

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4482

AN ORDINANCE AMENDING THE AMENDED PLANNED DEVELOPMENT ZONING ORDINANCE FOR THE RIDGES PD FOR LOTS 34A-40A, BLOCK TWENTY-FIVE OF THE RIDGES FILING NO. FIVE AND LOTS 41A-43A OF THE REPLAT OF LOTS 22A THROUGH 30A, BLOCK TWENTY FIVE THE RIDGES FILING NO. FIVE WITHIN THE RIDGES PD "CASAS DE LUZ PROPERTY" WITH A DEFAULT R-8 (RESIDENTIAL – 8 DU/AC) ZONE DISTRICT FOR THE DEVELOPMENT OF 20 DWELLING UNITS

LOCATED ADJACENT TO WEST RIDGES BOULEVARD AND WEST OF SCHOOL RIDGE ROAD

Recitals:

The land zoned Planned Development under Ordinance 2596 "Zoning Certain Lands Annexed to the City Known as the Ridges Majority Annexation" in 1992 has not fully developed and/or built out. There are remaining parcels within the approved Ridges plan that are still vacant. A proposal for several of the platted "A" lots located adjacent to West Ridges Boulevard and west of School Ridge Road, specifically, Lots 41A, 42A and 43A, Block 25, Replat of Lots 22A through 30A, Block 25, The Ridges Filing No. 5 and Lots 34A through 40A, Block 25, The Ridges Filing No. 5, referred to as "Casas de Luz Property or Casas de Luz" has been presented to the Planning Commission to recommend to City Council an amendment to the Amended Planned Development Ordinance and to establish the underlying zone for these properties that total 1.88 acres.

The Grand Junction Planning Commission, at its August 9, 2011 public hearing, recommended approval of the amended Planned Development zoning ordinance for a maximum of 20 dwelling units for Casas de Luz Property with a default R-8, (Residential – 8 du/ac) zoning district, including some deviations.

This Planned Development zoning ordinance establishes the standards, default zone (R-8), and amends the original Planned Development zoning ordinance for the above mentioned properties.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amended Planned Development approval and determined that the Amended Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed Plan has achieved "long-term community benefits" by proposing effective infrastructure design and in-fill project. While the entire Ridges Planned Development provided long-term community benefits with the original PUD, the Casas de Luz project further provides a needed housing type, with innovative design and by utilizing the

topography of the site. The proposed design incorporates elements of clustering units to allow for more private open space within the development. Also, the development uses three (3) shared accesses to access the 20 dwelling units, minimizing the impact onto West Ridges Boulevard (attached Exhibit A).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE CURRENT PLANNED DEVELOPMENT ZONE IS AMENDED AND LAND AREA FOR THE AREA DESCRIBED BELOW WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:

- A. Lots 41A, 42A and 43A, Block 25, Replat of Lots 22A through 30A, Block 25, The Ridges Filing No. 5 and Lots 34A through 40A, Block 25, The Ridges Filing No. 5 and associated vacated Right-of-Way.

Said parcels contain 1.88 +/- acres more or less.

- B. This Ordinance is further conditioned:

1. Density

The density shall remain the same at 10.6 dwelling units per acre.

2. Access

Access for the Plan will be from West Ridges Boulevard in three different locations (see Site Layout Plan). Internal access will be shared drives and parking areas (tracts), maintained by a homeowner's association.

3. Plan Layout

The Plan shall have a mixture of two-family, multifamily, and/or single-family detached dwelling units. The multifamily dwellings will be stacked and will require approval of a condominium map. Generally, the building footprint for each dwelling unit in Filing One, Filing Two and Filing Four as designated on the Site Layout Plan will be a lot. The multifamily units are proposed as stacked dwelling units in Filing Three. If the units are to be created for separate ownership, a condominium map will be required with the building footprint generally being the exterior horizontal boundaries of the units. If the units are not created for separate ownership, then the building footprints shall generally be the boundaries of the lots. All areas outside of a building footprint shall be designated as "Tracts" for maintenance responsibility by a homeowner's association.

4. Landscaping

Landscaping shall be in conformance with the Zoning and Development Code (Code) for a multifamily residential development (see Landscaping Plan) with a total of 33 trees and 212 shrubs to be planted on 1.88 acres along with granite stone mulch and dryland grass seed mix in open space (tract) areas.

5. Phasing

The Casas de Luz Plan shall be developed in four phases. The phasing schedule is as follows (see Site Layout Plan):

The first phase shall be completed on or before December 31, 2014 with the recording of a plat with the Mesa County Clerk and Recorder consisting of all of the land in the Casa de Luz Property which includes all the lots in The Ridges Filing No. 5 abutting the frontage road to be vacated by eliminating the lot(s) or platting new lots in a manner acceptable to the City's Public Works and Planning Director so that access to and from the newly platted parcels is accomplished in accordance with City standards.

The second phase shall be completed on or before December 31, 2017, with a written approval of a final plan and plat for that portion of the Casas de Luz Property.

The third phase shall be completed on or before December 31, 2019, with a written approval of a final plan and plat for that portion of the Casas de Luz Property.

The fourth phase shall be completed on or before December 31, 2021, with the written approval of a final plan and recording of a plat with the Mesa County Clerk and Recorder finalizing the Casas de Luz Plan.

6. Community Benefit

The design incorporates elements of clustering units to allow for more private open space within the development. Also, the development provides more effective use of infrastructure by eliminating public right-of-way and using three shared accesses to serve the 20 dwelling units which significantly minimizes the impact onto West Ridges Boulevard.

7. Default Zoning

If the first phase for the Casas de Luz Plan is not completed in accordance with the approved scheduling phases and the amended Plan lapses, then the amended ordinance for the Casas de Luz Property shall have no force and effect and the previously amended Ordinance 2596 shall be in full force and effect as it applies to the Casas de Luz Property.

If the first phase is completed, then the Casas de Luz Property shall have a default zone of R-8, which is in conformance with the Comprehensive Plan for this area. The dimensional standards for the R-8, (Residential-8 du/ac) zone, as indicated in Section 21.03.040 (h) of the Zoning and Development Code, are as follows:

Density: The density shall remain 10.6 dwelling units per acre for the Casas de Luz Property.

Minimum lot area, width, and frontage: (See below for deviations from standards for the Proposed Plan.)

Detached Single-Family minimum 3000 square feet of area
minimum 40 feet width
minimum 20 feet frontage

Two Family Attached minimum 6,000 square feet of area
minimum 60 feet width
minimum 20 feet frontage

Multifamily No minimums for area, width, or frontage

Setbacks:

Front Yard Setback (Principal/Accessory): 20/25 (see deviation below)

Side Yard Setback (Principal/Accessory): 5/3

Rear Yard Setback (Principal/Accessory): 10/5

Maximum building height: 40' (The default maximum building height for single family attached and detached, including two family dwellings shall be 25' in conformance with the previously amended Ordinance 2596 for the Ridges PD.)

Deviations

1. Minimum Lot Area, Width and Frontage:

The Plan is designed to have each of the combined dwelling units to be surrounded by open space (see the Site Layout Plan) with shared drives for access to the right-of-way, the minimum lot area, width and frontage are not applicable.

2. Building Setbacks:

The Plan applies the front and rear yard setbacks to the exterior boundary of the Casas de Luz Property rather than the individual lot lines. The front yard setbacks are proposed to be deviated further as follows:

Front Yard (see Site Layout Plan): 15' for Filing One; 11' for Filing Two; 16' for Filing Four

Standard setbacks to the exterior boundary of the Casas de Luz Property setbacks apply unless otherwise noted.

Standard setbacks to the exterior boundary of the Casa de Luz Property setbacks apply unless otherwise noted.

3. Maximum Building Height:

All measurements for maximum heights are at sea level.

Unit 1: 4888'
Unit 2: 4883'
Unit 3: 4871'
Unit 4: 4861'
Unit 5: 4870'
Units 6, 7 & Unit 8: 4868'
Units 9, 10 & Unit 11: 4868'
Units 12, 13, & Unit 14: 4868'
Units 15, 16 and Unit 17: 4868'
Unit 18: 4850'
Unit 19: 4848'
Unit 20: 4844'

(See attached building rendering exhibits for clarification of the building heights and reference to each unit).

4. Multipurpose Easement:

A 10' multipurpose easement is allowed along the abutting West Ridges Boulevard.

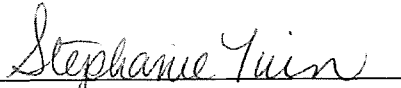
INTRODUCED on first reading on this 7th day of September, 2011 and ordered published in pamphlet form.

PASSED AND ADOPTED on second reading this 21st day of September, 2011 and ordered published in pamphlet form.

ATTEST:



President of the Council



Stephanie Tuin
City Clerk

UTILITY VENDORS

GAS WEST ENERGY
 ELECTRIC XCEL ENERGY
 TELEPHONE QWEST COMMUNICATIONS
 WASTEWATER ROCKS METROPOLITAN DISTRICT
 CITY OF GRAND JUNCTION
 WATER CITY WATER
 CABLE SPECTRUM COMMUNICATIONS

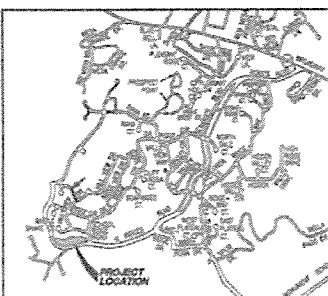
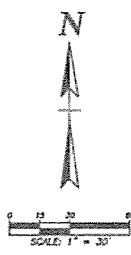
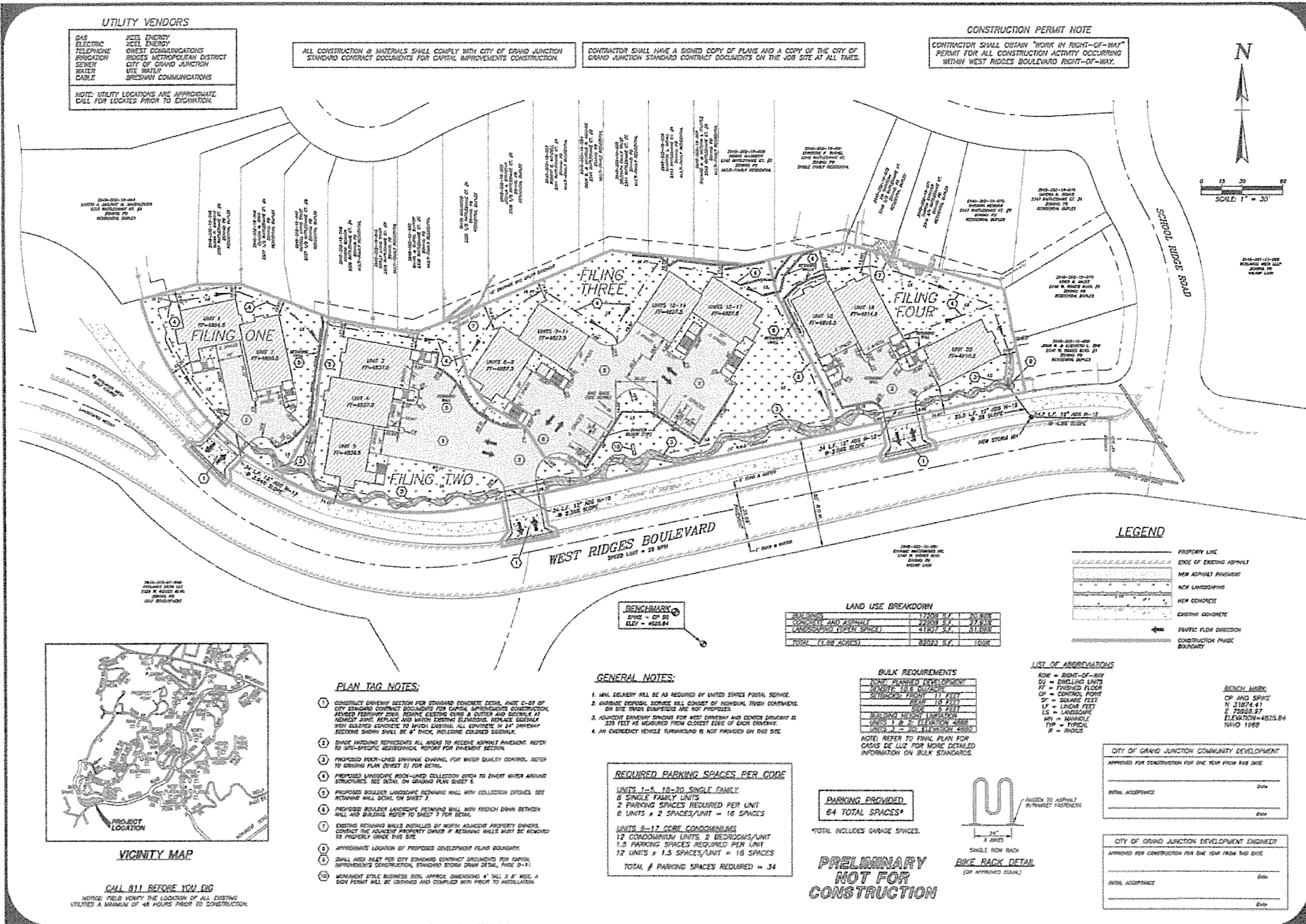
NOTE: UTILITY LOCATIONS ARE APPROXIMATE. CALL FOR LOCATES PRIOR TO EXCAVATION.

ALL CONSTRUCTION & MATERIALS SHALL COMPLY WITH CITY OF GRAND JUNCTION STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION.

CONTRACTOR SHALL HAVE A SIGNED COPY OF PLANS AND A COPY OF THE CITY OF GRAND JUNCTION STANDARD CONTRACT DOCUMENTS ON THE JOB SITE AT ALL TIMES.

CONSTRUCTION PERMIT NOTE

CONTRACTOR SHALL OBTAIN "WORK IN RIGHT-OF-WAY" PERMIT FOR ALL CONSTRUCTION ACTIVITY OCCURRING WITHIN WEST RIDGES BOULEVARD RIGHT-OF-WAY.



CALL 311 BEFORE YOU GO

NOTICE: FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

- PLAN TAG NOTES:**
1. CONTRACTOR SHALL VERIFY SECTION PER STANDARD CONCRETE DETAIL, PART C-07 OF CITY STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION. REVEAL FURNISHING SHALL BE DONE BY CONTRACTOR. REVEAL SHALL BE REVEALED WITHIN 10 DAYS OF COMPLETION OF CONSTRUCTION. REVEAL SHALL BE REVEALED WITHIN 10 DAYS OF COMPLETION OF CONSTRUCTION.
 2. SINGLE LANDING REVISIONS ALL AREAS TO ALLOW ASPHALT PAVEMENT NEEDED TO SITE-SPECIFIC REQUIREMENTS. REFER TO PRELIMINARY SECTION.
 3. PROPOSED POOR-LINED DRAINAGE CHANNEL FOR WATER QUALITY CONTROL. REFER TO DRAINAGE PLAN SHEET 2 FOR DETAIL.
 4. PROPOSED LANDSCAPE WITH-LINE COLLECTION WITH TO DRAIN WATER AROUND STRUCTURES. SEE DETAIL ON DRAINAGE PLAN SHEET 3.
 5. PROPOSED BOULDER LANDSCAPE RETAINING WALL WITH COLLECTION DITCHES. SEE RETAINING WALL DETAIL ON SHEET 7.
 6. PROPOSED BOULDER LANDSCAPE RETAINING WALL WITH FRENCH DRAIN BETWEEN WALL AND BUILDING REFER TO SHEET 7 FOR DETAIL.
 7. EXISTING RETAINING WALLS INSTALLED BY NORTH ADJACENT PROPERTY OWNERS. CONTACT THE ADJACENT PROPERTY OWNER IF RETAINING WALLS MUST BE REMOVED TO PROPERLY GRADE THIS SITE.
 8. APPROXIMATE LOCATION OF PROPOSED DEVELOPMENT PLANS BOUNDARY.
 9. SHALL AREA INLET PER CITY STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION, STANDARD DRAWING DETAIL, PAGE 3-1-1.
 10. MINIMUM 6\"/>

- GENERAL NOTES:**
1. 24\"/>

REQUIRED PARKING SPACES PER CODE

UNITS 1-4, 1A-3D SINGLE FAMILY	1.5 SPACES/UNIT
8 SINGLE FAMILY UNITS	12 SPACES
2 PARKING SPACES REQUIRED PER UNIT	16 SPACES
UNITS 5-17 CORE CONDOMINIUMS	1.5 SPACES/UNIT
12 CONDOMINIUM UNITS, 2 BEDROOMS/UNIT	18 SPACES
12 UNITS @ 1.5 SPACES/UNIT	18 SPACES
TOTAL # PARKING SPACES REQUIRED = 34	

LAND USE BREAKDOWN

USE	AREA (SQ. FT.)	PERCENT
RESIDENTIAL	11,200	25.0%
COMMERCIAL	3,200	7.0%
LANDSCAPING (OPEN SPACE)	37,600	83.0%
TOTAL (LAND USES)	42,000	100%

BULK REQUIREMENTS

REQUIREMENT	MINIMUM	MAXIMUM
MINIMUM HEIGHT	10 FEET	12 FEET
MINIMUM SETBACK	5 FEET	10 FEET
MINIMUM LOT AREA	10,000 SQ. FT.	15,000 SQ. FT.
MINIMUM LOT WIDTH	30 FEET	40 FEET
MINIMUM LOT DEPTH	100 FEET	150 FEET
MINIMUM LOT AREA PER UNIT	1,000 SQ. FT.	1,500 SQ. FT.
MINIMUM LOT AREA PER UNIT	1,000 SQ. FT.	1,500 SQ. FT.

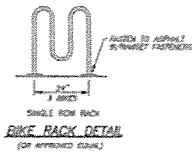
NOTE: REFER TO FINAL PLAN FOR CASAS DE LUZ FOR MORE DETAILED INFORMATION ON BULK STANDARDS.

PARKING PROVIDED:

64 TOTAL SPACES*

*TOTAL INCLUDES GARAGE SPACES.

PRELIMINARY NOT FOR CONSTRUCTION



LEGEND

- PROPERTY LINE
- EDGE OF EXISTING ASPHALT
- NEW ASPHALT PAVEMENT
- NEW LANDSCAPING
- NEW CONCRETE
- EXISTING CONCRETE
- TRAFFIC FLOW DIRECTION
- CONSTRUCTION PHASE BOUNDARY

- LIST OF ABBREVIATIONS**
- ROW = RIGHT-OF-WAY
 - SE = EXISTING LINE
 - FF = FINISHED FLOOR
 - CP = CORNER POINT
 - SF = SQUARE FEET
 - LF = LINEAL FEET
 - LS = LANDSCAPE
 - MP = MINIMUM
 - TP = TYPICAL
 - R = RADIUS

BENCHMARK

CP AND SPICE
N 11874.41
E 73528.27
ELEVATION=8825.84
NAVD 1988

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

DATE: _____

CITY OF GRAND JUNCTION DEVELOPMENT ENGINEER

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

DATE: _____

DATE: 4/12/21
 REVISION: 1
 PER REVIEW COMMENTS: _____

SITE LAYOUT PLAN EXHIBIT A

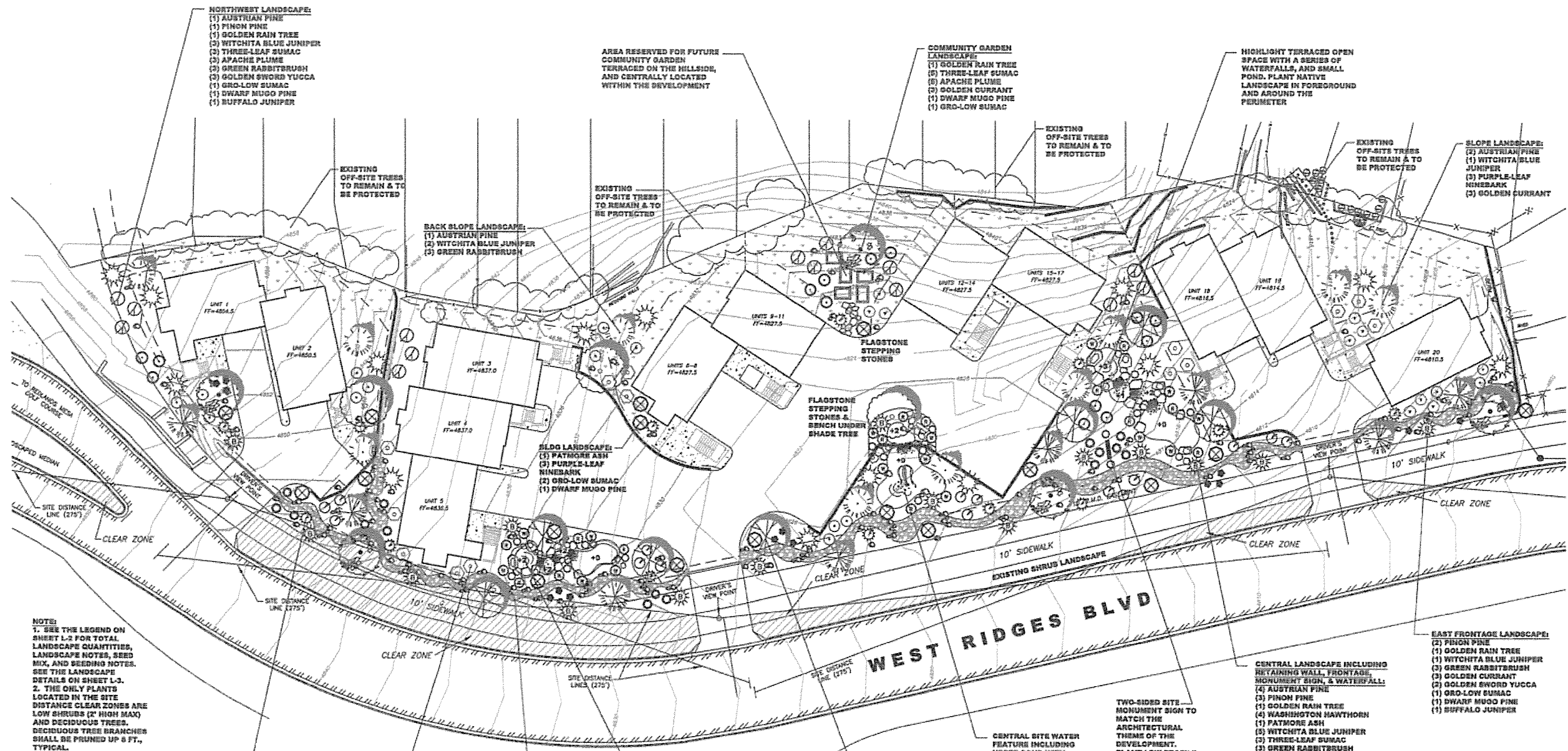
DYNAMIC INVESTMENTS, INC.
 CASAS DE LUZ
 GRAND JUNCTION, COLORADO

PROJECT NO.: _____
 FILE NAME: 210002

SHARPER Engineering Services, Inc.
 1254 N. 4th STREET GRAND JUNCTION, CO 81505
 TELEPHONE (970) 242-0000 FAX (970) 242-0000

REGISTERED PROFESSIONAL ENGINEER
 22047

SHEET 2 OF 9



- NORTHWEST LANDSCAPE:**
- (1) AUSTRIAN PINE
 - (1) PINON PINE
 - (1) GOLDEN RAIN TREE
 - (3) WICHITA BLUE JUNIPER
 - (3) THREE-LEAF SUMAC
 - (2) APACHE PLUME
 - (2) GREEN RABBITBRUSH
 - (3) GOLDEN SWORD YUCCA
 - (1) GRO-LOW SUMAC
 - (1) DWARF MUÑO PINE
 - (1) BUFFALO JUNIPER

AREA RESERVED FOR FUTURE COMMUNITY GARDEN TERRACED ON THE HILLSIDE, AND CENTRALLY LOCATED WITHIN THE DEVELOPMENT

- COMMUNITY GARDEN LANDSCAPE:**
- (1) GOLDEN RAIN TREE
 - (5) THREE-LEAF SUMAC
 - (5) APACHE PLUME
 - (3) GOLDEN CURRANT
 - (1) DWARF MUÑO PINE
 - (1) GRO-LOW SUMAC

HIGHLIGHT TERRACED OPEN SPACE WITH A SERIES OF WATERFALLS, AND SMALL POND. PLANT NATIVE LANDSCAPE IN FOREGROUND AND AROUND THE PERIMETER

- SLOPE LANDSCAPE:**
- (2) AUSTRIAN PINE
 - (1) WICHITA BLUE JUNIPER
 - (3) PURPLE-LEAF NINEBARK
 - (3) GOLDEN CURRANT

- BACK SLOPE LANDSCAPE:**
- (1) AUSTRIAN PINE
 - (2) WICHITA BLUE JUNIPER
 - (3) GREEN RABBITBRUSH

- BLDG LANDSCAPE:**
- (5) PATMORE ASH
 - (3) PURPLE-LEAF NINEBARK
 - (2) GRO-LOW SUMAC
 - (1) DWARF MUÑO PINE

- EAST FRONTAGE LANDSCAPE:**
- (2) PINON PINE
 - (1) GOLDEN RAIN TREE
 - (1) WICHITA BLUE JUNIPER
 - (3) GREEN RABBITBRUSH
 - (3) GOLDEN CURRANT
 - (3) GOLDEN SWORD YUCCA
 - (1) GRO-LOW SUMAC
 - (1) DWARF MUÑO PINE
 - (1) BUFFALO JUNIPER

NOTE:
 1. SEE THE LEGEND ON SHEET L-2 FOR TOTAL LANDSCAPE QUANTITIES, LANDSCAPE NOTES, SEED MIX, AND SEEDING NOTES. SEE THE LANDSCAPE DETAILS ON SHEET L-3.
 2. THE ONLY PLANTS LOCATED IN THE SITE DISTANCE CLEAR ZONES ARE LOW SHRUBS (2' HIGH MAX) AND DECIDUOUS TREES. DECIDUOUS TREE BRANCHES SHALL BE PRUNED UP 8 FT., TYPICAL.

PLAN LEGEND:

- DROUGHT-TOLERANT GRANITE STONE WALL
- NATIVE NON-INDICATED GRASS
- NEW EVERGREEN TREES (PINE & JUNIPER)
- DECIDUOUS TREES (WASHINGTON HAWTHORN & DOGWOOD)
- DECIDUOUS SHRUB (NATIVE SHRUB & PERENNIAL)
- LANDSCAPE BOULDER OUTCROPPINGS
- FLAGSTONE STEPPING STONE RETAINING WALL
- DRY STREAM BED
- WATER FEATURE

- RETAINING WALL, FRONTAGE & WATERFALL LANDSCAPE:**
- (2) AUSTRIAN PINE
 - (2) PINON PINE
 - (1) PATMORE ASH
 - (1) GOLDEN RAIN TREE
 - (3) WASHINGTON HAWTHORN
 - (3) WICHITA BLUE JUNIPER
 - (3) THREE-LEAF SUMAC
 - (3) GREEN RABBITBRUSH
 - (4) DWARF MUÑO PINE
 - (5) GRO-LOW SUMAC
 - (5) PURPLE-LEAF NINEBARK
 - (5) DWARF BLUE RABBITBRUSH
 - (5) BLUE MIST SPIREA
 - (5) BUFFALO JUNIPER
 - (5) GOLDEN SWORD YUCCA
 - (5) FEATHER REED GRASS
 - (5) RED GROUNDCOVER ROSE
 - (5) WHITE GROUNDCOVER ROSE

HIGHLIGHT MOST PREVALENT VIEW OF ARCHITECTURE WITH A TERRACED WATERFALL AND NATIVE LANDSCAPE IN FOREGROUND

NOTE:
 ALL PLANT LOCATED WITHIN THE SITE DISTANCE TRIANGLE ZONES ARE SHRUBS WITH A MAXIMUM HEIGHT OF 2 FT., OR TREES THAT SHALL HAVE BRANCHES PRUNED UP 7 FT. FROM THE GROUND, TYPICAL.

LANDSCAPE HIGH VISIBLE AREAS BETWEEN BUILDINGS AND ALONG THE ROAD FRONTAGE WITH PINON/JUNIPER HIGH DESERT XERISCAPE LANDSCAPING THROUGHOUT DEVELOPMENT USING DROUGHT-TOLERANT FLOWERING NATIVE TREES, SHRUBS, AND PERENNIALS

CENTRAL SITE WATER FEATURE INCLUDING UPPER POND WITH BENCH, STONE RETAINING WALLS AT PARKING THAT CONNECT TO A TERRACED WATERFALL, AND POND WITH WATER AERATION FOUNTAIN. THE SURROUNDING LANDSCAPE HELPS TO SCREEN PARKING AREA

TWO-SIDED SITE MONUMENT SIGN TO MATCH THE ARCHITECTURAL THEME OF THE DEVELOPMENT. PLANT LOW PROFILE FLOWERING SHRUBS IN FRONT OF SIGN AND INTEGRATE INTO THE LANDSCAPE

- CENTRAL LANDSCAPE INCLUDING RETAINING WALL, FRONTAGE MONUMENT SIGN, & WATERFALL:**
- (4) AUSTRIAN PINE
 - (3) PINON PINE
 - (3) GOLDEN RAIN TREE
 - (4) WASHINGTON HAWTHORN
 - (1) PATMORE ASH
 - (5) WICHITA BLUE JUNIPER
 - (3) THREE-LEAF SUMAC
 - (3) GREEN RABBITBRUSH
 - (5) DWARF MUÑO PINE
 - (5) GRO-LOW SUMAC
 - (5) PURPLE-LEAF NINEBARK
 - (5) DWARF BLUE RABBITBRUSH
 - (5) APACHE PLUME
 - (5) BLUE MIST SPIREA
 - (5) BUFFALO JUNIPER
 - (5) GOLDEN SWORD YUCCA
 - (5) FEATHER REED GRASS
 - (5) RED GROUNDCOVER ROSE
 - (5) WHITE GROUNDCOVER ROSE



CITY COMMUNITY DEVELOPMENT
 ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THE DATE:

 ACCEPTED AS CONTRACTED: _____

CASAS DE LUZ
 Grand Junction, Colorado
 Planting Plan
 NORTH
 SCALE: 1" = 20'-0"
 SHEET L-1

DATE: 08/14/15
 SCALE: 0 20 40 FEET

Revised 5-25-11

Julie Wolverton,
 Landscape Architect



61945 Nighthawk Road
 Montrose, CO 81401
 p. 970.249.9392
 f. 970.240.1665
 wolverton@montrose.co

PLANT LEGEND: TREES = 33 TOTAL

SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	REMARKS:
	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2" CAL.	7 TOTAL	25' TALL, 20' SPREAD, WHITE SPRING FLOWERS
	FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE ASH	2" CAL.	3 TOTAL	40' TALL, 30' SPREAD, YELLOW FALL COLOR
	KOELRUTERIA PANICULATA	GOLDEN RAIN TREE	2" CAL.	5 TOTAL	35' TALL, 25' SPREAD, ATTRACTIVE FALL PODS
	PINUS EDULIS	PINON PINE	8 FT. S&B	8 TOTAL	20' TALL, 10' SPREAD, GREEN EVERGREEN
	PINUS NIGRA	AUSTRIAN PINE	8 FT. S&B	10 TOTAL	40' TALL, 12' SPREAD, GREEN EVERGREEN

PLANT LEGEND: SHRUBS = 212 TOTAL

SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	REMARKS:
	CALAMAGROSTIS 'KARL FOENSTER'	FEATHER REED GRASS	5 GALLON	14 TOTAL	4' TALL, 2' SPREAD, ORNAMENTAL GRASS
	CARYOPTERIS 'DARK KNIGHT'	BLUE MIST SPIREA	5 GALLON	15 TOTAL	3' TALL, 4' SPREAD, BLUE FLOWERS
	CHRYSOTHAMNUS NAUSEOSUS 'GRAVEOLIENS'	GREEN RABBITBRUSH	5 GALLON	15 TOTAL	4' TALL, 4' SPREAD, YELLOW FLOWERS
	CHRYSOTHAMNUS NAUSEOSUS 'NANA'	DWARF BLUE RABBITBRUSH	5 GALLON	15 TOTAL	2' TALL, 2' SPREAD, YELLOW FLOWERS
	FALLUGIA PARADOXA	APACHE PLUME	5 GALLON	14 TOTAL	3' TALL, 4' SPREAD, SILVER FOLIAGE
	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GALLON	15 TOTAL	1' TALL, 6' SPREAD, GREEN EVERGREEN
	JUNIPERUS 'WITCHITA BLUE'	WITCHITA BLUE JUNIPER	5 GALLON	14 TOTAL	15' TALL, 6' SPREAD, UPRIGHT SILVER/BLUE EVERGREEN
	PHYSCARPUS 'DIABLO'	PURPLE LEAF NINEBARK	5 GALLON	15 TOTAL	6' TALL, 6' SPREAD, PURPLE FOLIAGE
	PINUS MUGO 'SLOWMOUND'	DWARF MUGO PINE	5 GALLON	13 TOTAL	3' TALL, 4' SPREAD, EVERGREEN
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	5 GALLON	17 TOTAL	3' TALL, 6' SPREAD, ORANGE FALL COLOR
	RHUS TRILOBATA	THREE-LEAF SUMAC	5 GALLON	14 TOTAL	5' TALL, 6' SPREAD, ORANGE FALL COLOR
	RIBES AUREUM	GOLDEN CURRANT	5 GALLON	8 TOTAL	5' TALL, 5' SPREAD, YELLOW FLOWERS
	ROSA 'FIRE MEIDLAND'	RED GROUNDCOVER ROSE	5 GALLON	14 TOTAL	3' TALL, 4' SPREAD, RED SUMMER FLOWERS
	ROSA 'WHITE MEIDLAND'	WHITE GROUNDCOVER ROSE	5 GALLON	14 TOTAL	2' TALL, 4' SPREAD, WHITE FLOWERS
	YUCCA FILAMENTOSA 'GOLDEN SWORD'	GOLDEN SWORD YUCCA	5 GALLON	14 TOTAL	3' TALL, 5' SPREAD, GOLDEN VARIEGATED SWORD LEAVES

LEGEND: STONE MULCH, NATIVE GRASS, EDGER, BOULDERS, ETC...

SYM.	DESCRIPTION:	QUANTITY:	REMARKS:
	SHREDDED CEDAR BARK MULCH	1,000 SF	PLACE 2" FT. DIA. AROUND TREES, 1 FT. DIA. AROUND SHRUBS TO MAINTAIN MOISTURE, AND THROUGHOUT DESIGNATED SHRUB BEDS AT 3" DEEP OVER LANDSCAPE FABRIC
	1/2" BROWN/BEIGE DECOMPOSED GRANITE STONE MULCH	25,000 SF	PLACE 3" DEEP (NO LANDSCAPE FABRIC) IN DESIGNATED LANDSCAPE AREAS
	DRYLAND GRASS SEED MIX	18,000 SF	SEE THE SEED MIX AND SEEDING NOTES THIS PAGE
	STEEL EDGER	45 LF	1/8" X 4" X 10 FT. COMMERCIAL GRADE STEEL EDGER. INSTALL WITH PROPER OVERLAPS AND STAKES PER MFG RECOMMENDATIONS
	LANDSCAPE BOULDERS: 90 AT DRY STREAM BED, 75 AT WATER FEATURES, 45 OTHER	(125) 2X2X3' (85) 3X3'X4'	BURY 1/3 DEPTH, 2 SIZES, OWNER FURNISHED AND CONTRACTOR INSTALLED SEE THE DETAIL, SHEET L-3
	DRY STREAM BED - 6" - 12" COBBLE	2,500 SF	MEANDER IN WIDTH AND DIRECTION. INSTALL PER THE DETAIL, SHEET L-3
	STONE RETAINING WALL - SEE THE CIVIL DWGS	SEE CIVIL	SEE THE CIVIL DRAWINGS
	DESIGN/BUILD RECIRCULATING WATERFALL, STREAM, POND BY CONTRACTOR	3 TOTAL	DESIGN / BUILD BY CONTRACTOR. COORDINATE WITH OWNER.

LANDSCAPE NOTES:

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. DO NOT PLANT ANY TREES OR SHRUBS DIRECTLY OVER BURIED UTILITY LINES, OR ANY TREES UNDER OVERHEAD UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC... WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- VERIFY ALL PLANT QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING BID. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTED AREAS AND GRASS UNTIL FINAL ACCEPTANCE INCLUDING IRRIGATION SYSTEM, WATERING OF PLANTS, SPRAYING, PRUNING, MULCHING, FERTILIZING, ETC...
- MEASURE OFF THE PLANS TO ACCURATELY LAYOUT ALL FEATURES AND PLANT LOCATIONS INCLUDING DRY STREAM BED, BERMS, SITE FEATURES, AND PLANTING AREAS.
- INSTALL A NEW AUTOMATIC PRESSURIZED UNDERGROUND IRRIGATION SYSTEM FOR THE NEW LANDSCAPE. PROVIDE LOW VOLUME BUBBLER IRRIGATION TO ALL TREES AND SHRUBS. THE PERIMETER SEEDED CONSTRUCTION GRADED AREAS SHALL BE TEMPORARILY IRRIGATED ONLY UNTIL ESTABLISHED. CONTRACTOR TO USE IRRIGATION DITCH WATER, PUMP, AND AUTOMATIC CONTROLLER. COORDINATE WITH OWNER.
- AMEND TOPSOIL AS NEEDED. ALL NATIVE GRASS SEED AREAS SHALL HAVE A MINIMUM DEPTH OF 4 INCHES OF TOPSOIL, AND PLANTING BED AREAS SHALL HAVE A MINIMUM OF 6 INCHES OF TOPSOIL. ALL PARKING LOT ISLANDS SHALL HAVE A MINIMUM DEPTH OF 6" OF TOPSOIL. TOPSOIL SHALL BE FREE OF DEBRIS LARGER THAN 1" SIZE WITH A SALT READING OF NOT MORE THAN 3 MMHOS/CM.
- WHEN INSTALLING PLANT MATERIAL, PLANT MIX SHALL BE COMPRISED OF 1 PART SOIL CONDITIONER (DECOMPOSED BARK MULCH OR "MESA MAGIC" SOIL CONDITIONER) TO 2 PARTS TOPSOIL. OVER EXCAVATE THE PLANTING HOLES TWO TIMES THE DIAMETER OF THE ROOTBALL. FILL WITH PLANT MIX.
- PLANT MATERIAL WAS CHOSEN FOR ITS SPECIFIC VARIETY, HEIGHT, AND COLOR. ANY PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- STONE MULCH LANDSCAPE SHRUB AREAS SHALL BE INSTALLED WITH A MINIMUM OF THREE INCHES OF SPECIFIED STONE MULCH.
- SEED AREAS SHALL BE SEEDED AS SPECIFIED IN THE SEEDING NOTES AND SPECIFICATIONS. PRIOR TO SEEDING ROTOTILL 3 CY/1,000 SF OF SOIL CONDITIONER INTO THE TOP FOUR INCHES OF TOPSOIL AND FINE GRADE (COMPOSTED SAND/DUST, COMPOSTED 1/2" WOOD CHIPS, LEAF MATERIAL AND/OR HEATHMOSS OR EQUAL. NO MANURES OF ANY TYPE SHALL BE USED). THERE SHALL BE NO CLODS GREATER THAN 2".
- SHREDDED CEDAR BARK MULCH SHALL BE PLACED AROUND THE DRIPLENE OF EACH PLANT 3" DEEP TO MAINTAIN MOISTURE, 2 FT. DIAMETER AROUND TREES, AND 1 FT. DIAMETER AROUND SHRUBS. HOWEVER, KEEP MULCH 6" AWAY FROM TREE TRUNKS AND 2" AWAY FROM SHRUB STEMS.
- WHEN PLANTING TREES, SHRUBS, OR PERENNIALS: THOROUGHLY SOAK PLANTING HOLE WHILE BACKFILLING. PRUNE DEAD OR DAMAGED BRANCHES IMMEDIATELY AFTER PLANTING.
- BURY LANDSCAPE BOULDERS TO 1/3 DEPTH TO LOOK INTEGRAL IN THE LANDSCAPE. GROUP BOULDERS AS SHOWN ON THE PLANS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION. PLANTING SHALL BE DONE IN CONFORMANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO (A.L.C.C.) SPECIFICATIONS. PLANT MATERIAL AND IRRIGATION SYSTEM TO BE GUARANTEED BY CONTRACTOR FOR ONE YEAR FROM FINAL ACCEPTANCE. ANY DEAD OR DYING PLANT SHALL BE REPLACED AT NO COST TO OWNER DURING GUARANTEE PERIOD.
- LANDSCAPE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY MEANS, METHODS, OR APPROPRIATENESS OF CONSTRUCTION PROCEDURES BY ANY CONTRACTOR.

NATIVE GRASS SEED MIX:

DESCRIPTION: Dryland Grasses for Western Colorado		QUANTITY: rate lbs PLS/acre
Perennial Rye (Tetraploid)	Lolium perenne	6 lb
'Paloma' Indian Ricegrass	Achnatherum hymenoides	7 lb
Sandberg bluegrass	Poa sandbergii	5 lb
Nodding Brome	Bromus anomalus	7 lb
Blue Grama	Bouteloua gracilis	3 lb
Sand Dropseed	Sporobolus cryptandrus	2 lb
TOTAL		30 lbs PLS per acre (8 lbs PLS/1,000 SF)

** Rates shown are to be used when seed is drilled. If seed is broadcast seeding rates should be doubled.

SEEDING NOTES:

- THE PERIMETER OF THE SITE SHALL BE DRILL SEEDED WITH NATIVE GRASS SEED TO REVEGETATE AND STABILIZE DISTURBED CONSTRUCTION AND BARE AREAS. THIS PERIMETER AREA WILL NOT BE IRRIGATED. THESE AREAS SHALL BE SEEDED ONLY IN LATE FALL OR EARLY SPRING TO TAKE ADVANTAGE OF NATURAL SEASONAL MOISTURE.
- SEED AFTER ALL FINAL GRADING, BOULDER PLACEMENT, AND PLANTING OF ALL PLANT MATERIAL IS COMPLETE.
- SOIL PREP: GRADE TOPSOIL TO A REASONABLE EVEN, SMOOTH, LOOSE SEED BED. ROTOTILL 3 CY/1,000 SF OF SOIL CONDITIONER INTO TOP 4"-6" OF TOPSOIL AND FINE GRADE.
- SEED SHALL BE UNIFORMLY APPLIED OVER THE ENTIRE DISTURBED AREA. ALL AREAS TO BE SEEDED THAT ARE 3:1 SLOPE OR FLATTER SHALL BE DRILL SEEDED. OPERATE EQUIPMENT PERPENDICULAR TO THE SLOPE. DRILL SEED 1 INCH DEEP IN ROWS SPACED NO MORE THAN 7 INCHES APART. ON SLOPES STEEPER THAN 3:1, SEED SHALL BE APPLIED BY MEANS OF A MECHANICAL BROADCASTER AT DOUBLE THE RATE REQUIRED FOR DRILL SEEDING. ALL SEED SOWN BY MECHANICAL BROADCASTERS SHALL BE RAKED OR DRAGGED INTO THE SOIL TO A DEPTH OF 1/2" CARE SHOULD BE TAKEN TO INSURE UNIFORM COVERAGE OF SEED.
- SEED SHALL BE MULCHED AND CRIMPED WITH STRAW MULCH WITHIN 24 HOURS OF SEEDING. NATIVE GRASS STRAW SHALL BE APPLIED AT THE RATE OF TWO TONS PER ACRE (APPROX. 1 BALE PER 500 SF). IT SHALL BE CRIMPED IN WITH A CRIMPER OR OTHER APPROVED METHOD TO A MINIMUM DEPTH OF 3". DO NOT MULCH DURING WINDY CONDITIONS. ANY AREAS DISTURBED BY MULCHING OPERATIONS SHALL BE RESEEDED AT CONTRACTOR'S EXPENSE.
- PROTECT ALL SEEDED AREAS FROM DAMAGE UNTIL NATIVE GRASS IS ESTABLISHED.

CASAS DE LUZ RESIDENTIAL DEVELOPMENT
CITY OF GRAND JUNCTION LANDSCAPE REQUIREMENTS:
82,022 SF (1.88 ACRES) IMPROVED AREA

82,022 / 2500 = 33 TREES
82,022 / 300 = 273 SHRUBS
MINUS 68 SHRUBS FROM 25X SHRUB TO NATIVE GRASS ALLOWANCE CONVERSION=205 REQUIRED SHRUBS

NATIVE GRASS MIN. ALLOWANCE PER CODE = 3,400 SF
NATIVE GRASS PROVIDED ON SITE = 18,000 SF

3 1/2" CALIPER TREES REQUIRED
33 TREES PROVIDED

205 5-GALLON SHRUBS REQUIRED
212 SHRUB PROVIDED

Revised 5-25-11

Julie Wolverton,
Landscape Architect



61945 Nighthawk Road
Montrose, CO 81401
p. 970.249.9392
f. 970.240.3665
wolverton@montrose.net



CITY COMMUNITY DEVELOPMENT
ACCEPTED FOR CONSTRUCTION FOR THE NEW OPENING SITE

ACCEPTED AS CONTRACTOR: _____ DATE: _____

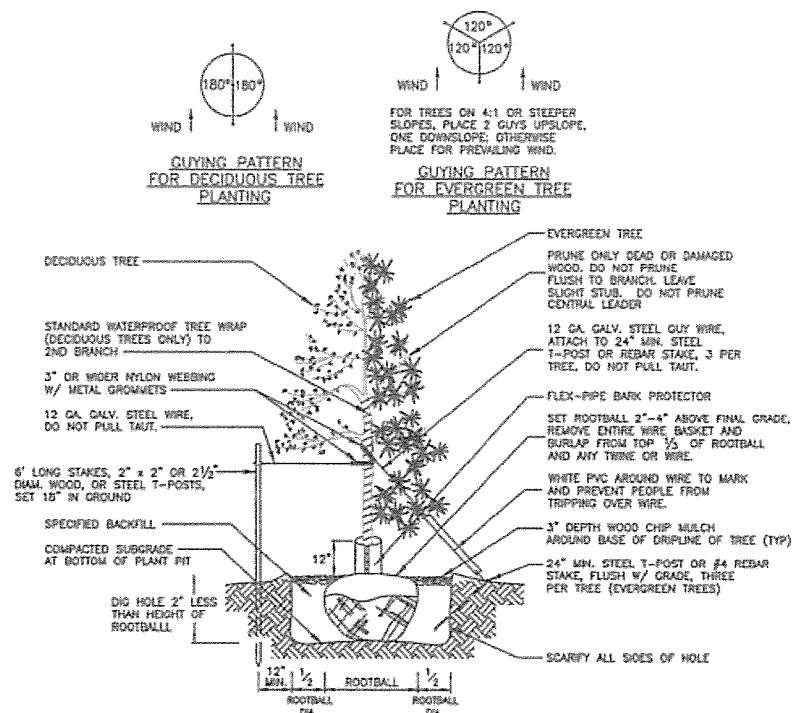
ACCEPTED AS CONTRACTOR: _____ DATE: _____



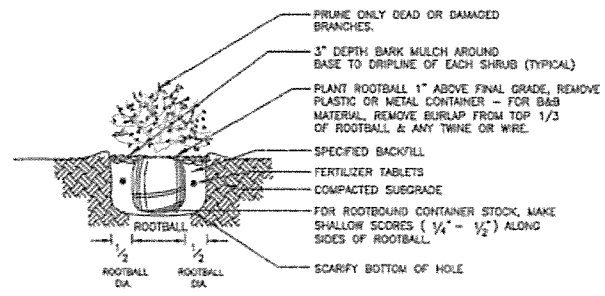
CASAS DE LUZ
Grand Junction, Colorado

Planting Legend & Notes
SCALE: 1" = 20'-0"
Sheet L-2

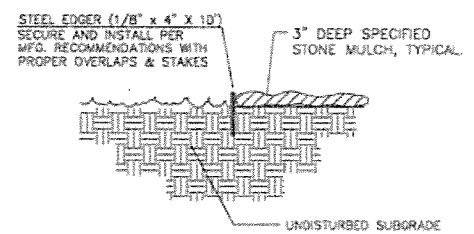




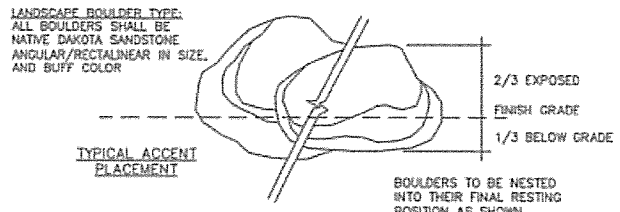
A TREE PLANTING SECTION
L-3 NOT TO SCALE



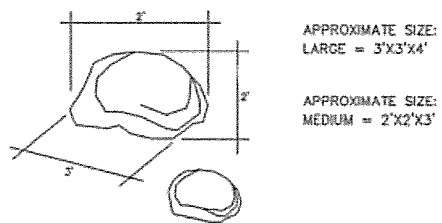
C SHRUB PLANTING SECTION
L-3



D STEEL EDGER / STONE MULCH
L-3 NOT TO SCALE

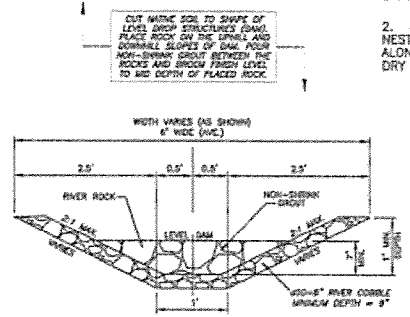


1. PLACEMENT OF LANDSCAPE BOULDERS REFERS TO BOULDERS PLACED IN THE GROUND WITH ONE THIRD (1/3) OF ITS MASS NESTED BELOW GRADE AND TWO THIRDS (2/3) OF ITS MASS ABOVE FINISHED GRADE.
2. CARE SHALL BE TAKEN DURING PLACEMENT AND HANDLING TO AVOID UNNATURAL SCARRING OF THE EXPOSED SURFACE.

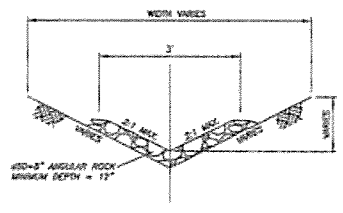


B LANDSCAPE BOULDER
L-3 NOT TO SCALE

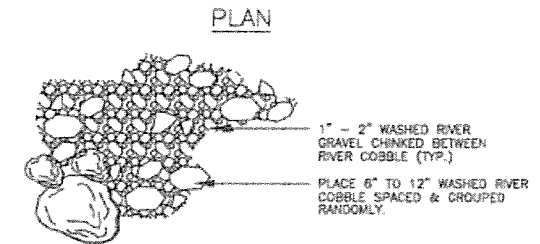
- NOTE:
1. WIDTH OF DRY STREAM BED SHALL VARY FROM APPROX. 2.5 FT. WIDE MIN. TO 8 FT. WIDE MAX. (6 FT WIDE AVERAGE)
 2. LANDSCAPE BOULDERS SHALL BE NESTED IN GROUPS IN A RANDOM FASHION ALONG THE EDGES AND THROUGHOUT THE DRY STREAMBED AS SHOWN ON THE DWGS.
 3. APPLY A PRE-EMERGENT HERBICIDE THROUGHOUT STREAMBED AREA BEFORE PLACEMENT OF COBBLE
 4. INSTALL DRY STREAM BED TO LOOK AS NATURAL AS POSSIBLE WITH VARYING ROCK SIZES AND GROUPINGS OF BOULDERS, AND VARYING WIDTH. LANDSCAPE ARCHITECT MUST APPROVE LAYOUT.



COLLECTION DITCH SECTION A-A



SWALE SECTION B-B



E DRY STREAM BED
L-3 NOT TO SCALE



CITY COMMUNITY DEVELOPMENT	
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE:	Date
ACCEPTED AS CONSTRUCTED:	Date

CASAS DE LUZ
Grand Junction, Colorado

NORTH Landscape Details DATE 08/14/16
SCALE: Not to Scale
Sheet L-3

BIDDING NOTES:
1. THESE BOULDERS SHALL BE OWNER FURNISHED AND STOCKPILED ON THE SITE FOR CONTRACTOR INSTALLATION.

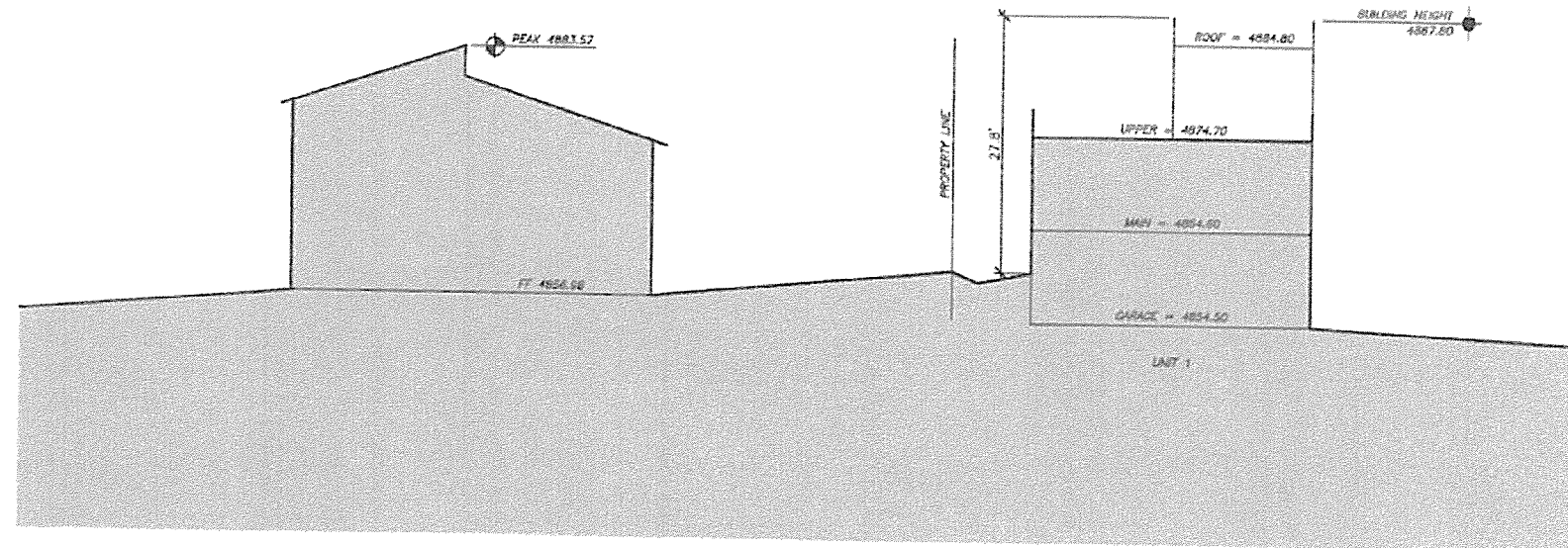
Revised 5-25-11

Julie Wolverton,
Landscape Architect



61945 Nighthawk Road
Montrose, CO 81401
p: 970.249.9392
f: 970.240.3665
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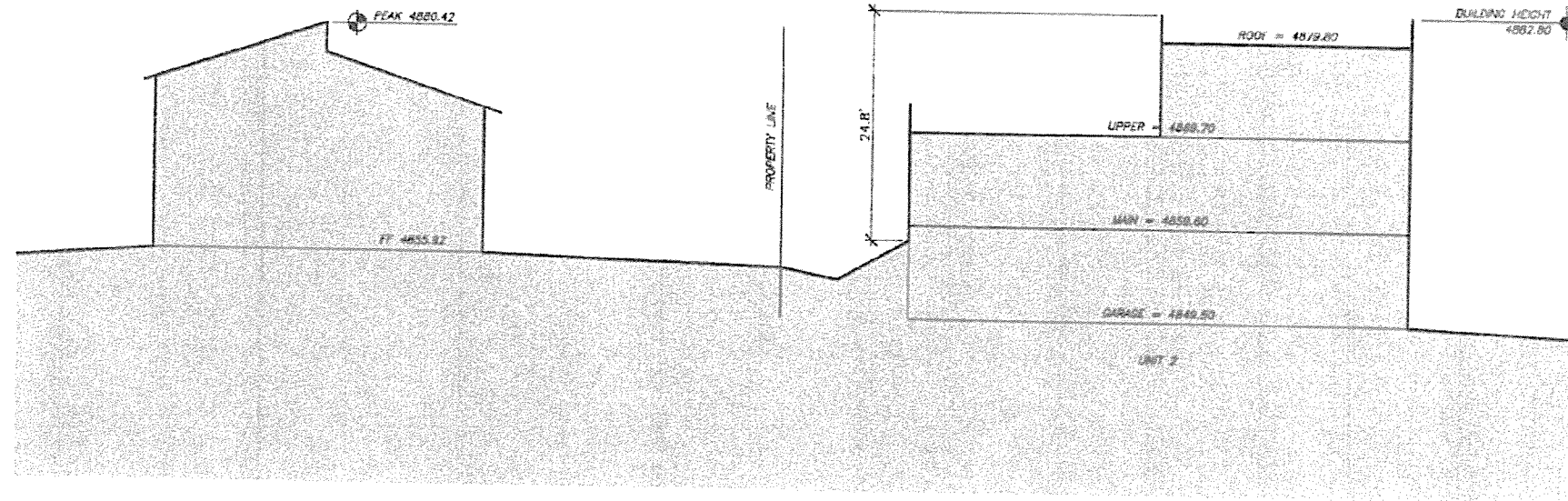




CASAS de LUZ
 SCALE: 1" = 20'

SITE SECTION 1

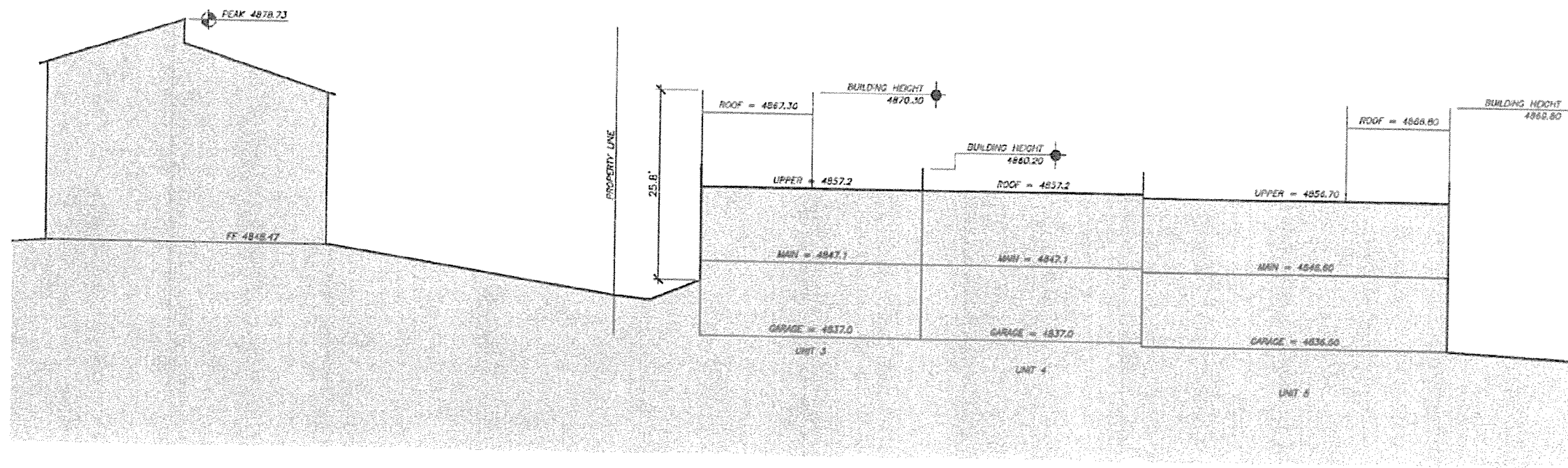
CHAMBERLIN ARCHITECTS



CASAS de LUZ
 SCALE: 1" = 20'

SITE SECTION 2

CHAMBERLIN ARCHITECTS

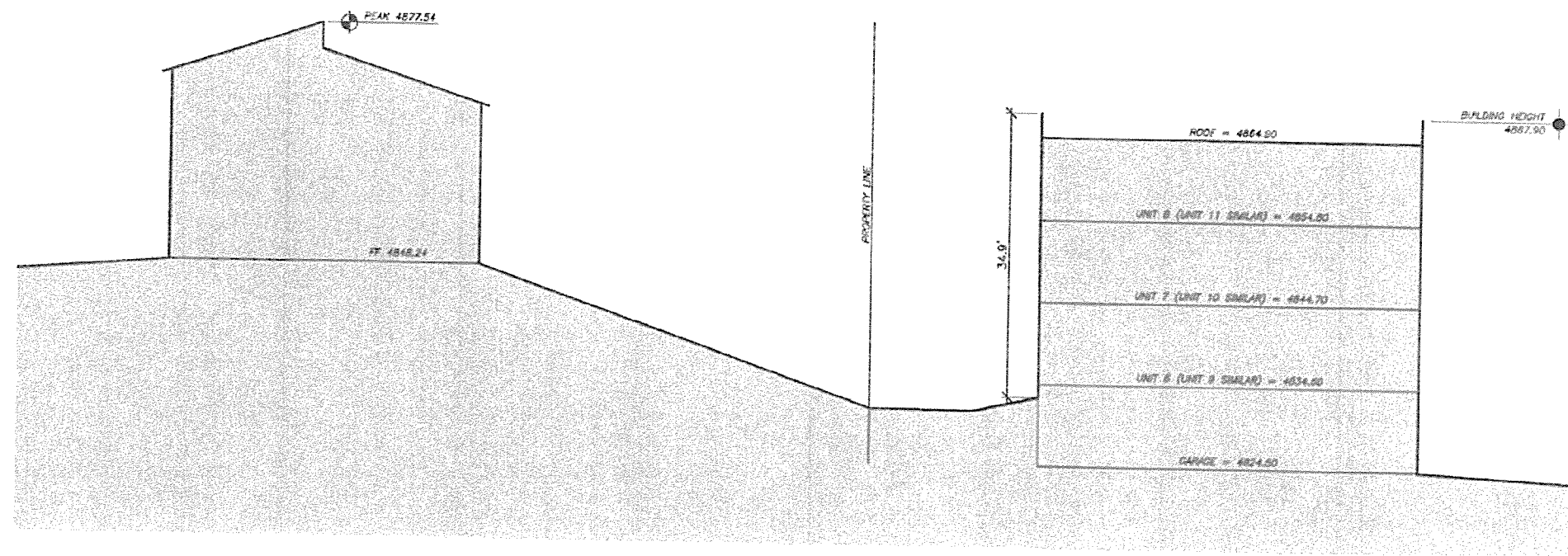


CASAS de LUZ

SCALE: 1" = 20'

SITE SECTION 3

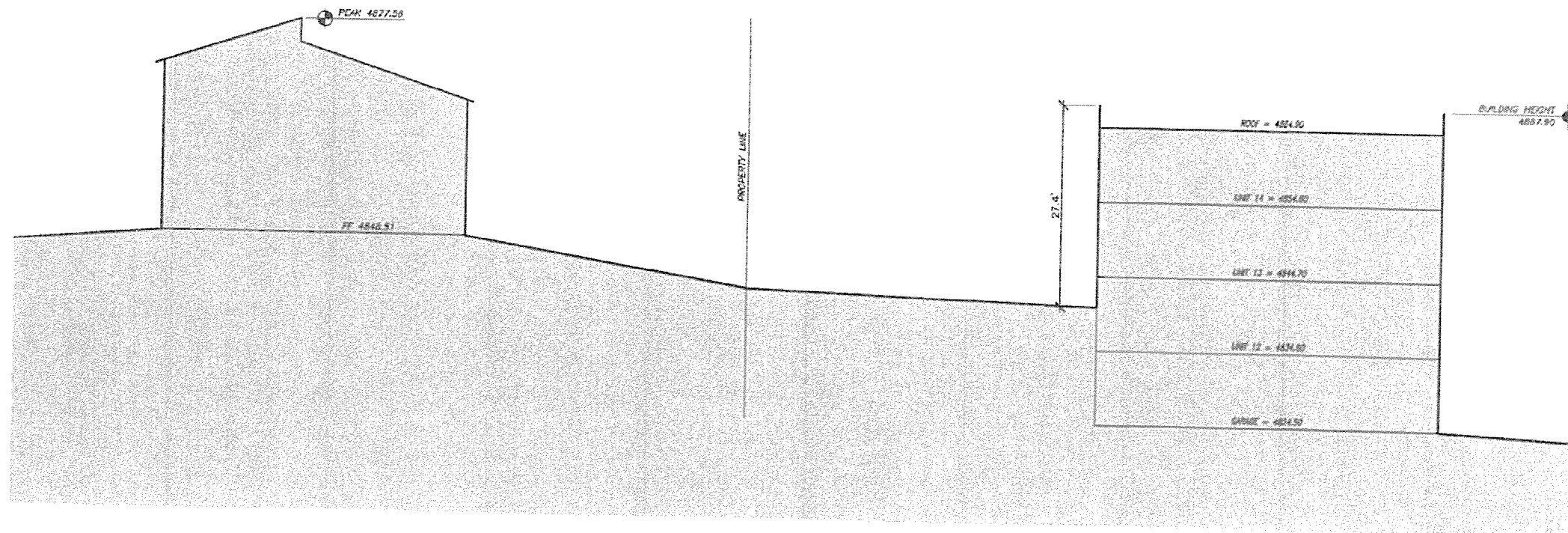
CHAMBERLIN ARCHITECTS



CASAS de LUZ
 SCALE: 1" = 20'

SITE SECTION 4

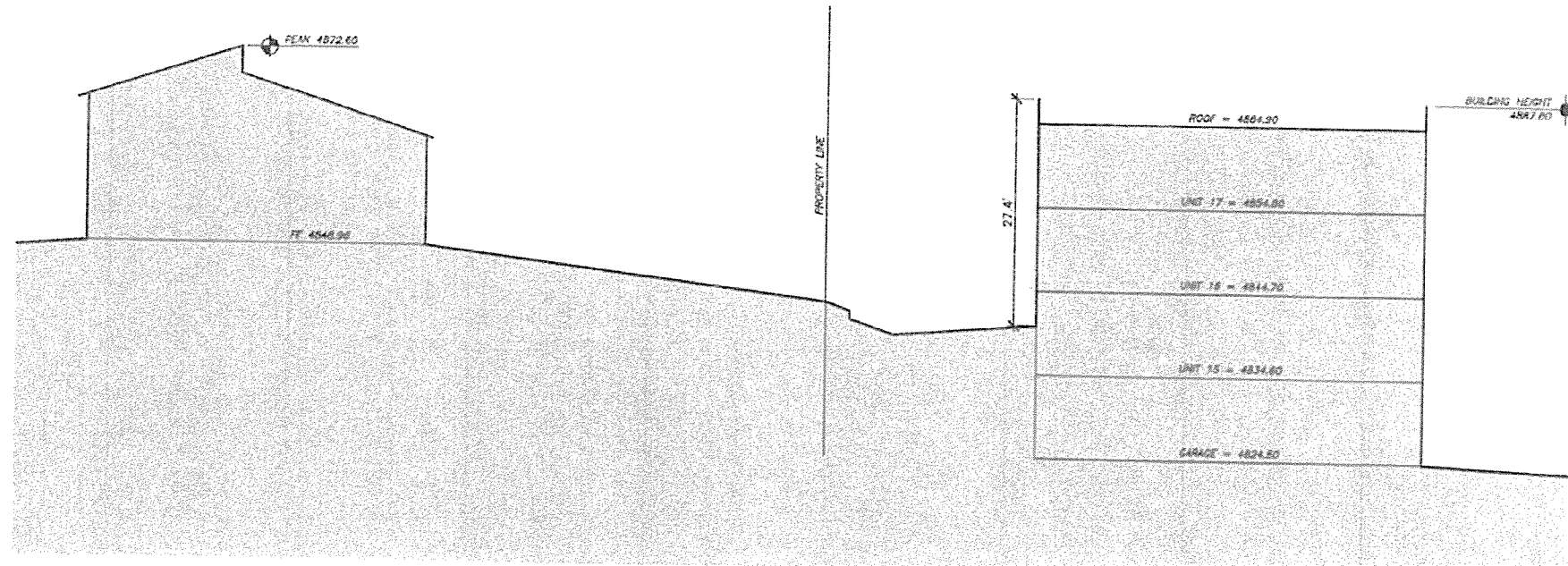
CHAMBERLIN ARCHITECTS



CASAS de LUZ
 SCALE: 1" = 20'

SITE SECTION 5

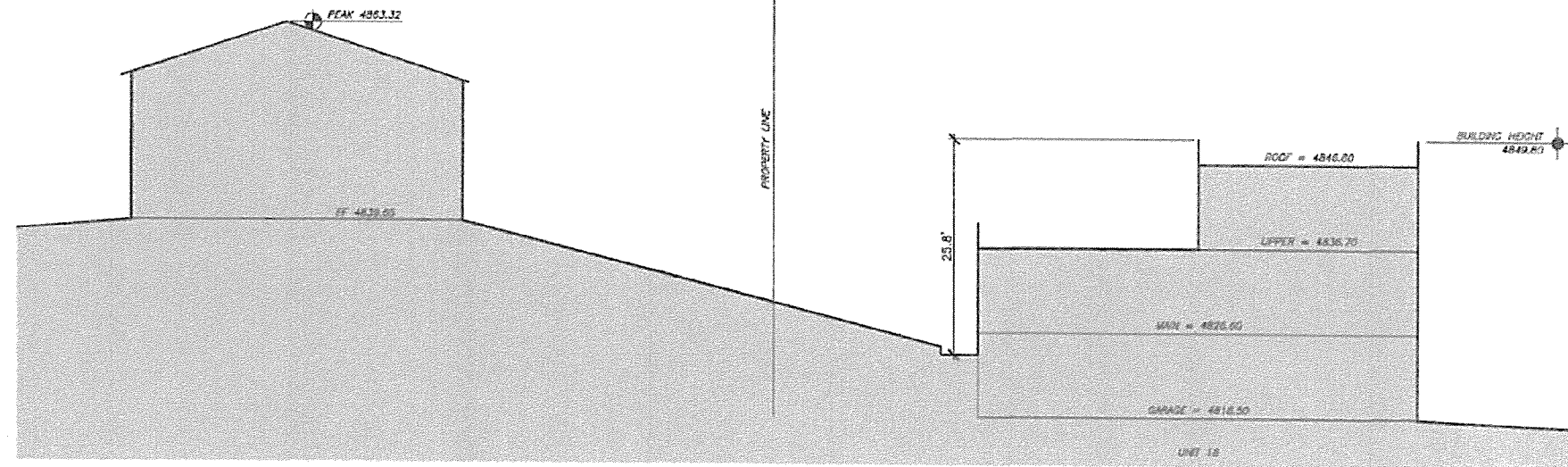
CHAMBERLIN ARCHITECTS



CASAS de LUZ
 SCALE: 1" = 20'

SITE SECTION 6

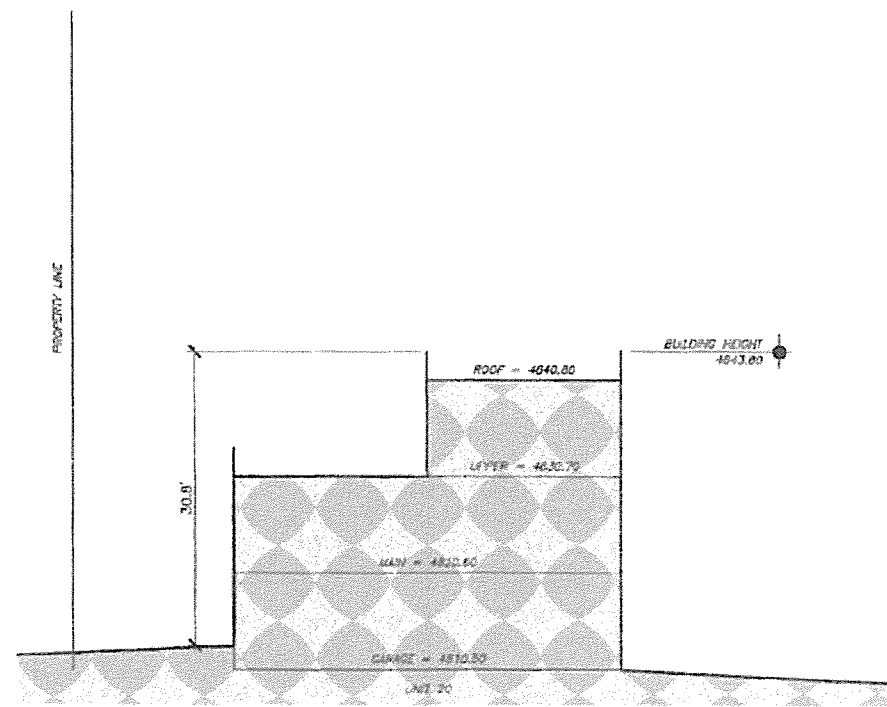
CHAMBERLIN ARCHITECTS



CASAS de LUZ
 SCALE: 1" = 20'

SITE SECTION 7

CHAMBERLIN ARCHITECTS



CASAS de LUZ
 SCALE: 1" = 20'

SITE SECTION 9

CHAMBERLIN ARCHITECTS