grand Junction
CO 81501
970.241.0745
planning@kaart.com

Dear Property Owner,

You are invited to attend a neighborhood meeting on Thursday, **August 4th** at 5:30 pm for a development application for a Major Subdivision and a Hillside Regulations Exception Request for a property located at 2345 W Ridges Blvd. Grand Junction, CO 81507. The subject property is approximately 7.6 acres in size.

A development application for a Major Subdivision as well as a Hillside Regulations Exception Request for the subject property will be submitted to the City of Grand Junction Community Development Department following this neighborhood meeting. The applicant is proposing an Attached Single Family Residential Townhome Community. The objective is to create an upscale residential community of approximately 46 lots, having an average density of 6 dwelling units per acre. The Hillside Regulations Exception Request is needed to allow development in areas that exceed 30% slope.

An overview of the development application & exception request will be presented at the neighborhood meeting and you will have an opportunity to ask questions about the application. The neighborhood meeting will be held on Zoom at 5:30 pm on Thursday, August 4th. Please use the link below and then enter the meeting ID and passcode to log into the meeting.

<https://zoom.us/join> or dial in at +1 669 444 9171 US

Meeting ID: 833 2483 3434

Passcode: 142218

Please reach out directly to mallory.reams@kaart.com with any questions about attending the meeting, or if you would like the link emailed to you for the meeting.

Ted Ciavonne, PLA
Kaart Planning
ted.ciavonne@kaart.com

Subject Property in Yellow:



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE VACATING A PORTION OF RIGHT-OF-WAY ADJACENT TO WEST RIDGES BOULEVARD AND THE PROPERTY LOCATED AT 2345 WEST RIDGES BOULEVARD AS GRANTED TO THE PUBLIC BY RECEPTION NUMBER 1235850 THE RIDGES FILING NO. FIVE SUBDIVISION PLAT

Recitals:

Specialized Communication Services Real Estate LLC ("LLC") has requested that the City vacate a portion of right-of-way that abuts its property at 2345 West Ridges Boulevard. The public right-of-way was granted on The Ridges Filing No. Five plat as recorded in 1980 with reception number 1235850. The LLC is presently developing its property and as part of the review for the development it was determined that the area being requested to be vacated was not being utilized for roadway purposes and not necessary for future roadway but is necessary as an easement for utilities located within the right-of-way. The portion of right-of-way requested to be vacated is not necessary to access this site or any other properties in the vicinity.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, and upon recommendation of conditional approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate a portion of right-of-way adjacent to West Ridges Boulevard and the property located at 2345 West Ridges Boulevard is consistent with the 2020 Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Zoning and Development Code as long as the area is retained and reserved as a utility easement for the benefit of City approved utilities.

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

A parcel of land situated in the SE1/4 of the NW1/4 of Section 20, Township 1 South, Range 1 West, of the Ute Meridian, Grand Junction, Mesa County, Colorado, described as follows:

Beginning at the northwesterly corner of Lot 1, Block Twenty-Seven where the southerly right-of-way of W. Ridges Blvd. departs from the standard 80 foot width, whence the next easterly corner of said Lot 1 bears N78°06'40"E 307.40 feet; running thence along said right-of-way the following three (3) courses: (1) along a tangent curve to the left 98.29 feet (Chord Data: Radius=100.00 feet, Delta= 56°18'58", Chord bears S49°57'11"W 94.38 feet); (2) thence along a tangent curve to the right 102.74 feet

(Chord Data: Radius=380.00 feet, Delta=15°29'28", Chord bears S29°32'26"W 102.43 feet) to the boundary of Golf Block 14, Redlands Mesa Filing 1; (3) thence N30°57'24"W 145.52 feet to the point where the southerly right-of-way of W. Ridges Blvd. returns to the standard 80 foot width; thence running parallel with and 40' southerly of the center-line of W. Ridges Blvd. the following two (2) courses: (1) along a curve to the left 97.39 feet (Chord Data: Radius=290.00 feet, Delta=19°14'27", Chord bears N87°43'53"E 96.93 feet); (2) thence N78°06'40"E 102.96 feet to the northwesterly corner of said Lot 1 and the Point of Beginning.

Said tract of land contains 9,966 square feet.

Conditions:

1. Applicant shall pay all recording/documentary fees for the Vacation Ordinance.
2. The right-of-way area described above shall be retained and reserved as a utility easement 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.

Introduced on first reading this _____ day of _____, 2023 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2023 and ordered published in pamphlet form.

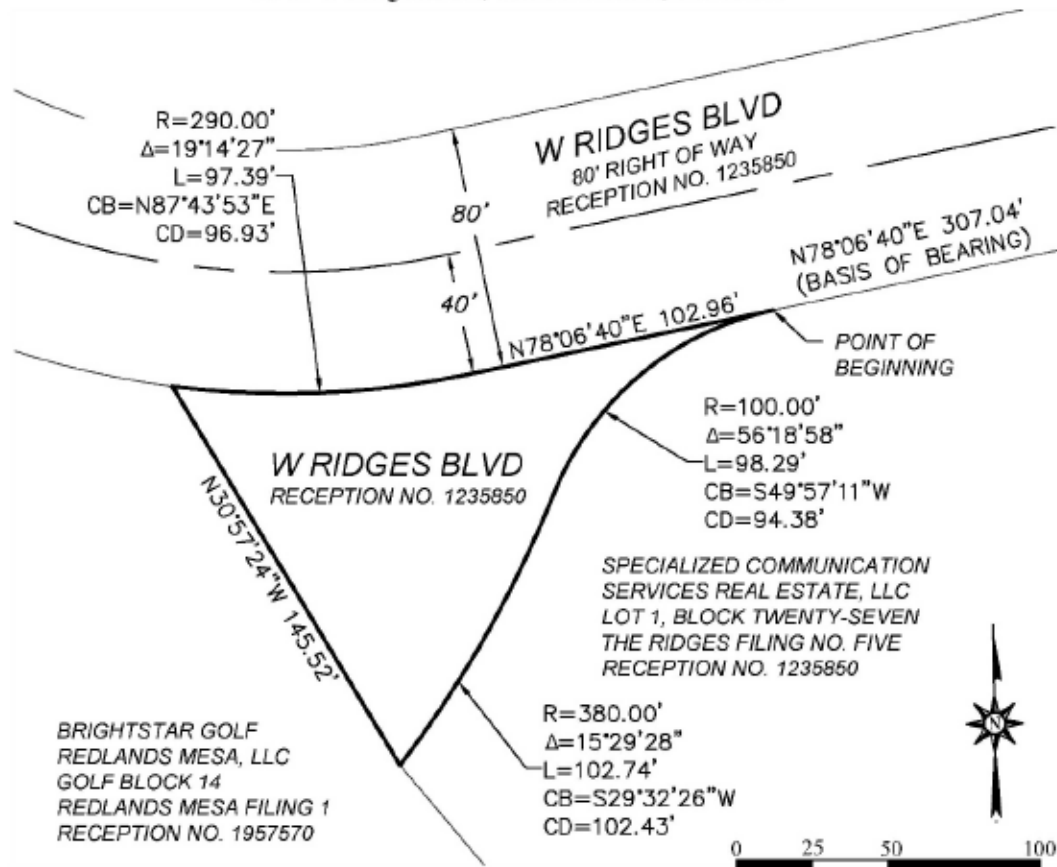
ATTEST:

City Clerk

Mayor

EXHIBIT A

2345 W Ridges Blvd, Grand Junction, CO 81507



Alexandre B. Lheritier
Colorado PLS 38464

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



Kart Surveying, LLC
734 Main St.
Grand Junction, CO 81501
970.201.4081 surveying@kart.com



Grand Junction Planning Commission

Regular Session

Item #3.

Meeting Date: May 23, 2023

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck, Principal Planner

Information

SUBJECT:

Consider requests by Specialized Communication Services Real Estate LLC (Owner and Applicant) for Review and Approval of 1) a Hillside Exception Request; and 2) a Planned Development (PD) Outline Development Plan (ODP) for The Enclave at Redlands Mesa Development Proposed on a 7.6-Acre Parcel Located at 2345 West Ridges Boulevard

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

Specialized Communication Services Real Estate LLC (Owner and Applicant) is proposing The Enclave at Redlands Mesa Planned Development (Development) project to be constructed on 7.6 acres of land located at 2345 West Ridges Boulevard within The Ridges.

The Applicant is requesting approval of a Planned Development (PD) Outline Development Plan (ODP) for the proposed Development that, if approved, will establish an ODP for the property which constitutes an amendment to the overall plan for The Ridges. It is anticipated that the Development will occur within the next 5 years in a single phase.

The property is presently vacant. The proposed PD ODP includes two pods of development, both with the proposed use of attached single family residences at a density of 5.5 to 6.5 dwelling units per acre. Approximately 45 percent of Pod A and 12 percent of Pod B will remain as common open space. The parcel at 2345 West Ridges Boulevard was originally designated as a multifamily site. With the amended overall plan approved for The Ridges in 1994, the allowed density on the site was 6.8 units per acre. The proposed density of a maximum of 6.5 units per acre is within the original

plan (6.8 units per acre) as well as within the density of the proposed underlying zone district of R-8 (Residential 8 units per acre). While the density of this specific parcel exceeds the density range of the Residential Low (2 – 5.5 units per acre), when viewed as a portion of the overall plan for The Ridges, the density is within that of the Comprehensive Plan.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicant has provided Exhibits 1-2 and 2-2 to depict and describe the intended land use and development character of the proposed development. For purposes of reference in the staff report, the exhibits may be found as separate attachments.

Project History

This 7.6-acre parcel was created by subdivision recorded in 1980 as Lot 1, Block Twenty-Seven Multi-Family The Ridges Filing No. 5. It has remained a vacant parcel within The Ridges since that time, with no adopted site-specific plan. As with other undeveloped parcels within The Ridges, a separate, more specific plan is required in order to establish the zoning for the site. Thus, the applicant has proposed the Outline Development Plan (ODP) in order to do so which will amend the overall plan for The Ridges.

Location and Surrounding Land Use

The proposed Development can be generally described as a vacant parcel between the Redlands Mesa Golf Course (hole 7 and the driving range) on the south side of the intersection of School Ridge Road and West Ridges Boulevard. There are also vacant parcels within The Ridges to the north. The property to the east is presently being developed with four-plex townhomes known as The Peaks at Redlands Mesa. All surrounding properties are zoned Planned Development (PD) as either part of The Ridges or Redlands Mesa developments. The property generally slopes to the northeast with higher portions nearing 4880 feet in elevation and lower portions at approximately 4800 feet in elevation. There are rock outcroppings with some vegetation of trees around the periphery of most of the site. The remainder of the site is covered in desert grasses and smaller vegetation.

Site Access and Transportation System

The site is located on a segment of West Ridges Boulevard that is designated as a local street in the Grand Junction Circulation Plan. The frontage along West Ridges Boulevard and the portion of right-of-way to be vacated (concurrent review) provide ample access to the site. The proposed ODP shows a single access in the northwest corner of the site. Looped public streets will provide access to the property. The applicant has proposed two different street sections for the public streets within the development, both of which have been reviewed and approved as alternate street standards in order to minimize the right-of-way width, thereby minimizing disturbance to the site.

The standard public street width is 44 feet wide with sidewalk on both sides. The

applicant is proposing street sections that are 30.5 feet and 35 feet in width, having narrower traffic lanes and one section having sidewalk on only one side of the street. It was determined that a traffic study was not needed for this development.

Availability of Utilities and Special or Unusual Demands on Utilities

All utilities are available and adjacent to the development site. Utility providers are listed below. The proposed development has no special or unusual demands on utilities.

- Water – Ute Water District
- Sewer – City of Grand Junction
- Irrigation – Ridges Irrigation District
- Electric and Gas – Xcel Energy

Effects on Public Facilities

The proposed development is an infill project which will have expected, but not unusual impacts on public facilities.

Site Soils, Geology and Geologic Hazards

The Geotechnical and Geologic Hazards Investigation prepared by Huddleston-Berry Engineering and Testing (HBET), provides the following conclusions and recommendations:

- Subsurface investigations generally encountered siltstone, claystone and sandstone bedrock in the shallow subsurface. High expansive bentonite (clay soils) was observed in some of the bedrock cores. Groundwater was encountered in the northwest and northeast portions of the site at 27 and 19 feet respectively. However, groundwater was not encountered in the remaining portions of the site.
- No geologic hazards or constraints were identified which would preclude development the property. However, the presence of bentonite may impact the design and construction of foundations and pavements. In addition, shallow bedrock may impact the design and construction.
- Micro piles are recommended for building foundations.
- Recommended pavement sections are included in the document.

The City Development Engineer and Colorado Geological Survey reviewed this preliminary study and requested additional information regarding slope stability. An addendum to the study as well as a letter from HBET providing information for the stability concern were submitted. Subsequent review by the City Development Engineer and Colorado Geological Survey are both now satisfied that adequate investigations have been made for the ODP phase. More detailed geotechnical study will be required with the Final Plan and Plat phase of the development.

Proposed Use and Zoning Overview

Per the Zoning and Development Code, the Planned Development (PD) zone applies to mixed use or unique single-use projects where design flexibility is desired and is not available through application of the standards established in other sections of the Code. Planned development zoning should be used when long-term community benefits will be derived. Per Code, the Director shall determine whether substantial community benefits will be derived by the project and the Director and Planning Commission shall make recommendations to City Council. City Council shall approve, conditionally approve or deny all applications for a PD zoning and ODP.

The 7.6-acre ODP area includes approximately 2 acres of single-family development, 1.2 acres in rights-of-way and 4.4 acres of open space. The Open Space, which comprises 58 percent of the property, will surround the residential areas within the pods, respect the natural conditions of the site, and provide buffer between this and neighboring development.

Public Benefit Overview

The Development will create a residential neighborhood that meets the intent of the Comprehensive Plan and the development requirements of the City. While this specific development provides some benefit to the community through development of an infill site, generally public benefit is met overall by The Ridges with the existing public trails, open space and parks within it.

Public Notification

Neighborhood meetings regarding the proposed development were held via virtual platform on August 4, 2022 for the hillside exception and again on November 17, 2022 for the ODP in accordance with §21.02.080(e) of the Zoning and Development Code. At the first meeting, aside from staff, the applicant and their representative, there were 13 participants in the meeting. Neighbors were unopposed to the hillside request specifically but expressed concerns about the overall proposed development, topography, density, building appearance, views and proximity to the golf course. At the second meeting, in addition to staff, the applicant and their representative, there were 27 participants in the meeting. Neighbors expressed concerns similar to those at the first meeting.

In addition, notice was completed consistent with the provisions in §21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign, mailed notice of the public hearings before Planning Commission and City Council in the form of a postcard was sent to surrounding property owners within 500 feet and homeowners' associations within 1,000 feet of the project boundaries and notice of the Planning Commission public hearing was published in the Grand Junction Daily Sentinel. The opportunity for public comment was also available through the GJSpeaks platform.

ANALYSIS

Planned Development (PD) and Outline Development Plan (ODP) Analysis

The approval criteria for evaluation of a rezone to establish a more detailed plan for this site are the same criteria for evaluation of a PD ODP. Therefore, for purposes of avoiding redundancy, these criteria are addressed in the PD ODP analysis that follows. The criteria also apply to an amendment of the overall plan of The Ridges. The Applicant has provided Exhibits 1-2 and 2-2 to depict and describe the intended land use and development character of the proposed The Enclave at Redlands Mesa development. For purposes of reference in the Staff report, the exhibits may be found as separate attachments.

21.02.150 Planned Development (PD)

(a) Purpose. The planned development (PD) district is intended to apply to mixed-use or unique single-use projects to provide design flexibility not available through strict application and interpretation of the standards established in Chapter 21.05 GJMC. The PD zone district imposes any and all provisions applicable to the land as stated in the PD zoning ordinance. The purpose of the PD zone is to provide design flexibility as described in GJMC 21.05.010. Planned development rezoning should be used when long-term community benefits will be derived, and the vision, goals and policies of the Comprehensive Plan can be achieved. Long-term community benefits include:

(1) More efficient infrastructure;

This development is an infill site since it is surrounded by existing urban development to which public infrastructure has already been extended. This development will thus, make more efficient use of the infrastructure that presently serves the surrounding areas and extend utilities and streets into the site as it develops.

For this reason, Staff finds that this community benefit will be achieved.

(2) Reduced traffic demands;

As an infill site, the proposed Development will minimize traffic demands that would result from a more sprawling pattern. This site is well connected to facilities for alternative modes of transportation such as walking or bicycling. West Ridges Boulevard has a striped bicycle lane and ultimately connects to a sidewalk trail connection on State Highway 340 that can be used to easily access nearby recreational and commercial amenities.

Staff finds this community benefit will be achieved.

(3) More usable public and/or private open space;

As depicted on Exhibit 1-2 of the Outline Development Plan, approximately 58 percent of the site will remain as open space. However, it is not intended to usable public and/or private space except for its visual and buffering effects.

For this reason, Staff does not find this community benefit will be achieved.

(4) Recreational amenities; and/or

Although as described above, this site affords easy access to recreational amenities in the area, the development itself will not provide recreational amenities.

Thus, Staff finds this community benefit will not be achieved.

(5) Needed housing choices.

The City's recent housing study identified a shortage of housing in the Grand Valley, including the need for a variety of housing types and housing units that afford opportunities for residents to move up through housing choices and costs. This development will provide some variety of housing type within this area of the city with the proposal for attached single family units.

Staff finds this community benefit will be achieved.

21.05.101 Planned Development Purpose – Additional Community Benefits

(f) Innovative designs;

The integration of the proposed development protecting the existing steeper terrain and rock outcroppings is a desirable design concept that provides opportunities for innovative architectural design for buildings to be set into the hillside rather than on top of the hillside thereby blending in with the topography.

Thus, Staff finds this community benefit will be achieved.

(g) Protection and/or preservation of natural resources, habitat areas and natural features; and/or

As noted above, this project protects the steeper slopes and rock outcroppings as much as possible. Refer to Exhibit 2-2 of the Outline Development Plan and note the placement of streets and the residential areas that will front them avoiding these natural features as much as possible.

Staff finds this public benefit will be achieved.

21.02.150 Planned Development (PD) - Continued

(b) Outline Development Plan (ODP)

Applicability. An Outline Development Plan (ODP) 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 the ODP phase, land uses, densities and intensities for each area designated for development on the plan are 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 areas that will be the subject of future, more detailed planning.

The Enclave at Redlands Mesa ODP has addressed these Code provisions as shown on Exhibit 1-2.

21.02.150 Planned Development – Additional Application and Review Procedures

(ii) Density/Intensity. Density/intensity may be transferred between development areas to be developed unless explicitly prohibited by the ODP approval.

While not specifically within this site, its development at a higher density transfers some density from other areas of The Ridges as originally intended with the Plan which designated this as a multifamily site.

(iii) Validity. The effective period of the ODP/phasing schedule shall be determined concurrent with ODP approval.

The phasing plan for The Enclave at Redlands Mesa ODP is stated on Exhibit 1-2 that the Final Plan and Plat for the project as one phase will be developed within 5 years from the date of the approved ODP zoning ordinance. For purposes of assigning a definitive timeframe for the development as required by Code, Staff is suggesting an expiration date for the ODP of June 30, 2028.

(2) Approval Criteria. An ODP application shall demonstrate conformance with all of the following criteria (i. through x.).

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

2020 One Grand Junction Comprehensive Plan

The proposed The Enclave at Redlands Mesa development meets a number of goals and policies from the Comprehensive Plan as listed below.

Principle 3 – Responsible and Managed Growth

Policy 2. Encourage infill and redevelopment to leverage existing infrastructure.

Principle 5 – Strong Neighborhoods and Housing Choices

Policy 1. Promote more opportunities for housing choices that meet the needs of people

of all ages, abilities and incomes.

Policy 1-C. Housing Types. Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.

Grand Valley Circulation Plan

Refer to the Site Access and Transportation System discussion in the background section of the staff report. The Enclave at Redlands Mesa ODP is consistent with the Circulation Plan.

Redlands Area Plan (Title 34 GJMC)

The Redlands Area Plan was last updated in 2002, when much more of the Redlands was a Joint Planning Area with Mesa County. Today, the 2020 One Grand Junction Comprehensive Plan is more pertinent to this review, but an analysis of the goals stated in the Redlands Area Plan that are reinforced by the proposed The Enclave at Redlands Mesa development is included below.

34.12 General Services Action Plan

34.12.020 Goals, policies, implementation.

(a) Goals.

(1) To make available at an urban level all utility, solid waste, drainage and emergency response services to all properties located within the urban boundaries on the Redlands.

Much of the above has been achieved over the last 20 years. The proposed Development will provide urban levels of development for all utilities, services, and facilities.

34.16 Community Image/Character Action Plan

34.16.020 Goals, policies, implementation.

(a) Goals.

(1) Protect the foreground, middle ground, and background visual/aesthetic character of the Redlands Planning Area.

(2) Minimize the loss of life and property by avoiding inappropriate development in natural hazard areas.

Development of the property as proposed will, inasmuch as possible, avoid and protect steep terrain and natural features such as trees and rock outcroppings.

34.16.040 Visual character – Goals, policies, implementation.

(a) Goals.

(1) Achieve high quality development on the Redlands in terms of public improvements, site planning and architectural design.

The proposed Development is anticipated to be developed within the next 5 years under Covenants, Conditions and Restrictions that will be proposed with the Final Plan and Plat for the development. The intent is to achieve a high-quality development similar to that existing in nearby areas of The Ridges and Redlands Mesa developments.

34.20.170 Geologic hazards – Goals, policies, implementation.

(a) Goals.

- (1) Inappropriate development in hazard areas should be reduced as much as possible or eliminated in order to minimize potential harm to life, health and property.
- (2) Efforts to mitigate existing areas at risk to the impacts of natural hazards and disasters should be made to minimize the potential for harm to life, health, and property.
- (3) The costs (economic, environmental and social) associated with natural hazards should be reduced by avoiding potential hazard situations/areas; by mitigating activities that cannot be avoided; and by promoting prevention measures accompanied with education and incentives for mitigation.

The Applicant has submitted a Preliminary Geologic and Hazard report and additional slope stability information for the site and recommendations have been integrated into the planning of the site. In addition to staff, the Colorado Geological Survey has provided several rounds of comments on the proposed development and has now indicated they are comfortable with the engineering provided for this phase of the development. Additional, more detailed studies will occur concurrent with submittal of development plans and the Colorado Geologic Survey will be included in review of the studies as requested.

Section 21.07.020(f) – Hillside Development Standards (see Exhibit 2-2: Slope Analysis)

The Hillside Development Standards have been integral in the planning and design of the proposed development and meet the provisions of this code section. Exhibit 2-2: Slope Analysis is a detailed review of how this section of the Code is being applied and complied with for the proposed The Enclave at Redlands Mesa project.

The provisions are designed to accomplish the following:

- (i) Prohibit development or uses which would likely result in a hazardous situation due to slope instability, rock falls, or stormwater runoff and excessive soil erosion;

As previously stated, the Applicant has submitted a Preliminary Geologic and Hazard report and additional slope stability information for the site and recommendations have been integrated into the planning of the site. In addition to staff, the Colorado Geological Survey has provided several rounds of comments on the proposed development and has now indicated they are comfortable with the engineering provided for this phase of the development. Additional, more detailed studies will occur

concurrent with submittal of development plans and the Colorado Geologic Survey will be included in review of the studies as requested. Areas to be developed for the streets and residential lots have been located on the flatter slopes on the site or set into the hillside as much as possible.

(ii) Minimize the threat and consequent damages resulting from hillside area fires by establishing fire protection measures and adequate emergency vehicle access;

The site is not classified as having wildfire hazard (see §21.07.020 (d)). Roadways will be designed to meet City and Fire Department standards for adequate emergency vehicle access. In addition, the fire suppression hydrant locations and water flows will meet requirements of the City Fire Code as more detailed design and engineering progresses.

(iii) Preserve natural features, wildlife habitats, natural vegetation, trees and other natural plant formations;

This development preserves a minimum of 58 percent of the site as open space which captures the majority of steep slopes and existing rock outcroppings. Based on the Redlands Area Plan, the potential for 'Bear/Lion/Human Conflict' stretches from Little Park Road (southeast) to Colorado National Monument (southwest) to the Highway 340/west entrance to the Monument (northwest), to the Colorado River (northeast) – basically the entirety of the Redlands. This is the only mapped potential wildlife impact within the project.

(iv) Provide for safe vehicular circulation and access to recreation areas, natural drainage channels, paths and trails;

The placement of the streets within The Enclave at Redlands Mesa has been the primary determinant of the overall design for the proposed PD ODP that reduces the impact of street construction disturbance yet encourages connectivity to internal and external surrounding neighborhoods with the provision of sidewalks along the proposed streets. Neighborhood connectivity will be accomplished from the interior streets to the adjacent and nearby bicycle lands and trails that exist throughout The Ridges.

(v) Encourage the location, design and development of building sites in a manner that will provide for greater aesthetic appeal, blend with the slopes and hillside terrain, minimize the scarring and erosion effects of cutting, filling and grading of hillsides and prohibit development of ridge lines as defined; and

As depicted on Exhibit 2-2: Slope Analysis, the areas to be developed for residential use within The Enclave at Redlands Mesa ODP have been located to avoid the steepest slopes and rock outcroppings. The slopes generally face northeast which afford views of the Grand Valley.

(vi) Encourage preservation of open space by encouraging clustering or other design

techniques to preserve natural terrain, views and vistas.

As previously discussed, 58 percent of the property is proposed to be open space that is achieved by clustering the homesites on the flatter portions of the site.

In addition to the provisions listed above, the Hillside Development standards state:

Development on slopes of greater than 30 percent is not permitted and streets, roads, driveways and other vehicular routes shall not traverse property having a slope greater than 30 percent unless, after review by the Planning Commission and approval by the City Council, it is determined that:

- a. Appropriate engineering measures will be taken to minimize the impact of cuts, fills, erosion and stormwater runoff consistent with the purpose of this section; and
- b. The developer has taken reasonable steps to minimize the amount of hillside cuts and also has taken measures to mitigate the aesthetic impact of cuts through landscaping or other steps.

The proposed ODP demonstrates that, at least for this early phase of development, the Applicant has taken appropriate engineering measures and reasonable steps to identify those areas on the site where development on slopes of greater than 30 percent would occur, and in these instances the impacts have been minimized as much as possible.

In reviewing the slope map with the road network superimposed on it (Exhibit 2-2: Slope Analysis), impact to slopes greater than 30 percent by streets and building sites is minimized. This has been achieved by careful design, especially given this small property has diverse topography. The proposed PD ODP has managed to avoid the majority of slopes greater than 30 percent. Very few natural areas with slopes over 30 percent are impacted by this development. Certainly, as specific design and engineering in these areas progress, these requirements will be analyzed in greater detail.

Thus, Staff finds that these Code provisions have been adequately addressed to allow Planning Commission and City Council to approve the areas where lots or roads cross 30 percent slopes.

- (ii) The rezoning criteria provided in Section 21.02.140 of the Zoning and Development Code;

In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if at least one of the following criteria are met. For purposes of the proposed PD ODP, these same criteria apply since the ODP establishes the default zoning for the site

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

Staff has not identified any subsequent events that have invalidated the original premises and findings. Approval of the PD ODP and Hillside Exception requests will result in a uniform PD for the site that will guide the ultimate character of the development that is consistent with the original premises and findings of the proposed land use in this area of The Ridges and the Redlands.

Staff finds this criterion has not been met.

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

The character of the area has continued to evolve and changed significantly over the last few decades, with the infill and construction of numerous subdivisions for hundreds of residential units surrounding the general vicinity of the proposed development. In addition, the Comprehensive Plan was adopted which redefined the future land uses within the Urban Development Boundary. The proposed PD ODP are consistent with the Comprehensive Plan.

For these reasons, staff finds this criterion has been met.

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

The proposed Development is an infill project which will have expected, but not unusual impacts on public facilities.

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 City's recent housing study identified a shortage of housing in the Grand Valley, including the need for a variety of housing types and housing units that afford opportunities for residents to move up through housing choices and costs. This development will provide some variety of housing type within this area of the city with the proposal for attached single family units.

For these reasons, staff finds this criterion has been met.

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

The Development will create a residential neighborhood that meets the intent of the Comprehensive Plan and the development requirements of the City. While this specific development provides some benefit to the community through development of an infill

site, generally public benefit is met overall by The Ridges with the existing public trails, open space and parks within it.

Therefore, staff finds this criterion has been met.

(iii) The planned development requirements of Chapter 21.05 Planned Development of the Zoning and Development Code are addressed as follows:

The criteria in this code section have been previously addressed. Staff finds this criterion for the ODP has been met.

(iv) The applicable corridor guidelines and other overlay districts in GJMC Titles 23 (North Avenue Overlay Zone District), 24 (Greater Downtown Overlay) and 25 (24 Road Corridor Design Standards);

The referenced corridor guidelines and overlay districts are not applicable to this property.

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

Adequate public services and facilities can be provided to this PD as previously described. Public services and utilities are available to the site due to this being an infill location.

Therefore, staff finds this criterion has been met.

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

The proposed The Enclave at Redlands Mesa development is located along an established local street, West Ridges Boulevard. Access to the development is proposed with a single street intersecting with West Ridges Boulevard and the residential sites will be accessed with a loop road through the site. The City has already reviewed and approved alternate streets for this development that will minimize site disturbance yet still meet City standards for general circulation, pedestrian traffic and emergency vehicle access.

As such, Staff finds this criterion has been met.

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

The amount and placement of open space within the development to preserve steep slopes and rock outcroppings naturally provides a spatial and visual buffer between the proposed development and adjacent land uses.

Staff finds this criterion has been met.

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

The proposed PD ODP requests a density range of 5.5 to 6.5 dwelling units per acre which is within the range of the underlying zone district of R-8 (Residential 8 units per acre) and that contemplated in the original plan for The Ridges that designated this as a multifamily site.

Staff finds 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;

Per §21.05.020, Default Standards, of the Zoning and Development Code, the use, bulk, development, improvement and other standards for each PD shall be derived from the underlying zoning, as defined in Section 21.03, Zoning Districts. In a planned development context, those standards shall be referred to as default standards or default zone. The Director shall determine whether the character of the proposed planned development is consistent with the default zone upon which the planned development is based. Project-specific development standards, including those that may deviate from the default zone, may be approved only as provided in this chapter and if approved shall be explicitly stated in the PD ODP zoning ordinance approving the proposed planned development project. Each standard of the default zone shall apply unless project-specific standards are established by the PD zoning ordinance.

For The Enclave at Redlands Mesa PD ODP, the proposed default zone is R-8 (Residential 8 units per acre) to be applied in both Pods A and B on the ODP.

Exhibit 1-2 includes a listing of the proposed deviations from the standards of the default zones and shown in the table below. The existing standards for the zone district are shown in the second line of the table, while the proposed setbacks are shown in the first line of the table. The only deviations are in the maximum lot coverage, side setback and the maximum density, all of which are proposed to be able to accommodate the intended product type (attached single family), retain a significant amount of open space due to the natural features of the site and meet the overall density of 6.8 dwelling units per acre as defined in the overall plan for The Ridges.

PROPOSED ZONE DIMENSIONAL STANDARDS

	MIN LOT SIZE		MINIMUM SETBACKS			MAX. LOT COVERAGE	DENSITY		MAX HEIGHT
	AREA (SF)	WIDTH (FT)	FRONT	SIDE	REAR		MIN	MAX	
POD A & B	1,500	25'	15(1)/20(2)/25(3)	0(1)/3(3)	10(1)/5(3)	75%	5.5 du/ac	6.5 du/ac	40'
R-8 (UNDERLYING ZONE)	3,000	40'	15(1)/20(2)/25(3)	5(1)/3(3)	10(1)/5(3)	70%	5.5 du/ac	8 du/ac	40'

* ALLOWED USES: SINGLE-FAMILY ATTACHED RESIDENTIAL

(1) PRINCIPAL STRUCTURES

(2) MINIMUM FRONT YARD SETBACK FOR GARAGE DOORS SHALL BE 20 FEET.

(3) ACCESSORY STRUCTURES

PHASING:

A FINAL PLAN FOR THE ENCLAVE AT REDLANDS MESA FOR BOTH POD A AND POD B WILL BE APPLIED FOR WITHIN 5 YEARS OF THE DATE OF THE APPROVED ORDINANCE.

DEVIATIONS FROM HILLSIDE DEVELOPMENT IN CHAPTER 21.07.020(f) OF GRAND JUNCTION MUNICIPAL CODE (FOR PODS A & B)

- * DEVELOPMENT SHALL BE PERMITTED ON SLOPES UP TO AND GREATER THAN 30% THROUGHOUT THE DEVELOPMENT.
- * THE DIMENSIONAL STANDARDS OF THIS ODP APPLY TO THE DEVELOPMENT AS A WHOLE, REGARDLESS OF SLOPE.

In addition, §21.05.040(f)(2) states: All residential planned developments shall comply with the minimum open space standards established in the open space requirements of the default zone. Per §21.06.020, Public and Private Parks and Open Spaces, the Applicant shall dedicate 10 percent of the gross acreage of the property or the equivalent of 10 percent of the value of the property. Since this site is an infill portion of the overall plan for The Ridges, this open space requirement has been met for The Ridges in its entirety.

The Planning Commission may recommend that the City Council deviate from the default district standards subject to the provision of any of the community amenities listed below. In order for the Planning Commission to recommend and the City Council to approve the deviation, the listed amenities to be provided shall be in excess of what would otherwise be required by the code. These amenities include:

(3) Community facilities for provision of public services beyond those required for development within the PD;

(4) The provision of affordable housing for moderate, low and very low income households pursuant to HUD definitions for no less than 20 years; and

(5) Other amenities, in excess of minimum standards required by this code, that the Council specifically finds provide sufficient community benefit to offset the proposed deviation.

As depicted on Exhibits 1-2 and 2-2 a significant amount of open space (approximately 58 percent of the site area) will be set aside as open space within the development.

Although not dedicated as public within the development, the quantity of the proposed amount exceeds 20 percent and much of that land area will present unique characteristics. In addition, since this site is an infill portion of the overall plan for The Ridges, this open space requirement has been met for The Ridges in its entirety.

Staff did not identify any other amenities or elements of the proposed development other than those addressing criterion 2 that meet these considerations. Given the proposed The Enclave at Redlands Mesa meets at least one of the criterion above, staff finds that there are amenities to be provided in excess of what would otherwise be required by the Code, thus recommend that the deviations to underlying zone district standards as shown in the table above and on Exhibit 1-2 be approved.

The City Council, at the time of establishing a PD zone, shall list uses that are authorized by right or by conditional use permit. All uses, whether by right or conditional use permit, shall be subject to all applicable permit and approval processes established in this code. The rezoning process shall be used to modify the authorized use list for any planned development.

For the proposed Development, the default zone district and standard and requested deviations from the underlying zone district are included on Exhibit 1-2 of the PD ODP. No deviations from proposed land uses are requested.

Staff finds that the defined land uses, underlying zone district and deviations from standards are appropriate for the development. Therefore, finds 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

The phasing plan for The Enclave at Redlands Mesa ODP is stated on Exhibit 1-2 that the Final Plan and Plat for the project as one phase will be developed within 5 years from the date of the approved ODP zoning ordinance. For purposes of assigning a definitive timeframe for the development as required by the Code, staff is suggesting an expiration date for the ODP of June 30, 2028.

Staff finds this criterion has been met.

Staff Findings of Fact and Recommendation

After reviewing PLD-2022-887 requests to 1) consider a Planned Development (PD) Outline Development Plan (ODP) as an amendment to the overall Plan for The Ridges; and 2) Hillside Exceptions for the proposed The Enclave at Redlands Mesa Redlands development, staff makes the following findings of fact.

1. The Enclave at Redlands Mesa PD ODP meets the rezone criteria in Section 21.02.140 of the Zoning and Development Code as applicable to establishment of the PD ODP and amendment to the overall plan for The Ridges.

2. The Enclave at Redlands Mesa PD ODP meets the PD and ODP criteria in Sections 21.02.150 and 21.05 of the Zoning and Development Code.

3. Long-term community benefit will be derived from development of the project.

4. The Applicant has taken and will take appropriate measures to minimize the impact on hillsides of slopes greater than 30 percent, minimize the amount of hillside cuts, and has taken measures to mitigate the aesthetic impact of cuts through landscaping or other measures such that development on slopes of greater than 30 percent may be permitted.

5. The default zone district shall be R-8 (Residential 8 units per acre).

6. The project meets criteria to allow approval of deviations to proposed default zone districts standards depicted on Exhibit 1-2.

Therefore, Staff recommends approval of the PD ODP for the The Enclave at Redlands Mesa development and the Hillside Exception with an expiration date of June 30, 2028.

SUGGESTED MOTION:

Chairman, on the Planned Development (PD) Outline Development Plan (ODP) for the proposed The Enclave at Redlands Mesa development for the property located at 2345 West Ridges Boulevard, PLD-2022-887 (ODP) that amends the overall plan for the Ridges and includes hillside exceptions, I move that the Planning Commission forward a recommendation of approval to City Council with the Findings of Fact stated in the staff report.

Attachments

1. Development Application
2. ORD - The Enclave at Redlands Mesa PD ODP (1)
3. Public Comments



State Documentary Fee
Date: January 20, 2022
\$180.00

Special Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(b))

Grantor(s), **ROBERT M. STUBBS**, whose street address is **205 LITTLE PARK RD, GRAND JUNCTION, CO 81507**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado**, for the consideration of **(\$1,800,000.00) ***One Million Eight Hundred Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **SPECIALIZED COMMUNICATION SERVICES REAL ESTATE, LLC, A UTAH LIMITED LIABILITY COMPANY**, whose street address is **1743 WASHINGTON DAM RD, Washington, UT 84780**, City or Town of **Washington**, County of **Washington** and State of **Utah**, the following real property in the County of **Mesa** and State of **Colorado**, to wit:

LOT 1 IN BLOCK TWENTY-SEVEN OF THE RIDGES FILING NO. FIVE, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO. 12 AT PAGE 316, COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: **2345 WEST RIDGES BOULEVARD, GRAND JUNCTION, CO 81507**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

Signed this day of **January 20, 2022**.

ROBERT M. STUBBS

State of **Colorado**)
)ss.
County of **MESA**)

The foregoing instrument was acknowledged before me on this day of **January 20th, 2022** by **ROBERT M. STUBBS**

Witness my hand and official seal

My Commission expires: **05.25.2022**

Notary Public

REBECCA TEMMER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20064020445
My Commission Expires May 25, 2022
County of Mesa

When recorded return to: **SPECIALIZED COMMUNICATION SERVICES REAL ESTATE, LLC, A UTAH LIMITED LIABILITY COMPA**
1743 WASHINGTON DAM RD, Washington, UT 84780



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: ROW Vacation, Hillside Exception, Prelim/Final Subdivision

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: 2345 W Ridges Blvd Grand Junction, CO 81507

Site Acreage: 7.6

Site Tax No(s): 2945-202-15-001

Site Zoning: PUD

Project Description: ROW Vacation, Hillside Exception, Prelim/Final Subdivision

Property Owner Information

Name: Specialized Communication Services Real Estate LLC

Street Address: 2345 W Ridges Blvd

City/State/Zip: Grand Junction/CO/81507

Business Phone #:

E-Mail: alysheba8788@gmail.com

Fax #:

Contact Person: Jay Jones

Contact Phone #: 970-683-8015

Applicant Information

Name: Kaart Planning

Street Address: 734 Main St.

City/State/Zip: Grand Junction/CO/81501

Business Phone #:

E-Mail: ty.johnson@kaart.com

Fax #:

Contact Person: Ty Johnson

Contact Phone #: 970-241-0745

Representative Information

Name: Kaart Planning

Street Address: 734 Main St.

City/State/Zip: Grand Junction/CO/81501

Business Phone #:

E-Mail: ty.johnson@kaart.com

Fax #:

Contact Person: Ty Johnson

Contact Phone #: 970-241-0745

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

9/1/2022

Signature of Legal Property Owner



Date

9-2-22

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: ROW Vacation, Hillside Exception, Prelim/Final Subdivision, 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:

2345 W Ridges Blvd Grand Junction, CO 81507

Site Acreage:

7.6

Site Tax No(s):

2945-202-15-001

Site Zoning:

PUD

Project Description:

ROW Vacation, Hillside Exception, Prelim/Final Subdivision

Property Owner Information

Name:

Specialized Communication Services Real Estate LLC

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2345 W Ridges Blvd

City/State/Zip:

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E-Mail:

alysheba8788@gmail.com

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Ty Johnson

Contact Phone #:

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Signature of Person Completing the Application



Date

9/1/2022

Signature of Legal Property Owner



Date

9-2-22

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Specialized Communication Services Real Estate LLC ("Entity") is the owner of the following property:

(b) 2345 W Ridges Blvd Grand Junction, CO 81507

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

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

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

☐ My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

☒ The Entity is the sole owner of the property.

☐ The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) ROW Vacation; ODP; Final Plan

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

(e) _____

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: Tony Certonio

Printed name of person signing: Tony Certonio

State of Utah)

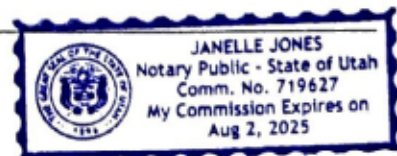
County of Washington) ss.

Subscribed and sworn to before me on this 2nd day of September, 20 22

by Tony Certonio

Witness my hand and seal.

My Notary Commission expires on 8/2/2025



Janelle Jones
Notary Public Signature

STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named:

Specialized Communication Real Estate Services, LLC
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172,
C.R.S.

The type of entity is: LLC

The entity is formed under the laws of the State of Utah

The mailing address for the entity is: 180 W. 1038 S.
Hurricane, UT 84737

The name and position of each person authorized to execute instruments conveying,
encumbering, or otherwise affecting title to real property on behalf of the entity is:

Tony Certonio, Member

The authority of the foregoing person(s) to bind the entity is (not limited) (limited as
follows):

Tony Certonio, Member

Other matters concerning the manner in which the entity deals with interests in real
property:

N/A

Executed this 1 day of Nov., 2022

Tony Certonio
Signature (Type or Print Name Below)

Tony Certonio

Utah)
STATE OF ~~COLORADO~~)
)ss.
COUNTY OF Washington

The foregoing instrument was acknowledged before me this 1 day of
November, 2022, by Tony Aaron Certonio (insert name of individual) as
Member (insert office held or role (President, Vice President or
member, manager or managing member for LLCs) for Specialized Communication (insert
name of corporation or LLC). real estate services

Witness my hand and official seal.

My commissioner expires: May 26, 2022

Erik Gordon Bracken
Notary Public





Neighborhood Meeting

A neighborhood meeting was held on November 17th. There were approximately 27 participants and a variety of topics were discussed and questions answered. A detailed description of that meeting has been provided with this application. Some major topics that were discussed included setbacks, density, and viewsheds.

Deviation from Hillside Regulations

The proposed development requires deviation from Section 21.07.020(f)(3) of the Grand Junction Municipal Code, which states that no development is permitted in areas where the slope exceeds 30.01%. There are limited areas across the site where slopes exceed 30.01% and a deviation from this requirement is needed for any development to occur on the site. The Hillside Regulations also stipulate that the minimum lot width be 100 feet for lots on slopes that are 10.01%-20%. A deviation from this requirement is also needed to enable development on this lot that is consistent with the default zone district of R8 in the existing PUD, and therefore compliant with the PD standards as defined in 21.05040(b) of the GJMC.

Section 21.07.020(f) of the Grand Junction Municipal Code states that development on slopes of greater than 30 percent is not permitted unless, after review and recommendation by the Planning Commission and approval by the City Council, it is determined that:

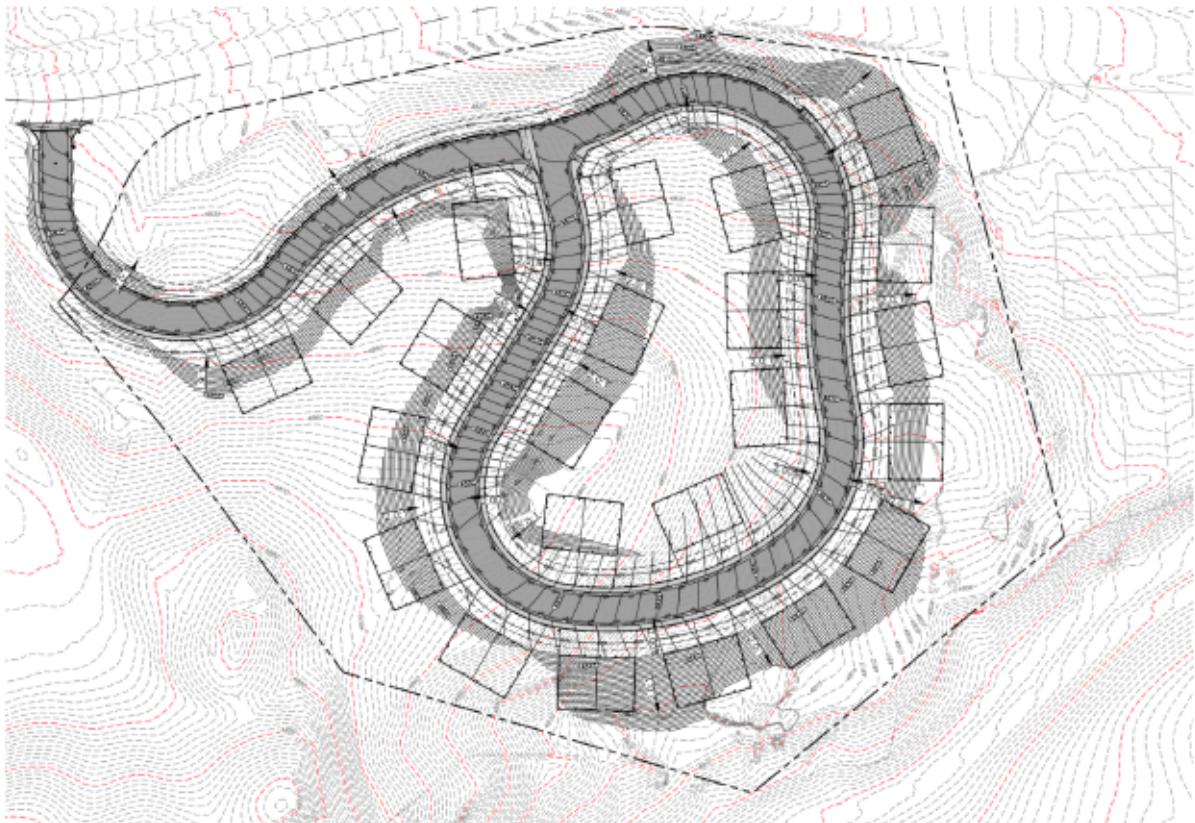
A. Appropriate engineering measures will be taken to minimize the impact of cuts, fills, erosion and stormwater runoff consistent with the purpose of this section; and

- a. Appropriate engineering measures will be taken to minimize the impact of cuts, fills, erosion and stormwater runoff. This will be achieved by providing a narrower street section of 35' of dedicated right-of-way with 21' of asphalt. An alternate streets section request was submitted and conditionally approved for this development. Providing a narrower street section reduces the amount of cut fill needed to construct streets and reduces the amount of impervious surface, reducing the stormwater runoff. The exhibit on the following page displays 2:1 fill slopes for the development (Note: an initial geotechnical report indicated that 2:1 cut and fill slopes are acceptable). The majority of 2:1 fill slopes on this development are obscured by the building footprint. This minimizes the impacts of fill as the building foundations will serve as retainage, minimizing the need for extra retaining walls.

B. The developer has taken reasonable steps to minimize the amount of hillside cuts and also has taken measures to mitigate the aesthetic impact of cuts through landscaping or other steps.

- a. The developer has taken steps to minimize the amount of hillside cuts and to mitigate the aesthetic impacts of cuts by utilizing a narrower road section, concentrating the development on the flatter areas of the site, and designing the buildings so that they act as retaining walls against cuts and fills made in the terrain. Additionally, limited attached and detached retaining walls along the roads and between the buildings will further increase the aesthetic and minimize the disturbance of areas that will require revegetation. Location of these walls will be included in final roadway design plans and individual building site plans.

2:1 Cut and Fill Slopes



Project Compliance, Compatibility, and Impact

Adopted Plans and/or Policies

The subject property is designated as Residential Low in the future land use map of the Comprehensive Plan. The residential low land use designation is intended for 2-5.5 du/ac and consists of residential uses with varying housing types and lot sizes. The proposed development meets a number of goals and policies from the Comprehensive Plan:

Plan Principle 3: Responsible and Managed Growth

Policy 2. Encourage infill and redevelopment to leverage existing infrastructure.

Plan Principle 5: Strong Neighborhoods and Housing Choices

Policy 1. Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.

Policy 1-C: Housing Types Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.

Zoning & Surrounding Land Use

The subject property is currently zoned PUD. The existing PUD regulations designate the subject property for multi-family development. Surrounding area zoning and land uses include:

- North: PUD zoning with single-family residential land use
- East: PUD zoning with single-family residential land use
- South: PUD zoning with golf course land use
- West: PUD zoning with golf course land use

Site Access and Traffic

The subject property has frontage on W Ridges Blvd and proposes access off of W Ridges Blvd. The development proposes an alternate street template for a narrower street section due to the natural and topographic conditions of the site. The alternate street section includes a narrower street section of 35' right-of-way with sidewalks on both sides for Enclave Circle and a right-of-way 31.5' with sidewalks on one side for Abbie Lane. The alternate streets request for this project has been conditionally approved and the civil plans submitted with this application have been updated to reflect the conditions of approval in the alternate streets request decision letter, dated June 21, 2022.

Availability of Utilities and Unusual Demands

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

Utility providers for the site are as follows:

- Sanitary Sewer: City of Grand Junction
- Water: Ute Water
- Storm Sewer: City of Grand Junction
- Gas: Excel

All utilities shall be constructed to the standards and specifications of the service provider at the time of construction.

Development Schedule and Phasing

The proposed development will be built in one phase.

Approval Criteria

Section 21.02.150(b)(2) states that an ODP application shall demonstrate conformance with all of the following:

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

Response: The proposed development is in conformance with and meets multiple goals and policies from the Comprehensive Plan. Please refer to the "Adopted Plans" section above for more detail.

(ii) The rezoning criteria provided in GJMC 21.02.140;

Response: Section 21.02.140(a) states 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: The Ridges PUD established the zoning for the subject property in 1980 and provides an incomplete description of overall land use regulations for the parcel. An updated ODP is needed to clarify land use regulations including dimensional standards and Hillside Exceptions to enable development for the parcel.

(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 changed over the past 30 years. All of the land surrounding the subject property has since developed or is in the process of being

developed. An ODP is needed to clarify the land use regulations for this infill site so that it is clear how it can be developed.

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

Response: The subject property is an infill site with existing utilities available to serve the development. Community facilities exist in the nearby surrounding area of the Redlands.

- (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: The City commissioned a housing study that defined a shortage of housing in the Grand Valley, specifically a shortage of attached single-family or multi-family housing. This is an infill project that will provide density envisioned by the comp plan and an attached single-family product that is currently lacking in the community.

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

Response: The community will derive benefits from the proposed development. This project will increase the housing stock and it will not require the extension of utilities or other public infrastructure to do so.

- (iii) The planned development requirements of Chapter [21.05](#) GJMC;

Response: This development has been designed to comply with the planned development requirements as defined in Chapter 21.05 of the Grand Junction Municipal Code.

Section 21.05040(b) of the Grand Junction Municipal Code states that "Dwelling unit densities in planned development shall comply with the maximum and minimum densities of the Comprehensive Plan or default zone." The proposed development has 6 du/ac which is slightly over the residential low future land use designation. However, the default zoning of the existing PUD is R8, so the proposed density of 6 du/ac complies with this standard.

The proposed development is 7.6 acres in size which complies with the standard in Section 21.05.040(e) that PUDs be at least 5 acres in size.

The proposed setbacks comply with standards as defined in Section 21.05.040(f)(1). The proposed setbacks are more restrictive than the setbacks in the default zone of R8.

The development proposes 4.3 acres of open space which is 57% of the site and exceeds the requirement defined in Section 21.06.020(1) that at 10% of residential developments be designated as open space.

There is no fencing proposed for this development and therefore the standards as defined in Section 21.04.040(i) are not applicable.

The proposed development will have at least 2 off-street parking spaces per unit and is therefore compliant with both Section 21.05.040(f)(5) and Section 21.06.050.

An alternative streets request is in the process of being approved and it is our intent to follow through with that application that is currently underway. As a result, the development complies with the standard as defined in Section 21.05.040(f)(6)

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

Response: The subject property is not impacted by any corridor guidelines or overlay districts.

(v) Adequate public facilities and services will be available concurrent with the subdivision;

Response: All required and necessary utilities shall be provided 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, schools, library, retail sales and services, parks and public safety are available to serve the property.

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

Response: The development has been designed with adequate circulation for pedestrians, bikes, and vehicles.

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

Response: The development will comply with the underlying zoning setbacks of the R8 zone which will provide adequate buffering from adjacent property.

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

Response: The development proposes slightly less density that was initially envisioned in the Ridges PUD. The proposed density is 6 du/ac while the Ridges PUD set the density at 6.8-7.5 du/ac. The proposed change to slightly less density is needed given the topographic constraints of the property.

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

Response: The ODP has been designed to set standard land use regulations for the property, similar to what is defined in default zones of the Grand Junction Municipal Code. The default zone district of the existing PUD is R8. The table below highlights the deviations from the default R8 zone district of the existing PUD.

Proposed Deviations from Underlying R8 Zone District				
Zone District	Minimum Lot Area	Lot Width	Max Lot Coverage	Density
R8	3,000 sq. ft.	40'	70%	5.5-8 du/ac
Proposed PUD	1,500 sq. ft.	25'	75%	5.5-6.5 du/ac

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

Response: The proposed development will be developed in one phase. It is the developer’s intent to break ground in the summer of 2023.

(xi) This project will not cause an undue burden on the City for maintenance or improvement of land and/or facilities.

Response: The project will not cause an undue burden on the City for maintenance or improvement of land.

Neighborhood Meeting Summary

A neighborhood meeting was held on Thursday, November 17th 2022 on zoom to inform neighbors about the intent to submit an Outline Development Plan (ODP) for a property located at 2345 W RIDGES BLVD. 95 notices were sent out and there were 27 participants at the meeting. The meeting lasted approximately 1 hour from 5:30–6:30 pm.

Ty Johnson, with Kaart Planning, presented an overview of the existing zoning and the proposed ODP Regulations and an overview of the timeline of events and opportunities for public comment in the future. After the presentation, questions were answered from meeting participants. Kristen Ashbeck, Principal Planner with the City of Grand Junction, was in attendance and answered questions from participants regarding the City's regulations and development processes.

The following questions/comments were brought up and answered during the discussion portion of the meeting:

- Proposed setbacks and how far the buildings will be from the golf cart path, rear property line, and eastern property line.
- Specific dimensions of the proposed buildings to the golf cart path.
- Complaint from a developer that a past project of theirs was not allowed to develop on 30% slopes and they had no opportunity to ask for a variance.
- Question about how much of the property is occupied by 30% or greater slopes.
- Question about whether this development will be included in the Redlands Mesa HOA or whether it will have its own HOA.
- Question on whether there will be an opportunity to see the architecture and building in some type of open house.
- Will anyone show neighbors where the buildings are going to be located?
- How will dirt, noise, and construction be mitigated so that it doesn't bother the neighbors?
- Are we required to have an HOA? There is currently no HOA in The Ridges and it isn't working well.
- Questions about setbacks to the east property line and the proposed height of the buildings.

- Why aren't we showing the renderings from the last meeting?
- Questions on fire suppression and discussion about two access points v. fire suppression systems in the buildings.
- Questions about the chosen location of the entrance to the development.
- Questions on parking and whether there will be on-street parking.
- Comment on the presence of the driving range and possibility for golf balls to affect the development.
- Additional comments on the hazards of the golf course such as errant golf balls.
- Questions about the building footprints and setbacks.
- Questions regarding existing rock outcroppings and whether they will be preserved. Request that rock outcroppings be preserved as they contribute to the character of the area.
- Questions about the process and whether there is a vote. Comments from a participant that everyone should band together to shut this down just like they did for a project that occurred on the Grand Mesa years ago.
- Density and zoning questions.
- Questions about public meeting dates and whether they could participate on zoom.

A few participants at the meeting requested that additional addresses be added to the public notice mailing list. Below is a list of addresses that have been requested to be included in future public noticing.

Mary Crumbaker
PO Box 4889,
Grand Junction, CO 81502

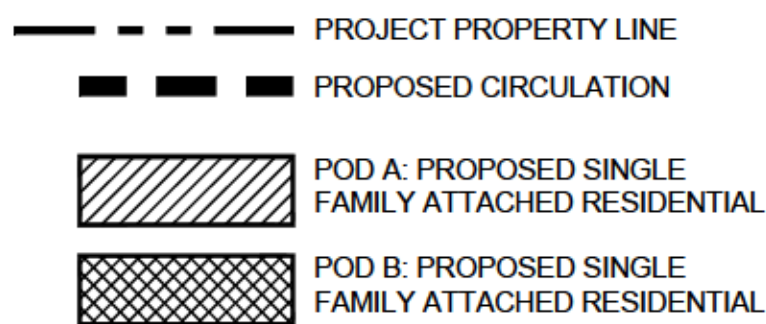
Lauren Bloemsma
PO Box 3784
Telluride, CO 81435

Phillip Bloemsma
42 Sievers Circle
Aspen, CO 81611



Maureen Bloemsma
2700 G Road 1A
Grand Junction, CO 81506

ODP LEGEND



<u>LAND USE</u>	<u>AREA</u>	<u>% OF SITE</u>
TOTAL AREA	± 7.611 ACRES GROSS	100 %
RESIDENTIAL		
POD A	± 1.315 ACRES	18 %
POD B	± 0.711 ACRES	9 %
RIGHT OF WAYS		
POD A & B	± 1.211 ACRES	16 %
OPEN SPACE		
POD A	± 3.445 ACRES	45 %
POD B	± 0.929 ACRES	12 %

PROPOSED ZONE DIMENSIONAL STANDARDS

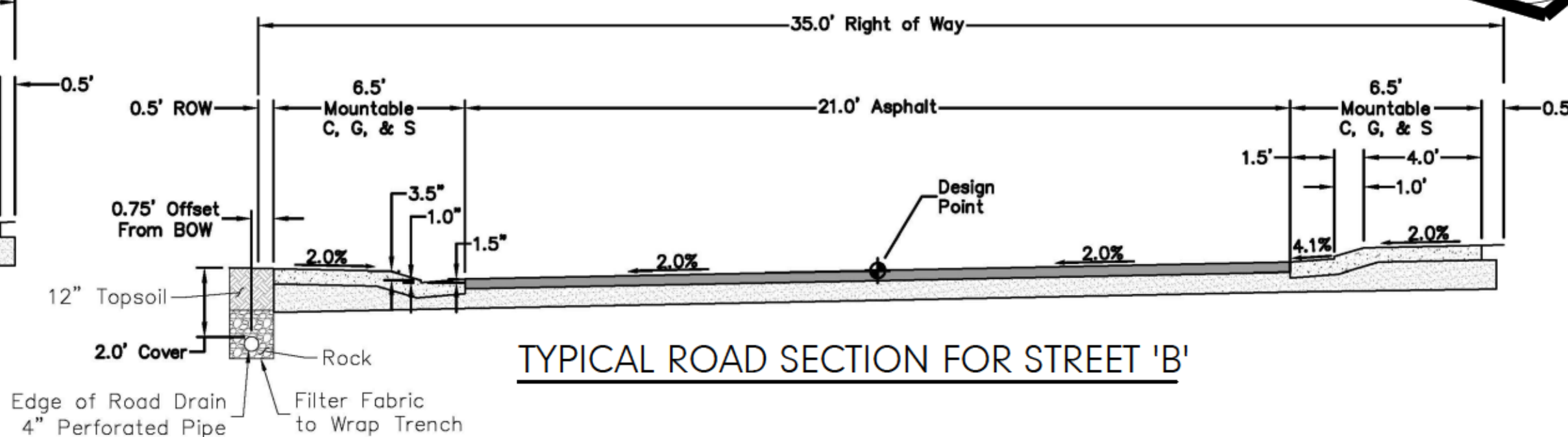
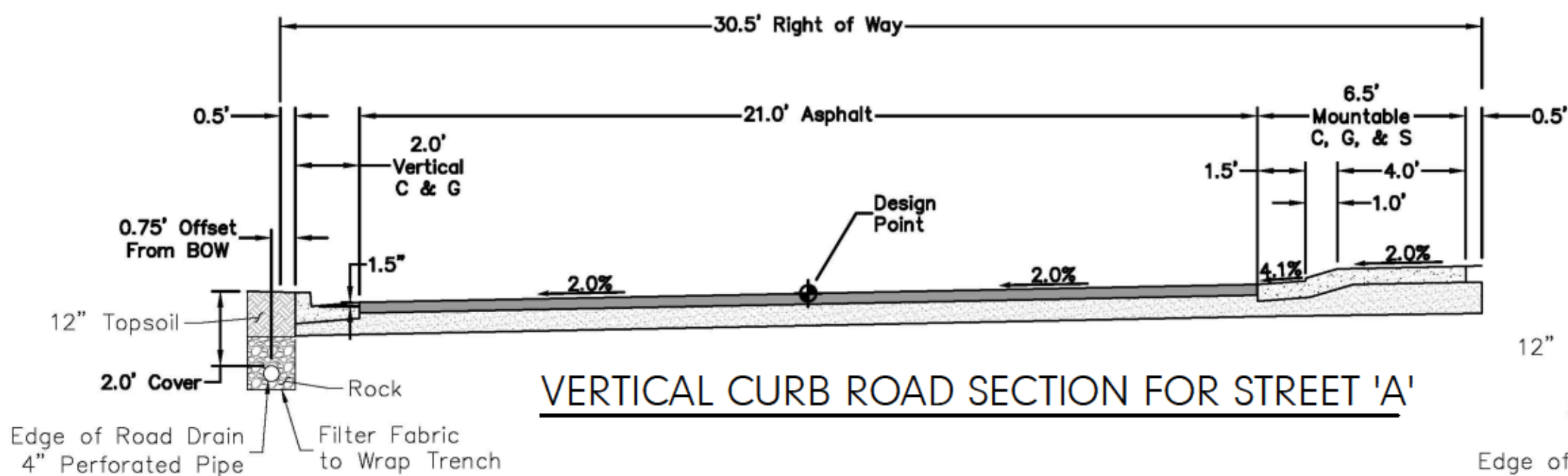
	MIN LOT SIZE		MINIMUM SETBACKS			MAX. LOT COVERAGE	DENSITY		MAX. HEIGHT
	AREA (SQ. FT)	WIDTH (FT.)	FRONT	SIDE	REAR		MIN.	MAX.	
POD A & B	1,500	25'	15 ⁽¹⁾ / 20 ⁽²⁾ / 25 ⁽³⁾	0 ⁽¹⁾ / 3 ⁽³⁾	10 ⁽¹⁾ / 5 ⁽³⁾	75%	5.5 du/ac	6.5 du/ac	40'
R-8 (UNDERLYING ZONE)	3,000	40'	15 ⁽¹⁾ / 20 ⁽²⁾ / 25 ⁽³⁾	5 ⁽¹⁾ / 3 ⁽³⁾	10 ⁽¹⁾ / 5 ⁽³⁾	70%	5.5 du/ac	8 du/ac	40'

* ALLOWED USES: SINGLE-FAMILY ATTACHED RESIDENTIAL

- (1) PRINCIPAL STRUCTURES
- (2) MINIMUM FRONT YARD SETBACK FOR GARAGE DOORS SHALL BE 20 FEET.
- (3) ACCESSORY STRUCTURES

PHASING:

A FINAL PLAN FOR THE ENCLAVE AT REDLANDS MESA FOR BOTH POD A AND POD B WILL BE APPLIED FOR WITHIN 5 YEARS OF THE DATE OF THE APPROVED ORDINANCE.



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 _____

734 Main Street
Grand Junction, CO 81501
970-241-0745 (P)
kaart.com

THE ENCLAVE
2345 W. Ridges Blvd.

SUBMITTAL TYPE
Outline Development Plan

DRAWN BY
MR

CHECKED
TJ

JOB NUMBER
2138

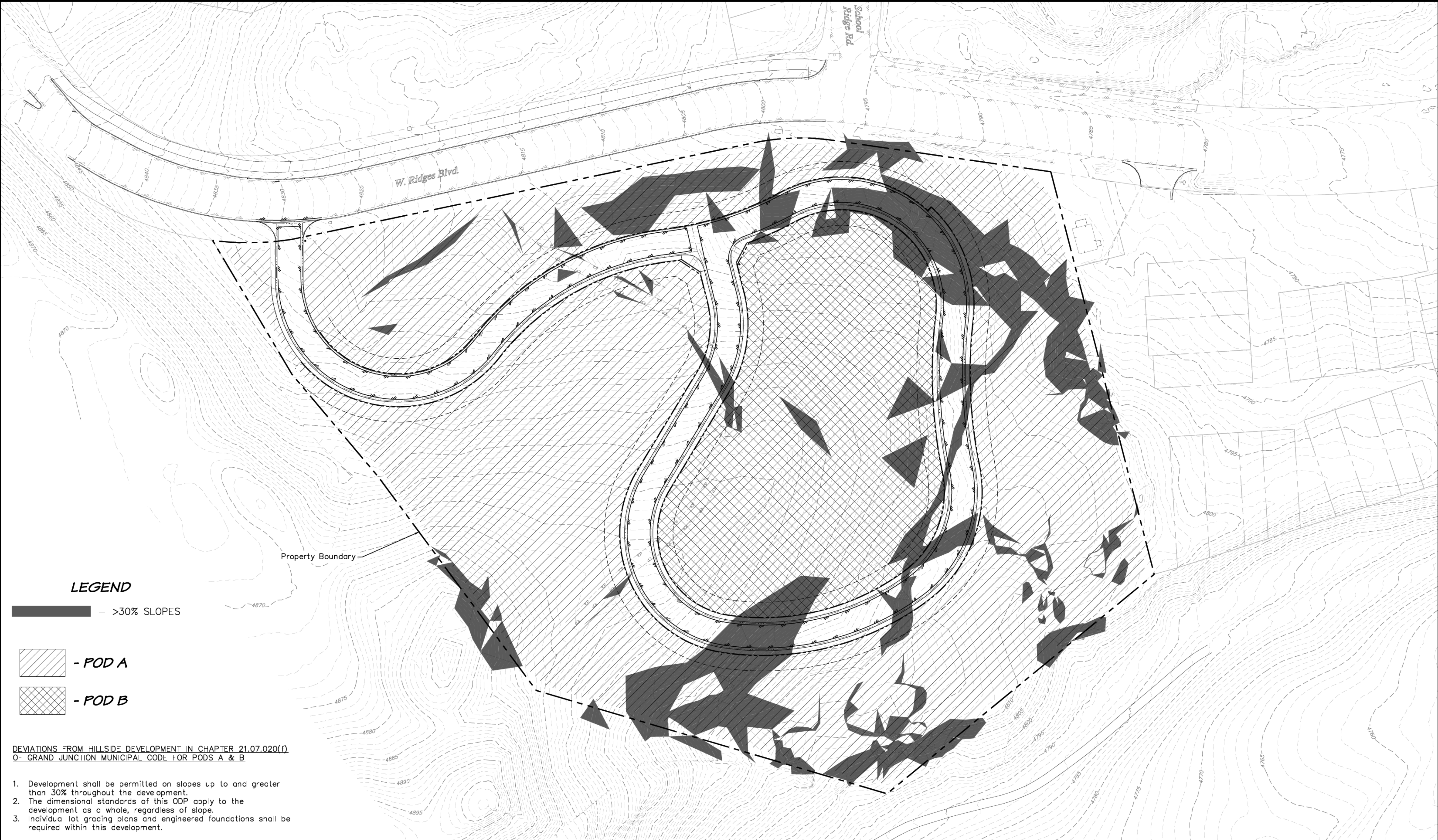
DATE
11-9-2022

REVISIONS

1-27-2023 Rnd 1 Comments
3-29-2023 Rnd 2 Comments
4-19-2023 Rnd 3 Comments



1-2



LEGEND

— >30% SLOPES

▨ - *POD A*

▩ - *POD B*

DEVIATIONS FROM HILLSIDE DEVELOPMENT IN CHAPTER 21.07.020(f)
OF GRAND JUNCTION MUNICIPAL CODE FOR PODS A & B

1. Development shall be permitted on slopes up to and greater than 30% throughout the development.
2. The dimensional standards of this ODP apply to the development as a whole, regardless of slope.
3. Individual lot grading plans and engineered foundations shall be required within this development.



UNCC
800.922.1987
www.uncc.org
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER UTILITIES.

Project Benchmark
TBD



SCALE
(FEET)
0 40 80
HORIZONTAL
VERTICAL: N/A
CONTOUR INTERVAL: 1 FT

PROJECT PHASE: Preliminary/Review			DATE ISSUED: 18.Apr.2023	
NO.	DATE	REVISION	BY	



RIVER CITY
CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rcwest.com
DRAWN BY: djf | PROJECT: 2040-001
CHECKED BY: jwm
ORIGINAL SHEET SIZE: 22x34

ENCLAVE DEVELOPMENT GROUP LLC
2345 W. Ridges Blvd.
Outline Development Plan (ODP)
Slope Analysis Exhibit



Huddlestone-Berry

Engineering & Testing, LLC

**GEOTECHNICAL AND GEOLOGIC HAZARDS
INVESTIGATION
ENCLAVE AT REDLANDS MESA
GRAND JUNCTION, COLORADO
PROJECT #02484-0001**

**ENCLAVE DEVELOPMENT GROUP, LLC
2536 RIMROCK AVENUE, SUITE 400-31
GRAND JUNCTION, COLORADO 81505**

JUNE 20, 2022

**Huddlestone-Berry Engineering and Testing, LLC
2789 Riverside Parkway
Grand Junction, Colorado 81501**

SUMMARY OF CONCLUSIONS AND RECOMMENDATIONS

A geologic hazards and geotechnical investigation was conducted for the proposed Enclave at Redlands Mesa subdivision in Grand Junction, Colorado. The project location is shown on Figure 1 – Site Location Map. The purpose of the investigation was to evaluate the surface and subsurface conditions at the site with respect to geologic hazards, pavement design, and earthwork for the proposed development. This summary has been prepared to include the information required by civil engineers, structural engineers, and contractors involved in the project.

Subsurface Conditions (p. 2)

The subsurface investigation consisted of four boring during the original investigation in 2005 and ten borings during the current investigation in 2022. The locations of the borings are shown on Figure 2 – Site Plan. The borings generally encountered siltstone, claystone, and sandstone bedrock in the shallow subsurface. Highly expansive bentonite was observed in some of the recovered bedrock cores. Groundwater was encountered in the northwest and northeast portions of the site at depths of 27.0 and 19.0 feet, respectively. However, groundwater was not encountered in the remaining portions of the site at the time of the investigation.

Geologic Hazards and Constraints (p. 3)

No geologic hazards or constraints were identified which would preclude development of this property. However, the presence of bentonite may impact the design and construction of foundations, pavements, etc. In addition, shallow bedrock may impact the design and construction.

Summary of Foundation Recommendations

- *Foundation Type* – Micro Piles. (p. 4)
- *Length* – Minimum of 30 feet. (p. 4)
- *Sleeved or Cased Length* – Minimum of 20 feet. (p. 5)
- *Maximum Allowable Skin Friction* – 1,500 psf. (p. 5)
- *Lateral Earth Pressure* – 65 pcf active. 85 pcf at-rest. (p. 6)

Summary of Pavement Recommendations (p. 6)

Internal Subdivision Roadways
EDLA = 10, Structural Number = 3.10

ALTERNATIVE	PAVEMENT SECTION (Inches)				TOTAL
	Hot-Mix Asphalt Pavement	CDOT Class 6 Base Course	CDOT Class 3 Subbase Course	Concrete Pavement	
A	3.0	13.0			16.0
B	4.0	10.0			14.0
C	3.0	6.0	10.0		19.0

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FIGURES

Figure 1 – Site Location Map

Figure 2 – Site Plan

APPENDICES

Appendix A – UDSA NRCS Soil Survey Data

Appendix B – Typed Boring Logs from Original Investigation

Appendix C – Typed Boring Logs from Current Investigation

1.0 INTRODUCTION

As part of the continued development in Western Colorado, the Enclave at Redlands Mesa subdivision is proposed in Grand Junction. As part of the development process, Huddlestone-Berry Engineering and Testing, LLC (HBET) was retained by Enclave Development Group to conduct a geologic hazards and geotechnical investigation at the site.

1.1 Referenced Documents

A previous geotechnical investigation was conducted at the site and the results are summarized in a report titled *Geotechnical Investigation for West Ridges South, a Proposed Residential Subdivision located in the Redlands Mesa Area, Grand Junction, Colorado* by Western Colorado Testing, Inc. for Dynamic Investments, January 20, 2005.

1.2 Scope

As discussed above, a geologic hazards and geotechnical investigation was conducted for the proposed Enclave at Redlands Mesa subdivision in Grand Junction, Colorado. The scope of the investigation included the following components:

- Conducting a subsurface investigation to evaluate the subsurface conditions at the site to supplement the information in the referenced report.
- Providing recommendations for foundation type
- Providing recommendations for lateral earth pressure.
- Providing recommendations for pavements.
- Providing recommendations for drainage, grading, and general earthwork.
- Evaluating potential geologic hazards at the site.

The investigation and report were completed by a Colorado registered professional engineer in accordance with generally accepted geotechnical and geological engineering practices. This report has been prepared for the exclusive use of Enclave Development Group.

1.3 Site Location and Description

The site encompasses approximately 8 acres at 2345 W Ridges Boulevard in Grand Junction, Colorado. The project location is shown on Figure 1 – Site Location Map.

At the time of the investigation, site was open, and a large hill occupied the site. Site topography sloped down from the center portion of the site. Vegetation consisted primarily of grasses, weeds, brush, small to large bushes, and sparse trees. The site was bordered to the north by W Ridges Boulevard, to the west and south by the Redlands Mesa Golf Course, and to the east by apartment buildings.

1.4 Proposed Construction

The proposed subdivision is anticipated to include twenty-three duplex residential structures. New utilities and internal subdivision roadways will also be included in the development.

2.0 GEOLOGIC SETTING

2.1 Soils

Soils data was obtained from the USDA Natural Resource Conservation Service Web Soil Survey. The data indicates that the soils at the site consist of Persayo-Blackston complex, 6 to 45 percent slopes, Turley clay loam, 2 to 5 percent slopes. Soil survey data is included in Appendix A.

Structure construction in the site soils is described as being somewhat limited to very limited due to depth to soft bedrock and/or slope. The site soils are indicated to have a moderate potential for frost action, moderate to high risk of corrosion of uncoated steel, and low to high risk of corrosion of concrete.

2.2 Geology

According to the *Geologic Map of the Grand Junction Quadrangle, Mesa County, Colorado* (2002), the site is underlain by shale bedrock of the Dakota Formation.

2.3 Groundwater

Groundwater was encountered in the northwest and northeast portions of the site, at depths of 27.0 and 19.0 feet in the subsurface, at the time of the current investigation. However, groundwater was not encountered across the remainder of the site.

3.0 FIELD INVESTIGATION

3.1 Original Subsurface Investigation

The original subsurface investigation was conducted on January 10, 2005 and consisted of four geotechnical borings, drilled to depths of between 6.5 and 14.0 feet below the existing ground surface. The locations of the borings are shown on Figure 2 – Site Plan. Typed boring logs are included in Appendix B.

As indicated on the logs, the subsurface conditions at the site were variable. However, the borings generally encountered approximately 0.5 to 1.75 feet of topsoil at the surface. With the exception of a boulder in B-3, the topsoil was underlain by soft to hard, fresh to highly weathered claystone, siltstone, and/or sandstone bedrock to the bottoms of the borings. Traces of bentonite were observed in some of the recovered samples. Groundwater was not encountered in these borings at the time of the investigation.

Individual core recoveries ranged from 40 to 100 percent. Rock Quality Designations (RQD's) of individual core runs ranged from 0 to 27 percent, indicating very poor quality bedrock.

3.2 Current Subsurface Investigation

The subsurface investigation was conducted on May 5th, 2022 and consisted of ten borings, drilled to depths of between 19.0 and 30.0 feet below the existing ground surface. The locations of the borings are shown on Figure 2. Typed boring logs from the current investigation are included in Appendix C.

As indicated on the logs, the subsurface conditions at the site were slightly variable. However, the borings generally encountered 1.0 foot of topsoil above silty sand or completely weathered sandstone to depths of between 4.0 and 5.0 feet. Below this, soft to hard, moderately weathered sandstone and siltstone bedrock extended to the bottoms of the borings. Bentonite was observed in some of the recovered samples. Groundwater was encountered in Boring B-4 at a depth of 27 feet and in Boring B-9 at 19 feet at the time of the investigation. Groundwater was not encountered in the remaining borings.

Individual core recoveries ranged from 8 to 98 percent. Rock Quality Designations (RQD's) of individual core runs ranged from 0 to 43 percent, indicating very poor to poor quality bedrock.

3.3 Field Reconnaissance

The field reconnaissance included walking the site during the subsurface investigation. In general, the site was undulating. However, no evidence of active landslides, debris flows, rockfalls, etc. was observed.

4.0 GEOLOGIC INTERPRETATION

4.1 Geologic Hazards

The primary geologic hazard identified on the site is the presence of highly expansive bentonite materials.

4.2 Geologic Constraints

In general, the primary geologic constraint to construction at the site is the presence of shallow bedrock. However, highly expansive bentonite materials were also encountered at the site.

4.3 Water Resources

No water supply wells were observed on the property. As discussed previously, groundwater was encountered fairly deep in the subsurface at this site. Therefore, with proper design and construction, the proposed construction is not anticipated to adversely impact surface water or groundwater.

4.4 Mineral Resources

Potential mineral resources in Western Colorado generally include gravel, uranium ore, and commercial rock products such as flagstone. In general, based upon the size of the site and surrounding land use, HBET does not believe that any economically recoverable mineral resources exist at this site.

5.0 CONCLUSIONS

Based upon the available data sources, field investigation, and nature of the proposed construction, HBET does not believe that there are any geologic conditions which should preclude subdivision of the site. However, foundations, pavements, and earthwork will have to consider the impacts of shallow bedrock and/or expansive materials at the site.

6.0 RECOMMENDATIONS

6.1 Foundations

As discussed above, highly expansive bentonite materials were encountered in the subsurface. Although the quantity of bentonite encountered in the borings was limited, bentonite is common to the geology of the area and the core recovered from the 4-inch diameter borings may not fully predict the actual thickness and/or extent of bentonite at this site. *Based upon our experience in the vicinity of the subject site, there is a significant risk of foundation movements due to expansion of the bentonite in the subsurface.*

In general, the foundation alternative providing the lowest risk of movement is the micro pile foundation and these are generally recommended for this site. A micro pile foundation provides similar support to that of a drilled pier foundation; however, micro piles have several distinct advantages. The drilling equipment used for micro piles can easily penetrate bedrock. Also, micro piles can be easily sleeved or cased to reduce uplift friction in the zone of moisture variation. In addition, load testing of micro piles is fairly easy.

For a micro pile foundation, it is recommended that micro piles have a minimum length of 30 feet. However, if moisture is encountered during drilling of the micro piles, the length of piles may need to be increased.

In order to reduce or eliminate uplift friction in the shallow bedrock, the upper 20 feet of the piles should be sleeved or cased. However, if subsurface moisture conditions differ than those encountered during the subsurface investigation, the sleeved or cased zone may need to be increased as directed by the engineer. An allowable skin friction value of 1,500 psf may be used for the bedrock below the sleeved or cased zone. To ensure friction capacity, pile load testing is strongly recommended. Grout used in the bond zone of the micro piles should have a minimum 28 day compressive strength of 3,000 psi.

In general, micro piles should be installed with a center-to-center spacing of greater than 3 feet. However, to the extent practical, smaller numbers of longer micro piles should be used in lieu of larger numbers of shorter piles. The longer the piles and larger the loads on the piles, the lower the risk of movement. A minimum 12-inch void should be provided below the grade beams to concentrate loadings on the piles. The void forms should also extend above the micro piles such that only the reinforcement bar contacts the grade beam. Alternatively, a 6-inch void form can be utilized; provided the void forms are completely removed after the grade beams cure.

6.2 Corrosion of Concrete

As discussed previously, the USDA Soil Survey data suggests that the native soils have a low to high risk of corrosion of concrete. Therefore, at a minimum, Type I-II sulfate resistant cement is recommended for construction at this site.

The Soil Survey Data also indicates that the site soils have a moderate to high potential for corrosion of uncoated steel. Therefore, buried steel utilities or other buried steel structural elements should consider corrosion in their design.

6.3 Lateral Earth Pressures

Grade beams, stemwalls, basement walls, and/or any retaining walls should be designed to resist lateral earth pressures. For backfill consisting of the native soils or imported granular, non-free draining, non-expansive materials, we recommend that the walls be designed for an active equivalent fluid unit weight of 65 pcf in areas where no surcharge loads are present. An at-rest equivalent fluid unit weight of 85 pcf is recommended for basement or other braced walls. Lateral earth pressures should be increased as necessary to reflect any surcharge loading behind the walls. The native bedrock materials should not be used as backfill.

6.4 Drainage

Site grading and drainage are critical to the performance of the foundations and slabs-on-grade. Grading around the structures should be designed to carry precipitation and runoff away from the structures. It is recommended that the finished ground surface drop at least twelve inches within the first ten feet away from the structures. It is recommended that landscaping within five feet of the structures include primarily desert plants with low water requirements. In addition, it is recommended that irrigation within ten feet of foundations be minimized.

HBET recommends that surface downspout extensions be used which discharge a minimum of 15 feet from the structures or beyond the backfill zone, whichever is greater. However, if subsurface downspout drains are utilized, they should be carefully constructed of solid-wall PVC and should daylight at least 15 feet from the structures. In addition, an impermeable membrane is recommended below subsurface downspout drain lines to limit the potential for leaks in the subsurface drains to impact the structures. Dry wells should not be used.

In order to limit the potential for surface moisture to adversely impact the structure, perimeter foundation drains are recommended. In general, the perimeter foundation drains should consist of prefabricated drain materials or a perforated pipe and gravel systems with the flowlines of the drains at the bottoms of the foundations (at the highest point). The prefabricated drain materials or gravel should extend along basement walls to within 36-inches of the finished grade. The perimeter drains should slope at a minimum of 1.0% to daylight or to sumps with pumps. The drains should also include an impermeable membrane at the base to limit the potential for moisture to infiltrate vertically down below the foundations.

6.5 Excavations

As discussed previously, shallow bedrock is present at the site. Based upon the results of the subsurface investigation, the bedrock is weathered. As a result, it is anticipated that the top few feet of the bedrock can be excavated using properly sized equipment. However, deeper excavations may require an excavator mounted rock chisel, blasting, chemical fracturing, etc.

Excavations in areas where bedrock is not present at the site may stand for short periods of time but should not be considered to be stable. Therefore, trenching and excavations should be sloped back, shored, or shielded for worker protection in accordance with applicable OSHA standards. The native sand soils at the site generally classify as Type C soil with regard to OSHA's *Construction Standards for Excavations*. For Type C soils, the maximum allowable slope in temporary cuts is 1.5H:1V.

For the bedrock materials, vertical cut slopes may be possible. However, HBET should be contacted to evaluate the condition of the bedrock at the time of construction to develop specific recommendations for temporary slopes.

6.6 Pavements

The proposed construction is anticipated to include internal subdivision roadways. From the subsurface investigation, the pavement subgrade materials at the site consist primarily of shallow bedrock. However, expansive materials were observed in the bedrock. Therefore, the recommended minimum Resilient Modulus of 3,000 psi was used for the pavement design.

Based upon the subgrade conditions and anticipated traffic loading, asphalt and concrete pavement section alternatives were developed in accordance with AASHTO design procedures. The following minimum pavement section alternatives are recommended:

Internal Subdivision Roadways
 EDLA = 10, Structural Number = 3.10

ALTERNATIVE	PAVEMENT SECTION (Inches)				
	Hot-Mix Asphalt Pavement	CDOT Class 6 Base Course	CDOT Class 3 Subbase Course	Concrete Pavement	TOTAL
A	3.0	13.0			16.0
B	4.0	10.0			14.0
C	3.0	6.0	10.0		19.0

Based upon our experience in the Grand Valley, HBET believes that some of the pavement heave observed in the area is due to the combination of Type A lots and attached sidewalks. Runoff from Type A lots can infiltrate into the base course behind the sidewalk and then migrate below the pavement section. As a result, HBET recommends that the roadway subgrade and pavement section have a consistent cross slope in one direction rather than a conventional crown.

In areas of detached sidewalk, a small drainage ditch should be constructed between the roadway and sidewalk to move stormwater away from the pavement section. The roadway cross slope should be towards the ditch. Where an attached sidewalk is used, HBET recommends an underdrain below the sidewalk where soil is present in the subgrade to move stormwater away from the pavement section. The roadway cross slope should be towards the underdrain. However, where hard bedrock is present in the subgrade, alternatives to the underdrain may be considered and these should be evaluated at the site during construction.

Prior to roadway construction, the roadway prism should be stripped of all topsoil, fill, or other unsuitable materials. In addition, any bentonite exposed in the subgrade should be completely removed and replaced with structural fill material approved by HBET. In areas where soil is present in the subgrade, it is recommended that the subgrade soils be scarified to a depth of 12-inches; moisture conditioned, and recompacted to a minimum of 95% of the standard Proctor maximum dry density, within $\pm 2\%$ of optimum moisture as determined by AASHTO T-99. In areas where bedrock is shallow, it is recommended that the native bedrock be proofrolled prior to placement of base course or subbase course. No moisture should be added to the bedrock.

Aggregate base course and subbase course should be placed in maximum 9-inch loose lifts, moisture conditioned, and compacted to a minimum of 95% and 93% of the maximum dry density, respectively, at -2% to $+3\%$ of optimum moisture content as determined by AASHTO T-180. In addition to density testing, base course should be proofrolled to verify subgrade stability.

It is recommended that Hot-Mix Asphaltic (HMA) pavement conform to CDOT grading SX or S specifications and consist of an approved 75 gyration Superpave method mix design. HMA pavement should be compacted to between 92% and 96% of the maximum theoretical density. An end point stress of 50 psi should be used. It is recommended that rigid pavements consist of CDOT Class P concrete or alternative approved by the Engineer. In addition, pavements should conform to local specifications.

The long-term performance of the pavements is dependent on positive drainage away from the pavements. Ditches, culverts, and inlet structures in the vicinity of paved areas must be maintained to prevent ponding of water on the pavement.

7.0 GENERAL

The recommendations included above are based upon the results of the subsurface investigation and on our local experience. These conclusions and recommendations are valid only for the proposed construction.

As discussed previously, the subsurface conditions at the site were variable. However, the precise nature and extent of any subsurface variability may not become evident until construction. As a result, it is recommended that HBET provide construction materials testing and engineering oversight during the entire construction process.

It is important to note that the recommendations herein are intended to reduce the risk of structural movement and/or damage, to varying degrees, associated with expansion of the subsurface materials. However, HBET cannot predict long-term changes in subsurface moisture conditions and/or the precise magnitude or extent of volume change in the subsurface materials. Where significant increases in subsurface moisture occur due to poor grading, improper stormwater management, utility line failure, excess irrigation, or other cause, either during construction or the result of actions of the property owners, several inches of movement are possible. In addition, any failure to comply with the recommendations in this report releases Huddlestone-Berry Engineering & Testing, LLC of any liability with regard to the performance of structures, flatwork, etc. at this site.

Huddlestone-Berry Engineering and Testing, LLC is pleased to be of service to your project. Please contact us if you have any questions or comments regarding the contents of this report.

Respectfully Submitted:
Huddlestone-Berry Engineering and Testing, LLC

Michael A. Berry, P.E.
Vice President of Engineering



FIGURES

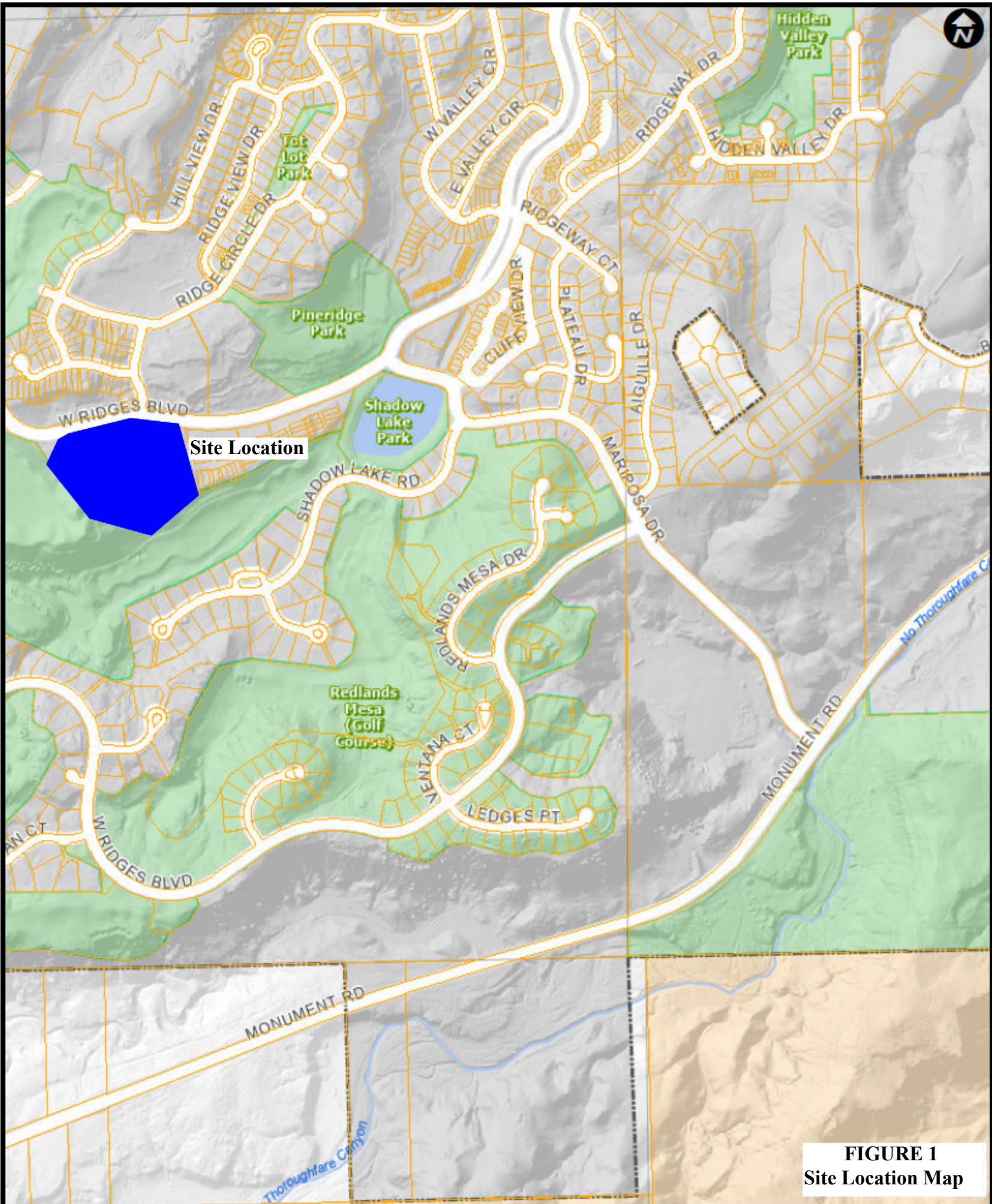


FIGURE 1
Site Location Map

Mesa County Map

The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Recorder's office or the courts. In addition, the representations of location in this GIS cannot be substituted for actual legal surveys. The information contained herein is believed accurate and suitable for the limited use, and subject to the limitations, set forth above. Mesa County makes no warranty as to the accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damage, including consequential damage, which may flow from the user's use of this information.

0 0.05 0.1 0.2 mi
0 0.075 0.15 0.3 km

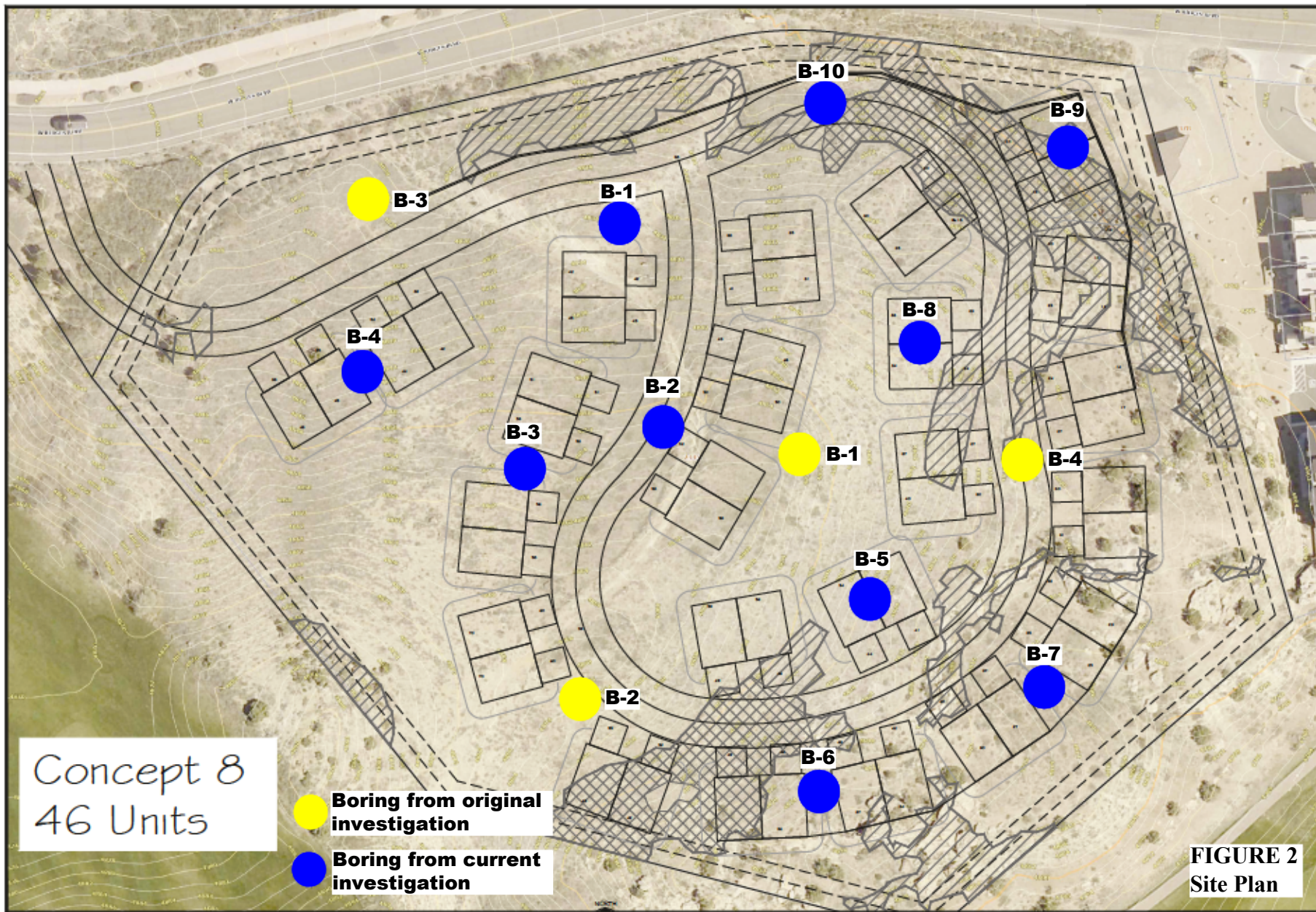
Packet Page 120

Print Date: June 15, 2022



Mesa County, Colorado

GIS/IT Department
gis.mesacounty.us



DRAWN BY: CRL CHECKED: 2136 JOB NO.: DATE: 11-18-21 REVISIONS:
<h2 style="text-align: center;">Enclave at Redlands Mesa</h2>
 <small>CALIFORNIA ROBERTS & ASSOCIATES, INC. LAND PLANNING AND LANDSCAPE ARCHITECTURE 220 N. 7TH STREET GRAND JUNCTION, CO 81501 PHONE: 970.241.1111 WWW.CALROBERTS.COM</small>
Enclave at Redlands Mesa
CONCEPT PLAN
<h1 style="text-align: center;">8</h1>

FIGURE 2
Site Plan

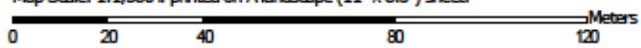
APPENDIX A
Soil Survey Data

Soil Map—Mesa County Area, Colorado



Soil Map may not be valid at this scale.

Map Scale: 1:1,580 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84




Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey
Packet Page 123


6/15/2022
Page 1 of 3

MAP LEGEND


Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Mesa County Area, Colorado

Survey Area Data: Version 12, Sep 2, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 24, 2020—Jul 8, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
87	Persayo-Blackston complex, 6 to 45 percent slopes	7.4	90.4%
TrC	Turley clay loam, 2 to 5 percent slopes	0.8	9.6%
Totals for Area of Interest		8.2	100.0%

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description

Mesa County Area, Colorado

87—Persayo-Blackston complex, 6 to 45 percent slopes

Map Unit Setting

National map unit symbol: k0bh

Elevation: 4,500 to 6,000 feet

Mean annual precipitation: 6 to 9 inches
Mean annual air temperature: 50 to 55 degrees F
Frost-free period: 140 to 180 days
Farmland classification: Not prime farmland

Map Unit Composition

Persayo and similar soils: 65 percent
Blackston and similar soils: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Persayo

Setting

Landform: Pediments
Landform position (two-dimensional): Backslope
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Cretaceous source residuum weathered from calcareous shale

Typical profile

Ap - 0 to 4 inches: silty clay loam
C - 4 to 15 inches: silty clay loam
Cr - 15 to 60 inches: bedrock

Properties and qualities

Slope: 6 to 45 percent
Depth to restrictive feature: 10 to 20 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately high (0.00 to 0.28 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 40 percent
Gypsum, maximum content: 10 percent
Maximum salinity: Very slightly saline to moderately saline (2.0 to 8.0 mmhos/cm)
Sodium adsorption ratio, maximum: 5.0
Available water supply, 0 to 60 inches: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): 6s
Land capability classification (nonirrigated): 7c
Hydrologic Soil Group: D
Ecological site: R034BY109UT - Desert Loamy Clay (Shadscale)
Hydric soil rating: No

Description of Blackston

Setting

Landform: Pediments

Landform position (two-dimensional): Toeslope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from sandstone and shale

Typical profile

Ap - 0 to 3 inches: gravelly loam
Bk1 - 3 to 7 inches: gravelly clay loam
Bk2 - 7 to 15 inches: very gravelly sandy clay loam
2Bk3 - 15 to 35 inches: extremely gravelly sandy loam
2C - 35 to 60 inches: extremely gravelly sand

Properties and qualities

Slope: 6 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.21 to 0.71 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Gypsum, maximum content: 5 percent
Maximum salinity: Nonsaline to slightly saline (1.0 to 4.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): 6e
Land capability classification (nonirrigated): 7c
Hydrologic Soil Group: C
Ecological site: R034BY106UT - Desert Loam (Shadscale)
Hydric soil rating: No

TrC—Turley clay loam, 2 to 5 percent slopes

Map Unit Setting

National map unit symbol: k0d9
Elevation: 4,500 to 4,800 feet
Mean annual precipitation: 6 to 9 inches
Mean annual air temperature: 50 to 55 degrees F
Frost-free period: 140 to 180 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Turley and similar soils: 90 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Turley

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Cretaceous slope alluvium derived from sandstone and shale

Typical profile

Ap - 0 to 10 inches: clay loam
C1 - 10 to 20 inches: fine sandy loam
C2 - 20 to 30 inches: clay loam
C3 - 30 to 60 inches: loam

Properties and qualities

Slope: 2 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.21 to 0.71 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Gypsum, maximum content: 4 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 5e
Hydrologic Soil Group: C
Ecological site: R034BY106UT - Desert Loam (Shadscale)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Mesa County Area, Colorado
Survey Area Data: Version 12, Sep 2, 2021

Dwellings and Small Commercial Buildings

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. This table shows the degree and kind of soil limitations that affect dwellings and small commercial buildings.

The ratings in the table are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development. *Not limited* indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. *Somewhat limited* indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. *Very limited* indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Information in this table is intended for land use planning, for evaluating land use alternatives, and for planning site investigations prior to design and construction. The information, however, has limitations. For example, estimates and other data generally apply only to that part of the soil between the surface and a depth of 5 to 7 feet. Because of the map scale, small areas of different soils may be included within the mapped areas of a specific soil.

The information is not site specific and does not eliminate the need for onsite investigation of the soils or for testing and analysis by personnel experienced in the design and construction of engineering works.

Government ordinances and regulations that restrict certain land uses or impose specific design criteria were not considered in preparing the information in this table. Local ordinances and regulations should be considered in planning, in site selection, and in design.

Report—Dwellings and Small Commercial Buildings

[Onsite investigation may be needed to validate the interpretations in this table and to confirm the identity of the soil on a given site. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The table shows only the top five limitations for any given soil. The soil may have additional limitations]

Dwellings and Small Commercial Buildings—Mesa County Area, Colorado							
Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
87—Persayo-Blackston complex, 6 to 45 percent slopes							
Persayo	65	Very limited		Very limited		Very limited	
		Slope	1.00	Depth to soft bedrock	1.00	Depth to soft bedrock	1.00
		Depth to soft bedrock	0.50	Slope	1.00	Slope	1.00
Blackston	25	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00
TrC—Turley clay loam, 2 to 5 percent slopes							
Turley	90	Not limited		Not limited		Somewhat limited	
						Slope	0.01

Data Source Information

Soil Survey Area: Mesa County Area, Colorado

Survey Area Data: Version 12, Sep 2, 2021

Soil Features

This table gives estimates of various soil features. The estimates are used in land use planning that involves engineering considerations.

A *restrictive layer* is a nearly continuous layer that has one or more physical, chemical, or thermal properties that significantly impede the movement of water and air through the soil or that restrict roots or otherwise provide an unfavorable root environment. Examples are bedrock, cemented layers, dense layers, and frozen layers. The table indicates the hardness and thickness of the restrictive layer, both of which significantly affect the ease of excavation. *Depth to top* is the vertical distance from the soil surface to the upper boundary of the restrictive layer.

Subsidence is the settlement of organic soils or of saturated mineral soils of very low density. Subsidence generally results from either desiccation and shrinkage, or oxidation of organic material, or both, following drainage. Subsidence takes place gradually, usually over a period of several years. The table shows the expected initial subsidence, which usually is a result of drainage, and total subsidence, which results from a combination of factors.

Potential for frost action is the likelihood of upward or lateral expansion of the soil caused by the formation of segregated ice lenses (frost heave) and the subsequent collapse of the soil and loss of strength on thawing. Frost action occurs when moisture moves into the freezing zone of the soil. Temperature, texture, density, saturated hydraulic conductivity (Ksat), content of organic matter, and depth to the water table are the most important factors considered in evaluating the potential for frost action. It is assumed that the soil is not insulated by vegetation or snow and is not artificially drained. Silty and highly structured, clayey soils that have a high water table in winter are the most susceptible to frost action. Well drained, very gravelly, or very sandy soils are the least susceptible. Frost heave and low soil strength during thawing cause damage to pavements and other rigid structures.

Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens uncoated steel or concrete. The rate of corrosion of uncoated steel is related to such factors as soil moisture, particle-size distribution, acidity, and electrical conductivity of the soil. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The steel or concrete in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the steel or concrete in installations that are entirely within one kind of soil or within one soil layer.

For uncoated steel, the risk of corrosion, expressed as *low*, *moderate*, or *high*, is based on soil drainage class, total acidity, electrical resistivity near field capacity, and electrical conductivity of the saturation extract.

For concrete, the risk of corrosion also is expressed as *low*, *moderate*, or *high*. It is based on soil texture, acidity, and amount of sulfates in the saturation extract.

Report—Soil Features

Soil Features—Mesa County Area, Colorado									
Map symbol and soil name	Restrictive Layer				Subsidence		Potential for frost action	Risk of corrosion	
	Kind	Depth to top	Thickness	Hardness	Initial	Total		Uncoated steel	Concrete
		<i>Low-RV-High</i>	<i>Range</i>		<i>Low-High</i>	<i>Low-High</i>			
		<i>In</i>	<i>In</i>		<i>In</i>	<i>In</i>			
87—Persayo-Blackston complex, 6 to 45 percent slopes									
Persayo	Paralithic bedrock	10-15-20	—	Weakly cemented	0	0	Moderate	High	High
Blackston		—	—		0	0	Moderate	Moderate	Moderate
TrC—Turley clay loam, 2 to 5 percent slopes									
Turley		—	—		0	0	Moderate	Moderate	Low

Data Source Information

Soil Survey Area: Mesa County Area, Colorado

Survey Area Data: Version 12, Sep 2, 2021



APPENDIX B
Typed Boring Logs from Original Investigation



**WESTERN
COLORADO
TESTING,
INC.**

Project: West Ridges South Subdivision
Location: Grand Junction, Colorado
Job No.: 213104 **Date:** 1/10/2005

BORING LOG

BORING NO.	LOCATION OF BORING	STATION	ELEVATION	DATUM	DRILLER	INSPECTOR
B-1	Central portion of property				Ager Drilling	M. Berry
WATER LEVEL OBSERVATIONS		DRILL RIG		DRILLING METHODS		
		CME 45 Track		Solid stem augers, NX wireline coring		
0 HOUR	24 HOUR	TOTAL DEPTH	REMARKS			
-	-	14.0 ft				

DEPTH FT.	SAMPLE DATA						GEOLOGIC DESCRIPTION AND REMARKS	LABORATORY DATA					DEPTH FT.
	SAMPLE NO. & TYPE	"N" BLOWS /FT	REC (%)	RQD (%)	MOIST	USCS		MC (%)	DRY DENS (pcf)	PI	Swell (%)	Soluble Sulfates (ppm)	
0							Silty Clay with Sand, Gravel, and Organics (TOPSOIL), brown, moist						0
2							Claystone, trace bentonite, gray, soft to medium, moderately to highly weathered, bedding not apparent, extremely closely to closely spaced fractures						2
4													4
6	R1		71	0		ROCK	Siltstone, grayish tan, soft to medium, slightly to highly weathered, thinly bedded, extremely closely to widely spaced fractures						6
8	R2		93	27		ROCK					-0.1		8
10							9.0-14.0 ft: 1-inch thick bentonite interbeds						10
12	R3		100	0									12
14													14

FIGURE



**WESTERN
COLORADO
TESTING,
INC.**

Project: West Ridges South Subdivision
Location: Grand Junction, Colorado
Job No.: 213104 **Date:** 1/10/2005

BORING LOG

BORING NO.	LOCATION OF BORING	STATION	ELEVATION	DATUM	DRILLER	INSPECTOR
B-2	SW portion of property				Ager Drilling	M. Berry
WATER LEVEL OBSERVATIONS		DRILL RIG		DRILLING METHODS		
		CME 45 Track		Solid stem augers, NX wireline coring		
0 HOUR	24 HOUR	TOTAL DEPTH	REMARKS			
-	-	11.0 ft				

DEPTH FT.	SAMPLE DATA						GEOLOGIC DESCRIPTION AND REMARKS	LABORATORY DATA					DEPTH FT.
	SAMPLE NO. & TYPE	"N" BLOWS /FT	REC (%)	RQD (%)	MOIST	USCS		MC (%)	DRY DENS (pcf)	PI	Swell (%)	Soluble Sulfates (ppm)	
0							Silty Clay with Sand, Gravel, and Organics (TOPSOIL), brown, moist						0
2							Claystone, trace bentonite, gray, soft, highly weathered, bedding not apparent, very broken						2
4													4
6	R1		40	0		ROCK				16			6
8													8
10	R2		80	0		ROCK				17			10
12							Siltstone, gray, medium, moderately weathered						12
14													14

FIGURE



**WESTERN
COLORADO
TESTING,
INC.**

Project: West Ridges South Subdivision
Location: Grand Junction, Colorado
Job No.: 213104 **Date:** 1/10/2005

BORING LOG

BORING NO.	LOCATION OF BORING	STATION	ELEVATION	DATUM	DRILLER	INSPECTOR
B-3	NW portion of property				Ager Drilling	M. Berry
WATER LEVEL OBSERVATIONS		DRILL RIG		DRILLING METHODS		
		CME 45 Track		Solid stem augers, NX wireline coring		
0 HOUR	24 HOUR	TOTAL DEPTH	REMARKS			
-	-	6.5 ft				

DEPTH FT.	SAMPLE DATA						GEOLOGIC DESCRIPTION AND REMARKS	LABORATORY DATA					DEPTH FT.
	SAMPLE NO. & TYPE	"N" BLOWS /FT	REC (%)	RQD (%)	MOIST	USCS		MC (%)	DRY DENS (pcf)	PI	Swell (%)	Soluble Sulfates (ppm)	
0							Silty Clay with Sand, Gravel, and Organics (TOPSOIL), brown, moist Boulder						0
2							Sandstone, tan, medium to hard, moderately weathered, bedding not apparent, extremely closely to closely spaced fractures						2
4	R1		80	0		ROCK	Core barrel jammed in hole at 6.5 ft. Recovered bit appeared to have been damaged by something in subsurface. Hole terminated at 6.5 ft.						4
6													6
8													8
10													10
12													12
14													14

FIGURE



WESTERN
COLORADO
TESTING,
INC.

Project: West Ridges South Subdivision
Location: Grand Junction, Colorado
Job No.: 213104 Date: 1/10/2005

BORING LOG

BORING NO.	LOCATION OF BORING	STATION	ELEVATION	DATUM	DRILLER	INSPECTOR							
B-4	E. portion of property				Ager Drilling	M. Berry							
WATER LEVEL OBSERVATIONS		DRILL RIG		DRILLING METHODS									
		CME 45 Track		Solid stem augers, NX wireline coring									
8 HOUR	24 HOUR	TOTAL DEPTH	REMARKS										
-	-	9.0 ft											
DEPTH FT.	SAMPLE DATA						GEOLOGIC DESCRIPTION AND REMARKS	LABORATORY DATA					DEPTH FT.
	SAMPLE NO. & TYPE	"N" BLOWS /FT	REC (%)	RQD (%)	MOIST	USCS		MC (%)	DRY DENS (pcf)	PI	Swell (%)	Soluble Sulfates (ppm)	
0							Silty Clay with Sand, Gravel, and Organics (TOPSOIL), brown, moist						0
2							Sandstone, tan, hard, fresh, bedding not apparent, massive						2
4													4
6	R1		96	96		ROCK							6
8													8
10													10
12													12
14													14

FIGURE

APPENDIX C
Typed Boring Logs from Current Investigation



Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-1

PAGE 1 OF 1

CLIENT Enclave Development Group, LLC

PROJECT NAME Enclave at Redlands Mesa

PROJECT NUMBER 02484-0001

PROJECT LOCATION Grand Junction, CO

DATE STARTED 5/5/22 COMPLETED 5/5/22

GROUND ELEVATION _____ HOLE SIZE 4-Inch

DRILLING CONTRACTOR S. McKracken

GROUND WATER LEVELS:

DRILLING METHOD Simco 2000 Track Rig

AT TIME OF DRILLING Dry

LOGGED BY BS CHECKED BY MAB

AT END OF DRILLING Dry

NOTES _____

AFTER DRILLING --

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, dense	SS 1	67	24-27							
5		SANDSTONE, gray to tan, medium hard to hard, moderately weathered	RC 1	65 (27)								
10			RC 2	53 (8)								
15			RC 3	63 (27)								
20			RC 4	78 (13)								
		SILTSTONE, reddish-purple, medium hard, moderately weathered										
25		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 5	67 (17)								
		Bottom of hole at 29.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22



Huddlestone-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-2

PAGE 1 OF 1

CLIENT Enclave Development Group, LLC

PROJECT NAME Enclave at Redlands Mesa

PROJECT NUMBER 02484-0001

PROJECT LOCATION Grand Junction, CO

DATE STARTED 5/5/22 COMPLETED 5/5/22

GROUND ELEVATION _____ HOLE SIZE 4-Inch

DRILLING CONTRACTOR S. McKracken

GROUND WATER LEVELS:

DRILLING METHOD Simco 2000 Track Rig

AT TIME OF DRILLING Dry

LOGGED BY BS CHECKED BY MAB

AT END OF DRILLING Dry

NOTES _____

AFTER DRILLING --

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, dense	SS 1	67	28-34							
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 1	60 (0)								
10			RC 2	67 (5)								
15		SILTSTONE, red, soft to medium hard, moderately weathered	RC 3	57 (8)								
20			RC 4	75 (5)								
25			RC 5	0 (0)								
30		Bottom of hole at 30.0 feet.	SS 2	100	30							

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22



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970-255-8005

BORING NUMBER B-3

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CLIENT Enclave Development Group, LLC

PROJECT NAME Enclave at Redlands Mesa

PROJECT NUMBER 02484-0001

PROJECT LOCATION Grand Junction, CO

DATE STARTED 5/5/22 COMPLETED 5/5/22

GROUND ELEVATION _____ HOLE SIZE 4-Inch

DRILLING CONTRACTOR S. McKracken

GROUND WATER LEVELS:

DRILLING METHOD Simco 2000 Track Rig

AT TIME OF DRILLING Dry

LOGGED BY BS CHECKED BY MAB

AT END OF DRILLING Dry

NOTES _____

AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, dense	SS 1	100	7-14-21 (35)							
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 1	65 (7)								
10			RC 2	73 (5)								
15			RC 3	0 (0)								
20			RC 4	92 (7)								
25		SILTSTONE, red, medium hard, moderately weathered	RC 5	93 (7)								
30		Bottom of hole at 30.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22



Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
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970-255-8005

BORING NUMBER B-4

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CLIENT Enclave Development Group, LLC

PROJECT NAME Enclave at Redlands Mesa

PROJECT NUMBER 02484-0001

PROJECT LOCATION Grand Junction, CO

DATE STARTED 5/5/22 COMPLETED 5/5/22

GROUND ELEVATION _____ HOLE SIZE 4-Inch

DRILLING CONTRACTOR S. McCracken

GROUND WATER LEVELS:

DRILLING METHOD Simco 2000 Track Rig

▽ AT TIME OF DRILLING 27.0 ft

LOGGED BY BS CHECKED BY MAB

▽ AT END OF DRILLING 27.0 ft

NOTES _____

AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5												
		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered										
			RC 1	37 (13)								
10												
		SILTSTONE, reddish-purple, soft to medium hard, moderately weathered										
			RC 2	69 (0)								
15												
			RC 3	62 (0)								
20												
		SANDSTONE with BENTONITE Lenses, tan to green, soft to hard, moderately weathered										
			RC 4	88 (12)								
25												
			RC 5	83 (22)								
		Bottom of hole at 29.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22



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Grand Junction, CO 81501
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BORING NUMBER B-5

PAGE 1 OF 1

CLIENT Enclave Development Group, LLC

PROJECT NAME Enclave at Redlands Mesa

PROJECT NUMBER 02484-0001

PROJECT LOCATION Grand Junction, CO

DATE STARTED 5/5/22 COMPLETED 5/5/22

GROUND ELEVATION _____ HOLE SIZE 4-Inch

DRILLING CONTRACTOR S. McKracken

GROUND WATER LEVELS:

DRILLING METHOD Simco 2000 Track Rig

AT TIME OF DRILLING Dry

LOGGED BY BS CHECKED BY MAB

AT END OF DRILLING Dry

NOTES _____

AFTER DRILLING --

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 1	87 (0)								
		SILTSTONE, reddish-purple, soft to medium hard, moderately weathered										
10		SANDSTONE with BENTONITE Lenses, tan to green, soft to hard, moderately weathered	RC 2	97 (33)								
15			RC 3	95 (27)								
20			RC 4	57 (17)								
		Bottom of hole at 24.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22



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2789 Riverside Parkway
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970-255-8005

BORING NUMBER B-6

PAGE 1 OF 1

CLIENT Enclave Development Group, LLC

PROJECT NAME Enclave at Redlands Mesa

PROJECT NUMBER 02484-0001

PROJECT LOCATION Grand Junction, CO

DATE STARTED 5/5/22 COMPLETED 5/5/22

GROUND ELEVATION _____ HOLE SIZE 4-Inch

DRILLING CONTRACTOR S. McKracken

GROUND WATER LEVELS:

DRILLING METHOD Simco 2000 Track Rig

AT TIME OF DRILLING Dry

LOGGED BY BS CHECKED BY MAB

AT END OF DRILLING Dry

NOTES _____

AFTER DRILLING --

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered										
			RC 1	78 (12)								
10			RC 2	83 (20)								
15			RC 3	55 (7)								
20			RC 4	57 (13)								
25		SILTSTONE, reddish-purple, soft to medium hard, moderately weathered										
			RC 5	100 (10)								
30		Bottom of hole at 30.0 feet.										



Huddlestone-Berry Engineering & Testing, LLC
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970-255-8005

BORING NUMBER B-7

PAGE 1 OF 1

CLIENT Enclave Development Group, LLC

PROJECT NAME Enclave at Redlands Mesa

PROJECT NUMBER 02484-0001

PROJECT LOCATION Grand Junction, CO

DATE STARTED 5/5/22 COMPLETED 5/5/22

GROUND ELEVATION _____ HOLE SIZE 4-Inch

DRILLING CONTRACTOR S. McCracken

GROUND WATER LEVELS:

DRILLING METHOD Simco 2000 Track Rig

AT TIME OF DRILLING Dry

LOGGED BY BS CHECKED BY MAB

AT END OF DRILLING Dry

NOTES _____

AFTER DRILLING --

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5												
		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered										
			RC 1	80 (0)								
10												
			RC 2	73 (10)								
15												
		SILTSTONE, reddish-purple, soft to medium hard, moderately weathered										
			RC 3	83 (8)								
20												
		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered										
			RC 4	95 (43)								
25												
			RC 5	67 (0)								
30												
		Bottom of hole at 30.0 feet.										



Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

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PAGE 1 OF 1

CLIENT Enclave Development Group, LLC

PROJECT NAME Enclave at Redlands Mesa

PROJECT NUMBER 02484-0001

PROJECT LOCATION Grand Junction, CO

DATE STARTED 5/5/22 COMPLETED 5/5/22

GROUND ELEVATION _____ HOLE SIZE 4-Inch

DRILLING CONTRACTOR S. McCracken

GROUND WATER LEVELS:

DRILLING METHOD Simco 2000 Track Rig

AT TIME OF DRILLING Dry

LOGGED BY BS CHECKED BY MAB

AT END OF DRILLING Dry

NOTES _____

AFTER DRILLING --

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 1	53 (13)								
10			RC 2	93 (10)								
15		SILTSTONE, reddish-purple, soft to medium hard, moderately weathered	RC 3	85 (10)								
20			RC 4	80 (13)								
25		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered										
		SILTSTONE, reddish-purple, soft to medium hard, moderately weathered	RC 5	33 (0)								
		Bottom of hole at 29.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22



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2789 Riverside Parkway
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970-255-8005

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PAGE 1 OF 1

CLIENT Enclave Development Group, LLC

PROJECT NAME Enclave at Redlands Mesa

PROJECT NUMBER 02484-0001

PROJECT LOCATION Grand Junction, CO

DATE STARTED 5/5/22 COMPLETED 5/5/22

GROUND ELEVATION _____ HOLE SIZE 4-Inch

DRILLING CONTRACTOR S. McKracken

GROUND WATER LEVELS:

DRILLING METHOD Simco 2000 Track Rig

▽ AT TIME OF DRILLING 19.0 ft

LOGGED BY BS CHECKED BY MAB

▽ AT END OF DRILLING 19.0 ft

NOTES _____

AFTER DRILLING --

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5		SILTSTONE with BENTONITE Lenses, purple to green, soft, moderately weathered	RC 1	90 (0)								
10			RC 2	98 (0)								
15		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 3	98 (13)								
		Bottom of hole at 19.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22



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2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-10

PAGE 1 OF 1

CLIENT Enclave Development Group, LLC

PROJECT NAME Enclave at Redlands Mesa

PROJECT NUMBER 02484-0001

PROJECT LOCATION Grand Junction, CO

DATE STARTED 5/5/22 COMPLETED 5/5/22

GROUND ELEVATION _____ HOLE SIZE 4-Inch

DRILLING CONTRACTOR S. McKracken

GROUND WATER LEVELS:

DRILLING METHOD Simco 2000 Track Rig

AT TIME OF DRILLING Dry

LOGGED BY BS CHECKED BY MAB

AT END OF DRILLING Dry

NOTES _____

AFTER DRILLING --

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to hard, moderately weathered										
		SILTSTONE, reddish-purple, soft to medium hard, moderately weathered	RC 1	92 (0)								
10		SANDSTONE with BENTONITE Lenses, tan to green, soft to hard, moderately weathered	RC 2	53 (10)								
15			RC 3	68 (13)								
20			RC 4	87 (7)								
25			RC 5	8 (0)								
30		Bottom of hole at 30.0 feet.										



Huddlestone-Berry
Engineering & Testing, LLC

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Grand Junction, Colorado 81501
Phone: 970-255-8005
Info@huddlestoneberry.com

February 1, 2023
Project#02484-0001

Enclave Development Group, LLC
2536 Rimrock Avenue, Suite 400-31
Grand Junction, Colorado 81505

Attention: Mr. Jay Jones

Subject: Slope Stability Evaluation
Enclave at Redlands Mesa
Grand Junction, Colorado

Reference: *Geotechnical and Geologic Hazards Investigation, Enclave at Redlands Mesa, Grand Junction, Colorado* by Huddlestone-Berry Engineering & Testing, LLC for Enclave Development Group, LLC, June 20, 2022.

Grading plans for 2345 W. Ridges Boulevard by River City Consultants, September 14, 2022.

Dear Mr. Jones,

At your request, Huddlestone-Berry Engineering & Testing, LLC (HBET) prepared this letter regarding the Enclave at Redlands Mesa in Grand Junction, Colorado. HBET understands that the Colorado Geologic Survey (CGS) has requested stability analyses for the proposed permanent slopes on the project.

Based upon the referenced plans, permanent cut and fill slopes across the site will be as steep as 2H:1V. Stability of these slopes is discussed below.

Cut Slopes

The geotechnical boring data included in the referenced report indicates that claystone and/or sandstone bedrock exists in the cut areas at depths of between approximately 2.0 and 5.0 feet. The bedrock units in this area are fairly flat lying and as indicated on the boring logs, the bedrock ranges from highly weathered to fresh with most of the bedrock being classified as moderately weathered. Based upon the boring logs and upon our extensive experience in the Redlands Mesa area, the strength of the bedrock is such that a failure plane will NOT develop through the bedrock. As a result, no analysis is necessary and the proposed 2H:1V cut slopes will be stable.

Fill Slopes

In general, HBET believes that the proposed fills at this site will be constructed using the native soils and may include boulders, etc. generated from bedrock excavation in the cut sections. Based upon the boring data in the referenced report, bedrock is anticipated to be shallow at the base of the fills. However, for conservatism, HBET did not include the bedrock in the model and assumed the entire fill and foundation materials consisted of native soils and/or excavated bedrock materials.

Stability analyses were completed using the Slope/W computer software program. The results of the analyses (attached) indicate a minimum Factor-of-Safety (FS) of 3.682 for the proposed fill slopes. This is well in excess of the FS of 1.5 generally accepted for long-term stability. As a result, HBET believes that the proposed fill slopes of up to 2H:1V will be stable.

General Notes

The conclusions included above are based upon the information in the referenced report, referenced plans, and on our local experience. These conclusions are valid only for the proposed construction.

We are pleased to be of service to your project. Please contact us if you have any questions or comments regarding the contents of this letter.

Respectfully Submitted:

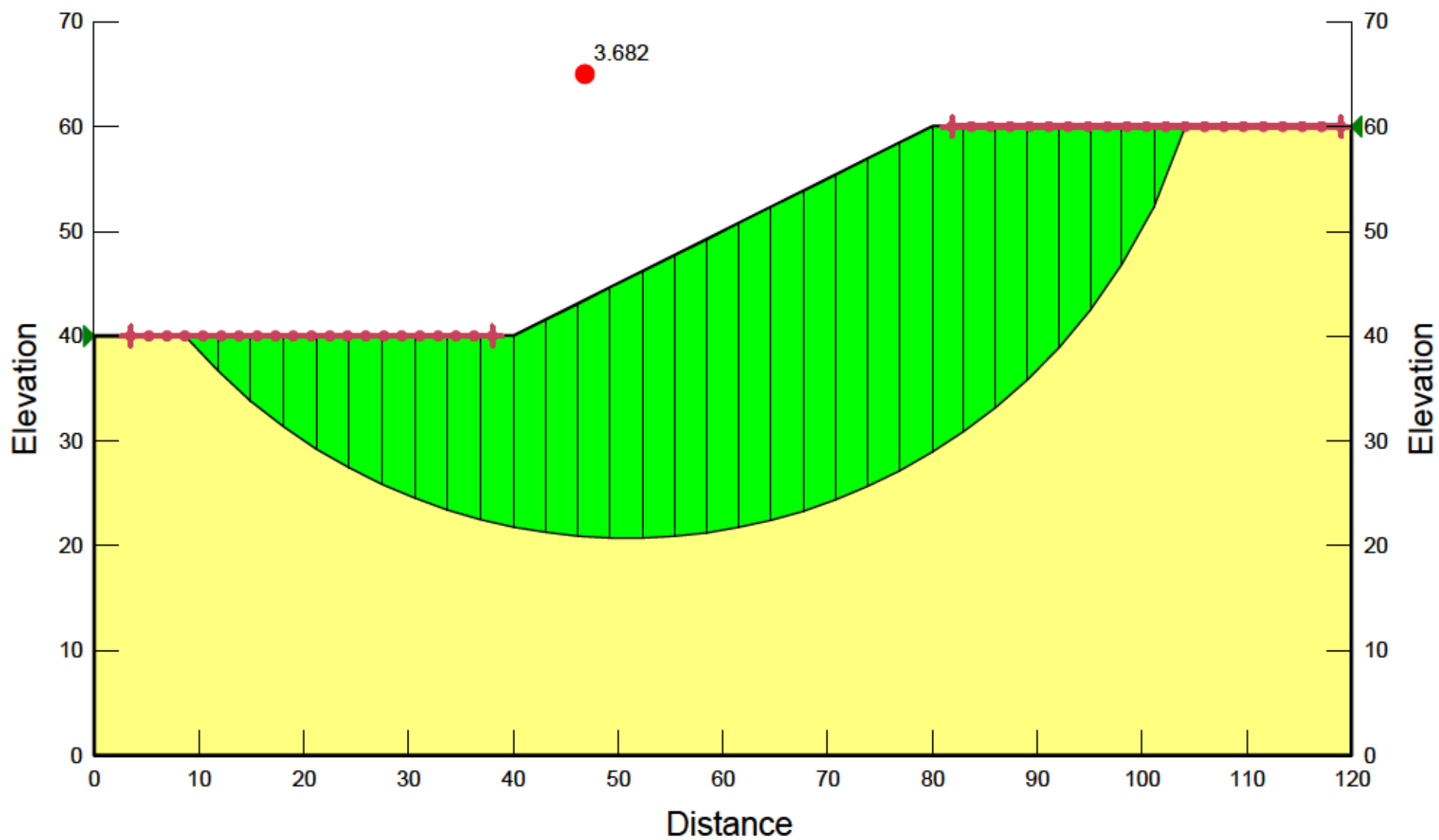
Huddlestone-Berry Engineering and Testing, LLC



Michael A. Berry, P.E.
Vice President of Engineering

ATTACHMENTS

Enclave at Redlands Mesa
Fill Slopes





Huddlestone-Berry
Engineering & Testing, LLC

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Grand Junction, Colorado 81501
Phone: 970-255-8005
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March 29, 2023
Project#02484-0001

Enclave Development Group, LLC
2536 Rimrock Avenue, Suite 400-31
Grand Junction, Colorado 81505

Attention: Mr. Jay Jones

Subject: Geotechnical Response to Comments
Enclave at Redlands Mesa
Grand Junction, Colorado

Reference: Letter regarding *The Enclave ODP – W Ridges Boulevard, City of Grand Junction Plan Case #PLD-2022-887: CGS Unique No. MA-23-0014*, by the Colorado Geological Survey for the City of Grand Junction, February 20, 2023.

Dear Mr. Jones,

At your request, Huddlestone-Berry Engineering & Testing, LLC (HBET) prepared this letter regarding the Enclave at Redlands Mesa in Grand Junction, Colorado. Formal responses to the CGS comments referenced above are included below:

Comment: *“However, this evaluation did not include the properties of the fill soils used in the slope stability analysis or the proposed conditions”*

Response: The soils report has been updated to include soil parameters and the results of stability analyses. Traffic loading was included in the analysis; however, per the report, the residences will be constructed above micro piles and thus will not impose any load on the slopes.

Comment: *“HBET referenced the Dakota Formation in their geotechnical report, however, the geology map of the area that HBET references, indicates that the bedrock materials within the site are of the Morrison-Burro Canyon Formations.”*

Response: The location of the site was inadvertently improperly identified on the geologic map. The description in the report has been revised accordingly. However, the precise geologic unit is less important than the geotechnical boring data with regard to the proposed development.

Comment: *“on page 5 of the geotechnical report, in reference to basement walls or retaining wall backfill, HBET states, ‘the native bedrock materials should not be used as backfill’.”*

Response: Structure backfill is completely separate from grading fill. The grading fills will be placed long before any structure backfill and mixed native materials are acceptable. However, due to the potential for the presence of expansive materials and the likelihood that backfill consisting of bedrock materials will be highly permeable, native materials including bedrock in the material are not suitable for backfill around structures after foundation installation or behind retaining walls that may be installed on individual lots.

Comment: *“CGS recommends that requirements for fill materials and the suitability of bedrock materials places as fill should be provided by HBET”*

Response: The soils report has been updated to include recommendations for grading fills.

Comment: *“Our comments and recommendations from our December 23, 2022 letter regarding expansive soils/bedrock and rockfall/rockslides were not addressed in the recent referral documents and remain valid”*

Response: In the December 23, 2022 letter, the CGS states that *“CGS agrees with using non-expansive structural fill materials and recommends that HBET is contacted to provide guidance on the depth to removal and structural fill specifications beneath floor slabs (if used), pavement, and flatwork.”* As the Geotechnical Engineer of record on the project, HBET has no reason to suspect that the Owner will not utilize HBET for engineering consulting during construction. We are not sure what sort of response you are requesting with this comment regarding the expansive soils/bedrock.

With regard to rockfall hazards, the revised geotechnical report recommends that rockfall hazards be evaluated during site development to prevent rockfalls from impacting adjacent properties below the site.

We are pleased to be of service to your project. Please contact us if you have any questions or comments regarding the contents of this letter.

Respectfully Submitted:
Huddlestone-Berry Engineering and Testing, LLC



Michael A. Berry, P.E.
Vice President of Engineering



Huddlestone-Berry

Engineering & Testing, LLC

**GEOTECHNICAL AND GEOLOGIC HAZARDS
INVESTIGATION
ENCLAVE AT REDLANDS MESA
GRAND JUNCTION, COLORADO
PROJECT #02484-0001**

**ENCLAVE DEVELOPMENT GROUP, LLC
2536 RIMROCK AVENUE, SUITE 400-31
GRAND JUNCTION, COLORADO 81505**

REVISED MARCH 29, 2023

**Huddlestone-Berry Engineering and Testing, LLC
2789 Riverside Parkway
Grand Junction, Colorado 81501**

SUMMARY OF CONCLUSIONS AND RECOMMENDATIONS

A geologic hazards and geotechnical investigation was conducted for the proposed Enclave at Redlands Mesa subdivision in Grand Junction, Colorado. The project location is shown on Figure 1 – Site Location Map. The purpose of the investigation was to evaluate the surface and subsurface conditions at the site with respect to geologic hazards, pavement design, and earthwork for the proposed development. This summary has been prepared to include the information required by civil engineers, structural engineers, and contractors involved in the project.

Subsurface Conditions (p. 2)

The subsurface investigation consisted of four boring during the original investigation in 2005 and ten borings during the current investigation in 2022. The locations of the borings are shown on Figure 2 – Site Plan. The borings generally encountered siltstone, claystone, and sandstone bedrock in the shallow subsurface. Highly expansive bentonite was observed in some of the recovered bedrock cores. Groundwater was encountered in the northwest and northeast portions of the site at depths of 27.0 and 19.0 feet, respectively. However, groundwater was not encountered in the remaining portions of the site at the time of the investigation.

Geologic Hazards and Constraints (p. 3)

No geologic hazards or constraints were identified which would preclude development of this property. However, the presence of bentonite may impact the design and construction of foundations, pavements, etc. In addition, shallow bedrock may impact the design and construction. Rockfall hazards may also be created during site development.

Summary of Foundation Recommendations

- *Foundation Type* – Micro Piles. (p. 4)
- *Length* – Minimum of 30 feet. (p. 4)
- *Sleeved or Cased Length* – Minimum of 20 feet. (p. 5)
- *Maximum Allowable Skin Friction* – 1,500 psf. (p. 5)
- *Lateral Earth Pressure* – 65 pcf active. 85 pcf at-rest. (p. 6)

Summary of Pavement Recommendations (p. 6)

Internal Subdivision Roadways
EDLA = 10, Structural Number = 3.10

ALTERNATIVE	PAVEMENT SECTION (Inches)				
	Hot-Mix Asphalt Pavement	CDOT Class 6 Base Course	CDOT Class 3 Subbase Course	Concrete Pavement	TOTAL
A	3.0	13.0			16.0
B	4.0	10.0			14.0
C	3.0	6.0	10.0		19.0

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FIGURES

Figure 1 – Site Location Map

Figure 2 – Site Plan

APPENDICES

Appendix A – UDSA NRCS Soil Survey Data

Appendix B – Typed Boring Logs from Original Investigation

Appendix C – Typed Boring Logs from Current Investigation

Appendix D – Slope Stability Results

1.0 INTRODUCTION

As part of the continued development in Western Colorado, the Enclave at Redlands Mesa subdivision is proposed in Grand Junction. As part of the development process, Huddlestone-Berry Engineering and Testing, LLC (HBET) was retained by Enclave Development Group to conduct a geologic hazards and geotechnical investigation at the site.

1.1 Referenced Documents

A previous geotechnical investigation was conducted at the site and the results are summarized in a report titled *Geotechnical Investigation for West Ridges South, a Proposed Residential Subdivision located in the Redlands Mesa Area, Grand Junction, Colorado* by Western Colorado Testing, Inc. for Dynamic Investments, January 20, 2005.

1.2 Scope

As discussed above, a geologic hazards and geotechnical investigation was conducted for the proposed Enclave at Redlands Mesa subdivision in Grand Junction, Colorado. The scope of the investigation included the following components:

- Conducting a subsurface investigation to evaluate the subsurface conditions at the site to supplement the information in the referenced report.
- Providing recommendations for foundation type
- Providing recommendations for lateral earth pressure.
- Providing recommendations for pavements.
- Providing recommendations for drainage, grading, and general earthwork.
- Evaluating potential geologic hazards at the site.

The investigation and report were completed by a Colorado registered professional engineer in accordance with generally accepted geotechnical and geological engineering practices. This report has been prepared for the exclusive use of Enclave Development Group.

1.3 Site Location and Description

The site encompasses approximately 8 acres at 2345 W Ridges Boulevard in Grand Junction, Colorado. The project location is shown on Figure 1 – Site Location Map.

At the time of the investigation, site was open, and a large hill occupied the site. Site topography sloped down from the center portion of the site. Vegetation consisted primarily of grasses, weeds, brush, small to large bushes, and sparse trees. The site was bordered to the north by W Ridges Boulevard, to the west and south by the Redlands Mesa Golf Course, and to the east by apartment buildings.

1.4 Proposed Construction

The proposed subdivision is anticipated to include twenty-three duplex residential structures. New utilities and internal subdivision roadways will also be included in the development.

2.0 GEOLOGIC SETTING

2.1 Soils

Soils data was obtained from the USDA Natural Resource Conservation Service Web Soil Survey. The data indicates that the soils at the site consist of Persayo-Blackston complex, 6 to 45 percent slopes, Turley clay loam, 2 to 5 percent slopes. Soil survey data is included in Appendix A.

Structure construction in the site soils is described as being somewhat limited to very limited due to depth to soft bedrock and/or slope. The site soils are indicated to have a moderate potential for frost action, moderate to high risk of corrosion of uncoated steel, and low to high risk of corrosion of concrete.

2.2 Geology

According to the *Geologic Map of the Grand Junction Quadrangle, Mesa County, Colorado* (2002), the site is underlain by the Morrison and Burro-Canyon formations.

2.3 Groundwater

Groundwater was encountered in the northwest and northeast portions of the site, at depths of 27.0 and 19.0 feet in the subsurface, at the time of the current investigation. However, groundwater was not encountered across the remainder of the site.

3.0 FIELD INVESTIGATION

3.1 Original Subsurface Investigation

The original subsurface investigation was conducted on January 10, 2005 and consisted of four geotechnical borings, drilled to depths of between 6.5 and 14.0 feet below the existing ground surface. The locations of the borings are shown on Figure 2 – Site Plan. Typed boring logs are included in Appendix B.

As indicated on the logs, the subsurface conditions at the site were variable. However, the borings generally encountered approximately 0.5 to 1.75 feet of topsoil at the surface. With the exception of a boulder in B-3, the topsoil was underlain by soft to hard, fresh to highly weathered claystone, siltstone, and/or sandstone bedrock to the bottoms of the borings. Traces of bentonite were observed in some of the recovered samples. Groundwater was not encountered in these borings at the time of the investigation.

Individual core recoveries ranged from 40 to 100 percent. Rock Quality Designations (RQD's) of individual core runs ranged from 0 to 27 percent, indicating very poor quality bedrock.

3.2 Current Subsurface Investigation

The subsurface investigation was conducted on May 5th, 2022 and consisted of ten borings, drilled to depths of between 19.0 and 30.0 feet below the existing ground surface. The locations of the borings are shown on Figure 2. Typed boring logs from the current investigation are included in Appendix C.

As indicated on the logs, the subsurface conditions at the site were slightly variable. However, the borings generally encountered 1.0 foot of topsoil above silty sand or completely weathered sandstone to depths of between 4.0 and 5.0 feet. Below this, soft to hard, moderately weathered sandstone and siltstone bedrock extended to the bottoms of the borings. Bentonite was observed in some of the recovered samples. Groundwater was encountered in Boring B-4 at a depth of 27 feet and in Boring B-9 at 19 feet at the time of the investigation. Groundwater was not encountered in the remaining borings.

Individual core recoveries ranged from 8 to 98 percent. Rock Quality Designations (RQD's) of individual core runs ranged from 0 to 43 percent, indicating very poor to poor quality bedrock.

3.3 Field Reconnaissance

The field reconnaissance included walking the site during the subsurface investigation. In general, the site was undulating. However, no evidence of active landslides, debris flows, rockfalls, etc. was observed.

4.0 GEOLOGIC INTERPRETATION

4.1 Geologic Hazards

The primary geologic hazard identified on the site is the presence of highly expansive bentonite materials. However, site development work may also create rockfall hazards which could impact adjacent properties below the site.

4.2 Geologic Constraints

In general, the primary geologic constraint to construction at the site is the presence of shallow bedrock. However, highly expansive bentonite materials were also encountered at the site.

4.3 Water Resources

No water supply wells were observed on the property. As discussed previously, groundwater was encountered fairly deep in the subsurface at this site. Therefore, with proper design and construction, the proposed construction is not anticipated to adversely impact surface water or groundwater.

4.4 Mineral Resources

Potential mineral resources in Western Colorado generally include gravel, uranium ore, and commercial rock products such as flagstone. In general, based upon the size of the site and surrounding land use, HBET does not believe that any economically recoverable mineral resources exist at this site.

5.0 CONCLUSIONS

Based upon the available data sources, field investigation, and nature of the proposed construction, HBET does not believe that there are any geologic conditions which should preclude subdivision of the site. However, foundations, pavements, and earthwork will have to consider the impacts of shallow bedrock and/or expansive materials at the site. In addition, rockfall hazards should be evaluated and addressed during site development.

6.0 RECOMMENDATIONS

6.1 Foundations

As discussed above, highly expansive bentonite materials were encountered in the subsurface. Although the quantity of bentonite encountered in the borings was limited, bentonite is common to the geology of the area and the core recovered from the 4-inch diameter borings may not fully predict the actual thickness and/or extent of bentonite at this site. *Based upon our experience in the vicinity of the subject site, there is a significant risk of foundation movements due to expansion of the bentonite in the subsurface.*

In general, the foundation alternative providing the lowest risk of movement is the micro pile foundation and these are generally recommended for this site. A micro pile foundation provides similar support to that of a drilled pier foundation; however, micro piles have several distinct advantages. The drilling equipment used for micro piles can easily penetrate bedrock. Also, micro piles can be easily sleeved or cased to reduce uplift friction in the zone of moisture variation. In addition, load testing of micro piles is fairly easy.

For a micro pile foundation, it is recommended that micro piles have a minimum length of 30 feet. However, if moisture is encountered during drilling of the micro piles, the length of piles may need to be increased.

In order to reduce or eliminate uplift friction in the shallow bedrock, the upper 20 feet of the piles should be sleeved or cased. However, if subsurface moisture conditions differ than those encountered during the subsurface investigation, the sleeved or cased zone may need to be increased as directed by the engineer. An allowable skin friction value of 1,500 psf may be used for the bedrock below the sleeved or cased zone. To ensure friction capacity, pile load testing is strongly recommended. Grout used in the bond zone of the micro piles should have a minimum 28 day compressive strength of 3,000 psi.

In general, micro piles should be installed with a center-to-center spacing of greater than 3 feet. However, to the extent practical, smaller numbers of longer micro piles should be used in lieu of larger numbers of shorter piles. The longer the piles and larger the loads on the piles, the lower the risk of movement. A minimum 12-inch void should be provided below the grade beams to concentrate loadings on the piles. The void forms should also extend above the micro piles such that only the reinforcement bar contacts the grade beam. Alternatively, a 6-inch void form can be utilized; provided the void forms are completely removed after the grade beams cure.

6.2 Floor System and Exterior Flatwork Recommendations

As discussed previously, expansive bentonite materials are present in the subsurface at the site. Due to the fact that slabs-on-grade do not generate sufficient loads to resist movement, differential movement of slabs-on-grade is likely. Therefore, HBET recommends that a framed floor be utilized for interior floors. In addition, HBET recommends that framed floors or fully voided concrete slabs supported by the micro-piles be utilized for the garage floor and any decks/porches which include columns supporting roof loads.

Although some movements are likely over time, HBET recommends that exterior flatwork be constructed above a minimum of 24-inches of structural fill to improve the performance of the slabs. A lower risk alternative would be to utilize pavers for exterior flatwork. It is considerably less effort to reset pavers than to remove and replace concrete in the event of excessive differential movements.

Structural fill should consist of a non-expansive, non-free draining material such as crusher fines or CDOT Class 6 base course. Exterior concrete flatwork should not be tied into or otherwise connected to the foundations in any manner.

Prior to placement of structural fill, any bentonite materials exposed should be completely removed from the bottom of the excavation. In addition, it is recommended that the bottom of the excavation be proofrolled to identify any soft or weak materials. Soft or weak materials should be removed and replaced with structural fill. No moisture should be added to the subgrade below exterior flatwork.

Structural fill should extend laterally beyond the edges of exterior flatwork a minimum of 12-inches. Structural fill should be moisture conditioned, placed in maximum 8-inch loose lifts, and compacted to a minimum of 95% of the standard Proctor maximum dry density for fine grained soils and 90% of the modified Proctor maximum dry density for coarse grained soils, within $\pm 2\%$ of the optimum moisture content as determined in accordance with ASTM D698 and D1557C, respectively.

6.3 Corrosion of Concrete

As discussed previously, the USDA Soil Survey data suggests that the native soils have a low to high risk of corrosion of concrete. Therefore, at a minimum, Type I-II sulfate resistant cement is recommended for construction at this site.

The Soil Survey Data also indicates that the site soils have a moderate to high potential for corrosion of uncoated steel. Therefore, buried steel utilities or other buried steel structural elements should consider corrosion in their design.

6.4 Lateral Earth Pressures

Grade beams, stemwalls, basement walls, and/or any retaining walls should be designed to resist lateral earth pressures. For backfill consisting of the native soils or imported granular, *non-free draining*, non-expansive materials, we recommend that the walls be designed for an active equivalent fluid unit weight of 65 pcf in areas where no surcharge loads are present. An at-rest equivalent fluid unit weight of 85 pcf is recommended for basement or other braced walls. Lateral earth pressures should be increased as necessary to reflect any surcharge loading behind the walls. The native bedrock materials should not be used as backfill.

6.5 Drainage

Site grading and drainage are *critical* to the performance of the foundations and slabs-on-grade. Grading around the structures should be designed to carry precipitation and runoff away from the structures. It is recommended that the finished ground surface drop at least twelve inches within the first ten feet away from the structures. It is recommended that landscaping within five feet of the structures include primarily desert plants with low water requirements. In addition, it is recommended that irrigation within ten feet of foundations be minimized.

HBET recommends that surface downspout extensions be used which discharge a minimum of 15 feet from the structures or beyond the backfill zone, whichever is greater. However, if subsurface downspout drains are utilized, they should be carefully constructed of solid-wall PVC and should daylight at least 15 feet from the structures. In addition, an impermeable membrane is recommended below subsurface downspout drain lines to limit the potential for leaks in the subsurface drains to impact the structures. Dry wells should not be used.

In order to limit the potential for surface moisture to adversely impact the structure, perimeter foundation drains are recommended. In general, the perimeter foundation drains should consist of prefabricated drain materials or a perforated pipe and gravel systems with the flowlines of the drains at the bottoms of the foundations (at the highest point). The prefabricated drain materials or gravel should extend along basement walls to within 36-inches of the finished grade. The perimeter drains should slope at a minimum of 1.0% to daylight or to sumps with pumps. The drains should also include an impermeable membrane at the base to limit the potential for moisture to infiltrate vertically down below the foundations.

6.6 General Excavations

As discussed previously, shallow bedrock is present at the site. Based upon the results of the subsurface investigation, the bedrock is weathered. As a result, it is anticipated that the top few feet of the bedrock can be excavated using properly sized equipment. However, deeper excavations may require an excavator mounted rock chisel, blasting, chemical fracturing, etc.

Excavations in areas where bedrock is not present at the site may stand for short periods of time but should not be considered to be stable. Therefore, trenching and excavations should be sloped back, shored, or shielded for worker protection in accordance with applicable OSHA standards. The native sand soils at the site generally classify as Type C soil with regard to OSHA's *Construction Standards for Excavations*. For Type C soils, the maximum allowable slope in temporary cuts is 1.5H:1V.

For the bedrock materials, vertical cut slopes may be possible. However, HBET should be contacted to evaluate the condition of the bedrock at the time of construction to develop specific recommendations for temporary slopes.

6.7 Site Grading

Based upon the available grading plans, significant cuts and fills will be included in the site development. Cuts and fills of up to approximately twenty feet are anticipated.

The geotechnical boring data included in the referenced report indicates that claystone and/or sandstone bedrock exists in the cut areas at depths of between approximately 2.0 and 5.0 feet. The bedrock units in this area are fairly flat lying and as indicated on the boring logs, the bedrock ranges from highly weathered to fresh with most of the bedrock being classified as moderately weathered. Based upon the boring logs and upon our extensive experience in the Redlands Mesa area, the strength of the bedrock is such that a failure plane will NOT develop through the bedrock. As a result, no analysis is necessary and the proposed 2H:1V cut slopes will be stable.

In general, HBET believes that the proposed fills at this site will be constructed using the native soils and may include boulders, etc. generated from bedrock excavation in the cut sections. In general, HBET recommends that native materials used as grading fill at this site consist of material screened to 12-inch minus. In addition, the native materials should be well graded to provide adequate strength. HBET should be provided the opportunity to evaluate all native materials proposed for use as grading fill prior to placement.

Prior to placement of grading fills, it is recommended that the subgrade be scarified to a depth of 6 to 8-inches, moisture conditioned, and re-compacted to a minimum of 95% of the standard Proctor maximum dry density, within $\pm 2\%$ of the optimum moisture content as determined in accordance with ASTM D698. The subgrade along existing slopes should be benched as necessary to provide for placement of grading fills above level surfaces. Grading fill materials should be moisture conditioned and placed in loose lifts of thickness determined by HBET depending upon the nominal grain size of the materials. Grading fill materials should be compacted to 98% of the modified Proctor maximum dry density, within $\pm 2\%$ of the optimum moisture content as determined in accordance with ASTM D1557C. Non-testable materials should be proofrolled to HBET's satisfaction.

In order to evaluate the proposed fill slopes, HBET completed stability analysis using the Slope/W computer software program. Based upon the boring data in the referenced report, bedrock is anticipated to be shallow at the base of the fills. However, for conservatism in the analysis, HBET did not include the bedrock in the model and assumed the entire fill and foundation materials consisted of native soils and/or excavated bedrock materials. For conservatism, HBET included a traffic surcharge of 100 pcf. The following soil parameters were used in the analysis for the grading fill:

$$\begin{aligned}\gamma &= 120 \text{ pcf} \\ c' &= 0 \\ \phi' &= 34^\circ\end{aligned}$$

The results of the analysis (attached) indicate a minimum Factor-of-Safety (FS) of 3.591 for the proposed fill slopes. This is well in excess of the FS of 1.5 generally accepted for long-term stability. As a result, HBET believes that the proposed fill slopes of up to 2H:1V will be stable. The results of the analysis are included in Appendix D.

6.8 Pavements

The proposed construction is anticipated to include internal subdivision roadways. From the subsurface investigation, the pavement subgrade materials at the site consist primarily of shallow bedrock. However, expansive materials were observed in the bedrock. Therefore, the recommended minimum Resilient Modulus of 3,000 psi was used for the pavement design.

Based upon the subgrade conditions and anticipated traffic loading, asphalt and concrete pavement section alternatives were developed in accordance with AASHTO design procedures. The following minimum pavement section alternatives are recommended:

Internal Subdivision Roadways

EDLA = 10, Structural Number = 3.10

ALTERNATIVE	PAVEMENT SECTION (Inches)				
	Hot-Mix Asphalt Pavement	CDOT Class 6 Base Course	CDOT Class 3 Subbase Course	Concrete Pavement	TOTAL
A	3.0	13.0			16.0
B	4.0	10.0			14.0
C	3.0	6.0	10.0		19.0

Based upon our experience in the Grand Valley, HBET believes that some of the pavement heave observed in the area is due to the combination of Type A lots and attached sidewalks. Runoff from Type A lots can infiltrate into the base course behind the sidewalk and then migrate below the pavement section. As a result, HBET recommends that the roadway subgrade and pavement section have a consistent cross slope in one direction rather than a conventional crown.

In areas of detached sidewalk, a small drainage ditch should be constructed between the roadway and sidewalk to move stormwater away from the pavement section. The roadway cross slope should be towards the ditch. Where an attached sidewalk is used, HBET recommends an underdrain below the sidewalk where soil is present in the subgrade to move stormwater away from the pavement section. The roadway cross slope should be towards the underdrain. However, where hard bedrock is present in the subgrade, alternatives to the underdrain may be considered and these should be evaluated at the site during construction.

Prior to roadway construction, the roadway prism should be stripped of all topsoil, fill, or other unsuitable materials. In addition, any bentonite exposed in the subgrade should be completely removed and replaced with structural fill material approved by HBET. In areas where soil is present in the subgrade, it is recommended that the subgrade soils be scarified to a depth of 12-inches; moisture conditioned, and recompacted to a minimum of 95% of the standard Proctor maximum dry density, within $\pm 2\%$ of optimum moisture as determined by AASHTO T-99. In areas where bedrock is shallow, it is recommended that the native bedrock be proofrolled prior to placement of base course or subbase course. No moisture should be added to the bedrock.

Aggregate base course and subbase course should be placed in maximum 9-inch loose lifts, moisture conditioned, and compacted to a minimum of 95% and 93% of the maximum dry density, respectively, at -2% to $+3\%$ of optimum moisture content as determined by AASHTO T-180. In addition to density testing, base course should be proofrolled to verify subgrade stability.

It is recommended that Hot-Mix Asphaltic (HMA) pavement conform to CDOT grading SX or S specifications and consist of an approved 75 gyration Superpave method mix design. HMA pavement should be compacted to between 92% and 96% of the maximum theoretical density. An end point stress of 50 psi should be used. It is recommended that rigid pavements consist of CDOT Class P concrete or alternative approved by the Engineer. In addition, pavements should conform to local specifications.

The long-term performance of the pavements is dependent on positive drainage away from the pavements. Ditches, culverts, and inlet structures in the vicinity of paved areas must be maintained to prevent ponding of water on the pavement.

7.0 GENERAL

The recommendations included above are based upon the results of the subsurface investigation and on our local experience. These conclusions and recommendations are valid only for the proposed construction.

As discussed previously, the subsurface conditions at the site were variable. However, the precise nature and extent of any subsurface variability may not become evident until construction. As a result, it is recommended that HBET provide construction materials testing and engineering oversight during the entire construction process.

It is important to note that the recommendations herein are intended to reduce the risk of structural movement and/or damage, to varying degrees, associated with expansion of the subsurface materials. However, HBET cannot predict long-term changes in subsurface moisture conditions and/or the precise magnitude or extent of volume change in the subsurface materials. Where significant increases in subsurface moisture occur due to poor grading, improper stormwater management, utility line failure, excess irrigation, or other cause, either during construction or the result of actions of the property owners, several inches of movement are possible. In addition, any failure to comply with the recommendations in this report releases Huddlestone-Berry Engineering & Testing, LLC of any liability with regard to the performance of structures, flatwork, etc. at this site.

Huddlestone-Berry Engineering and Testing, LLC is pleased to be of service to your project. Please contact us if you have any questions or comments regarding the contents of this report.

Respectfully Submitted:
Huddlestone-Berry Engineering and Testing, LLC

Michael A. Berry, P.E.
Vice President of Engineering



FIGURES

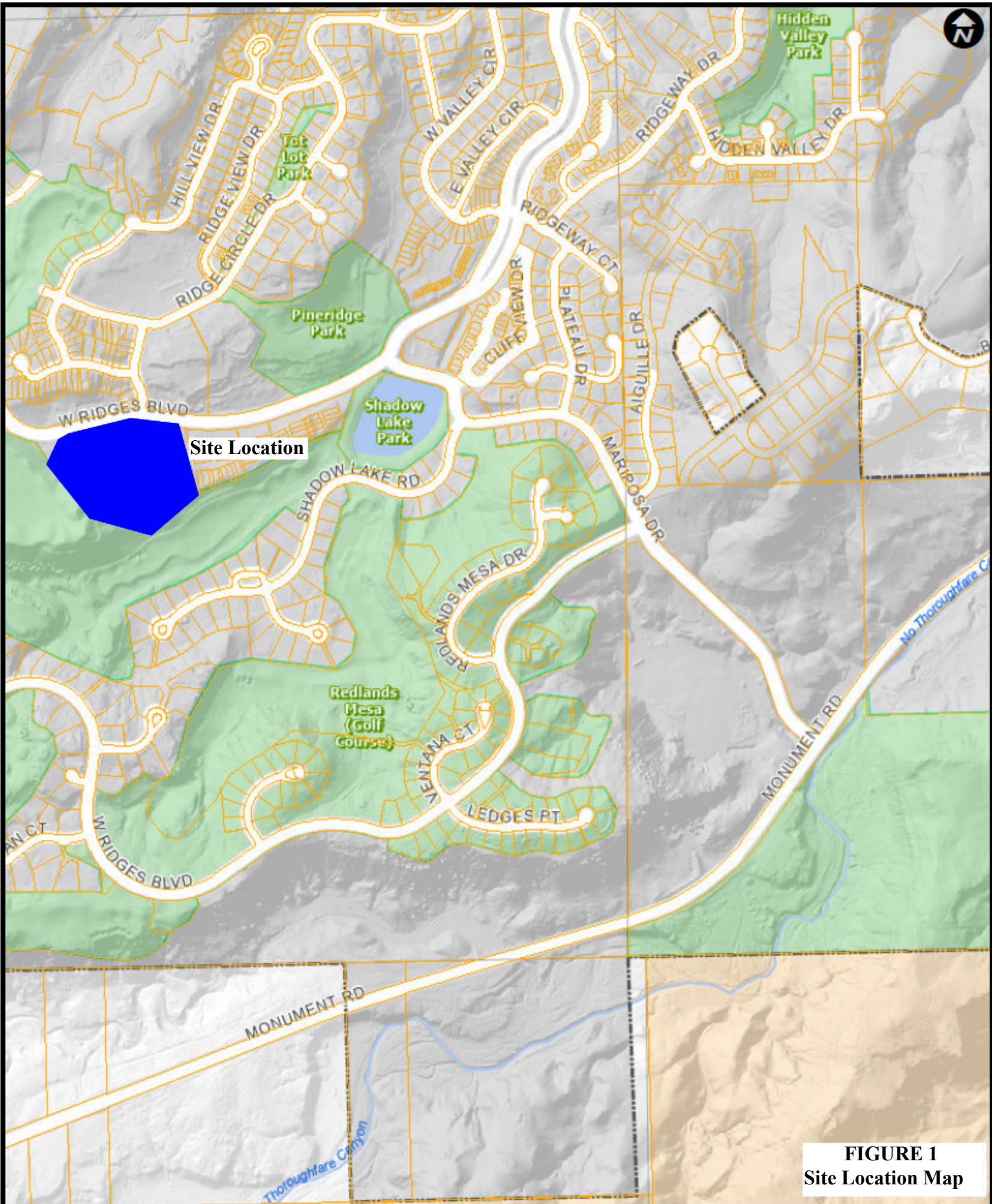
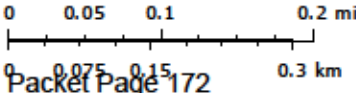


FIGURE 1
Site Location Map

Mesa County Map

The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Records office or the courts. In addition, the representations of location in this GIS cannot be substituted for actual legal surveys. The information contained herein is believed accurate and suitable for the limited use, and subject to the limitations, set forth above, Mesa County makes no warranty as to the accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damage, including consequential damage, which may flow from the user's use of this information.

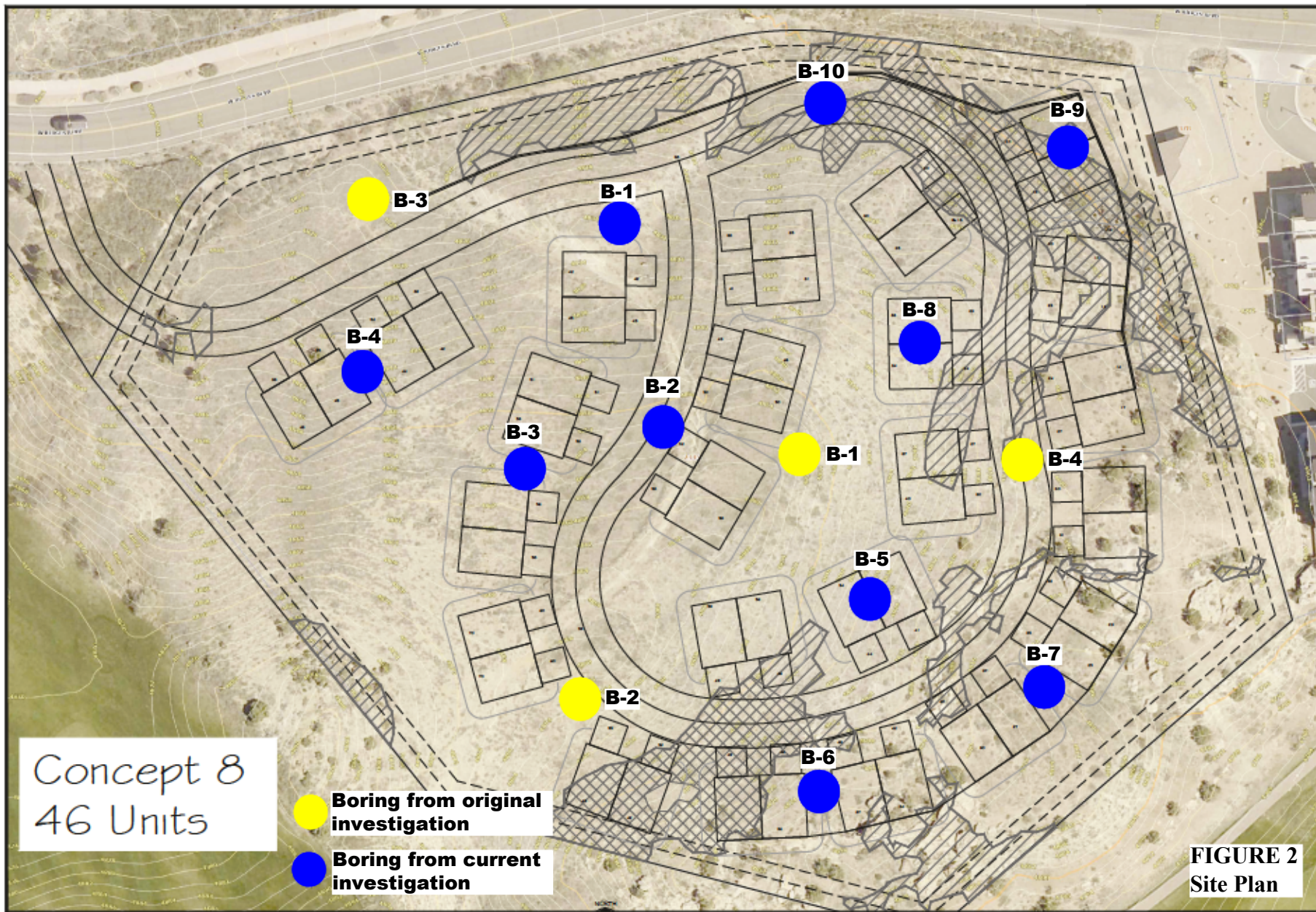


Print Date: June 15, 2022



Mesa County, Colorado

GIS/IT Department
gis.mesacounty.us



DRAWN BY: CRL CHECKED: 2136 JOB NO.: DATE: 11-18-21 REVISIONS:	Enclave at Redlands Mesa		
		 CALIFORNIA ROBERTS & ASSOCIATES, INC. LAND PLANNING AND LANDSCAPE ARCHITECTURE 220 N. 7TH STREET GRAND JUNCTION, CO 81501 PHONE: 970.241.1111 WWW.CALROBERTS.COM	
			Enclave at Redlands Mesa
			CONCEPT PLAN
			8

FIGURE 2
Site Plan

APPENDIX A
Soil Survey Data

Soil Map—Mesa County Area, Colorado




Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey
Packet Page 175


6/15/2022
Page 1 of 3

MAP LEGEND


Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Mesa County Area, Colorado

Survey Area Data: Version 12, Sep 2, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 24, 2020—Jul 8, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
87	Persayo-Blackston complex, 6 to 45 percent slopes	7.4	90.4%
TrC	Turley clay loam, 2 to 5 percent slopes	0.8	9.6%
Totals for Area of Interest		8.2	100.0%

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description

Mesa County Area, Colorado

87—Persayo-Blackston complex, 6 to 45 percent slopes

Map Unit Setting

National map unit symbol: k0bh

Elevation: 4,500 to 6,000 feet

Mean annual precipitation: 6 to 9 inches
Mean annual air temperature: 50 to 55 degrees F
Frost-free period: 140 to 180 days
Farmland classification: Not prime farmland

Map Unit Composition

Persayo and similar soils: 65 percent
Blackston and similar soils: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Persayo

Setting

Landform: Pediments
Landform position (two-dimensional): Backslope
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Cretaceous source residuum weathered from calcareous shale

Typical profile

Ap - 0 to 4 inches: silty clay loam
C - 4 to 15 inches: silty clay loam
Cr - 15 to 60 inches: bedrock

Properties and qualities

Slope: 6 to 45 percent
Depth to restrictive feature: 10 to 20 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately high (0.00 to 0.28 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 40 percent
Gypsum, maximum content: 10 percent
Maximum salinity: Very slightly saline to moderately saline (2.0 to 8.0 mmhos/cm)
Sodium adsorption ratio, maximum: 5.0
Available water supply, 0 to 60 inches: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): 6s
Land capability classification (nonirrigated): 7c
Hydrologic Soil Group: D
Ecological site: R034BY109UT - Desert Loamy Clay (Shadscale)
Hydric soil rating: No

Description of Blackston

Setting

Landform: Pediments

Landform position (two-dimensional): Toeslope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from sandstone and shale

Typical profile

Ap - 0 to 3 inches: gravelly loam
Bk1 - 3 to 7 inches: gravelly clay loam
Bk2 - 7 to 15 inches: very gravelly sandy clay loam
2Bk3 - 15 to 35 inches: extremely gravelly sandy loam
2C - 35 to 60 inches: extremely gravelly sand

Properties and qualities

Slope: 6 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.21 to 0.71 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Gypsum, maximum content: 5 percent
Maximum salinity: Nonsaline to slightly saline (1.0 to 4.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): 6e
Land capability classification (nonirrigated): 7c
Hydrologic Soil Group: C
Ecological site: R034BY106UT - Desert Loam (Shadscale)
Hydric soil rating: No

TrC—Turley clay loam, 2 to 5 percent slopes

Map Unit Setting

National map unit symbol: k0d9
Elevation: 4,500 to 4,800 feet
Mean annual precipitation: 6 to 9 inches
Mean annual air temperature: 50 to 55 degrees F
Frost-free period: 140 to 180 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Turley and similar soils: 90 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Turley

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Cretaceous slope alluvium derived from sandstone and shale

Typical profile

Ap - 0 to 10 inches: clay loam
C1 - 10 to 20 inches: fine sandy loam
C2 - 20 to 30 inches: clay loam
C3 - 30 to 60 inches: loam

Properties and qualities

Slope: 2 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.21 to 0.71 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Gypsum, maximum content: 4 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 5e
Hydrologic Soil Group: C
Ecological site: R034BY106UT - Desert Loam (Shadscale)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Mesa County Area, Colorado
Survey Area Data: Version 12, Sep 2, 2021

Dwellings and Small Commercial Buildings

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. This table shows the degree and kind of soil limitations that affect dwellings and small commercial buildings.

The ratings in the table are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development. *Not limited* indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. *Somewhat limited* indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. *Very limited* indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Information in this table is intended for land use planning, for evaluating land use alternatives, and for planning site investigations prior to design and construction. The information, however, has limitations. For example, estimates and other data generally apply only to that part of the soil between the surface and a depth of 5 to 7 feet. Because of the map scale, small areas of different soils may be included within the mapped areas of a specific soil.

The information is not site specific and does not eliminate the need for onsite investigation of the soils or for testing and analysis by personnel experienced in the design and construction of engineering works.

Government ordinances and regulations that restrict certain land uses or impose specific design criteria were not considered in preparing the information in this table. Local ordinances and regulations should be considered in planning, in site selection, and in design.

Report—Dwellings and Small Commercial Buildings

[Onsite investigation may be needed to validate the interpretations in this table and to confirm the identity of the soil on a given site. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The table shows only the top five limitations for any given soil. The soil may have additional limitations]

Dwellings and Small Commercial Buildings—Mesa County Area, Colorado							
Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
87—Persayo-Blackston complex, 6 to 45 percent slopes							
Persayo	65	Very limited		Very limited		Very limited	
		Slope	1.00	Depth to soft bedrock	1.00	Depth to soft bedrock	1.00
		Depth to soft bedrock	0.50	Slope	1.00	Slope	1.00
Blackston	25	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00
TrC—Turley clay loam, 2 to 5 percent slopes							
Turley	90	Not limited		Not limited		Somewhat limited	
						Slope	0.01

Data Source Information

Soil Survey Area: Mesa County Area, Colorado

Survey Area Data: Version 12, Sep 2, 2021

Soil Features

This table gives estimates of various soil features. The estimates are used in land use planning that involves engineering considerations.

A *restrictive layer* is a nearly continuous layer that has one or more physical, chemical, or thermal properties that significantly impede the movement of water and air through the soil or that restrict roots or otherwise provide an unfavorable root environment. Examples are bedrock, cemented layers, dense layers, and frozen layers. The table indicates the hardness and thickness of the restrictive layer, both of which significantly affect the ease of excavation. *Depth to top* is the vertical distance from the soil surface to the upper boundary of the restrictive layer.

Subsidence is the settlement of organic soils or of saturated mineral soils of very low density. Subsidence generally results from either desiccation and shrinkage, or oxidation of organic material, or both, following drainage. Subsidence takes place gradually, usually over a period of several years. The table shows the expected initial subsidence, which usually is a result of drainage, and total subsidence, which results from a combination of factors.

Potential for frost action is the likelihood of upward or lateral expansion of the soil caused by the formation of segregated ice lenses (frost heave) and the subsequent collapse of the soil and loss of strength on thawing. Frost action occurs when moisture moves into the freezing zone of the soil. Temperature, texture, density, saturated hydraulic conductivity (Ksat), content of organic matter, and depth to the water table are the most important factors considered in evaluating the potential for frost action. It is assumed that the soil is not insulated by vegetation or snow and is not artificially drained. Silty and highly structured, clayey soils that have a high water table in winter are the most susceptible to frost action. Well drained, very gravelly, or very sandy soils are the least susceptible. Frost heave and low soil strength during thawing cause damage to pavements and other rigid structures.

Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens uncoated steel or concrete. The rate of corrosion of uncoated steel is related to such factors as soil moisture, particle-size distribution, acidity, and electrical conductivity of the soil. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The steel or concrete in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the steel or concrete in installations that are entirely within one kind of soil or within one soil layer.

For uncoated steel, the risk of corrosion, expressed as *low*, *moderate*, or *high*, is based on soil drainage class, total acidity, electrical resistivity near field capacity, and electrical conductivity of the saturation extract.

For concrete, the risk of corrosion also is expressed as *low*, *moderate*, or *high*. It is based on soil texture, acidity, and amount of sulfates in the saturation extract.

Report—Soil Features

Soil Features—Mesa County Area, Colorado									
Map symbol and soil name	Restrictive Layer				Subsidence		Potential for frost action	Risk of corrosion	
	Kind	Depth to top	Thickness	Hardness	Initial	Total		Uncoated steel	Concrete
		<i>Low-RV-High</i>	<i>Range</i>		<i>Low-High</i>	<i>Low-High</i>			
		<i>In</i>	<i>In</i>		<i>In</i>	<i>In</i>			
87—Persayo-Blackston complex, 6 to 45 percent slopes									
Persayo	Paralithic bedrock	10-15-20	—	Weakly cemented	0	0	Moderate	High	High
Blackston		—	—		0	0	Moderate	Moderate	Moderate
TrC—Turley clay loam, 2 to 5 percent slopes									
Turley		—	—		0	0	Moderate	Moderate	Low

Data Source Information

Soil Survey Area: Mesa County Area, Colorado

Survey Area Data: Version 12, Sep 2, 2021



APPENDIX B
Typed Boring Logs from Original Investigation



**WESTERN
COLORADO
TESTING,
INC.**

Project: West Ridges South Subdivision
Location: Grand Junction, Colorado
Job No.: 213104 **Date:** 1/10/2005

BORING LOG

BORING NO.	LOCATION OF BORING	STATION	ELEVATION	DATUM	DRILLER	INSPECTOR
B-1	Central portion of property				Ager Drilling	M. Berry
WATER LEVEL OBSERVATIONS		DRILL RIG		DRILLING METHODS		
		CME 45 Track		Solid stem augers, NX wireline coring		
0 HOUR	24 HOUR	TOTAL DEPTH	REMARKS			
-	-	14.0 ft				

DEPTH FT.	SAMPLE DATA						GEOLOGIC DESCRIPTION AND REMARKS	LABORATORY DATA					DEPTH FT.
	SAMPLE NO. & TYPE	"N" BLOWS /FT	REC (%)	RQD (%)	MOIST	USCS		MC (%)	DRY DENS (pcf)	PI	Swell (%)	Soluble Sulfates (ppm)	
0							Silty Clay with Sand, Gravel, and Organics (TOPSOIL), brown, moist						0
2							Claystone, trace bentonite, gray, soft to medium, moderately to highly weathered, bedding not apparent, extremely closely to closely spaced fractures						2
4													4
6	R1		71	0		ROCK	Siltstone, grayish tan, soft to medium, slightly to highly weathered, thinly bedded, extremely closely to widely spaced fractures						6
8	R2		93	27		ROCK					-0.1		8
10							9.0-14.0 ft: 1-inch thick bentonite interbeds						10
12	R3		100	0									12
14													14

FIGURE



WESTERN
COLORADO
TESTING,
INC.

Project: West Ridges South Subdivision
Location: Grand Junction, Colorado
Job No.: 213104 Date: 1/10/2005

BORING LOG

BORING NO.	LOCATION OF BORING	STATION	ELEVATION	DATUM	DRILLER	INSPECTOR								
B-2	SW portion of property				Ager Drilling	M. Berry								
WATER LEVEL OBSERVATIONS		DRILL RIG		DRILLING METHODS										
		CME 45 Track		Solid stem augers, NX wireline coring										
0 HOUR	24 HOUR	TOTAL DEPTH		REMARKS										
-	-	11.0 ft												
DEPTH FT.	SAMPLE DATA						GEOLOGIC DESCRIPTION AND REMARKS	LABORATORY DATA					DEPTH FT	
	SAMPLE NO. & TYPE	"N" BLOWS /FT	REC (%)	RQD (%)	MOIST	USCS		MC (%)	DRY DENS (pcf)	PI	Swell (%)	Soluble Sulfates (ppm)		
0							Silty Clay with Sand, Gravel, and Organics (TOPSOIL), brown, moist							0
2							Claystone, trace bentonite, gray, soft, highly weathered, bedding not apparent, very broken							2
4														4
6	R1		40	0		ROCK				16				6
8														8
10	R2		80	0		ROCK				17				10
12							Siltstone, gray, medium, moderately weathered							12
14														14

FIGURE



**WESTERN
COLORADO
TESTING,
INC.**

Project: West Ridges South Subdivision
Location: Grand Junction, Colorado
Job No.: 213104 **Date:** 1/10/2005

BORING LOG

BORING NO.	LOCATION OF BORING	STATION	ELEVATION	DATUM	DRILLER	INSPECTOR
B-3	NW portion of property				Ager Drilling	M. Berry
WATER LEVEL OBSERVATIONS		DRILL RIG		DRILLING METHODS		
		CME 45 Track		Solid stem augers, NX wireline coring		
0 HOUR	24 HOUR	TOTAL DEPTH	REMARKS			
-	-	6.5 ft				

DEPTH FT.	SAMPLE DATA						GEOLOGIC DESCRIPTION AND REMARKS	LABORATORY DATA					DEPTH FT.
	SAMPLE NO. & TYPE	"N" BLOWS /FT	REC (%)	RQD (%)	MOIST	USCS		MC (%)	DRY DENS (pcf)	PI	Swell (%)	Soluble Sulfates (ppm)	
0							Silty Clay with Sand, Gravel, and Organics (TOPSOIL), brown, moist Boulder						0
2							Sandstone, tan, medium to hard, moderately weathered, bedding not apparent, extremely closely to closely spaced fractures						2
4	R1		80	0		ROCK	Core barrel jammed in hole at 6.5 ft. Recovered bit appeared to have been damaged by something in subsurface. Hole terminated at 6.5 ft.						4
6													6
8													8
10													10
12													12
14													14

FIGURE



WESTERN
COLORADO
TESTING,
INC.

Project: West Ridges South Subdivision
Location: Grand Junction, Colorado
Job No.: 213104 Date: 1/10/2005

BORING LOG

BORING NO.	LOCATION OF BORING	STATION	ELEVATION	DATUM	DRILLER	INSPECTOR							
B-4	E. portion of property				Ager Drilling	M. Berry							
WATER LEVEL OBSERVATIONS		DRILL RIG		DRILLING METHODS									
		CME 45 Track		Solid stem augers, NX wireline coring									
8 HOUR	24 HOUR	TOTAL DEPTH	REMARKS										
-	-	9.0 ft											
DEPTH FT.	SAMPLE DATA						GEOLOGIC DESCRIPTION AND REMARKS	LABORATORY DATA					DEPTH FT.
	SAMPLE NO. & TYPE	"N" BLOWS /FT	REC (%)	RQD (%)	MOIST	USCS		MC (%)	DRY DENS (pcf)	PI	Swell (%)	Soluble Sulfates (ppm)	
0							Silty Clay with Sand, Gravel, and Organics (TOPSOIL), brown, moist						0
2							Sandstone, tan, hard, fresh, bedding not apparent, massive						2
4													4
6	R1		96	96		ROCK							6
8													8
10													10
12													12
14													14

FIGURE

APPENDIX C
Typed Boring Logs from Current Investigation



Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-1

PAGE 1 OF 1

CLIENT Enclave Development Group, LLC

PROJECT NAME Enclave at Redlands Mesa

PROJECT NUMBER 02484-0001

PROJECT LOCATION Grand Junction, CO

DATE STARTED 5/5/22 COMPLETED 5/5/22

GROUND ELEVATION _____ HOLE SIZE 4-Inch

DRILLING CONTRACTOR S. McKracken

GROUND WATER LEVELS:

DRILLING METHOD Simco 2000 Track Rig

AT TIME OF DRILLING Dry

LOGGED BY BS CHECKED BY MAB

AT END OF DRILLING Dry

NOTES _____

AFTER DRILLING --

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, dense	SS 1	67	24-27							
5		SANDSTONE, gray to tan, medium hard to hard, moderately weathered	RC 1	65 (27)								
10			RC 2	53 (8)								
15			RC 3	63 (27)								
20			RC 4	78 (13)								
		SILTSTONE, reddish-purple, medium hard, moderately weathered										
25		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 5	67 (17)								
		Bottom of hole at 29.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22



Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-2

PAGE 1 OF 1

CLIENT Enclave Development Group, LLC

PROJECT NAME Enclave at Redlands Mesa

PROJECT NUMBER 02484-0001

PROJECT LOCATION Grand Junction, CO

DATE STARTED 5/5/22 COMPLETED 5/5/22

GROUND ELEVATION _____ HOLE SIZE 4-Inch

DRILLING CONTRACTOR S. McKracken

GROUND WATER LEVELS:

DRILLING METHOD Simco 2000 Track Rig

AT TIME OF DRILLING Dry

LOGGED BY BS CHECKED BY MAB

AT END OF DRILLING Dry

NOTES _____

AFTER DRILLING --

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, dense	SS 1	67	28-34							
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 1	60 (0)								
10			RC 2	67 (5)								
15		SILTSTONE, red, soft to medium hard, moderately weathered	RC 3	57 (8)								
20			RC 4	75 (5)								
25			RC 5	0 (0)								
30		Bottom of hole at 30.0 feet.	SS 2	100	30							

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22



Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-3

PAGE 1 OF 1

CLIENT Enclave Development Group, LLC

PROJECT NAME Enclave at Redlands Mesa

PROJECT NUMBER 02484-0001

PROJECT LOCATION Grand Junction, CO

DATE STARTED 5/5/22 COMPLETED 5/5/22

GROUND ELEVATION _____ HOLE SIZE 4-Inch

DRILLING CONTRACTOR S. McKracken

GROUND WATER LEVELS:

DRILLING METHOD Simco 2000 Track Rig

AT TIME OF DRILLING Dry

LOGGED BY BS CHECKED BY MAB

AT END OF DRILLING Dry

NOTES _____

AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, dense	SS 1	100	7-14-21 (35)							
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 1	65 (7)								
10			RC 2	73 (5)								
15			RC 3	0 (0)								
20			RC 4	92 (7)								
25		SILTSTONE, red, medium hard, moderately weathered	RC 5	93 (7)								
30		Bottom of hole at 30.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22



Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-4

PAGE 1 OF 1

CLIENT Enclave Development Group, LLC

PROJECT NAME Enclave at Redlands Mesa

PROJECT NUMBER 02484-0001

PROJECT LOCATION Grand Junction, CO

DATE STARTED 5/5/22 COMPLETED 5/5/22

GROUND ELEVATION _____ HOLE SIZE 4-Inch

DRILLING CONTRACTOR S. McCracken

GROUND WATER LEVELS:

DRILLING METHOD Simco 2000 Track Rig

▽ AT TIME OF DRILLING 27.0 ft

LOGGED BY BS CHECKED BY MAB

▽ AT END OF DRILLING 27.0 ft

NOTES _____

AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5												
		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered										
			RC 1	37 (13)								
10												
		SILTSTONE, reddish-purple, soft to medium hard, moderately weathered										
			RC 2	69 (0)								
15												
			RC 3	62 (0)								
20												
		SANDSTONE with BENTONITE Lenses, tan to green, soft to hard, moderately weathered										
			RC 4	88 (12)								
25												
			RC 5	83 (22)								
		Bottom of hole at 29.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22



Huddlestone-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-5

PAGE 1 OF 1

CLIENT Enclave Development Group, LLC

PROJECT NAME Enclave at Redlands Mesa

PROJECT NUMBER 02484-0001

PROJECT LOCATION Grand Junction, CO

DATE STARTED 5/5/22 COMPLETED 5/5/22

GROUND ELEVATION _____ HOLE SIZE 4-Inch

DRILLING CONTRACTOR S. McKracken

GROUND WATER LEVELS:

DRILLING METHOD Simco 2000 Track Rig

AT TIME OF DRILLING Dry

LOGGED BY BS CHECKED BY MAB

AT END OF DRILLING Dry

NOTES _____

AFTER DRILLING --

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 1	87 (0)								
		SILTSTONE, reddish-purple, soft to medium hard, moderately weathered										
10		SANDSTONE with BENTONITE Lenses, tan to green, soft to hard, moderately weathered	RC 2	97 (33)								
15			RC 3	95 (27)								
20			RC 4	57 (17)								
		Bottom of hole at 24.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22



Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-6

PAGE 1 OF 1

CLIENT Enclave Development Group, LLC

PROJECT NAME Enclave at Redlands Mesa

PROJECT NUMBER 02484-0001

PROJECT LOCATION Grand Junction, CO

DATE STARTED 5/5/22 COMPLETED 5/5/22

GROUND ELEVATION _____ HOLE SIZE 4-Inch

DRILLING CONTRACTOR S. McKracken

GROUND WATER LEVELS:

DRILLING METHOD Simco 2000 Track Rig

AT TIME OF DRILLING Dry

LOGGED BY BS CHECKED BY MAB

AT END OF DRILLING Dry

NOTES _____

AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered										
			RC 1	78 (12)								
10			RC 2	83 (20)								
15			RC 3	55 (7)								
20			RC 4	57 (13)								
25		SILTSTONE, reddish-purple, soft to medium hard, moderately weathered	RC 5	100 (10)								
30		Bottom of hole at 30.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22



Huddlestone-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-7

PAGE 1 OF 1

CLIENT Enclave Development Group, LLC

PROJECT NAME Enclave at Redlands Mesa

PROJECT NUMBER 02484-0001

PROJECT LOCATION Grand Junction, CO

DATE STARTED 5/5/22 COMPLETED 5/5/22

GROUND ELEVATION _____ HOLE SIZE 4-Inch

DRILLING CONTRACTOR S. McKracken

GROUND WATER LEVELS:

DRILLING METHOD Simco 2000 Track Rig

AT TIME OF DRILLING Dry

LOGGED BY BS CHECKED BY MAB

AT END OF DRILLING Dry

NOTES _____

AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered										
			RC 1	80 (0)								
10			RC 2	73 (10)								
15		SILTSTONE, reddish-purple, soft to medium hard, moderately weathered										
			RC 3	83 (8)								
20		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered										
			RC 4	95 (43)								
25			RC 5	67 (0)								
30		Bottom of hole at 30.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22



Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-8

PAGE 1 OF 1

CLIENT Enclave Development Group, LLC

PROJECT NAME Enclave at Redlands Mesa

PROJECT NUMBER 02484-0001

PROJECT LOCATION Grand Junction, CO

DATE STARTED 5/5/22 COMPLETED 5/5/22

GROUND ELEVATION _____ HOLE SIZE 4-Inch

DRILLING CONTRACTOR S. McCracken

GROUND WATER LEVELS:

DRILLING METHOD Simco 2000 Track Rig

AT TIME OF DRILLING Dry

LOGGED BY BS CHECKED BY MAB

AT END OF DRILLING Dry

NOTES _____

AFTER DRILLING --

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 1	53 (13)								
10			RC 2	93 (10)								
15		SILTSTONE, reddish-purple, soft to medium hard, moderately weathered	RC 3	85 (10)								
20			RC 4	80 (13)								
25		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered										
		SILTSTONE, reddish-purple, soft to medium hard, moderately weathered	RC 5	33 (0)								
		Bottom of hole at 29.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22



Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-9

PAGE 1 OF 1

CLIENT Enclave Development Group, LLC

PROJECT NAME Enclave at Redlands Mesa

PROJECT NUMBER 02484-0001

PROJECT LOCATION Grand Junction, CO

DATE STARTED 5/5/22 COMPLETED 5/5/22

GROUND ELEVATION _____ HOLE SIZE 4-Inch

DRILLING CONTRACTOR S. McKracken

GROUND WATER LEVELS:

DRILLING METHOD Simco 2000 Track Rig

▽ AT TIME OF DRILLING 19.0 ft

LOGGED BY BS CHECKED BY MAB

▽ AT END OF DRILLING 19.0 ft

NOTES _____

AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5		SILTSTONE with BENTONITE Lenses, purple to green, soft, moderately weathered										
			RC 1	90 (0)								
10			RC 2	98 (0)								
15		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered										
			RC 3	98 (13)								
		Bottom of hole at 19.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22



Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-10

PAGE 1 OF 1

CLIENT Enclave Development Group, LLC

PROJECT NAME Enclave at Redlands Mesa

PROJECT NUMBER 02484-0001

PROJECT LOCATION Grand Junction, CO

DATE STARTED 5/5/22 COMPLETED 5/5/22

GROUND ELEVATION _____ HOLE SIZE 4-Inch

DRILLING CONTRACTOR S. McKracken

GROUND WATER LEVELS:

DRILLING METHOD Simco 2000 Track Rig

AT TIME OF DRILLING Dry

LOGGED BY BS CHECKED BY MAB

AT END OF DRILLING Dry

NOTES _____

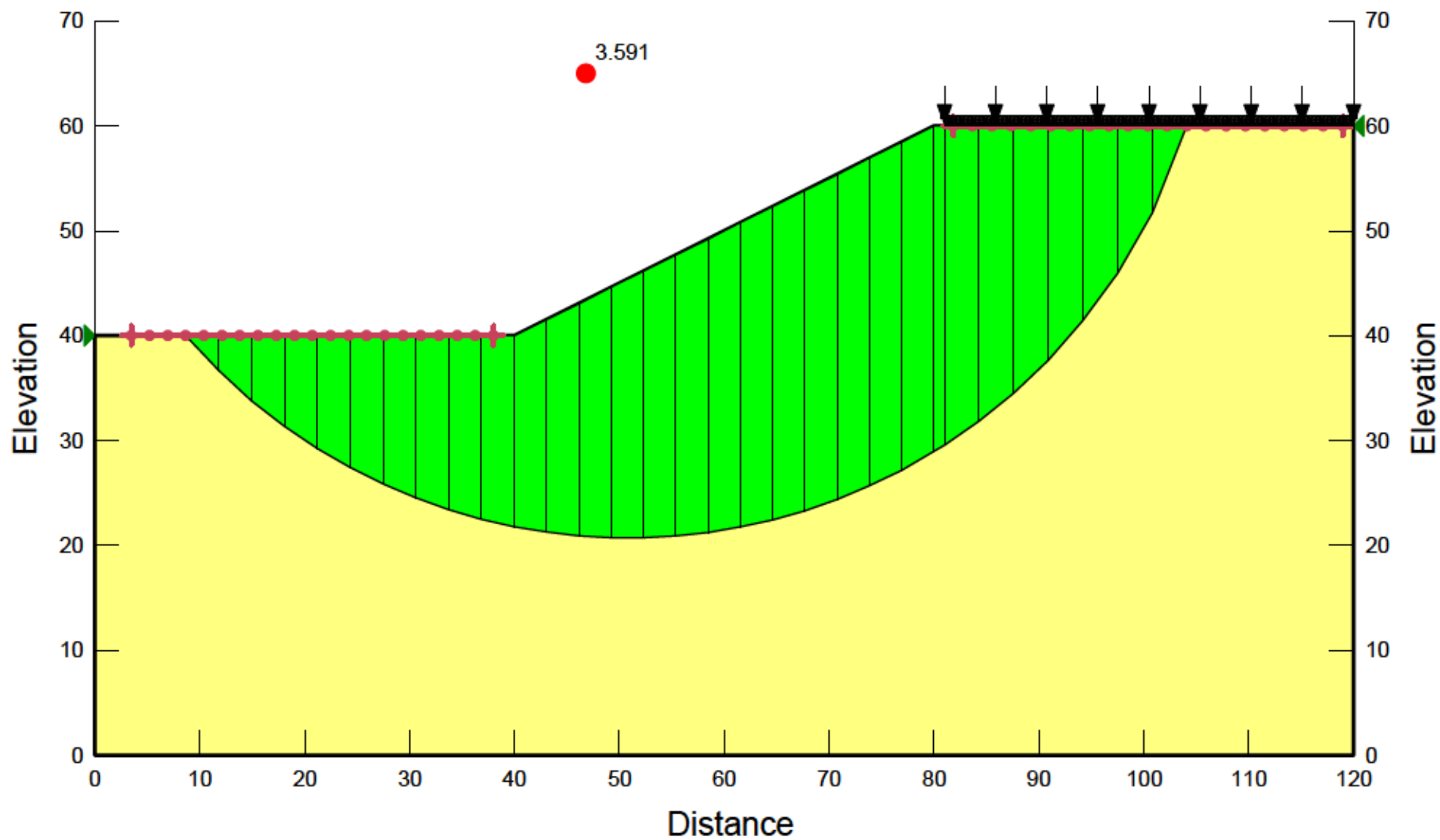
AFTER DRILLING --

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to hard, moderately weathered										
		SILTSTONE, reddish-purple, soft to medium hard, moderately weathered	RC 1	92 (0)								
10		SANDSTONE with BENTONITE Lenses, tan to green, soft to hard, moderately weathered	RC 2	53 (10)								
15			RC 3	68 (13)								
20			RC 4	87 (7)								
25			RC 5	8 (0)								
30		Bottom of hole at 30.0 feet.										

APPENDIX D
Slope Stability Results

Enclave at Redlands Mesa
Fill Slopes



COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Matthew L. Morgan
State Geologist and Director

April 14, 2023

Kristen Ashbeck
City of Grand Junction
Public Works and Planning
250 N. 5th Street
Grand Junction, CO 81501

Location:
SW $\frac{1}{4}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 20
T1S, R1W of the Ute Meridian
39.056, -108.6176

Subject: The Enclave ODP – W Ridges Blvd
City of Grand Junction Plan Case # PLD-2022-887; CGS Unique No. MA-23-0014

Dear Kristen:

The referral documents included the Geotechnical Response to Comments and updated Geotechnical and Geologic Hazards Investigation (Huddleston-Berry Engineering & Testing, LLC (HBET), March 29, 2023).

Due to the expansive nature of the subsurface materials within this site, HBET recommends a micro pile foundation system for structures within this development. CGS agrees with HBET and their updated recommendation on page 5, "Framed floors be utilized for interior floors" and "framed floors or fully voided concrete slabs supported by the micropiles be utilized for the garage floor and any decks/porches...." HBET makes appropriate recommendations for mitigating the site's geologic hazards and constraints.

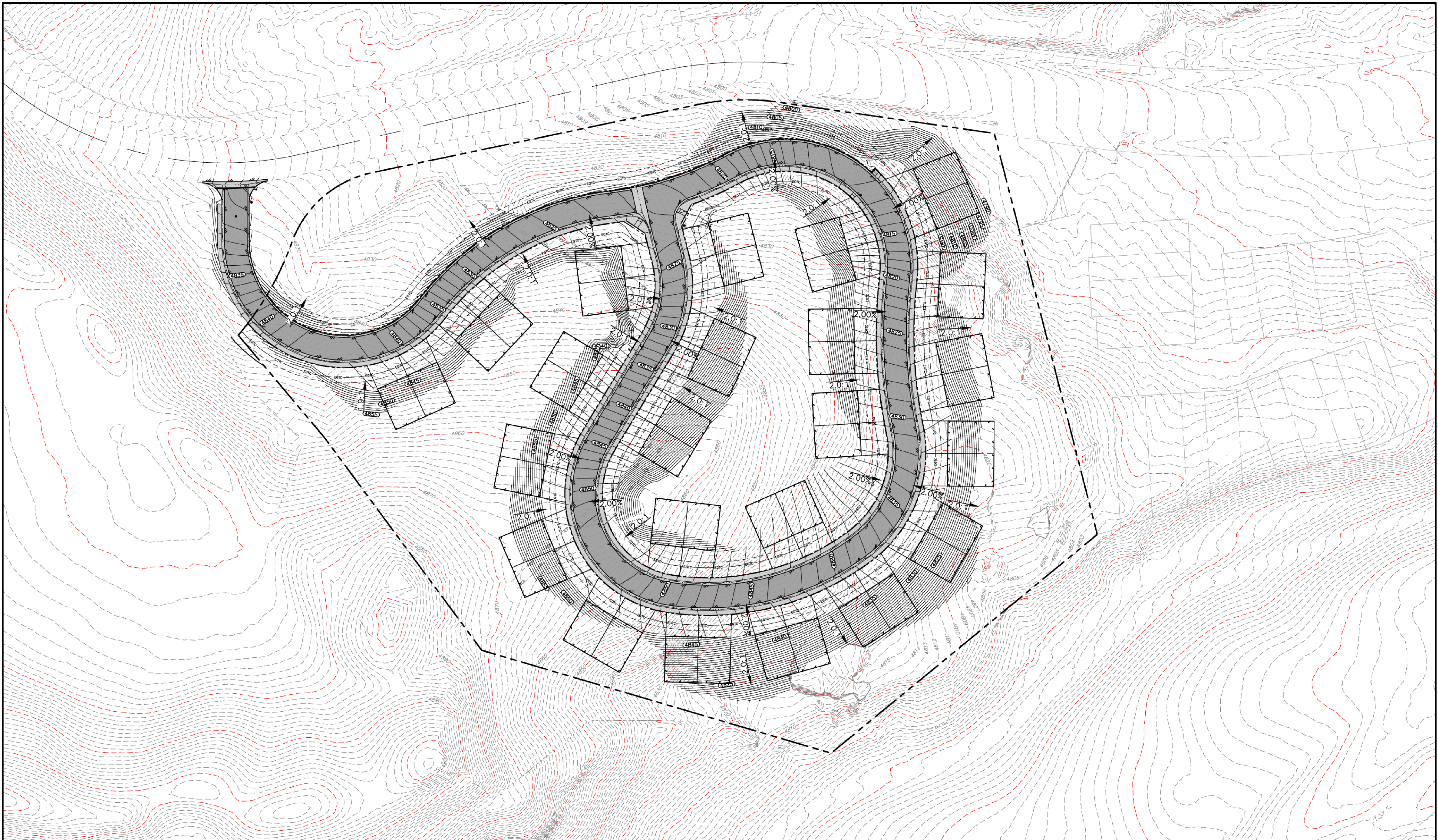
HBET's response to our comments, revised slope stability analysis, and updated report satisfactorily address CGS's previous comments. Provided rockfall hazards are evaluated during site development and HBET's recommendations are strictly adhered to, CGS has no further objection to the Outline Development Plan.



Thank you for the opportunity to review and comment on this project. If you have questions or need further review, please call me at (303) 384-2632 or email acrandall@mines.edu.

Sincerely,

A handwritten signature in black ink that reads "Amy Crandall".

Amy Crandall, P.E.
Engineering Geologist






UNCC
800.922.1987
www.uncc.org
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

Project Benchmark
TBD

NORTHING: —
EASTING: —
ELEVATION: —
DATUM SOURCE: MCLCS Zone "GVA" (NAVD 83)




SCALE
(FEET)
0 40 80
HORIZONTAL
VERTICAL: n/a
CONTOUR INTERVAL: 1 FT

PROJECT PHASE: Concept
DATE ISSUED: 25.Aug.2022

NO.	DATE	REVISION	BY

S:\PROJECTS\2040 Enclave Development Group\001 2345 W Ridges Blvd\Design\DWG\03-Model\2040-001 Corridor Slope Exhibit (1).dwg [Layout1] 8/26/2022 12:09:59 PM

PRELIMINARY



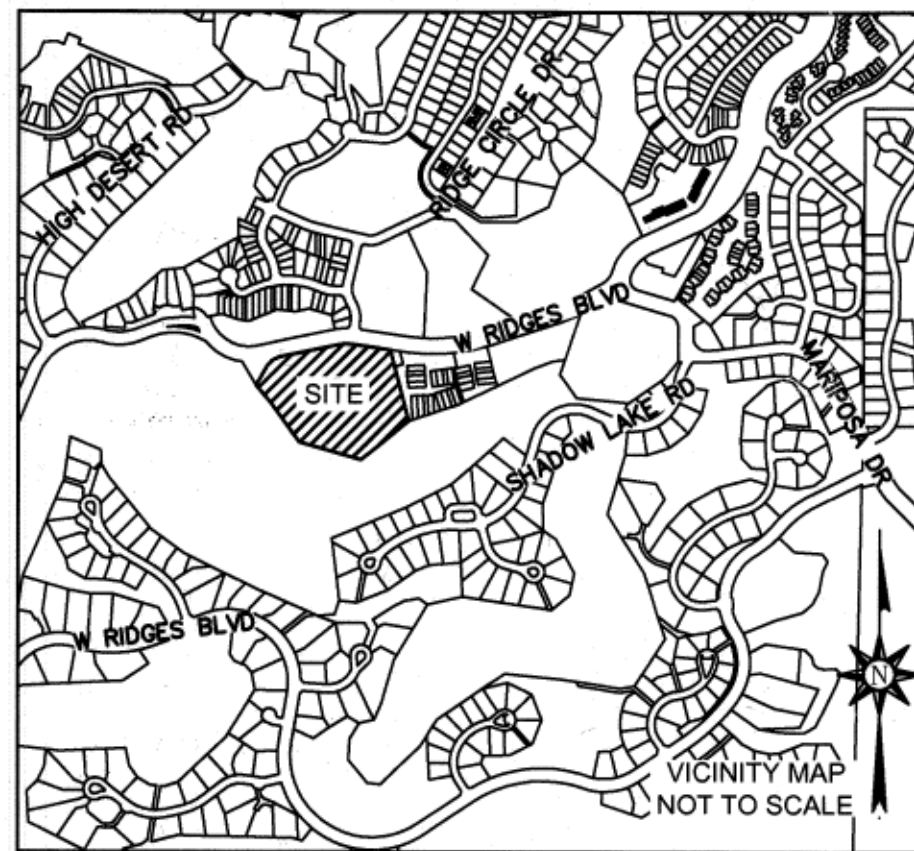
RIVER CITY
CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rcwest.com

DRAWN BY: djf | PROJECT: 2040-001
CHECKED BY: jwm
ORIGINAL SHEET SIZE: 22 x 34

ENCLAVE DEVELOPMENT GROUP
2345 W Ridges Blvd
Hillside Grading Exhibit

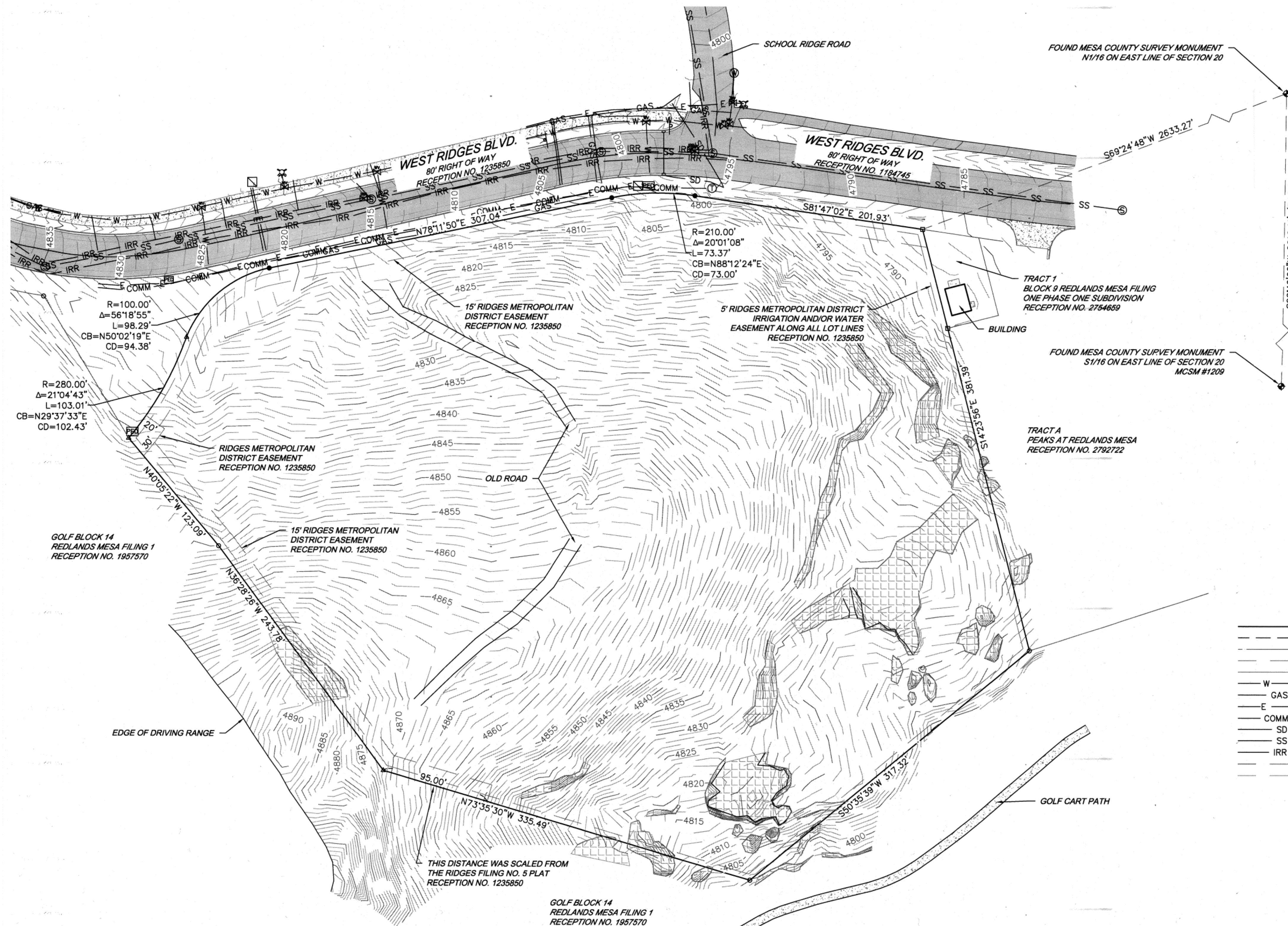
Ex 1

ENCLAVE DEVELOPMENT GROUP LLC	
2345 W. Ridges Blvd.	
Utility Composite Overall	C5



IMPROVEMENT SURVEY PLAT

Located in the SW1/4NE1/4, SE1/4NW1/4,
NE1/4SW1/4, and NW1/4SE1/4 of Section 20,
Township 1 South, Range 1 West, Ute Meridian,
City of Grand Junction, Mesa County, Colorado



SURVEY NOTES:

1. Linear units are in U.S. Survey Feet.
2. Title information provided by the Mesa County Assessor- Real Property Public Information System.
3. The bearings and distances shown hereon represent the results of the Legal Description related to grid north of the Mesa County Local Coordinate System with respect to the physical locations of accepted survey monuments.
4. 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.

PARCEL DESCRIPTION:

Reception No: 2916175
Lot 1, Block Twenty-Seven, Ridges Filing No. Five (Reception No. 1235850)

More particularly described as:
A parcel of land situated in Section 20, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as follows:
Commencing at the N1/16 corner on the East line of said Section 20, from whence the S1/16 corner on the East line of Section 20 bears S00°46'02\"/>

Said parcel contains 7.61 acres.

BASIS OF BEARINGS:

The bearing between the North 1/16 corner on the West line of Section 20, Township 1 South, Range 1 West of the Ute Meridian, a found Mesa County Survey Monument and the South 1/16 corner on the West line of Section 20, Township 1 South, Range 1 West of the Ute Meridian, a found alloy cap, MCSM No. 1209 is S00°46'02\"/>

CERTIFICATION:

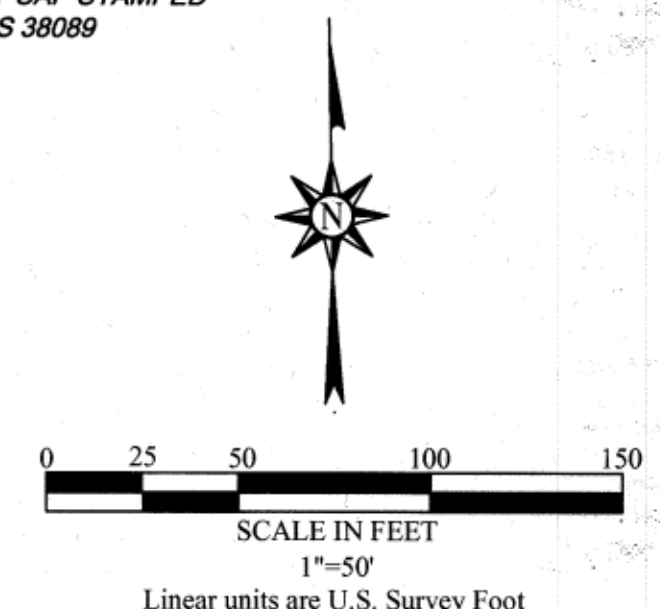
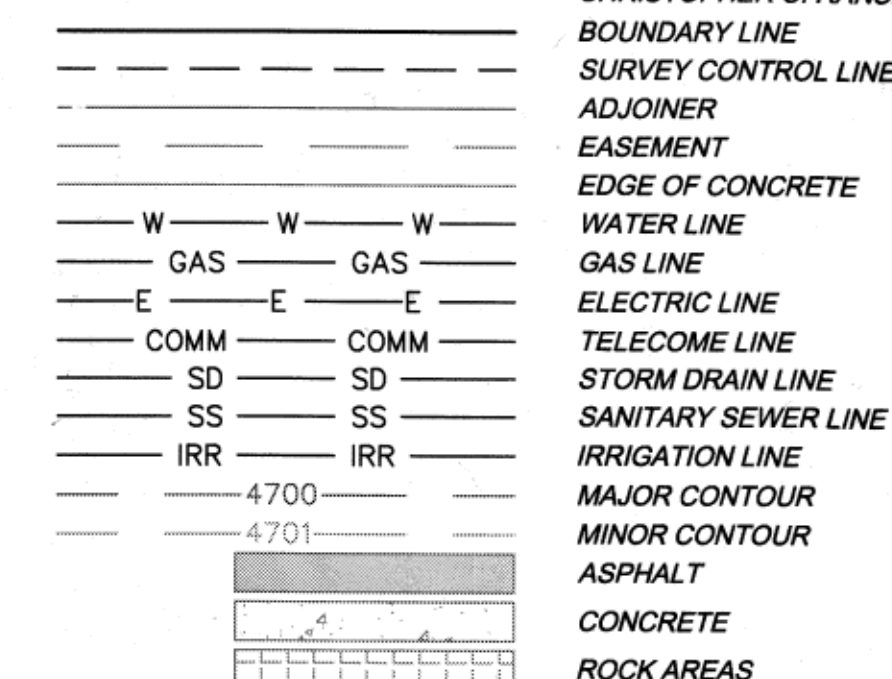
I, Alexandre B. Lheritier, a registered Professional Land Surveyor in the State of Colorado, do hereby certify the Improvement Survey Plat represented hereon was performed by me or under my responsible charge. It is based upon my professional knowledge, information, and belief according to acceptable standards of practice and the laws of the State of Colorado. This statement is not a guarantee or warranty, either expressed or implied.



Alexandre B. Lheritier
Colorado PLS 38464

LEGEND:

- ◆ SURVEY CONTROL MONUMENT
- △ FOUND YELLOW PLASTIC CAP MARKED PARAGON PLS 9980
- FOUND 2\"/>



LAND SURVEY DEPOSITS

Mesa County Surveyor's Office
Date: 2/1/2022
Deposit No: 6481-22

2345 W. Ridges Blvd. Section 20, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado	
SURVEYED BY: ABL/RAC	Kaart Surveying, LLC
DRAWN BY: ABL/RAC	734 Main Street
JOB #: 2760121	Grand Junction, CO 81501
DATE 12/13/2021	970.201.4081 surveying@kaart.com

DEPOSIT 6481-22

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT (PD) OUTLINE
DEVELOPMENT PLAN (ODP) FOR THE ENCLAVE AT REDLANDS MESA DEVELOPMENT
THEREBY AMENDING THE OVERALL PLAN FOR THE RIDGES LOCATED AT 2345
WEST RIDGES BOULEVARD**

Recitals:

Specialized Communication Services Real Estate LLC (Applicant) is proposing a planned development (Project or PD) to be known as The Enclave at Redlands Mesa. The Project is to be constructed on 7.6 acres of land located at 2345 West Ridges Boulevard within The Ridges development. The proposed PD will establish an Outline Development Plan (ODP) for the property to be developed within a 5-year timeframe which constitutes an amendment to the overall plan for The Ridges.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, (Code) the Planning Commission conducted a hearing and at the conclusion thereof recommended approval of the proposed PD ODP, finding the ODP conforms with the 2020 One Grand Junction Comprehensive Plan Principles and Strategies, the land use designation of Residential Low for the overall Ridges, the rezone criteria, and the PD ODP criteria of the Code.

After public notice and public hearing, the Grand Junction City Council finds for the reasons stated in the record that the PD ODP zone district conforms with all applicable Principles and Strategies, the Residential Low land use designation of the overall Ridges, the Comprehensive Plan amendment criteria, the rezone criteria and the PD ODP criteria.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT IN CONSIDERATION OF THE FOREGOING RECITALS AND THE RECORD OF THE ACTION OF THE PLANNING COMMISSION AND THE CITY COUNCIL, THE PROPERTY DESCRIBED BELOW IS HEREBY ZONED PLANNED DEVELOPMENT (PD) AND THE OUTLINE DEVELOPMENT PLAN (ODP) ALL AS ESTABLISHED, DEPICTED AND DESCRIBED IN EXHIBITS 1-2 and 2-2 ATTACHED HERETO DATED APRIL 29, 2023, AND FOUND IN CITY COMMUNITY DEVELOPMENT DEPARTMENT FILE PLD-2022-887 IS ADOPTED WITH THE EXHIBITS BEING INCORPORATED BY THIS REFERENCE AS IF FULLY SET FORTH ALL OF WHICH ARE APPROVED FOR THE FOLLOWING DESCRIBED PROPERTY.

A parcel of land located in Section 20, Township 1 South, Range 1 West, of the Ute Meridian, Grand Junction, Mesa County, Colorado, described as follows:

Lot 1, Block Twenty-seven of The Ridges Filing No. Five (Reception No. 1235850), AND that

portion of West Ridges Boulevard right-of-way vacated by Reception No. _____, Grand Junction, Mesa County, Colorado more particularly described as:

Beginning at the northeasterly corner of said Lot 1, whence the easterly most corner bears S14°23'56"E 381.39 feet; running thence along the boundary of said Lot 1 the following five (5) courses: (1) S14°23'56"E 381.39 feet; (2) thence S50°35'39"W 317.32 feet; (3) thence N73°35'30"W 335.49 feet; (4) thence N36°28'26"W 243.78 feet; (5) thence N40°05'22"W 123.09 feet; thence N30°52'17"W 145.52 feet to a point of non-tangent curve and the new West Ridges Boulevard right-of-way; thence along said right-of-way the following four (4) courses: (1) along a curve to the left 97.39 feet (Curve Data: Radius = 290.00 feet, Delta = 19°14'27", Chord Bears N87°49'00"E 96.93 feet); (2) thence N78°11'50"E 410.00 feet; (3) thence along a curve to the right 73.37 feet (Curve Data: Radius = 210.00 feet, Delta = 20°01'08", Chord Bears N88°12'24"E 73.00 feet); (4) thence S81°47'02"E 201.93 feet to the Point of Beginning.

Parcel contains 7.84 acres.

INTRODUCED on first reading this 7th day of June 2023 and ordered published in pamphlet form.

ADOPTED on second reading this ____ day of _____ 2023 and ordered published in pamphlet form.

Anna Stout
President of the Council

ATTEST:

Amy Phillips
City Clerk

THE ENCLAVE

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1000000000

CONCLUSIONS

STEWART H. BOYD

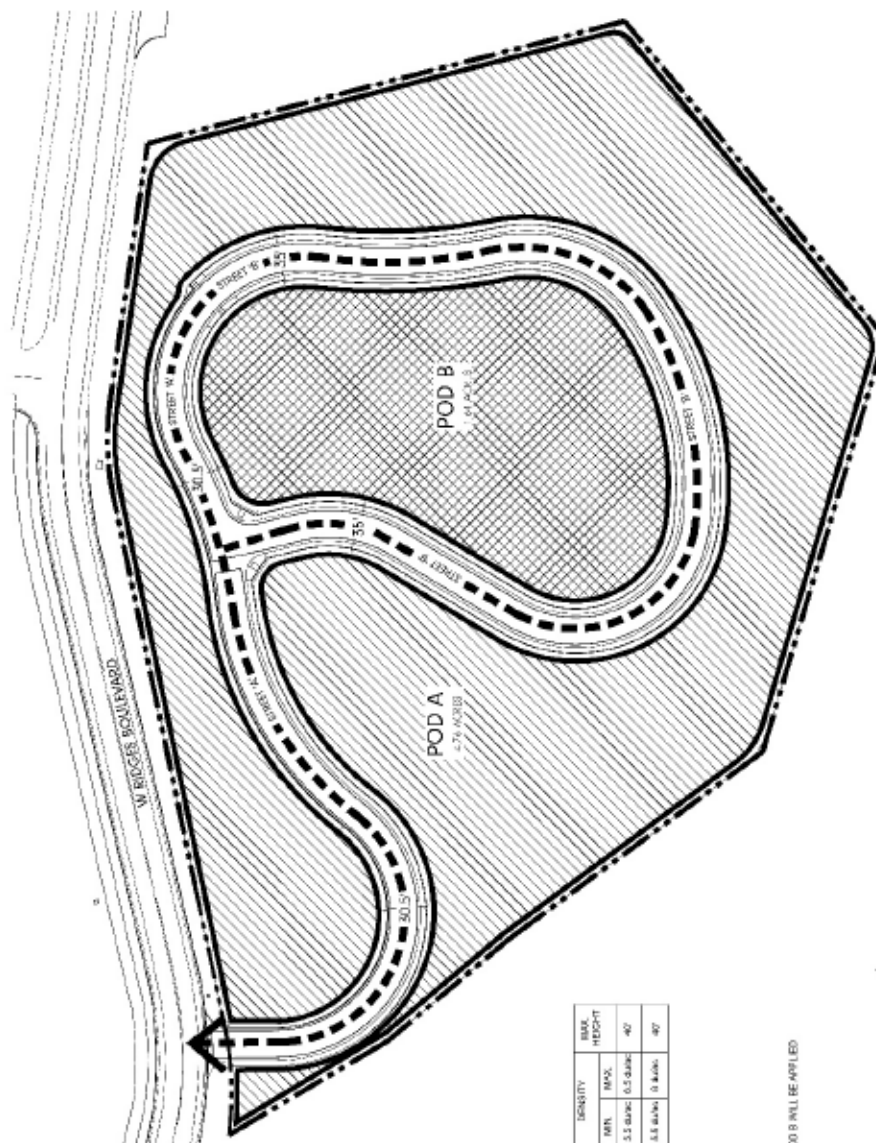
0200

References

1. 20.2025 (Tue) - Over and
2. 20.2025 (Tue) - Over and
3. 20.2025 (Tue) - Over and



1-2



LAND USE	AREA	% OF SITE
TOTAL AREA	47,811 ACRES (RWSL)	100 %
RESIDENTIAL		
FCD A	1,1515 ACRES	24 %
FCD B	2,2711 ACRES	48 %
RIGHT OF WAY		
FCD A & B	2,1211 ACRES	45 %
OPEN SPACE		
FCD A	2,2448 ACRES	47 %
FCD B	1,8009 ACRES	38 %

PROPOSED ZONE DIMENSIONAL STANDARDS

	MIN LOT SIZE		MINIMUM SETTINGS				MAX. LOT COVERAGE		DENSITY		BANK HEIGHT
	AREA (SQ. FT.)	WIDTH (FT.)	PERCENT	SIZE	REAR	MIN.	MAX.	MIN.	MAX.		
FOO & B	1,300	25'	15' 1" 20% 2.25"	9"	10' 1" 9"	5.5 sq/acre	0.5 sq/acre	40'			
FOO & C	3,000	40'	15' 1" 25% 2.25"	9"	10' 1" 9"	5.5 sq/acre	0.5 sq/acre	40'			

ALL OTHERS ARE STRONGLY ADVISED TO ATTACH NO INFORMATION.

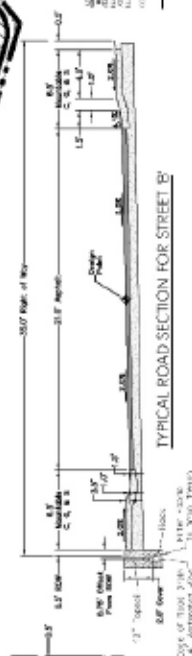
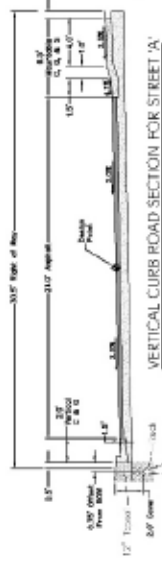
UNIT PRINCIPAL EMPLOYERS

2. MINIMUM FRONT YARD SETBACK FOR GARAGE DOORS SHALL BE 20 FEET.

19. ADDRESS ONLY AT RIGHT MARGIN

UNIVERSITY

PHYSICIAN:
A FINAL PLAN FOR THE ENDOCRINE AT REGULAR MEETING FOR BOTH FOOD A AND FOOD B WILL BE APPLIED FOR WITHIN 5 YEARS OF THE DATE OF THE APPROVED ORDINANCE.



Kristen Ashbeck

From: Brad Higginbotham <brad@gjproperties.com>
Sent: Tuesday, May 16, 2023 3:26 PM
To: Kristen Ashbeck
Subject: The Comment Line Says Comments on The Enclave X9116 Are Closed

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

...though the mailer says we have until 5:30 PM on May 22 to comment in advance. We just wanted to register support for the project, PLD-2022-887 and ENV-2022-657, from Michael B and Shawna R Higginbotham, Sr of 321 Ventana Ct, GJ, 81507, as the proposed density is only about 2/3 of the allowable density and the project will add value to all of the surrounding properties. A great add to the neighborhood and considerate use of the parcel.

Regards,

Michael B and Shawna R Higginbotham, Sr.

Her meeting May 23rd and City Council June 21.

Kris Ashbeck
Planner, Mesa Co. Development
Plan Hillside Exception
250 N. 5th Street
Grand Junction, CO 81501

5/20/23

Dear Ms. Ashbeck,

The proposal for the exception is not at all acceptable. This allows dwellings too close to the course and in harms way for property damage, potential human injury, and continual danger from trespassing golf balls. My wife and our neighbor had a dangerous situation from one of many and continually hit rogue golfballs. On two occasions a remedy was proposed to us for the course by Taylor Fence but a response was not given by the course. Simply, it is too close to the usable course and allowing this variance with the dwellings would be a travesty. Recently, a court ruling did not protect a golf club from liability and, by decision, the City should not be part of the future potential for catastrophes, tragedies, or legal situations. A large settlement legal case occurred and was won by residents for dangerous trespassing balls near Boston. This appeal reflects our view and we live very close to the proposal site. Congestion may be another issue.

Sincerely,

Tom & Brenda M. Kelley

Tom and Brenda Kelley
The Peaks at Redlands Mesa
Redlands Mesa Golf Course
382 W. Ridges Blvd. Unit D
Grand Junction, CO 81507

2057brenda@gmail.com
Phones: (970) 242-6164
(970) 596-9960
(970) 644-2177

Kristen Ashbeck

From: DANIEL WENZINGER <dwenzinger@comcast.net>
Sent: Monday, May 22, 2023 1:48 PM
To: Kristen Ashbeck
Subject: 2345 W Ridges Boulevard, ODP Variance Request.

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

Dear Kris,

I hope I'm sending this email to the correct person, if not I would appreciate you forwarding it to the correct person.

I will not be able to attend the planning commission meeting, but would like to comment on the 30% slope variance. It is in my opinion this variance request is not appropriate for the location. The developers of Redland Mesa and surrounding communities have made tremendous efforts to work around, and within the existing terrain. By doing so, this has provided for interesting streetscapes with complementing housing product and desirable communities'.

I find the 30% slope variance request interesting. Before moving to GJ, I was in the real estate development/construction business. We developed and constructed residential communities along the Front Range, from Fort Collins to Colorado Springs. When we purchased a parcel of land and began the planning an entitlement phases, the existing terrain was a major consideration. It was always our intent, and also the same for the many municipalities we were working with, to develop a product which fit the existing topography. Substantial earthmoving of the natural slope to fit a desired product was not an alternative. Additionally, the effect such a variance would have on the adjacent properties should be a major consideration. In this case the Redlands Mesa Golf Course, the Peaks townhome community and the Casa de Luz development.

I hope the Planning Commission takes this into consideration at tomorrows hearing. As the developer/builder should have the burden to work within the parameters of the existing slope if they intend to improve the property.

Dan Wenzinger
334 Red Ridge Ct.
Grand Junction, CO. 81507
(303) 564-1315



Grand Junction Planning Commission

Regular Session

Item #4.

Meeting Date: May 23, 2023

Presented By: Nicole Galehouse, Interim Planning Supervisor

Department: Community Development

Submitted By: Nicole Galehouse, Interim Planning Supervisor

Information

SUBJECT:

Consider an ordinance amending the Zoning And Development Code Section 21.04.030 Use Specific Standards, specifically subsection (h) Short-Term Rentals, and Section 21.10.020 Terms Defined in the Grand Junction Municipal Code.

RECOMMENDATION:

Staff recommends approval of this request

EXECUTIVE SUMMARY:

Staff proposes these amendments to the City's short-term rental (STR) regulations based on direction from the 2020 One Grand Junction Comprehensive Plan and staff recommendations related to the 2021 Grand Junction Housing Strategy report.

Short-term rentals have a growing presence in Grand Junction. STRs offer a mix of benefits and burdens to the city. The benefits include additional income for property owners and additional lodging tax revenue for the City. On the other hand, STRs may also strain the local housing market by removing housing options from local residents and weakening the social networks of local neighborhoods.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The city developed its current regulatory process for short-term rental (STR) operations in late 2018. That process consists of a permit application, building inspection, tax license, and an annual renewal process. Since that time the number of STR operations have steadily grown. In October of 2022 the City had just over 180 registered, compliant STR operations, with an estimated 40 additional STR operations in some stage of application, renewal, or non-compliance.

STR operations offer a unique option for visitors to the area and generate sales and lodging tax revenue for the City. They also provide a means for property owners to generate additional income from their properties. In some cases, this additional income can help a home buyer pay for a home they might otherwise struggle to afford. These benefits align with the following goal from the 2020 On Grand Junction Comprehensive Plan:

5(2)(a) Housing Strategy - Develop a targeted housing strategy to facilitate and incentivize the creation of affordable housing units for low-income residents and attainable housing for the city's workforce. Update the strategy periodically to address changing needs.

STR operations can also contribute to the local affordable housing stress our city continues to endure. As a full-time commercial operation an STR operator can typically support a much higher monthly purchase payment than a potential residential home buyer can as a mortgage payment, removing the property as an affordable option for local residents. Additionally, STR operations tend to gravitate towards high activity parts of town such as downtown or around a university campus. At high concentrations STRs can damage the social fabric of existing neighborhoods by removing long term tenants and making it difficult for neighbors to build relationships. These aspects of STR operation can work against the following goal from the 2020 One Grand Junction Comprehensive Plan:

5(3)(a) Retention of Existing Housing Stock - Encourage ongoing maintenance and promote reinvestment and improvements in established neighborhoods. Support property owners, residents, neighborhood associations, and non-profit organizations in bringing substandard housing and unmaintained properties into compliance with City codes and to improve overall conditions.

City staff recently drafted a detailed set of recommendations aimed at implementing strategy 4 "Encourage Development of Accessory Dwelling Units" from the 2021 Grand Junction Housing Strategy report. Those detailed recommendations include the following regarding STR operations:

Limit Short-term rentals. Grand Junction does not have a cap or limit on the number of Short-Term Rentals (STR). To address this STR use, communities are using different tools or a combination of tools, including limiting the overall or neighborhood concentration of STRs, imposing an additional sales tax on STRs, and incentivizing homeowners to use their ADU for long term tenants. Many communities view STRs as a key economic force that is removing dwelling units from long term housing stock and affordability.

Recommendation: Limit neighborhood concentration of STRs

Timeframe: Consider as part of ZDC update

With these challenges in mind City staff reviewed a variety of local ordinances from cities such as Fort Collins, Glenwood Springs, Durango, and Colorado Springs. These

ordinances provided some guidance for the proposed regulations focusing on distinguishing between the types of STR operations and requiring a minimum buffer between the more intensive STR operations.

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.080(g). Notice of the public hearing was published on May 14, 2023, in the Grand Junction Daily Sentinel.

ANALYSIS

The proposed amendments contain the following significant changes.

1. STRs have been categorized into Primary and Secondary STRs.
 - a. Short-term rental, Primary is a short-term rental that makes available for rent a full (eg. all bedrooms) principal dwelling unit, excluding accessory dwelling units (ADUs).
 - b. Short-term rental, Secondary is a short-term rental that makes available for rent a portion of a principal dwelling unit or an ADU.
2. A percentage-based limit is proposed
 - a. No more than 10% within the downtown area
 - b. No more than 3% for all other lots
3. No more than one Primary STR and one Secondary STR, or two Secondary STRs, may reside on the same lot for any residential development with 4 dwelling units or less. When a development has more than 4 units on the same lot no more than 10% of those units may have a primary or secondary STR permit.
4. Applicant must demonstrate that there is one additional parking space for each bedroom above 4 bedrooms on the lot.

Establishing these two different types of STRs allows the city to apply stricter locational standards to the more intensive primary STR operations, while allowing the less intensive secondary STRs to operate more freely. Primary STR operations tend to function more like a commercial operation and may not fit as well into existing neighborhoods. Furthermore, some neighborhoods around activity centers might experience escalating housing price pressure if the City does not regulate them.

The proposed limitations on primary STR operations includes limits of 10% within the downtown area and 3% in the rest of the City. Based on data compiled in February 2023, the 12% within the downtown area represents a potential 2.5x increase, or 80 STRs. For the remainder of the City, the 3% represents a potential 4.6x increase, or 443 STRs. There is ample room for the industry to grow, especially including the consideration that these numbers would be for primary STRs only, excluding operations that only rent out a portion of a dwelling or an ADU.

The ordinance also proposes to limit the number of STRs that can be on one property. For lots that have 4 dwelling units or less, this limit is two STRs, with only one being able to be a primary operation. For lots with greater than 4 dwelling units, the limit is 10% of the lots. It also requires that for units with more than 4 bedrooms, an additional parking space over the code minimum is provided for each bedroom.

These proposed amendments attempt to minimize the potential negative impacts of primary STR operations while also minimizing unnecessary burdens on secondary STR operations and the benefits they may provide for residents. In accordance with Section 21.02.140(c), a proposed Code 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. The proposed amendments allow for the short-term rental use with appropriate regulation that increases visitor options & provides an income source for homeowners while also providing regulations that protect the neighborhood fabric of our community and limit the impact of the use on the long-term housing market.

RECOMMENDATION AND FINDINGS OF FACT

The 2020 One Grand Junction Comprehensive Plan identifies “Strong Neighborhoods and Housing” choices as one of its eleven principles. The proposed revisions are found to be consistent with Principle 5 and its goals, specifically goal 5(1)(c), 5(1)(e), 5(2)(a), 5(3)(a), and 5(4)(b).

Staff recommends approval of this request.

SUGGESTED MOTION:

On the request to amend the Zoning and Development Code Section 21.04.030 Use Specific Standards, specifically item (h) Short Term Rentals, and Section 21.10.020 Terms Defined of the Grand Junction Municipal Code, file number ZCA-2022-756, 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. Exhibit 1 - STR Existing Code
2. Exhibit 2 - STR Code Clean
3. Exhibit 3 - STR Draft Ordinance

21.10.020 Terms defined.

Short-term rental is a type of lodging wherein a dwelling unit, either in full or in part, is rented to a temporary occupant(s) for monetary consideration for fewer than 30 consecutive days.

(h) Short-Term Rentals.

(1) Purpose. The purpose of this regulation is to allow short-term rentals in certain zone districts in the City with a permit and with regulation to assist in protecting the health, safety, and welfare of property owners, neighbors, and occupants.

(2) Applicability. These regulations apply to all uses meeting the definition of short-term rental. Private covenants running with land may restrict or prohibit short-term rentals; it is the responsibility of the property owner, not the City or any employee or agent thereof, to ensure compliance with restrictive covenants.

(3) Definitions. *Short-term rental* is a type of lodging wherein a dwelling unit, either in full or in part, is rented to a temporary occupant(s) for monetary consideration for fewer than 30 consecutive days. A bed and breakfast is, for purposes of this title, a type of *short-term rental*. Likewise, a home used similar to a rooming/boarding house but where stays are fewer than 30 consecutive days is also a *short-term rental*. *Short-term rental* does not include shelters or other transient lodging as defined as a community service use.

(4) Permit Required. No person or entity shall sell lodging to a temporary occupant(s) of a dwelling unit for fewer than 30 consecutive days without first having obtained a short-term rental permit issued by the City and complying with any conditions or restrictions thereof. A short-term rental permit is valid for the life of the short-term rental use, subject to annual re-registration in a form prescribed by the City. A separate short-term rental permit is required for each short-term rental unit. A short-term rental permit may be issued only to the owner of the property used for short-term rental. A short-term rental permit may be issued by the Director upon finding that the requirements of this subsection (h) are met. A permit may contain conditions and restrictions.

(5) Occupancy.

(i) The number of occupants at any given time in a short-term rental unit shall not exceed two persons per bedroom plus two additional renters, including the operator, except where the Director determines that the size, configuration and/or structural features of the unit allow greater or lesser occupancy.

(ii) The permit shall specify the maximum occupancy of the unit.

(6) Designated Local Responsible Party.

(i) The property owner shall designate one or more local person(s) who will be permanently available and responsible for immediately responding to complaints about or violations of law or of permit terms. *Local* as used herein means having a permanent address within a 20-mile radius from the short-term rental property and a 24-hour contact phone number.

(ii) The designated local responsible party may be the owner of the property if he or she meets the *local* criteria.

(iii) The designated local responsible party must be authorized by the property owner to permit inspection of the premises by the City and/or its agent or employee to ensure compliance with applicable fire and building codes and with the requirements for and/or of the short-term rental permit.

(7) General Requirements. The owner of a dwelling used or to be used as a short-term rental shall:

(i) Obtain a tax license from the City of Grand Junction and comply with all applicable local, State, and federal taxes;

(ii) Demonstrate and certify that the unit contains the following on the premises at all times:

(A) A smoke detector in good working order;

(B) A carbon monoxide detector in good working order;

(C) Adequate and functional building egress from each sleeping room in the unit;

(D) Posted notice providing in detail the following information in a highly visible location and readily accessible form:

a. Location of building exits and fire extinguishers;

b. Twenty-four-hour emergency contact information;

c. Parking areas and parking restrictions, including a notice that parking on lawns is not allowed;

d. Noise restrictions and quiet hours;

e. Trash disposal instructions including trash pickup location and schedule;

- f. Maximum occupancy restrictions;
 - g. City permit number;
 - (iii) Certify all units maintain a fire extinguisher in good working order;
 - (iv) Permit inspection of the premises by the City or its agent or employee during the pendency of the permit application, and thereafter upon reasonable notice;
 - (v) Provide with its application a sketch or drawing of the unit that depicts all rooms, doors and windows, including dimensions, and shows on-site areas available for guest parking;
 - (vi) If the short-term rental unit is accessed by a shared driveway, provide the City with a copy of a written instrument authorizing use of the driveway for short-term rental purposes;
 - (vii) Provide the name, address and phone number of the designated local responsible party to the City, and update such information with the City whenever it changes;
 - (viii) Register annually with the City, certifying that the permit terms and requirements are still being met and updating any material changes to the unit or property;
 - (ix) Where food is prepared and served to guests/lodgers on the premises, demonstrate compliance with Mesa County Health Department regulations.
- (8) Revocation, Suspension, and Appeal.
- (i) A short-term rental permit may be suspended or revoked for any of the following reasons:
 - (A) The owner or designated responsible party has failed to comply with a requirement of this subsection (h).
 - (B) The owner or designated responsible party has failed to comply with a condition of or restriction set forth in the short-term rental permit.
 - (C) The owner has failed to collect or remit lodging taxes or otherwise comply with local, State and/or federal tax requirements.
 - (D) Materially false or misleading information has been provided to the City by the applicant, owner or designated responsible party on an application.

(E) The City has received excessive and substantial complaints by neighbors or affected persons that were not adequately and timely addressed by the owner or designated responsible party.

(ii) Notice of revocation shall be provided to the owner, who shall then be given an opportunity to respond within 10 days. The Director will issue any decision to revoke or suspend a permit within 10 days of the response date.

(iii) Any aggrieved person may appeal the issuance, denial, suspension, or revocation of a short-term rental permit to the Zoning Board of Appeals within 10 days of the issuance of the decision.

21.10.020 Terms defined.

Short-term rental is a type of lodging wherein a dwelling unit, either in full or in part, is rented to a temporary occupant(s) for monetary consideration for fewer than 30 consecutive days. A bed and breakfast and a home used similar to a rooming/boarding house but where stays are fewer than 30 consecutive days is also a *short-term rental*. *Short-term rental* does not include shelters or other transient lodging as defined as a community service use.

Short-term rental, Primary is a short-term rental that makes available for rent all bedrooms in a dwelling unit in a principal structure, excluding accessory dwelling units attached to a principal structure.

Short-term rental, Secondary is a short-term rental that makes available for rent less than all the bedrooms in a principal dwelling unit, or an accessory dwelling unit.

21.04.030 Terms defined.

(h) Short-Term Rentals.

(1) Purpose. The purpose of this regulation is to allow short-term rentals with a permit within the regulatory boundaries established by the City. These regulations are to assist in protecting the health, safety, and welfare of property owners, neighbors, and occupants.

(2) Applicability. These regulations apply to all uses meeting the definition of short-term rental. Private covenants running with land may restrict or prohibit short-term rentals; it is the responsibility of the property owner, not the City or any employee or agent thereof, to ensure compliance with restrictive covenants.

(4) Permit Required. No person or entity shall sell lodging to a temporary occupant(s) of a dwelling unit for fewer than 30 consecutive days without first having obtained a short-term rental permit issued by the City and complying with any conditions or restrictions thereof. A short-term rental permit is valid for a period of one year and is subject to annual permit renewal in a form prescribed by the City. A separate short-term rental permit is required for each short-term rental unit and will be issued for either a primary or a secondary short-term rental. A short-term rental permit may be issued only to the owner of the property used for short-term rental. A short-term rental permit may be issued by the Director upon finding that the requirements of this subsection (h) are met. A permit may contain conditions and restrictions.

(i) Primary short term rental permits shall not be issued for more than 10% of residentially zoned lots within the downtown area, defined as south of North Avenue, West of North 17th Street, North of Interstate 70 Business, and East of Highway 50,

(ii) Primary short-term rental permits shall not be issued for more than 3% of the residentially zoned lots outside of the downtown area as defined in (i) above.

(iii) No more than two STR permits shall be issued on a residentially zoned lot with four dwelling units or less. Only one of the two permits issued may be a primary short term rental permit.

(iv) A residentially zoned lot with more than 4 dwelling units shall not be issued short term rental permits for more than 10% of the units on the lot.

(5) Occupancy.

(i) The number of occupants at any given time in a short-term rental unit shall not exceed two persons per bedroom plus two additional occupants, including the operator, except where the Director determines that the size, configuration and/or structural features of the unit allow greater or lesser occupancy.

(ii) A short-term rental permit shall only be issued and/or renewed in a residential zoning district when an applicant demonstrates that there is one additional parking space for each bedroom above 4 bedrooms on the lot. No additional required parking may be located between the front facade of the principal structure and the public street or private access way.

(iii) The permit shall specify the maximum occupancy of the unit.

(6) Designated Local Responsible Party.

(i) The property owner shall designate one or more local person(s) who will be permanently available and responsible for immediately responding to complaints about or violations of law or of permit terms. *Local* as used herein means having a permanent address within a 20-mile radius from the short-term rental property and a 24-hour contact phone number.

(ii) The designated local responsible party may be the owner of the property if he or she meets the *local* criteria.

(iii) The designated local responsible party must be authorized by the property owner to permit inspection of the premises by the City and/or its agent or employee to ensure compliance with applicable fire and building codes and with the requirements for and/or of the short-term rental permit.

(7) General Requirements. The owner of a dwelling used or to be used as a short-term rental shall:

(i) Obtain a tax license from the City of Grand Junction and comply with all applicable local, State, and federal taxes;

(ii) Demonstrate and certify that the unit contains the following on the premises at all times:

- (A) A smoke detector in good working order;
- (B) A carbon monoxide detector in good working order;
- (C) Adequate and functional building egress from each sleeping room in the unit;
- (D) Posted notice providing in detail the following information in a highly visible location and readily accessible form:
 - a. Location of building exits and fire extinguishers;
 - b. Twenty-four-hour emergency contact information;
 - c. Parking areas and parking restrictions, including a notice that parking on lawns is not allowed;
 - d. Noise restrictions and quiet hours;
 - e. Trash disposal instructions including trash pickup location and schedule;
 - f. Maximum occupancy restrictions;
 - g. City permit number;

(iii) Certify all units maintain a fire extinguisher in good working order;

(iv) Permit inspection of the premises by the City or its agent during the pendency of the permit application, and thereafter upon reasonable notice;

(v) Provide with its application a sketch or drawing of the unit that depicts all rooms, doors and windows, including dimensions, and shows on-site areas available for guest parking;

(vi) If the short-term rental is accessed by a shared driveway, provide the City with a copy of a written instrument authorizing use of the driveway for short-term rental purposes;

(vii) Provide the name, address and phone number of the designated local responsible party to the City, and update such information with the City whenever it changes;

(viii) Renew permit annually with the City, certifying that the permit terms and requirements are still being met and updating any material changes to the unit or property;

(ix) Where food is prepared and served to guests/lodgers on the premises, demonstrate compliance with Mesa County Health Department regulations.

(8) Revocation, Suspension, and Appeal.

(i) A short-term rental permit may be suspended or revoked for any of the following reasons:

(A) The owner or designated responsible party has failed to comply with a requirement of this subsection (h),

(B) The owner or designated responsible party has failed to comply with a condition of or restriction set forth in the short-term rental permit.

(C) The owner has failed to collect or remit lodging taxes or otherwise comply with local, State and/or federal tax requirements.

(D) Materially false or misleading information has been provided to the City by the applicant, owner or designated responsible party on an application.

(E) The City has received excessive and substantial complaints by neighbors or affected persons that were not adequately and timely addressed by the owner or designated responsible party.

(ii) Notice of permit revocation shall be provided to the owner, who shall then be given an opportunity to respond within 10 days. The Director will issue any decision to revoke or suspend a permit within 10 days of the response date.

(iii) Any aggrieved person may appeal the issuance, denial, suspension, or revocation of a short-term rental permit to the Zoning Board of Appeals within 10 days of the issuance of the decision.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING AND DEVELOPMENT CODE SECTION 21.04.030 USE SPECIFIC STANDARDS, SPECIFICALLY SUBSECTION (h) SHORT-TERM RENTALS, AND SECTION 21.10.020 TERMS DEFINED IN THE GRAND JUNCTION MUNICIPAL CODE.

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 21.04.030 Use Specific Standards, specifically item (h) Short Term Rentals, and section 21.10.020 Terms Defined in the Grand Junction Municipal Code are amended as follows (deletions struck through, added language underlined):

21.04.030 Use-specific standards.

...

(h) Short-Term Rentals.

(1) Purpose. The purpose of this regulation is to allow short-term rentals with a permit within the regulatory boundaries established by the City. ~~-in certain zone districts in the City with a permit and with regulation~~ These regulations are to assist in protecting the health, safety, and welfare of property owners, neighbors, and occupants.

(2) Applicability. These regulations apply to all uses meeting the definition of short-term rental. Private covenants running with land may restrict or prohibit short-term rentals; it is the responsibility of the property owner, not the City or any employee or agent thereof, to ensure compliance with restrictive covenants.

~~(3) Definitions. Short-term rental is a type of lodging wherein a dwelling unit, either in full or in part, is rented to a temporary occupant(s) for monetary consideration for fewer than 30 consecutive days. A bed and breakfast is, for purposes of this title, a type of short-term rental. Likewise, a home used similar to a rooming/boarding house but where stays are fewer than 30 consecutive days is also a short-term rental. Short-term rental does not include shelters or other transient lodging as defined as a community service use.~~

(4) Permit Required. No person or entity shall sell lodging to a temporary occupant(s) of a dwelling unit for fewer than 30 consecutive days without first having obtained a short-term rental permit issued by the City and complying with any conditions or restrictions thereof. A short-term rental permit is valid for ~~the life of the short-term rental use, subject to annual re-registration~~ a period of one year and is subject to annual permit renewal in a form prescribed by the City. A separate short-term rental permit is required for each short-term rental unit and will be issued as either a primary or a secondary short-term rental. A short-term rental permit may be issued only to the owner of the property used for short-term rental. A short-term rental permit may be issued by the Director upon finding that the requirements of this subsection (h) are met. A permit may contain conditions and restrictions.

(i) Primary short term rental permits shall not be issued for more than 10% of residentially zoned lots within the downtown area, defined as south of North Avenue, West of North 17th Street, North of Interstate 70 Business, and East of Highway 50.

(ii) Primary short-term rental permits shall not be issued for more than 3% of the residentially zoned lots outside of the downtown area as defined in (i) above.

(iii) No more than two STR permits shall be issued on a residentially zoned lot with four dwelling units or less. Only one of the two permits issued may be a primary short term rental permit.

(iv) A residentially zoned lot with more than 4 dwelling units shall not be issued short term rental permits for more than 10% of the units on the lot.

(5) Occupancy.

(i) The number of occupants at any given time in a short-term rental unit shall not exceed two persons per bedroom plus two additional occupants ~~renters~~, including the operator, except where the Director determines that the size, configuration and/or structural features of the unit allow greater or lesser occupancy.

(ii) A short-term rental permit shall only be issued and/or renewed in a residential zoning district when an applicant demonstrates that there is one additional parking space for each bedroom above 4 bedrooms on the lot. No additional required parking may be located between the front facade of the principal structure and the public street or private access way.

(iii) The permit shall specify the maximum occupancy of the unit.

(6) Designated Local Responsible Party.

(i) The property owner shall designate one or more local person(s) who will be permanently available and responsible for immediately responding to complaints about or violations of law or of permit terms. *Local* as used herein means having a permanent address within a 20-mile radius from the short-term rental property and a 24-hour contact phone number.

(ii) The designated local responsible party may be the owner of the property if he or she meets the *local* criteria.

(iii) The designated local responsible party must be authorized by the property owner to permit inspection of the premises by the City and/or its agent or employee to ensure compliance with applicable fire and building codes and with the requirements for and/or of the short-term rental permit.

(7) General Requirements. The owner of a dwelling used or to be used as a short-term rental shall:

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(A) A smoke detector in good working order;

(B) A carbon monoxide detector in good working order;

(C) Adequate and functional building egress from each sleeping room in the unit;

(D) Posted notice providing in detail the following information in a highly visible location and readily accessible form:

- a. Location of building exits and fire extinguishers;
- b. Twenty-four-hour emergency contact information;
- c. Parking areas and parking restrictions, including a notice that parking on lawns is not allowed;
- d. Noise restrictions and quiet hours;
- e. Trash disposal instructions including trash pickup location and schedule;
- f. Maximum occupancy restrictions;
- g. City permit number;

(iii) Certify all units maintain a fire extinguisher in good working order;

(iv) Permit inspection of the premises by the City or its agent or employee during the pendency of the permit application, and thereafter upon reasonable notice;

(v) Provide with its application a sketch or drawing of the unit that depicts all rooms, doors and windows, including dimensions, and shows on-site areas available for guest parking;

(vi) If the short-term rental unit is accessed by a shared driveway, provide the City with a copy of a written instrument authorizing use of the driveway for short-term rental purposes;

(vii) Provide the name, address and phone number of the designated local responsible party to the City, and update such information with the City whenever it changes;

(viii) ~~Register~~ Renew permit annually with the City, certifying that the permit terms and requirements are still being met and updating any material changes to the unit or property;

(ix) Where food is prepared and served to guests/lodgers on the premises, demonstrate compliance with Mesa County Health Department regulations.

(8) Revocation, Suspension, and Appeal.

(i) A short-term rental permit may be suspended or revoked for any of the following reasons:

(A) The owner or designated responsible party has failed to comply with a requirement of this subsection (h).

(B) The owner or designated responsible party has failed to comply with a condition of or restriction set forth in the short-term rental permit.

(C) The owner has failed to collect or remit lodging taxes or otherwise comply with local, State and/or federal tax requirements.

(D) Materially false or misleading information has been provided to the City by the applicant, owner or designated responsible party on an application.

(E) The City has received excessive and substantial complaints by neighbors or affected persons that were not adequately and timely addressed by the owner or designated responsible party.

(ii) Notice of permit revocation shall be provided to the owner, who shall then be given an opportunity to respond within 10 days. The Director will issue any decision to revoke or suspend a permit within 10 days of the response date.

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21.10.020 Terms defined.

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Short-term rental is a type of lodging wherein a dwelling unit, either in full or in part, is rented to a temporary occupant(s) for monetary consideration for fewer than 30 consecutive days. A bed and breakfast and a home used similar to a rooming/boarding house but where stays are fewer than 30 consecutive days is also a short-term rental. Short-term rental does not include shelters or other transient lodging as defined as a community service use.

Short-term rental, Primary is a short-term rental that makes available for rent all bedrooms in a dwelling unit in a principal structure, excluding accessory dwelling units attached to a principal structure.

Short-term rental, Secondary is a short-term rental that makes available for rent less than all the bedrooms in a principal dwelling unit, or an accessory dwelling unit.

...

All other provisions of Title 21 Chapter 4 and Chapter 10 shall remain in full force and effect.

INTRODUCED on first reading this ____ day of _____, 2023 and ordered published in pamphlet form.

ADOPTED on second reading this ____ day of _____, 2023 and ordered published in pamphlet form.

Anna M. Stout
President of the Council

ATTEST:

Amy Phillips
City Clerk



Grand Junction Planning Commission

Regular Session

Item #5.

Meeting Date: May 23, 2023

Presented By: Nicole Galehouse, Interim Planning Supervisor

Department: Community Development

Submitted By: Nicole Galehouse, Interim Planning Supervisor

Information

SUBJECT:

Consider a request from Brian Bray to zone 8.33 acres from County Residential Single Family – Rural (RSF-R) to R-5 (Residential – 5.5 du/ac) located north of Appleton Elementary, west of Green Apple Drive, and east of 23 ½ Rd.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Brian Bray, acting under authority from the property owner, Mesa County School District 51, is requesting a zone of annexation to R-5 (Residential 3 to 5.5 du/ac) for the Apple Glen West Annexation. The approximately 8.33-acres of land is located north of Appleton Elementary, west of Green Apple Drive, and east of 23 ½ Rd. The property is Annexable Development per the Persigo Agreement. The zone district of R-5 is consistent with the Residential Low (3 to 5.5 du/ac) Land Use category of the Comprehensive Plan. The request for annexation will be considered separately by City Council, but concurrently with the zoning amendment request.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

Zone of Annexation Request.

The Applicant, Brian Bray, is requesting a zone district of R-5 (Residential – 5.5 du/ac). The applicant is acting under authority from the property owner, Mesa County School District 51, as the property is under consideration for disposal and contract with the Bray's for future development. The property is currently zoned in the County as Residential Single Family – Rural (RSF-R). The proposed zone district of R-5 is consistent with the Residential Low (3 to 5.5 du/ac) Land Use category of the Comprehensive Plan.

The property along the southern edge of the eastern property line (~400') is within City limits is the Apple Glen subdivision, which has R-4 (Residential – 4 du/ac) zoning. Development on all other sides is in unincorporated Mesa County with zoning of RSF-R. Both this property and the Apple Glen subdivision have a land use designation of Residential Low. Land use designation surrounding the property at approximately ½ mile north of H Road south is Residential Medium; north is Residential Rural. Zoning will be considered in a future action by City Council and requires review and recommendation by the Planning Commission.

The annexation area has water and sewer service available to connect from Green Apple Drive. It is located within Tier 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan. The goal to “encourage infill and redevelopment to leverage existing infrastructure” supports the Applicant’s request of a zone of annexation of R-5.

The R-5 zoning establishes densities between 3 and 5.5 dwelling units per acre. The R-5 requested zoning implements the Comprehensive Plan’s Residential Low Land Use category. Prior to the adoption of the 2020 Comprehensive Plan, the subject property was split between Residential Medium Low (2 -4 du/ac) and Residential Medium (4-8 du/ac) land use designations. In 2020, the property was unified under Residential Low land use designation. As a whole, density in this area was reduced, with some properties previously allowing densities up to 24 du/ac, while the area under the 2020 Plan maxes out at 12 du/ac.

The purpose of the R-5 (Residential – 5.5 du/ac) zone district is to provide for medium density detached and attached dwellings and multifamily in areas where large-lot development is discouraged and adequate public facilities and services are available. R-5 supports the Comprehensive Plan’s principles of concentrating urban growth and reinforcing community centers. A mix of dwelling types is allowed in this district.

In addition to the R-5 zoning requested by the petitioner, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Residential Low (3 to 5.5 du/ac).

- a. R-4 (Residential – 4 du/ac)
- b. CSR (Community Services and Recreation)

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held on Zoom on April 14, 2022, in accordance with Section 21.02.080(e) of the Zoning and Development Code. The Applicant, his representative, and City staff were in attendance, along with approximately 7 participants.

An official development application was submitted to the City of Grand Junction for review on April 15, 2022. After submitting the application, the Applicant modified the request for zoning and held a second neighborhood meeting to ensure compliance with

notification requirements. That meeting was held on March 23, 2023 via Zoom. The Applicant, his representative, and City staff were in attendance, along with approximately 13 participants.

During the April neighborhood meeting, concerns on the project were raised about the process & the school's involvement in it, irrigation, traffic and safety on 23 ½ Rd, and stormwater management. In September, the applicant shared plans to increase density to an R-5 zone district and are proposing between 27 – 40 lots. Neighbors' concerns included traffic and parking, especially as it relates to the school & parents parking in the neighborhood to pick up their kids along with how it impacts the safety of the children. There was concern about irrigation and additional strain on the system. Neighbors inquired if the property values would be comparable to theirs, if the applicant would put a pedestrian entrance into the rear of the school through the neighborhood. There were a variety of questions regarding infrastructure on the site, including irrigation, fire protection, water pressure, roads, and stormwater. The primary concerns focused around 23 ½ Road and what improvements would be required there.

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 April 24, 2023. 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 May 11, 2023. The notice of the Planning Commission public hearing was published May 14, 2023 in the Grand Junction Daily Sentinel. An online hearing and public comment was also conducted through the GJSpeaks platform.

ANALYSIS

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

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

The property owners have requested to annex and zone the property to R-5 which is compatible with the Comprehensive Plan Land Use Map designation of Residential Low (2 – 5.5 du/ac). When a property annexes into the City, the assumptions and facts used to assign County zoning are no longer valid. County zoning is not carried forward into the City and by Colorado Statute municipal zoning must be assigned to the property within 90 days of the effective date of annexation. When assigning zoning within City limits, the premises and findings must be based on evaluation of the 2020 Comprehensive Plan along with availability of City infrastructure and services.

Prior to the adoption of the 2020 Comprehensive Plan, the subject property was split between Residential Medium Low (2 -4 du/ac) and Residential

Medium (4-8 du/ac) land use designations. In 2020, the property was unified under Residential Low land use designation. As a whole, density in this area was reduced, with some properties previously allowing densities up to 24 du/ac, while the area under the 2020 Plan maxes out at 12 du/ac. The reduction of density in this area is a significant event that changes the premises of zoning for this property.

Staff finds that 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 Applicant is requesting an allowable zone district that is consistent with the higher end of the density range allowed by the Residential Low category. The character and/or condition of the area has not changed in recent years as the adjacent residential properties are currently large acreage and have not yet fully developed, however, the requested zone district is compatible with the Comprehensive Plan designation. Staff is unable to identify any apparent change of character and/or condition and therefore, staff finds that this criterion has not been met.

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

Adequate public and community facilities and services are available to the property and are sufficient to serve land uses associated with the R-5 zone district. Ute Water and sanitary sewer are presently available to the site in Green Apple Dr, as well as water services in 23 ½ Rd. The property can be served by Xcel Energy natural gas and Grand Valley Power electricity. Appleton Elementary School is adjacent to the south and Canyon View Park is located approximately a 1 ¼ miles to the southeast. Further to the south along Patterson Road are commercial retail centers that include Mesa Mall, offices, convenience stores with gas islands, restaurants, commercial businesses, and a grocery store. Community Hospital is also nearby on G Road.

The area is served by Fire Station #3, however response times are estimated to be 6 to 8 minutes from time of dispatch for an emergency call for service, which is longer than National Fire Protection Association response time standards. The subject property can be reached in approximately the same time from three different stations, increasing the service potential. The City has been working to address the current and future fire and EMS coverage demands of this area and is planning for a new Fire Station at 23 and H Roads. In general, staff has found public and community facilities are adequate to serve the type and scope of the residential land use proposed. 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

There is minimal property north of I-70 that has been incorporated into the City west of 26 Road. What does exist in this area is commercial in the 24 Road Corridor and a mix of R-4 and R-8 zone districts. Looking further out from this there is approximately 100 acres of R-5 zoning between 24 ½ Road and 25 ½ Road along G Road. The R-5 zone district is prevalent east of Horizon Drive. Therefore, Staff finds this criterion has not been met.

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

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

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code provides that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Though the R-4 and CSR zone district could be considered in a Residential Low Land Use area, the R-5 zone district is consistent with the recommendations of the Plan's Land Use Map and provides a much-needed missing housing type to benefit the community.

Consistency with Comprehensive Plan

- Land Use Plan: *Relationship to Existing Zoning*
Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation. As a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan.

The 2020 Comprehensive Plan provides the subject property with a land use designation of Residential Low. As outlined in the background section of this staff report, the R-5 zone district implements the Residential Low designation.

- Plan Principle 1: Collective Identity

Where We are Going – The narrative associated with the future of the City's identity has a strong focus on retaining character as growth continues. An important part of the community's culture comes from its agricultural roots. It's important to respect these and ensure maximum compatibility and appropriate transitions from long-term agricultural zones to more dense urban settings.

The proposed rezone is just under half a mile from the edge of the Urban Development Boundary. There are two residential zone districts, R-4 and R-5, which implement the Residential Low land use designation. Prior to the Comprehensive Plan update in 2020, the subject property was split between Residential Medium Low (2 -4 du/ac) and Residential Medium (4-8 du/ac) land use designations. In 2020, the property was unified under Residential Low land use designation, reducing the potential density on the property. The R-5 zone request is consistent with this decrease in density for the property, providing a range of dwelling unit types that meet housing needs while maintaining the existing character of the neighborhood.

- Plan Principle 3: Responsible and Managed Growth

Where We are Today (and Where We are Going) – The One Grand Junction Comprehensive Plan raises concerns about a waning supply of attainable housing combined with limited supply of land that has existing infrastructure available. To move forward effectively and manage growth, priority has been placed on infill and redevelopment projects.

How We Will Get There – The goals and policies in this Principle address the manner in which growth must happen within the City. These include promoting a compact pattern of growth as well as encouraging infill development. The Zoning & Development Code defines infill development as "the development of new housing or other buildings on scattered sites in a built-up area." The subject property is located within Tier 2 on the Intensification and Tiered Growth Map, which is identified as 'suburban infill.' The neighborhood surrounding this property is being built up & does have major infrastructure components available to the site.

- Plan Principle 4: Strong Neighborhoods and Housing Choices

Where We are Today (and Where We are Going) – Housing within the City of Grand Junction is in crisis. The majority of the existing stock is single-family homes, with little of other product types. This principle outlines how in the decade preceding its adoption, the City saw an increase of over 70% in the cost of for-sale housing and more than 50% of renters are cost-burdened. To address these issues, more units are needed, and those units must be diverse. The development should be high quality, focusing on development near amenities and with high levels of walkability and bikeability. Neighborhoods should be strengthened not only through the creation of third places where people can

interact, such as cafes, parks, trails, and restaurants, but also through diverse and interspersed housing options.

How We Will Get There – Since the adoption of the Comprehensive Plan approvals for multifamily developments have increased, with hundreds of apartment units being approved. However, the ‘missing middle’ housing type – duplexes, triplexes, townhomes, and other non-traditional multifamily products, have been pursued in insignificant quantities. One of the concerns that is typically brought up about the R-5 zone district is the allowance of multifamily, despite the fact that the district is rarely developed as anything other than single-family detached dwellings. The proposed ZDC amendment takes this into account and seeks to create resolution. The R-5 zone district, both as it exists and with proposed changes, allows for those housing options to be built.

- Plan Principle 8: Resource & Stewardship

How We Will Get There – Part of properly managing the City’s resources and being good stewards of the environment is to promote sustainable development. This can be done by maximizing existing infrastructure. The subject property is located adjacent to an improved right-of-way with existing water and sewer lines available to the site.

- Intensification and Tiered Growth Plan

Tier 2: Suburban Infill – Tier 2 is intended to apply to areas of the City that are urbanizing or close to areas that are urbanizing. Urban areas provide a density that includes more than just housing, including also roads, bridges, and other public amenities. The subject area has room for growth but provides a strong backbone of infrastructure to serve future growth. Development in this area is anticipated to “provide development opportunities while minimizing the impact on infrastructure and City services.”

The need for housing in the City of Grand Junction is clearly outlined in the Comprehensive Plan. This need encompasses not only attainable housing but a variety of housing options, including those that could be provided through the requested rezone. The Comprehensive Plan designation of Residential Low for the subject property indicates that any of the implementing zone districts (R-4, R-5, or CSR) will “provide a transition between the open, less dense edges of Grand Junction and the denser urban areas toward the City’s center.”

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Apple Glen West Zone of Annexation, ANX-2022-478 request for the property located north of Appleton Elementary, west of Green Apple Drive, and east of 23 ½ Rd from County Residential Single Family – Rural (RSF-R) to a City R-5 (Residential – 5.5 du/ac), the following findings of facts have been made:

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

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

Therefore, Staff recommends approval of the request.

SUGGESTED MOTION:

Mr. Chairman, on the Zone of Annexation request for the property located north of Appleton Elementary, west of Green Apple Drive, and east of 23 ½ Rd, City file number ANX-2022-287, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Attachments

1. Development Application
2. Annexation Schedule - Table - AGW Annexation
3. AGW Annexation Plat
4. Site Maps & Photo
5. Public Comment 05.11.23
6. Zone of Annexation Ordinance - AGW

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:

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:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

Digitally signed by Courtney Patch
DN: cn=US, e=cpatch@rccwest.com, o=River City
Consultants, Inc., cn=Courtney Patch
Date: 2022.02.23 13:57:30-0700

Date

Signature of Legal Property Owner

Date

APPLE GLEN WEST ANNEXATION SCHEDULE

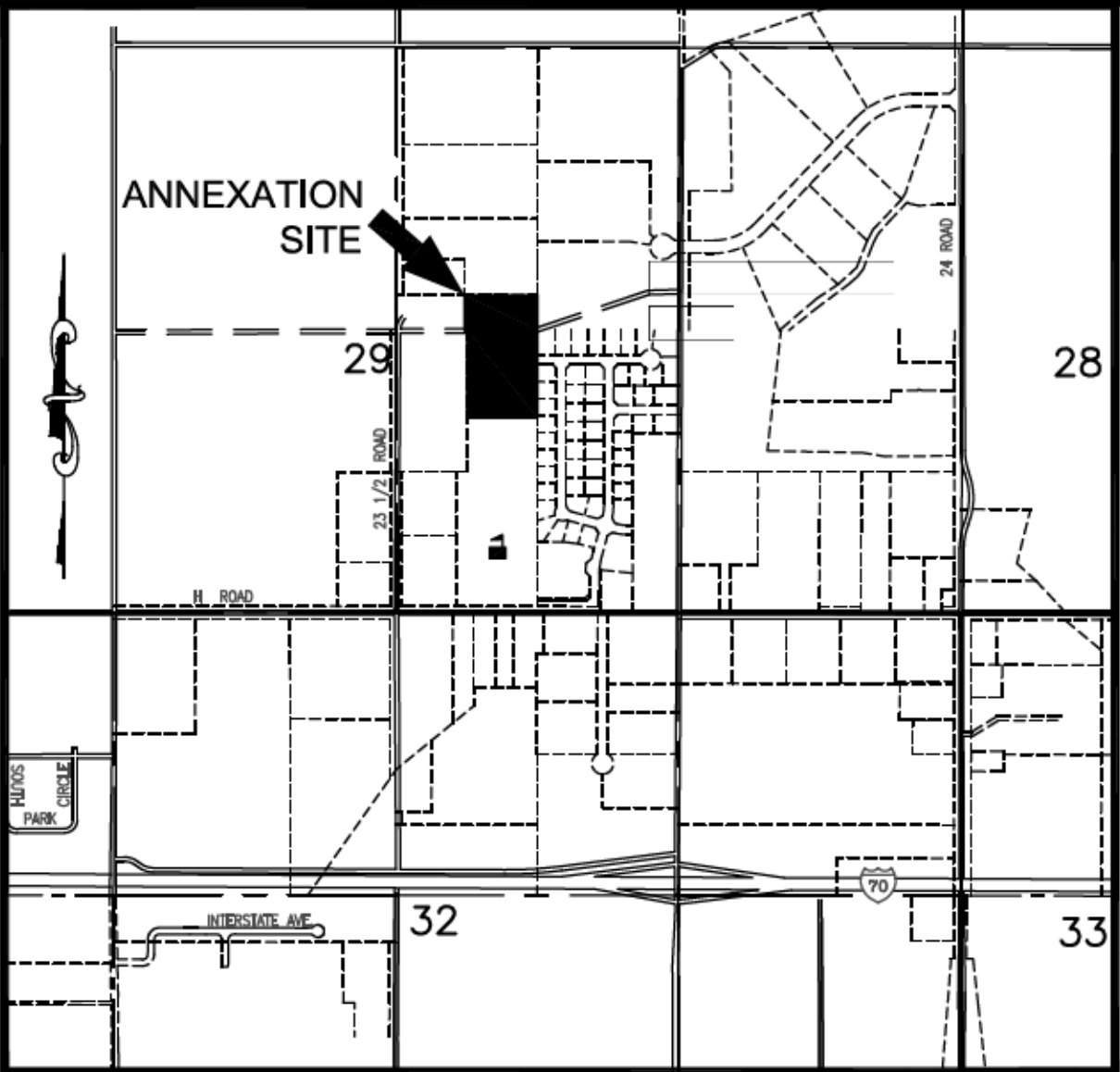
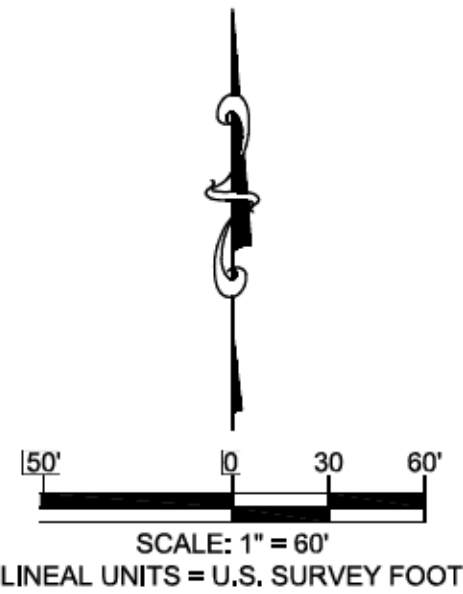
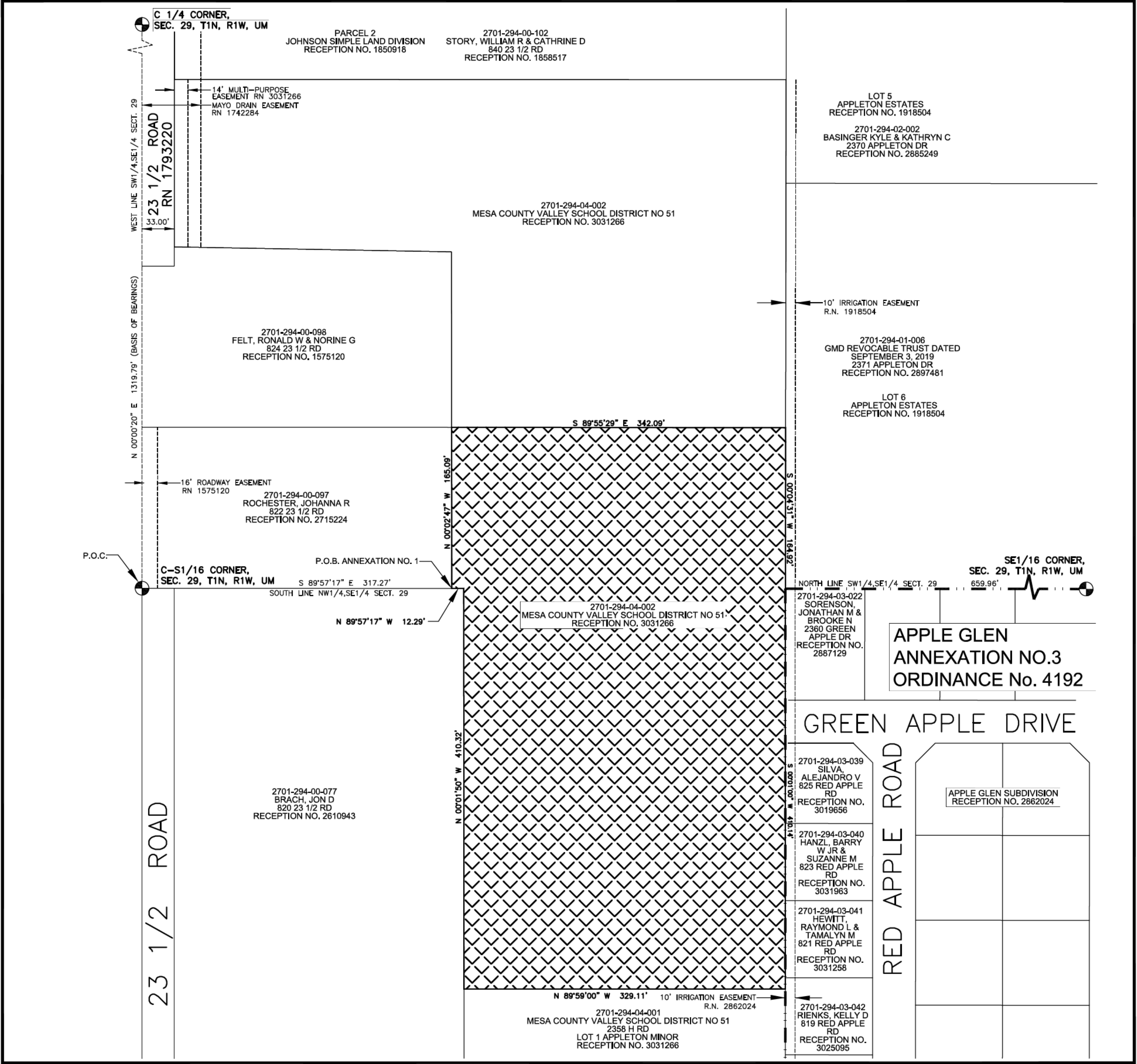
May 17, 2023	Referral of Petition (30 Day Notice), Exercising Land Use, 1st Reading of Annexation Ordinance
May 23, 2023	Planning Commission considers Zone of Annexation
June 21, 2023	Introduction of Ordinance on Zoning by City Council
July 5, 2023	Public Hearing on Annexation and Zoning by City Council
August 6, 2023	Effective date of Annexation and Zoning

ANNEXATION SUMMARY

File Number:	ANX-2022-287
Location:	North of H Road/Appleton Elementary, east of 23 ½ Rd
Tax ID Numbers:	2701-294-04-002
# of Parcels:	1
Existing Population:	0
# of Parcels (owner occupied):	0
# of Dwelling Units:	0
Acres land annexed:	8.33
Developable Acres Remaining:	8.33
Right-of-way in Annexation:	0 acres
Previous County Zoning:	RSF-R
Proposed City Zoning:	R-5
Current Land Use:	Vacant
Comprehensive Plan Land Use:	Residential Low
Values:	Assessed: \$ 257,810
	Actual: \$ 888,990
Address Ranges:	2354 to 2366 H Rd; 820 to 840 23 ½ Rd
Special Districts:	Water: Ute Water Conservancy District
	Sewer: City of Grand Junction
	Fire: Grand Junction Rural Fire District
	Irrigation/Drainage: Grand Valley Irrigation Company; Grand Valley Drainage District
	School: District 51
	Pest: Grand River Mosquito District
	Other: Colorado River Water Conservancy; Grand Valley Power

APPLE GLEN WEST ANNEXATION NO.1

Located in the W1/2, NW1/4, SE1/4 and the W1/2,SW1/4, SE1/4 SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION

A parcel of land being a part of the West one-half of the Northwest Quarter of the Southeast Quarter (W1/2 NW1/4 SE1/4) a part of the West one-half of the Southwest Quarter of the Southeast Quarter (W1/2 SW1/4 SE1/4) of Section 29, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-South 1/16 Corner of said Section 29 whence the Center 1/4 Corner of said Section 29 bears N00°00'20"E a distance of 1,319.79 feet with all other bearings relative thereto; thence S89°57'17"E a distance of 317.27 feet along the South line of the Northwest Quarter of the Southeast Quarter to the Point of Beginning;
Thence N00°02'47"W along the westerly line of Lot 2 of Appleton Minor, Reception No. 3031266, a distance of 165.09 feet;
Thence leaving said westerly line of Lot 2, S89°55'29"E a distance of 342.09 feet to a point on the easterly line of Lot 2 of Appleton Minor;
Thence S00°04'31"W along said easterly line, a distance of 164.92 feet;
Thence continuing along said easterly line, and along the west line of APPLE GLEN ANNEXATION NO. 3, ORDINANCE No. 4192, S00°01'00"W continuing along said easterly line, a distance of 410.14 feet to the southeasterly corner of Lot 2;
Thence N89°59'00"W along the southerly line of Lot 2, a distance of 329.11 feet to the southwesterly corner of Lot 2;
Thence N00°01'50"W along the westerly line of Lot 2, a distance of 410.32 feet;
Thence N89°57'17"W along said line of Lot 2, a distance of 12.29 feet to the Point of Beginning.

Said Parcel of land CONTAINING 191,496 Square Feet or 4.40 Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	1,834 FT.
CONTIGUOUS PERIMETER	410 FT.
AREA IN SQUARE FEET	191,496 FT ²
AREA IN ACRES	4.40
AREA WITHIN R.O.W.	0 FT ²
AREA WITHIN DEEDED R.O.W.	0 FT ²
	0.00 ACRES

LEGEND

ANNEXATION BOUNDARY	
ANNEXATION AREA	
EXISTING CITY LIMITS	

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
REC.	RECEPTION

SQ. FT.

Δ	CENTRAL ANGLE
RAD.	RADIUS
ARC	ARC LENGTH
CHD.	CHORD LENGTH
CHB.	CHORD BEARING
BLK.	BLOCK
P.B.	PLAT BOOK
BK.	BOOK
PG.	PAGE
HOR. DIST.	HORIZONTAL DISTANCE

ORDINANCE NO. PRELIMINARY

EFFECTIVE DATE PRELIMINARY

NOTE: THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

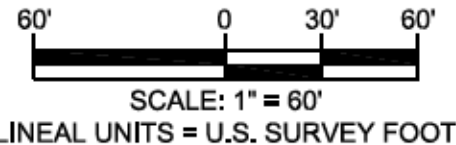
PRELIMINARY

JODIE L GREIN DATE
STATE OF COLORADO - P.L.S. NO. 38075
FOR ROLLAND CONSULTING ENGINEERS
405 RIDGES BLVD. - SUITE A
GRAND JUNCTION, CO. 81507

THIS IS NOT A BOUNDARY SURVEY

NOTICE: ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY: JAM DATE: 3/7/2023
DESIGNED BY: JLG DATE: 3/7/2023
CHECKED BY: JLG DATE: 3/7/2023



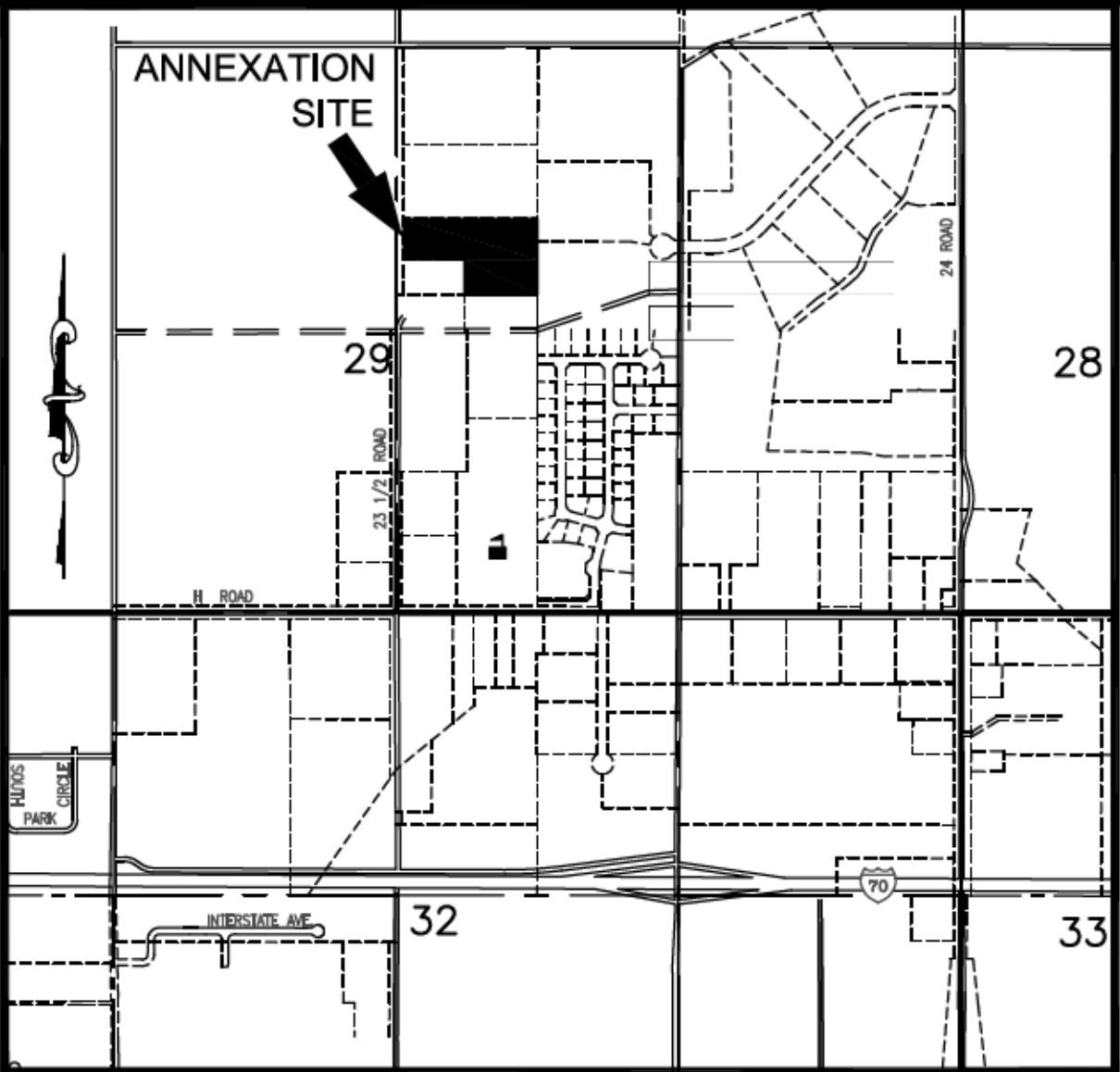
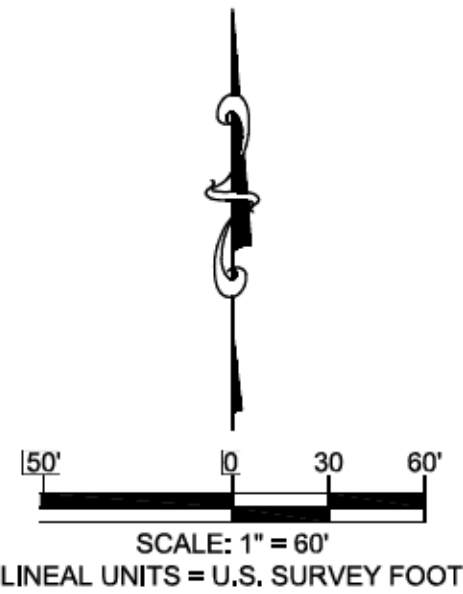
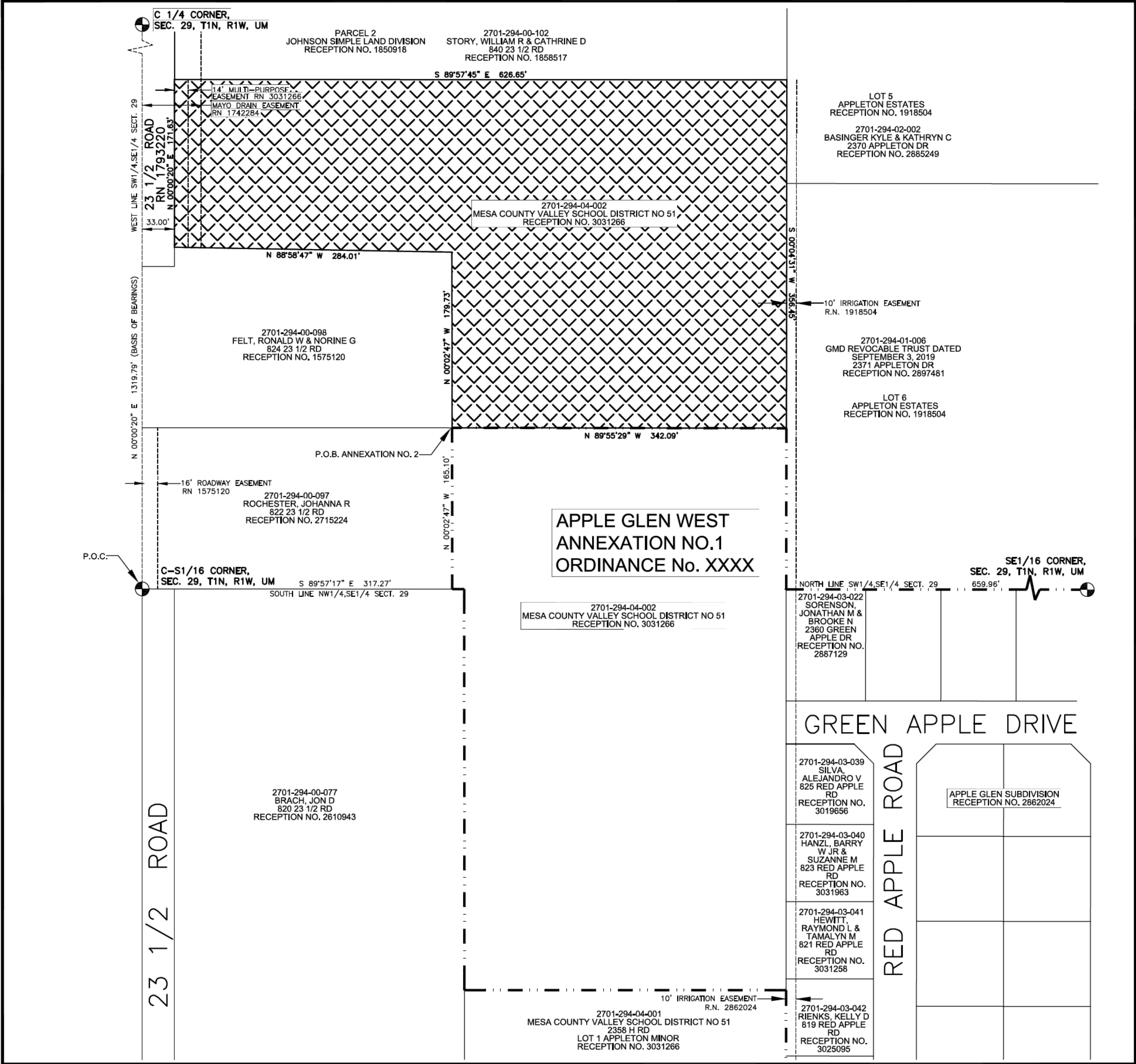
PUBLIC WORKS
ENGINEERING DIVISION

APPLE GLEN WEST ANNEXATION NO.1

Located in the W1/2,NW1/4, SE1/4 and the W1/2,SW1/4, SE1/4 SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

APPLE GLEN WEST ANNEXATION NO.2

Located in the W1/2, NW1/4, SE1/4 SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION

A parcel of land being a part of the West one-half of the Northwest Quarter of the Southeast Quarter (W1/2 NW1/4 SE1/4) of Section 29, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-South 1/16 Corner of said Section 29 whence the Center 1/4 Corner of said Section 29 bears N00°00'20"E a distance of 1,319.79 feet with all other bearings relative thereto; thence S89°57'17"E a distance of 317.27 feet along the South line of the Northwest Quarter of the Southeast Quarter; Thence N00°02'47"W along the westerly line of Lot 2 of Appleton Minor, Reception No. 3031266, a distance of 165.10 feet to the Point of Beginning; Thence continuing along said westerly line of Lot 2, N00°02'47"W a distance of 179.73 feet; Thence N88°58'47"W along the southerly line of Lot 2, a distance of 284.01 feet to a point on the easterly Right-of-Way of 23 1/2 Road, Reception Number 1793220; Thence N00°00'20"E along said easterly Right-of-Way, a distance of 171.63 feet to a point on the northerly line of the aforementioned Lot 2; Thence S89°57'45"E along said northerly line of Lot 2, a distance of 626.65 feet to the northeasterly corner of Lot 2; Thence S00°04'31"W along the easterly line of Lot 2, a distance of 356.45 feet to the northeast corner of Apple Glen Annexation No. 1; Thence along the northerly line of Apple Glen West Annexation No. 1, N89°55'29"W leaving said easterly line, a distance of 342.09 feet to the Point of Beginning.

Said Parcel of land CONTAINING 171,449 Square Feet or 3.94 Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	1,961 FT.
CONTIGUOUS PERIMETER	342 FT.
AREA IN SQUARE FEET	171,449 FT ²
AREA IN ACRES	3.94
AREA WITHIN R.O.W.	0 FT ²
	0.00 ACRES
AREA WITHIN DEEDED R.O.W.	0 FT ²
	0.00 ACRES

LEGEND

ANNEXATION BOUNDARY	
ANNEXATION AREA	
EXISTING CITY LIMITS	

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
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TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
REC.	RECEPTION

SQ. FT.

Δ	CENTRAL ANGLE
RAD.	RADIUS
ARC	ARC LENGTH
CHD.	CHORD LENGTH
CHB.	CHORD BEARING
BLK.	BLOCK
P.B.	PLAT BOOK
BK.	BOOK
PG.	PAGE
HOR. DIST.	HORIZONTAL DISTANCE

ORDINANCE NO. PRELIMINARY

EFFECTIVE DATE PRELIMINARY

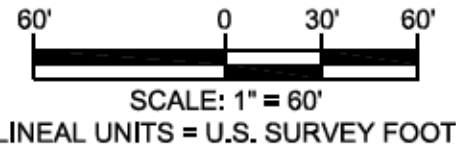
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DESIGNED BY: JLG DATE: 3/7/2023
CHECKED BY: JLG DATE: 3/7/2023

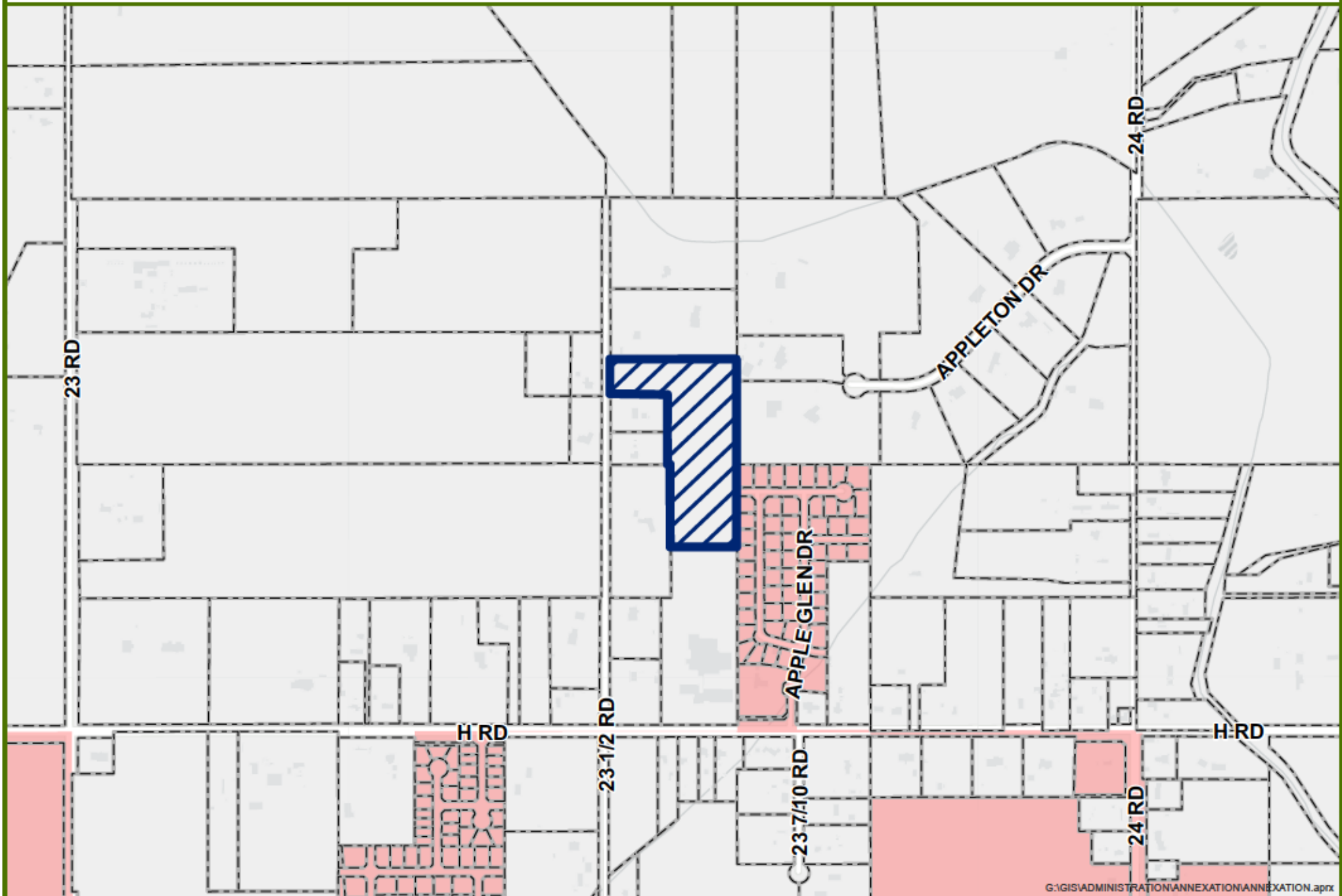


PUBLIC WORKS
ENGINEERING DIVISION

APPLE GLEN WEST ANNEXATION NO.2

Located In the W1/2,NW1/4, SE1/4 SECTION 29, TOWNSHIP 1
NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

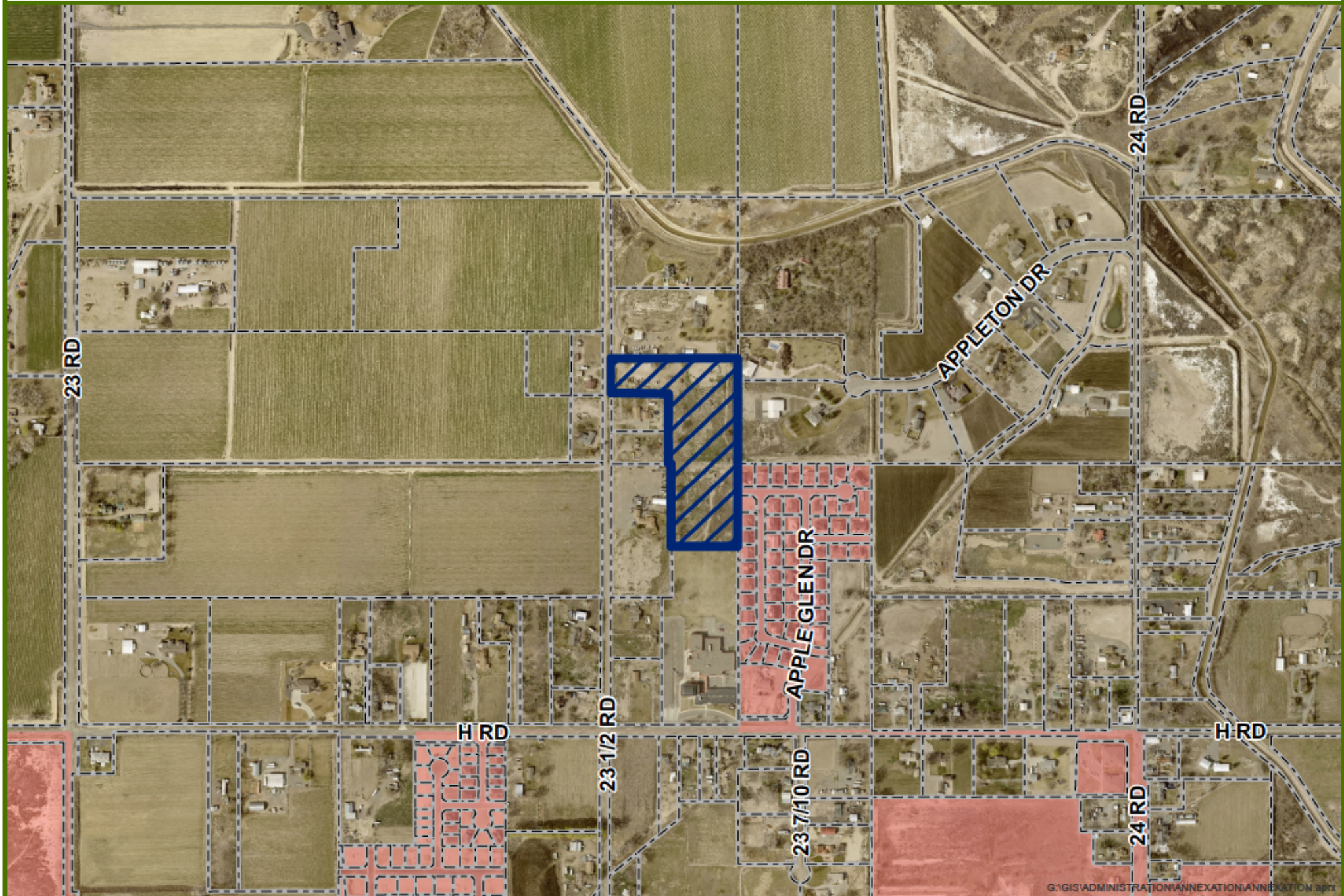
APPLE GLEN WEST ANNEXATION



0 0.1 0.2 Miles

Annexation City Limits

APPLE GLEN WEST ANNEXATION

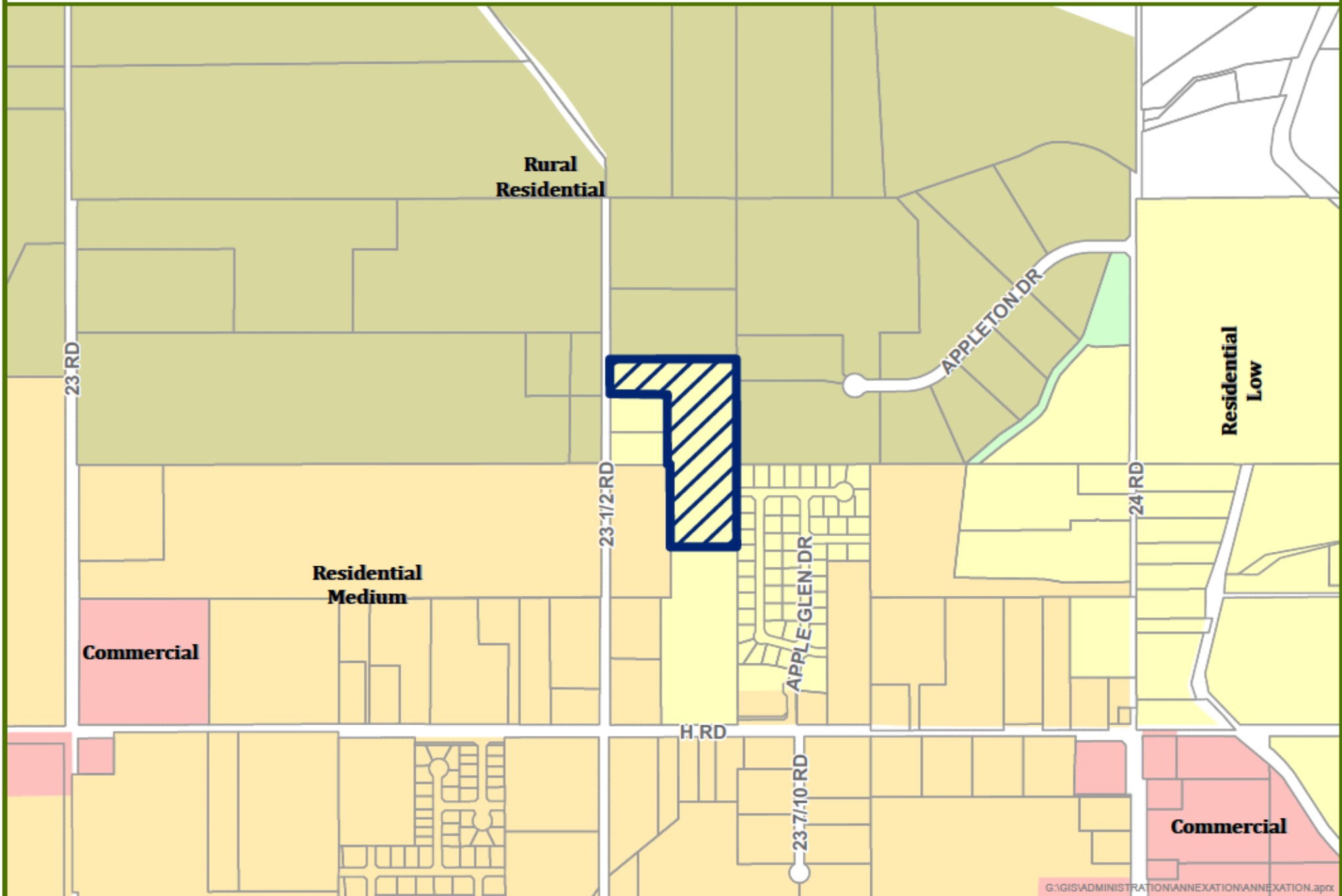


0 0.1 0.2 Miles

Annexation

City Limits

APPLE GLEN WEST ANNEXATION - LAND USE



0 0.1 0.2 Miles

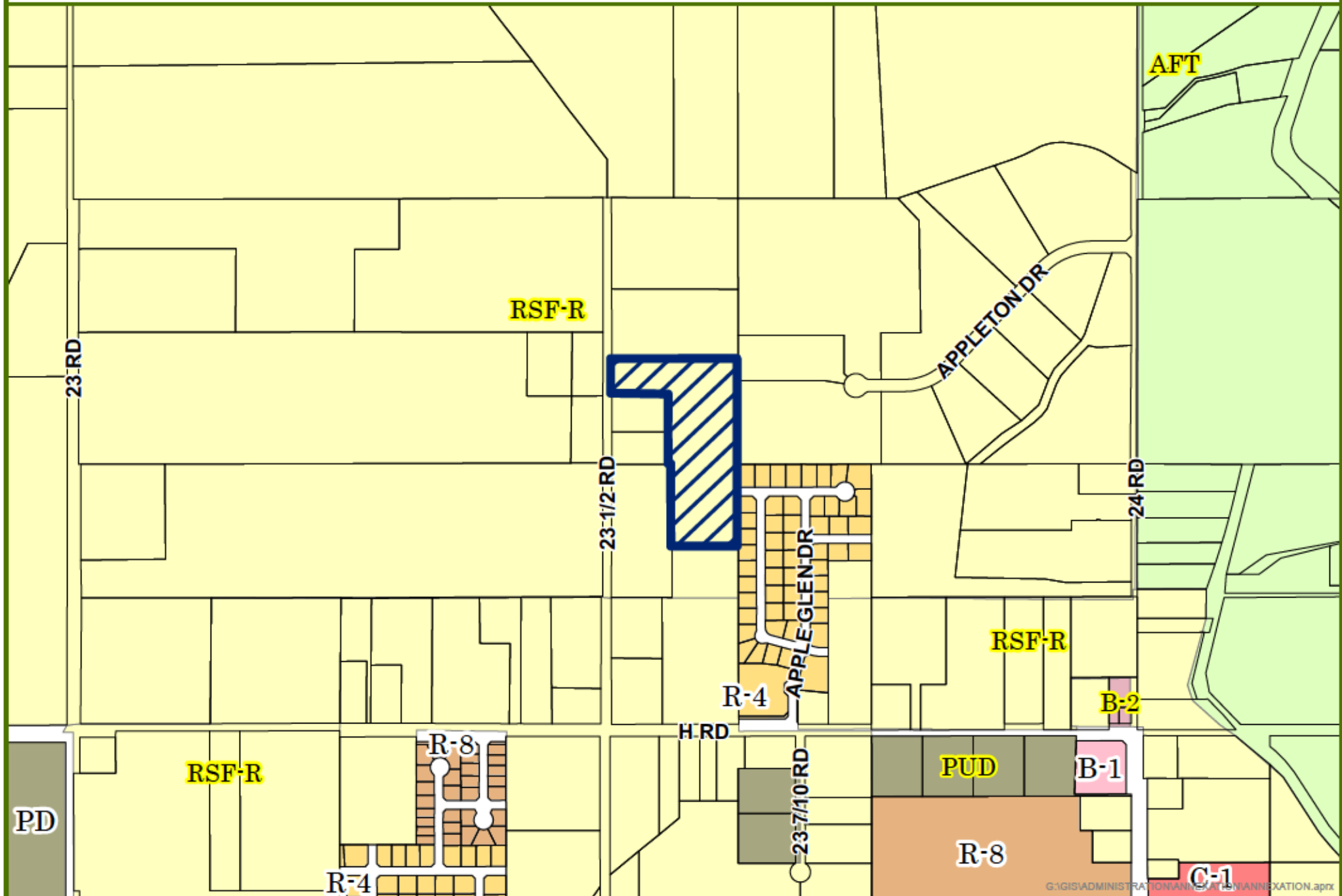


Annexation Boundary
Packet Page 249

Date Created: 7/8/2022

CITY OF
Grand Junction
COLORADO
OFFICIAL CITY WEBSITE ADDRESS

APPLE GLEN WEST ANNEXATION - ZONING



G:\GIS\ADMINISTRATION\ANNEXATION\ANNEXATION.aprx



0 0.1 0.2 Miles

Annexation

City Zoning

County Zoning

Date Created: 7/8/2022

CITY OF
Grand Junction
COLORADO

Apple Glen West Annexation



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From: [Tamra Allen](#)
To: [Nicole Galehouse](#)
Subject: FW: Notice of Application for SUB-2022-553
Date: Thursday, May 11, 2023 9:21:20 AM
Attachments: [image002.png](#)

Nicole – Can you ensure this email is attached to the Apple Glen West hearing?

Thank you,

Tamra Allen, AICP
Community Development Director
City of Grand Junction, Colorado
tamraa@gjcity.org
970-256-4023

City Hall is open Monday through Friday 8 a.m. to 5 p.m. We also conduct business online, by phone or by appointment as needed.



From: Amy Phillips <amyp@gjcity.org>
Sent: Wednesday, May 10, 2023 3:03 PM
To: Tamra Allen <tamraa@gjcity.org>
Cc: Janet Harrell <janeth@gjcity.org>
Subject: FW: Notice of Application for SUB-2022-553

Tamra,

Greg asked me to forward this email to you to be included in Wednesday's packet.

Thank you,

Amy Phillips (*she/her*)
City Clerk, CMC



City of Grand Junction
970-244-1533
amyp@gjcity.org
gjcity.org

From: Cody Kennedy <codyken@gjcity.org>
Sent: Friday, May 5, 2023 7:41 AM
To: Amy Phillips <amyp@gjcity.org>
Cc: Greg Caton <gregc@gjcity.org>
Subject: Fwd: Notice of Application for SUB-2022-553

Good morning Amy,
Would you please submit the email below, including my response, into the information packet for SUB-2022-553?
Thank you,
Cody

Cody Kennedy
Grand Junction City Council District A
(970) 644-0157

From: Cody Kennedy <codyken@gjcity.org>
Sent: Friday, May 5, 2023 7:37 AM
To: Hal Cook <hal.cookteampcb@gmail.com>
Cc: Paul & Carol McCahon <pwmccahon@gmail.com>
Subject: Re: Notice of Application for SUB-2022-553

Good morning Hal,
Thank you for reaching out to me on this issue. My first inclination is to welcome your input and to set up a time to get coffee together, but there's an issue that prevents me from doing this. As this pertains to a land use issue that will come before the council (quasi-judicial) I cannot gather information outside to the public hearing process without running the risk of having to recuse myself from any vote.

Please don't take this to mean that I'm not interested in what you have to say about this issue. I understand this can be frustrating as you are trying to share information in a timely fashion. The quasi-judicial process makes council into the equivalent of a team of judges or akin to a jury, and we are prohibited from reviewing evidence outside of the public hearing.

My suggestion would be for you to put together a letter detailing your concerns, and email it to the Grand Junction City Council so it can be entered into the public record. To email all of the council

members at once you can send the email to council@gjcity.org.

I will be sharing your initial email with the city clerk so that it can be included in the information that is shared with all of the council members.

Thank you,
Cody

Cody Kennedy
Grand Junction City Council District A
(970) 644-0157

From: Hal Cook <hal.cookteampcb@gmail.com>
Sent: Wednesday, May 3, 2023 3:19 PM
To: Cody Kennedy <codyken@gjcity.org>
Cc: Paul & Carol McCahon <pwmccahon@gmail.com>
Subject: Notice of Application for SUB-2022-553

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

Mr Kennedy, thank you for representing our area. The above application is very concerning to the residents in Apple Glen and we would like to set an appointment to discuss with you at your convenience. This pertains to the egress into our neighborhood and the possibility of changing that egress to 23 1/2 road. We already have a traffic & safety issue with parking, overflow & drop-off/pickup with Appleton Elementary School right at our entrance.

I can be reached via phone or email below.

Thank you for your time and consideration.

--

Hal Cook

850 775-6173
hal.cookteampcb@gmail.com

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING APPLE GLEN WEST ANNEXATION
TO R-5 (RESIDENTIAL – 5.5 DU/AC) ZONE DISTRICT**

**LOCATED NORTH OF APPLETON ELEMENTARY, WEST OF
GREEN APPLE DRIVE, AND EAST OF 23 1/2 RD**

Recitals:

The property owner has petitioned to annex their 8.33 acres into the City limits. The annexation is referred to as the "Apple Glen West Annexation."

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Apple Glen West Annexation consisting of 8.33 acres from County RSF-R (Residential Single Family - Rural) to R-5 (Residential – 5.5 du/ac) finding that both the R-5 zone district conforms with the designation of Residential Low as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone with the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-5 (Residential – 5.5 du/ac) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code for the parcel as designated.

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

ZONING FOR THE APPLE GLEN WEST ANNEXATION

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

PERIMETER BOUNDARY LEGAL DESCRIPTION

A Serial Annexation comprising the Apple Glen West Annexation No. 1
and Apple Glen West Annexation No. 2

Apple Glen West Annexation No. 1

A parcel of land being a part of the West one-half of the Northwest Quarter of the Southeast Quarter (W1/2 NW1/4 SE1/4) a part of the West one-half of the Southwest Quarter of the

Southeast Quarter (W1/2 SW1/4 SE1/4) of Section 29, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-South 1/16 Corner of said Section 29 whence the Center 1/4 Corner of said Section 29 bears N00°00'20"E a distance of 1,319.79 feet with all other bearings relative thereto; thence S89°57'17"E a distance of 317.27 feet along the South line of the Northwest Quarter of the Southeast Quarter to the Point of Beginning;

Thence N00°02'47"W along the westerly line of Lot 2 of Appleton Minor, Reception No. 3031266, a distance of 165.09 feet;

Thence leaving said westerly line of Lot 2, S89°55'29"E a distance of 342.09 feet to a point on the easterly line of Lot 2 of Appleton Minor.

Thence S00°04'31"W along said easterly line, a distance of 164.92 feet;

Thence continuing along said easterly line, and along the west line of APPLE GLEN ANNEXATION NO.3, ORDINANCE No. 4192, S00°01'00"W continuing along said easterly line, a distance of 410.14 feet to the southeasterly corner of Lot 2;

Thence N89°59'00"W along the southerly line of Lot 2, a distance of 329.11 feet to the southwesterly corner of Lot 2;

Thence N00°01'50"W along the westerly line of Lot 2, a distance of 410.32 feet;

Thence N89°57'17"W along said line of Lot 2, a distance of 12.29 feet to the Point of Beginning.

Said Parcel of land CONTAINING 191,496 Square Feet or 4.40 Acres, more or less.

Apple Glen West Annexation No. 2

A parcel of land being a part of the West one-half of the Northwest Quarter of the Southeast Quarter (W1/2 NW1/4 SE1/4) of Section 29, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-South 1/16 Corner of said Section 29 whence the Center 1/4 Corner of said Section 29 bears N00°00'20"E a distance of 1,319.79 feet with all other bearings relative thereto; thence S89°57'17"E a distance of 317.27 feet along the South line of the Northwest Quarter of the Southeast Quarter;

Thence N00°02'47"W along the westerly line of Lot 2 of Appleton Minor, Reception No. 3031266, a distance of 165.10 feet to the Point of Beginning;

Thence continuing along said westerly line of Lot 2, N00°02'47"W a distance of 179.73 feet;

Thence N88°58'47"W along the southerly line of Lot 2, a distance of 284.01 feet to a point on the easterly Right-of-Way of 23 1/2 Road, Reception Number 1793220;

Thence N00°00'20"E along said easterly Right-of-Way, a distance of 171.63 feet to a point on the northerly line of the aforementioned Lot 2;

Thence S89°57'45"E along said northerly line of Lot 2, a distance of 626.65 feet to the northeasterly corner of Lot 2;

Thence S00°04'31"W along the easterly line of Lot 2, a distance of 356.45 feet to the northeast corner of Apple Glen Annexation No. 1;

Thence along the northerly line of Apple Glen West Annexation No. 1, N89°55'29"W leaving said easterly line, a distance of 342.09 feet to the Point of Beginning.

Said Parcel of land CONTAINING 171,449 Square Feet or 3.94 Acres, more or less.

INTRODUCED on first reading this _____ day of _____, 2023 and ordered published in pamphlet form.

ADOPTED on second reading this _____ day of _____, 2023 and ordered published in pamphlet form.

Anna M. Stout
President of the Council

ATTEST:

Amy Phillips
City Clerk