

Amended Final Plan for Ridges

As adopted by Planning Commission 5/3/94, 9/6/94 and City Council 7/1/94, 9/21/94

A. Densities

The allocated densities are maximum densities for the sites. The maximum density of any site which is allowed by the plan may normally not be reached because of site constraints including limitations on vehicular access to the site and egress to Ridges Boulevard, infrastructure deficiencies, geologic, soils or other constraints.

The remaining density for the undeveloped multi-family lots, the school site and two replatted large lots was based on an overall density cap of 4 units per acre for filings 1 through 6 and an inventory of the built and/or platted density. All "A" lots were counted as two units because under the covenants and the proposed plan, any "A" lot can have a duplex on its. There are "deeded" densities for some of the undeveloped lots in the Ridges which were not considered in the density designation. Density transfers within filings 1 through 6 are not allowed.

The 6.37 acre school site (filing #5) and the 35.13 acres of undeveloped property (Replat of lots 19A through 30A, Block 13, lots 1A through 2A, Block 23, lots 1A through 15A, Block 24, lots 1A through 10A, Block 25, filing #5 and Replat of lots 48A through 73 A, Block 9, lots 31B through 56A, Block 13, lots 3B through 40A, Block 23, lots 1A through 7A, Block 28, filing #6) with no multi-family designation are assigned a density of 4 units per acre. The remaining density for the multi-family sites ranges from 6.8 units per acre to 7.5 units per acre. The 6.8 units per acre is the density remaining in filings 1-6 as they exist now (as of 11/17/94). The 7.5 units per acre is the density that would be available if the proposed Rana Road Replats and Eagle Crest development are finalized and recorded.

*Rana Rd Replats 12 A lots to 7 A lots ∴ 10 units (additional) ÷ 42.92 acres = .3  
∴ 7.1 units/acre remaining for MF sites*

B. Setbacks and Height

Setbacks for filing 1-6, excluding the undeveloped lots, will be measured from property line to the closest point on a structure wall. In no case shall the eaves, foundation, or any other portion of a structure, above or below the ground, extend over any adjacent lot, parcel or property, including Ridges Open Space, without a recorded easement for such encroachment from the owner of said adjacent lot, parcel or property or open space.

Porches, patios or decks which are open and uncovered may extend into any required setback area not more than 7 feet, but in no case closer than 3 feet to any property line provided it does not encroach on any easements and/or pedestrian ways. All others, those which are enclosed, covered, or having more than one level, must meet the setback for the principal structure.

Height will be measured from the highest natural grade line immediately adjoining the foundation or structure. Natural grade shall mean undisturbed ground level which may be determined by on-site evidence (vegetation, ground level on adjacent land, elevation of adjacent streets and roads, soil types and locations, etc.).

#### A lots

Housing Type--Single family detached or attached with common wall on lot line or duplex on one lot.

#### Setbacks--

Front yard: 20 feet  
Rear yard: 10 feet  
Side yard: From 0' to 10'. For any sideyard setback less than 10' on one sideyard a minimum of 5' setback shall be required on the opposite sideyard line.

Minimum Building Separation: 10 feet between closest points of exterior walls.

Maximum Height--25 feet (excludes chimneys)

#### B and C lots

Housing Type--Single family detached

#### Setbacks--

Front yard: 20 feet  
Rear yard: 10 feet  
Side yard: 10 feet

Maximum Height--25 feet (excludes chimneys)

#### Architectural Control Committee (ACC) Review

Review by the Ridges Architectural Control Committee (ACC), as defined in the covenants of Filings 1-6, will be required prior to issuance of a Planning Clearance by the City of Grand Junction (City); however, the Planning Clearance will be issued by the City if all requirements as set forth in this plan document are met. Failure of the ACC to respond within 30 days of the request for review will constitute approval by the ACC for City review purposes.

#### C. Parking

- a. Filings 1 through 5--2 car garage plus 2 paved parking spaces for each single family unit and duplex unit.
- b. Filing 6--1 car garage (or carport) plus 2 paved parking spaces for each single family unit and duplex unit).
- c. Multi-family units--2.2 spaces per unit (would apply where there is common parking for more than 2 units--if no common parking, a. or b. would apply).

All required parking must be provided on-site. All driveways must be paved prior to occupancy.

D. Fencing

The Zoning and Development Code regulations for fence location and height shall apply; however, chain link fences are not allowed, except for at RV storage areas as approved by the City, tennis courts, public sports facilities, tot lots and playground areas, public or private. Each applicant shall contact the ACC, prior to issuance of a fence permit, to verify the proposed fence meets any other requirements of the covenants. The City will issue the fence permit if the proposed fence meets the City's requirements.

Review by the Ridges Architectural Control Committee will be required prior to issuance of a fence permit; however, if all requirements as outlined above are met the permit will be issued by the City. Failure of the ACC to respond within 30 days of the request for review will constitute approval by the ACC for the City review purposes.

E. Variances

A request to vary a setback or a fencing regulation will be heard by the City Board of Appeals pursuant to chapter 10 of the Zoning and Development Code. City staff will make the Ridges ACC recommendation available to the Board for its review of the variance request.

F. Protective Covenants

The City will not enforce covenants, restrictions or other limitations not adopted or imposed by the City in the Ridges. All provisions of the City Zoning and Development Code, other ordinances and applicable regulations shall apply if not addressed specifically in this document.

G. Undeveloped Lots--Filings 1-6

No use or development is allowed on or for a platted undeveloped lot unless the City has approved same in writing. Under the current Code, if a multi-family lot is being replatted into more than 5 lots, a two step process will be required: preliminary plan approval and final plan/plat approval by Planning Commission. If a multi-family lot is being replatted into 5 or fewer lots final plan/plat approval by Planning Commission will be required.

The Ridges Architectural Control Committee will be given the opportunity to comment on proposed development of the multi-family lots and/or other large undeveloped tracts as a review agency.

H. Commercial sites

Uses for the designated commercial sites in filings 1 through 6 shall be limited to the following types of business uses: professional offices, preschools/nursery schools/day care centers, barber/beauty shops, self-service laundries, medical/dental clinics, counseling centers, schools, dance/music schools, membership clubs

and community activity buildings, indoor cultural /educational /recreational facilities, churches, fire/emergency services.

I. New development

No plat, or other subdivision, shall be allowed in the Ridges, and no development of the existing undeveloped lots shall occur without first having complied with then (as of the final approval or recordation of the plat) current City standards for development.

J. 5' Irrigation Easements

The plats for several filings of the Ridges include a statement "granting" a 5' irrigation and/or water easement along all lot lines to the Ridges Metropolitan District. Those easements can be released by the City of Grand Junction's Director of Community Development if it is found the easement is not needed. A process for the review and release of such easements is identified in City Development File #72-93 (2).

K. Columbine Village--A Replat of lot 25, Block 9, Ridges Filing #6

The private open space and ingress/egress easement as noted on the plat are dedicated to the owners within Columbine Village. Development and maintenance of facilities and roadways within these areas is and will continue to be the responsibility of the property owners within Columbine Village.

The setbacks for Columbine Village shall be 10' rear yard and 10' front yard. The required sideyard setback shall be 0' to 10' measured to foundation wall with the minimum building separation as required by the applicable building code. 0' sideyard setbacks are only allowed for common wall units.

L. Any terms not defined in this document shall have the meaning as set forth in the Zoning and Development Code. All other performance, design and other standards in the Zoning and Development Code and other City Codes and Policies shall apply unless specifically mentioned in this document.

M. General Development Standards for the Ridges--undeveloped lots and remaining unplatted acreage within the Ridges Metropolitan District boundaries

1. Site planning and design shall preserve, to the maximum extent possible, the existing natural features which enhance the attractiveness of the area and shall blend harmoniously with all uses and structures contained within the surrounding area.

2. Land which is unsuitable for development because of geologic constraints shall be preserved in its natural state. This shall include drainage ways, steep terrain (slopes in excess of 30%) and rock outcroppings to be identified and mapped by the developer. Areas of "no disturbance" shall be identified around all proposed building sites, as applicable.

3. Existing trails, whether or not improved or legally dedicated, within the platted and unplatted Ridges shall be preserved, improved and enhanced with future development. For the portion of the Ridges not already platted, each development shall integrate with an overall plan that serves to link existing trails with both new trails and trails which serve other areas.

4. All structures shall be setback a minimum of 20' from all bluff lines (to be identified and mapped by the developer) to maintain visual corridors within the Ridges. For ravines, drainages and washes which are defined by a distinct "rim" or "rimrock", structures shall be set back far enough that a person 6 feet tall cannot see any portion of a structure while standing in the thread of the stream bed.

5. All development in the Ridges, notwithstanding zoning potential or other approvals, will be limited by geologic and transportation system constraints, as well as other infrastructure constraints.

6. Density transfers between filings 1 through 6 and the rest of the unplatted Ridges will not be allowed.