

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4373

AN ORDINANCE REZONING AND AMENDING THE PRELIMINARY DEVELOPMENT PLAN FOR REDLANDS VISTA PLANNED DEVELOPMENT, LOT 1 AND LOT 2, BLOCK TWENTY-ONE, THE RIDGES FILING NO. FOUR, LOCATED AT WEST RIDGES BLVD., SCHOOL RIDGE ROAD, AND RIDGE CIRCLE DRIVE

Recitals.

An amendment to Ordinance No. 3095 from Planned Development 3.8 units per acre (PD 3.8) to Planned Development 6.7 (PD 6.7), has been requested for the property located on Lot 1, and Lot 2, Block Twenty-One, The Ridges Subdivision, Filing Number Four, known as Redlands Vista, for purpose of developing 56 residential units, consisting of two-story duplexes and two-story fourplexes, on the two subject parcels. The City Council finds that the request meets the goals and policies and future land use designation of two to four dwelling units per acre set forth in the Growth Plan. City Council also finds that the requirements for a Planned Development set forth in Section 2.12 of the Zoning and Development Code have been satisfied.

The Grand Junction Planning Commission, at its July 14, 2009 hearing, recommended approval of the rezone from PD 3.8, to PD 6.7, approval of the attached and incorporated Preliminary Planned Development (PD) for Redlands Vista, including private streets within the subdivision.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL DESCRIBED BELOW IS HEREBY ZONED PLANNED DEVELOPMENT 6.7 UNITS PER ACRE (PD 6.7):

Lots 1 and Lot 2, Block Twenty-One, The Ridges Filing No. Four, as recorded in Plat Book 12 at Page 18 of the records of Mesa County. Said parcels are within the City of Grand Junction, Mesa County, State of Colorado.

- 1) The uses allowed for this zone and property shall be 56 residential units, consisting of two-story duplexes and two-story fourplexes, on two parcels.
- 2) The underlying zoning designation is R-8.
- 3) The development shall contain a public pedestrian pathway to connecting to the City owned park property to the east as shown on the attached Preliminary Plan. (Exhibit A)
- 4) Private streets as shown on the attached and incorporated Preliminary Plan are allowed. All street crossings shall be marked for safe pedestrian crossing. (Exhibit B)
- 5) Setbacks shall be as shown on the attached and incorporated Site Plan, (Exhibit B) page C2.2.

6) Maximum building heights shall be as follows: Maximum building height is 45 feet. This height allowance is only pertaining to those units where a walk-out basement is provided. The height is measured from ground level on the walk-out side to the roof-line ridge. For the duplex units, the height will only be 25 feet above the street level on the front side. The fourplex units will be up to 32 feet high above the street level on the front side.

7) The preliminary development plan shall be effective for two years from the date of the recording of this Ordinance.

8) The proposed phasing schedule and a graphic depiction of the phasing are shown on sheet 22, C 8.0 of the approved Preliminary Plan, dated 06/23/09 (Exhibit A). It allows for each phase to be submitted by the following dates:

First Phase	December 31, 2010
Second Phase	December 31, 2013
Third Phase	December 31, 2016
Fourth Phase	December 31, 2019

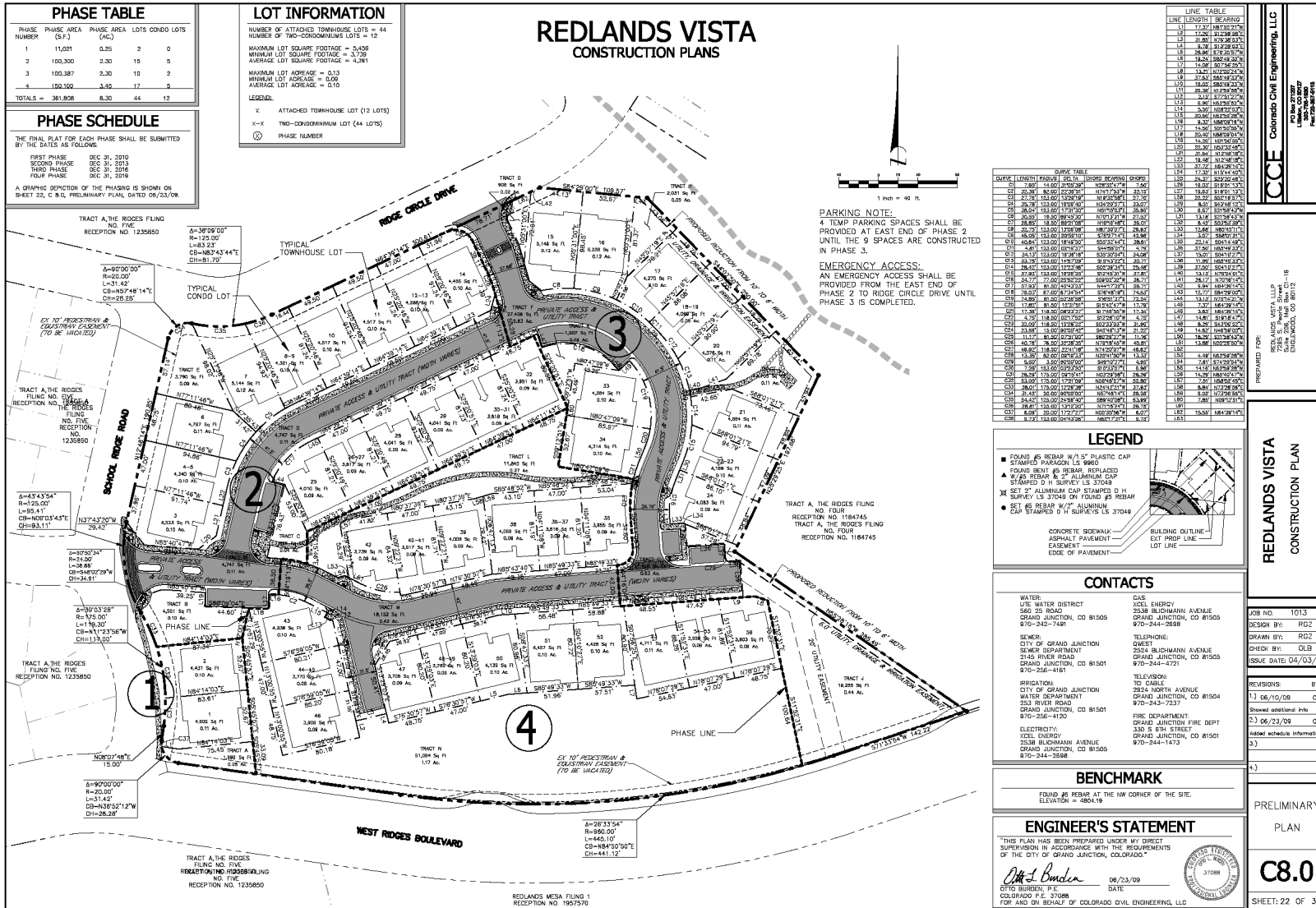
INTRODUCED on first reading on the 3rd day of August, 2009 and ordered published.

PASSED on this 17th day of August, 2009.

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ Bruce Hill
President of Council



Preliminary Plan with phasing schedule. (Exhibit A)

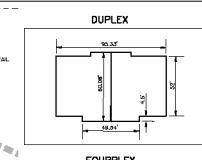
REDLANDS VISTA CONSTRUCTION PLANS

LAND USE TABLE			
TYPE	SIZE	UNITS	PERCENT
BUILDINGS	DUPLIX	8	14.2%
	FOURPLEX/TWOHOMES	24	42.9%
	FOURPLEX CONDOS UNITS	24	42.9%
TOTAL UNITS		56	100%
AREA CALCULATIONS			
PAVEMENT SIDEWALK AND DRIVEWAYS	2.06 ACRES		24.4%
BUILDING COVERAGE	2.40 ACRES		28.9%
LANDSCAPE AREA	3.84 ACRES		46.3%
TOTAL SITE	8.33 ACRES		100.0%

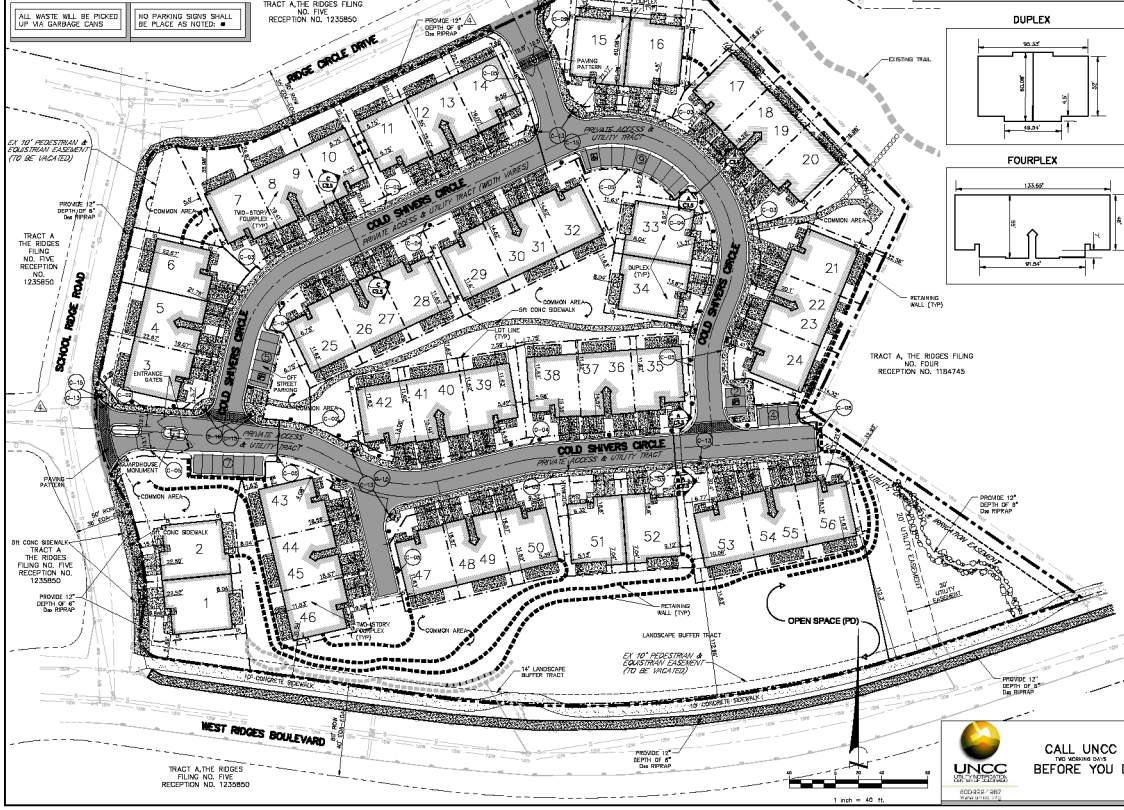
SECURITY GATES
THE INSTALLATION OF SECURITY GATES REQUIRES APPROVAL FROM THE FIRE DEPARTMENT. SECURITY GATES MUST BE APPROVED BY THE FIRE DEPARTMENT AND THE BOARD OF ORDINANCE MUST BE APPROVED BEFORE ANY CONSTRUCTION BEGINS. THE INSTALLATION OF SECURITY GATES IS THE RESPONSIBILITY OF THE HOMEOWNER. THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF SECURITY GATES. SECURITY GATES ARE NOT MAINTAINED OR REPAIRED BY UNCC. UNCC WILL BE RESPONSIBLE FOR THE INSTALLATION AND OPERATION OF THE SECURITY GATES. THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF SECURITY GATES. SECURITY GATES ARE NOT MAINTAINED OR REPAIRED BY UNCC. UNCC WILL BE RESPONSIBLE FOR THE INSTALLATION AND OPERATION OF THE SECURITY GATES. THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF SECURITY GATES. SECURITY GATES ARE NOT MAINTAINED OR REPAIRED BY UNCC. UNCC WILL BE RESPONSIBLE FOR THE INSTALLATION AND OPERATION OF THE SECURITY GATES. THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF SECURITY GATES.

TRACT A, THE RIDGES FILING NO. FIVE RECEPTION NO. 1235850
TRACT A, THE RIDGES FILING NO. FOUR RECEPTION NO. 1184745
TRACT A, THE RIDGES FILING NO. THREE RECEPTION NO. 1184745
TRACT A, THE RIDGES FILING NO. TWO RECEPTION NO. 1184745
TRACT A, THE RIDGES FILING NO. ONE RECEPTION NO. 1184745

PHASE SCHEDULE		
FIRST PHASE	DEC 31, 2010	
SECOND PHASE	DEC 31, 2013	
THIRD PHASE	DEC 31, 2016	
FOURTH PHASE	DEC 31, 2019	



- EXISTING UTILITIES**
- STREET LIGHT
 - LIGHT POLE
 - ELECTRIC UTILITY
 - WATER MANHOLE
 - SANITARY SEWER MANHOLE
 - WATER VALVE/IRRIGATION VALVE
 - FIRE HYDRANT
 - WATER METER
 - SIEN
 - IRRIGATION MANHOLE/IRRIGATION VALVE
 - IRRIG. VALVE
- PROPOSED UTILITIES**
- STREET LIGHT
 - LIGHT POLE
 - ELECTRIC UTILITY
 - WATER MANHOLE
 - SANITARY SEWER MANHOLE
 - WATER VALVE/IRRIGATION VALVE
 - FIRE HYDRANT
 - WATER METER
 - SIEN
 - IRRIGATION MANHOLE/IRRIGATION VALVE
 - IRRIG. VALVE
- LEGEND**
- FOUND #6 REBAR W/1" PLASTIC CAP STAMPED PARAGON LS 9980
 - FOUND BENT #6 REBAR REPLACED W/ #6 REBAR & 2" ALUMINUM CAP STAMPED D.H. SURVEYS LS 37049
 - SET 2" ALUMINUM CAP STAMPED D.H. SURVEYS LS 37049 ON FOUND #6 REBAR
 - SET #6 REBAR W/2" ALUMINUM CAP STAMPED D.H. SURVEYS LS 37049
 - ELECTRIC PFD./AVAILT
 - TELEPHONE PFD.
 - TELEPHONE MANHOLE
 - CABLE TELEVISION PFD.
 - RETAINING WALL
 - ELECTRIC LINE
 - GAS LINE
 - 20" WATER LINE
 - SEWER LINE
 - IRRIGATION LINE
 - LIMITS OF ASPHALT
 - AREA 8.33 ACRES
 - ZONE R-1
 - NO. OF LOTS 44
 - FLOORPLAN THIS SITE IS NOT LOCATED WITHIN ANY DESIGNATED FLOORPLAN.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 80215 0470 D DATED JULY 15, 1992
 - 4 SPACES PER UNIT (2 IN GARAGE & 2 IN DRIVEWAYS)
 - PARKING - GUEST PARKING: 8.05 PER UNIT = 28 SPACES, EJECTS LOTS 13&20
- ABBREVIATIONS**
- W7 = WITH ATT.
 - R-O-W = RIGHT OF WAY
 - SAW = SANITARY SEWER
 - FL-FL = FLOW LINE TO
 - INV. = INVERT
 - MH = MANHOLE
 - EXST. = EXISTING
 - EDA = EDGE OF ASPHALT
 - CL = CENTERLINE
 - CATV = CABLE TV
 - IRR = IRRIGATION LINE
 - EX = EXISTING
 - (P) = PROPOSED
 - PL = PROPERTY LINE
 - STA = STATION
 - L OR LT. = LEFT
 - R OR RT. = RIGHT



- CONTACTS**
- WATER:**
VTE WATER DISTRICT
282 25 ROAD
GRAND JUNCTION, CO 81505
970-242-7491
- SEWER:**
CITY OF GRAND JUNCTION
SEWER DEPARTMENT
2140 RIVER ROAD
GRAND JUNCTION, CO 81501
970-256-4191
- IRRIGATION:**
CITY OF GRAND JUNCTION
WATER DEPARTMENT
292 RIVER ROAD
GRAND JUNCTION, CO 81501
970-256-4190
- ELECTRICITY:**
XCEL ENERGY
2308 BLACKHORN AVENUE
GRAND JUNCTION, CO 81505
970-244-2808
- GAS:**
VOEL ENERGY
2538 BLUMHANN AVENUE
GRAND JUNCTION, CO 81505
970-244-2898
- TELEPHONE:**
QUEST
2538 BLUMHANN AVENUE
GRAND JUNCTION, CO 81505
970-244-4721
- TELEVISION:**
TO CABLE
2534 NORTH AVENUE
GRAND JUNCTION, CO 81504
970-243-7237
- FIRE DEPARTMENT:**
GRAND JUNCTION FIRE DEPT
1302 S 8TH STREET
GRAND JUNCTION, CO 81501
970-244-1473

APPROVAL SIGNATURE

CITY DEVELOPMENT ENGINEER _____ DATE _____

PLANNER _____ DATE _____

BENCHMARK

FOUND #6 REBAR AT THE NE CORNER OF THE SITE.
ELEVATION = 4864.79 LOCAL DATUM.

ENGINEER'S STATEMENT

"THIS PLAN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF GRAND JUNCTION, COLORADO."

Chris Dunder 08/23/09
DATE

CITY OF GRAND JUNCTION
CITY ENGINEER
FOR AND ON BEHALF OF COLORADO CIVIL ENGINEERING, LLC

Colorado Civil Engineering, LLC
1100 W. 10TH ST. SUITE 100
GRAND JUNCTION, CO 81502
970-244-1918

**REDLANDS VISTA
CONSTRUCTION PLAN**

JOB NO. 1013
DESIGN BY: D.L.B.
DRAWN BY: D.L.B.
CHECK BY: D.L.B.
ISSUE DATE: 04/03/09

REVISIONS: 01/12 8/10/08 D.L.B.
REV 5/4 DIMENSIONS
02/6 2/23/09 D.L.B.
ADDED SCHEDULE INFO
03/1

SITE PLAN

C2.2

SHEET: 4 OF 37

Redlands Vista Site Plan (Exhibit B)