

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



**CITY COUNCIL AGENDA
WEDNESDAY, SEPTEMBER 7, 2011
250 NORTH 5TH STREET
6:30 P.M. – PLANNING DIVISION CONFERENCE ROOM
7:00 P.M. – REGULAR MEETING – CITY HALL AUDITORIUM**

Call to Order
(7:00 p.m.)

Pledge of Allegiance
Reflection – Eric Niederkruger, Western Colorado Atheists
and Free Thinkers

Proclamations

Proclaiming October 3, 2011 as "Benge's Shoes Day" in the City of Grand Junction

Proclaiming the week of September 4 – 10, 2011 as "Suicide Prevention Week" in the City of Grand Junction

Proclaiming the week of September 17 – 23, 2011 as "Constitution Week" in the City of Grand Junction

Proclaiming September 11, 2011 as "A Moment of Remembrance" in the City of Grand Junction

Appointment

To the Historic Preservation Board

Council Comments

*** Indicates Changed Item*

**** Indicates New Item*

® Requires Roll Call Vote

Citizen Comments**City Manager's Report******* CONSENT CALENDAR ***®**

1. **Minutes of Previous Meeting** [Attach 1](#)

Action: Approve the Minutes of the August 15, 2011, Regular Meeting

2. **Setting a Hearing Amending the Ridges Planned Development for Casas de Luz Residential Development, Located Adjacent to West Ridges Boulevard and West of School Ridge Road in the Ridges Subdivision** [File #PLD-2010-259] [Attach 2](#)

Request for approval for an amendment to the Planned Development zoning ordinance for the Ridges Planned Development ("Ridges PD") for a portion of the property, Lots 34A-40A, Block Twenty-five of the Ridges Filing No. 5 and Lots 41A-43A of the Replat of Lots 22A through 30A, Block Twenty Five the Ridges Filing No. Five, within the Ridges PD. The applicant is also requesting approval for the vacation of a dedicated frontage road (right-of-way) and utility and drainage easements in conformance with the new plan.

Proposed Ordinance Amending the Amended Planned Development Zoning Ordinance for the Ridges PD for Lots 34A-40A, Block Twenty-five of the Ridges Filing No. 5 and Lots 41A-43A of the Replat of Lots 22A through 30A, Block Twenty Five the Ridges Filing No. Five within the Ridges PD "Cases 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

Proposed Ordinance Vacating Right-of-Way (Frontage Road) Abutting Lots 34A through 40A, Inclusive, Block Twenty-five of the Ridges, Filing No. Five, Located Adjacent to West Ridges Boulevard and West of School Ridge Road

Action: Introduction of the Proposed Ordinances and Set a Hearing for September 21, 2011

Staff presentation: Scott D. Peterson, Senior Planner

3. **Contract for 2011 Waterline Replacement Project** [Attach 3](#)

This request is for the contract award for the replacement of approximately 3,941 lineal feet of water main. The work will take place on 23rd Street between Bunting and Orchard Avenue, 24th Street between Bunting and Elm Avenue, and Elm Avenue from 23rd Street to 25th Street.

Action: Authorize the Purchasing Division to Enter into a Contract with Sorter Construction of Grand Junction, Colorado for the Construction of the 2011 Waterline Replacement Project in the Amount of \$299,520

Staff presentation: Tim Moore, Public Works and Planning Director
Jay Valentine, Assistant Financial Operations Manager

4. **CDBG Subrecipient Contracts for Funds and Projects within the Community Development Block Grant (CDBG) 2011 Program Year** [File #CDBG 2011-02; 2011-04; 2011-05; and 2011-08] [Attach 4](#)

The Subrecipient Contracts formalize the City's award of a total of \$170,576 to various housing and non-profit organizations allocated from the City's 2011 CDBG Program as previously approved by Council.

Action: Authorize the City Manager to Sign the Subrecipient Contracts with Grand Valley Catholic Outreach, the Grand Junction Housing Authority, Mesa Developmental Services, and Strong Families, Safe Kids for the City's 2011 Program Year Funds

Staff presentation: Kristen Ashbeck, Senior Planner/CDBG Administrator

***** END OF CONSENT CALENDAR *****

***** ITEMS NEEDING INDIVIDUAL CONSIDERATION *****

5.. **Public Hearing – Community Hospital Rezone, Located at 2373 G Road** [File # RZN-2011-990] [Attach 5](#)

Request to rezone 39.48 +/- acres located at 2373 G Road from MU (Mixed Use) to BP (Business Park) zone district in anticipation of developing the site as a hospital and medical offices and facilities.

Ordinance No. 4481—An Ordinance Rezoning from MU (Mixed Use) to BP, (Business Park) for the Community Hospital Rezone, Located at 2373 G Road

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of Ordinance No. 4481

Staff presentation: Greg Moberg, Planning Supervisor

6. **Re-authorize the Visitor and Convention Bureau to Enter into Contracts for Marketing Services with Lodging Properties Outside the City Limits** [Attach 6](#)

On October 16, 1996, Council adopted Resolution No. 101-96 authorizing the expansion of the Visitor and Convention Bureau’s (VCB’s) marketing programs to include lodging properties outside the Grand Junction City limits but inside Mesa County for a period of five years. The program was reviewed annually and was re-authorized for two additional five year periods (Resolution No. 101-01 and Resolution No. 118-06). This program has been successful and the VCB Board recommends that it be continued.

Resolution No. 44-11—A Resolution Authorizing the VCB to Enter into Contracts for its Services

®Action: Adopt Resolution No. 44-11

Staff presentation: Debbie Kovalik, Department Director
Economic, Convention and Visitor Services
Barbara Bowman, Division Manager
Visitor and Convention Bureau

***** END OF ITEMS NEEDING INDIVIDUAL CONSIDERATION *****

7. **Non-Scheduled Citizens & Visitors**

8. **Other Business**

9. **Adjournment**

Attach 1
Minutes

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING**

August 15, 2011

The City Council of the City of Grand Junction convened into regular session on the 15th day of August, 2011 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Teresa Coons, Jim Doody, Laura Luke, Bill Pitts, Sam Susuras, and Council President Tom Kenyon. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Kenyon called the meeting to order. Councilmember Coons led the Pledge of Allegiance, followed by a moment of silence.

Recognitions

Yard of the Month for July

Shirley Nilsen, Grand Junction Forestry Board Member, and Cliff Sprinkle, Forestry Board Vice Chairman, presented the award for Yard of the Month for July to the home of Pat and Jerry Tucker. The owners wanted Jimmy Stafford, who maintains their yard, to be recognized. Mr. Stafford was present to receive the award.

Certificates of Appointments

P.J. McGovern was present to receive his Certificate of Appointment to the Downtown Development Authority/Downtown Grand Junction Business Improvement District.

Frank Watt, Brad Taylor, John Pabst, Karen Jefferson, and John Heideman were present to receive their Certificates of Appointment to the Riverfront Commission. Commission Chair Katie Steel addressed the City Council, welcomed the new members, and thanked them for their commitment.

Council President Kenyon passed along the interview committee's desire to find a place for the other candidates as they all were good.

Council Comments

There were no comments.

Citizen Comments

There were no comments.

CONSENT CALENDAR

Councilmember Pitts moved to approve and read the Consent Calendar Items #1 through #4. Councilmember Doody seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meeting**

Action: Approve the Minutes of the August 3, 2011, Regular Meeting

2. **Setting a Hearing on the Community Hospital Rezone, Located at 2373 G Road** [File # RZN-2011-990]

Request to rezone 39.48 +/- acres located at 2373 G Road from MU (Mixed Use) to BP (Business Park) zone district in anticipation of developing the site as a hospital and medical offices and facilities.

Proposed Ordinance Rezoning from MU (Mixed Use) to BP, (Business Park Mixed Use) for the Community Hospital Rezone, Located at 2373 G Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for September 7, 2011

3. **Purchase of a Compressed Natural Gas Powered Street Sweeper**

Purchase request for a new Compressed Natural Gas (CNG) Street Sweeper to replace two aging diesel units currently in the City's fleet. Because of its clean burning properties, CNG vehicles require fewer oil changes and have longer life spans.

Action: Authorize the City Purchasing Division to Award the Purchase of a 2012 Elgin Pelican Street Sweeper to Faris Machinery Company of Grand Junction, CO in the Amount of \$201,079

4. **Change Order #3 to the Construction Contract for the 29 Road and I-70B Interchange Phase Project**

Change order #3 to the construction contract for the 29 Road and I-70B Interchange Phase Project increases the contract amount by \$443,344.61. Because funding for the project is being shared equally between the City and

County, the City's share of the change order cost would be \$221,672.31. This change order is necessary to add pedestrian fencing along the sidewalks above the retaining walls and because the soil conditions required additional improvement to ensure the design life was achieved. There will be no financial impact from this change order since the cost will be absorbed by the contingency line item already built in to the overall project budget.

Action: Authorize the City Purchasing Division to Execute Change Order #3 to the Construction Contract with Lawrence Construction Company for the 29 Road and I-70B Interchange Phase Project, Changing the Total Contract Amount to \$19,981,037.95 thereby Increasing the Contract by \$443,344.61

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Public Hearing - Ashley Annexation and Zoning, Located at 2808 C ³/₄ Road [File #ANX-2011-856]

A request to annex 1.144 acres of property known as the Ashley Annexation and to zone the annexation, consisting of one (1) parcel, less 0.153 acres of public right-of-way, to an I-2 (General Industrial) zone district.

The public hearing was opened at 7:11 p.m.

Brian Rusche, Senior Planner, presented this item. He described the site, the location, and the request. The site is currently used for construction and storage. The owner is anticipating the property will be developed as an indoor shooting range. The Comprehensive Plan designates the property as industrial and the zoning request is for I-2, (General Industrial), zoning. The surrounding property is either already zoned industrial or is transitioning from single family residences to commercial or industrial. The request is voluntary and is compliant with the law. The request does meet the criteria of the annexation and zoning regulations. The Planning Commission forwards a recommendation of approval. The applicant is present if there are any questions.

There were no public comments.

The public hearing was closed at 7:13 p.m.

Councilmember Susuras stated the request meets Goal 12 by providing an opportunity for new development in an existing industrial area. On July 12, 2011, the Planning Commission forwarded a recommendation of approval of this request. The proposal is for an indoor shooting range which is needed in this community. All the infrastructure is in place and he supports the recommendation.

a. Accepting Petition

Resolution No. 42-11—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Ashley Annexation, Located at 2808 C ³/₄ Road and Including a Portion of the C ³/₄ Road Right-of-Way is Eligible for Annexation

Action: Adopt Resolution No. 42-11

b. Annexation Ordinance

Ordinance No. 4479—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Ashley Annexation, Approximately 1.144 Acres, Located at 2808 C ³/₄ Road and Including a Portion of the C ³/₄ Road Right-of-Way

c. Zoning Ordinance

Ordinance No. 4480—An Ordinance Zoning the Ashley Annexation to I-2 (General Industrial), Located at 2808 C ³/₄ Road

Councilmember Susuras moved to adopt Resolution No. 42-11 and to adopt Ordinance Nos. 4479 and 4480 and ordered them published in pamphlet form. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

Lincoln Park Stadium Lighting Upgrade

As part of the Lincoln Park Stadium Improvements Project, the Parks and Recreation Department is proposing to upgrade the sports-field lighting systems around the football and baseball fields with a more effective and efficient lighting system in order to bring them up to minimum broadcasting standards. The current sports-field lights are all MUSCO Lighting, LLC units, and in order to maintain electrical and structural compatibility and conformity, the Parks and Recreation Department is proposing to sole source with MUSCO to provide the next generation in lighting for Stocker Stadium and Soplizio Field.

Rob Schoeber, Parks and Recreation Director, presented this item. The request is for a sole source purchase for lighting for the entire complex. There are three poles that will be relocated to the new structure. During the design phase, the entire system was reviewed and it was realized that this was an opportunity to bring the whole complex up to standards. The request is to contract with the same contractor that is doing the new lighting to upgrade the existing lighting. One pole will be relocated that is currently obstructing spectators' view.

Councilmember Susuras asked why that cost is not being taken out of the Certificates of Participation (COP) funding. Mr. Schoeber responded that this is considered over and above the project cost. This request is for authorization for the sole source, and the funding will be included in the 2012 budget.

Councilmember Boeschstein asked if it will be state of the art lighting that will shine down instead of broadcasting out. Mr. Schoeber said that will be the case.

Council President Kenyon asked if the old lights can be used elsewhere. Mr. Schoeber said some will be relocated to other areas and there are also other entities interested in the old lighting.

Councilmember Luke asked about the life expectancy of the new lights. Mr. Schoeber said he will look into that and bring the answer back to Council.

Councilmember Coons moved to authorize the purchasing division to enter into a contract with MUSCO Lighting, LLC to provide stadium lighting upgrades for the Lincoln Park Stadium Improvement Project in the estimated amount of \$136,200. Councilmember Susuras seconded the motion. Motion carried.

Mr. Schoeber then gave the City Council an update on the project, noting there are regular updates on the website. He said the football games will go on as usual at Stocker Stadium; temporary facilities have been installed.

Council President Kenyon inquired if there is an elevator. Mr. Schoeber said there will be an elevator to all four levels in the new structure. A new sound system is also being tested.

Great Outdoors Colorado Planning Grant for Las Colonias Park Master Plan

Parks and Recreation is seeking approval to apply for a Great Outdoors Colorado (GOCO) planning grant to assist with funding a master plan for Las Colonias Park. A resolution from the governing body with primary jurisdiction must be attached to all grant applications. The fall cycle of grants is due on August 26th with an award decision on December 6th.

Rob Schoeber, Parks and Recreation Director, presented this item. He advised that the application will be for \$30,000 which will have a 25% match.

Councilmember Coons asked about the planning process that took place previously. Mr. Schoeber said a Master Plan was adopted by the City Council in 2007. This will be an update to that Plan that will address new information, particularly changes in the river.

Councilmember Boeschstein thanked Mr. Schoeber for bringing this forward and said Las Colonias will be a great opportunity; it could be the jewel of the valley. The application with GOCO will allow the City to get its foot in the door.

Councilmember Susuras said there was information missing. The community interest group was not identified in the Staff Report and there was not a presentation to the full Council.

Council President Kenyon asked that, if by applying for the GOCO grant, does this imply that this is the next park to be developed. City Manager Kadrich said that it does not eliminate other opportunities but it does imply the direction which came as a result of the Council retreat.

Council President Kenyon asked if there are other GOCO grants that the City is applying for. City Manager Kadrich said they are looking at other opportunities and if there are other grants, those will be investigated.

Councilmember Susuras asked how much the update will cost.

City Manager Kadrich responded that the grant applied for is an estimated amount. If the grant is awarded, then a request for proposal is sent out for the actual update; the cost cannot exceed the grant amount.

Councilmember Susuras said he cannot vote for it with so much information missing. The community interest group was not identified and he felt the discussion should have been brought back to the full Council at a workshop.

Councilmember Coons, a member of the Property Committee, said the community group which included the Lion's Club, brought the idea of an amphitheater forward. That proposal was not brought forward but it did bring to the Property Committee's attention that a Master Plan update needed to be done. That information was brought to the City Council at the retreat.

Councilmember Susuras said he did not vote at the retreat to go forward with Las Colonias.

Councilmember Boeschstein said the direction was given to Staff. He added that this is a timing issue. It is a new initiative by GOCO for riverfront grants and this is a strategic step.

Councilmember Susuras asked when the City could apply for this grant again. Mr. Schoeber said it will be next spring. There is a lag time for getting the grant.

Councilmember Susuras noted there is no money to develop the park so he questioned updating the Master Plan at this time.

Councilmember Boeschstein advised that the Lion's Club is making this park their priority. GOCO is an 80-20 match funding scenario and it is funded by lottery funds.

Councilmember Doody said this was a priority for him and for Councilmember Coons previously. But Master Plans do have a shelf life and the Plan may very well need to be updated due to the flooding.

City Manager Kadrich said she was not at the Property Committee meeting but it is her understanding that there was a request from community groups for more amenities and for a relocation of some facilities. There will be updates to other plans, in particular, Canyon View and Lincoln Park, although just addressing specific components.

Council President Kenyon asked about the match required. Mr. Schoeber said the thought is that the update will be around \$30,000 and it is a 75-25 matching grant.

Council President Kenyon noted that GOCO has many buckets of money for different things.

City Manager Kadrich said the river trail development has been a high priority in this community. The City tried not to compete with other jurisdictions for those grants. They are tracking for possibilities that match with what the City wants to pursue.

Mr. Schoeber agreed and noted that getting the City's foot in the door is how to fare better on future grants.

Council President Kenyon noted that GOCO has provided funds in Mesa County in a number of ways and they continue to look for opportunities to fund projects on the western slope. It is beneficial to continue that relationship.

Councilmember Coons said one other reason to support the request to apply for these grants is to foster partnerships and to develop a relationship with other businesses.

Councilmember Pitts recalled Councilmember Boeschstein's comments that the City should be seeking these opportunities and he feels this is in line with what was discussed at the retreat.

Resolution No. 43-11—A Resolution Supporting the Grant Application for a Local Parks and Outdoor Recreation Planning Grant from the State Board of the Great Outdoors Colorado for the Las Colonias Park Master Plan

Councilmember Doody moved to adopt Resolution No. 43-11. Councilmember Coons seconded the motion.

Councilmember Susuras said he supports Las Colonias even though there is no money to develop it.

Motion carried by roll call vote with Councilmember Susuras voting NO.

Airport Grant to Conduct Environmental Assessment for Runway Replacement

AIP-49 is a grant for \$1,180,014.00 to conduct an environmental assessment for replacement of Runway 11/29 (Phase II). The Supplemental Co-sponsorship Agreement is required by the FAA as part of the grant acceptance by the City.

Tom LaCroix, Grand Junction Regional Airport Authority Chairman, presented this item. Mr. LaCroix said this is the second stage of an environmental assessment for the replacement of the runway. The current runway is out of FAA compliance. Two runways intersect which is also non-compliant. There is no other option. This runway will require 665,000 yards of dirt. It will fill in the airport owned portion of 27 ¼ Road, which will make that area a new general aviation area. Moving the runway to the north will not require the airport be shut down. The new runway was the FAA's idea. It will take care of all the needs of the airport for the next thirty years. This upgrade will make the airport a mini hub and will provide an opportunity for more grant money. It is a 100 million dollar project altogether. The grant has to be approved by August 22nd. Once the airport is ruled out of compliance the FAA will no longer let commercial planes land here. The airport is running under a waiver right now.

Council President Kenyon asked about the environmental analysis and if that is a requirement with the FAA. Mr. LaCroix added that it is in conjunction with the BLM so a land swap can occur.

Council President Kenyon asked about the time frame. Mr. LaCroix said this portion will take a year. The rest will come forward in blocks of \$20 million. There will be other time factors, not knowing what is under the ground, shale, groundwater, etc.

Councilmember Coons asked about the new runway serving the needs in Grand Junction for thirty years, is there room to build another runway then? Mr. LaCroix said that will mean a new location.

Councilmember Doody said he supports the request.

Councilmember Boeschstein said the airport is one of the main economic drivers and the airport has done a great job getting more air service. Development around the airport is something that should be promoted.

Councilmember Susuras said this grant acceptance will support the Council's Goal #9 which is to develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water,

and natural resources by enhancing and maintaining the air transportation system within the region. He supports it.

Councilmember Pitts said that he is disappointed about the airport staff being good stewards of the funding giving the airport fence as an example. A “wildlife fence,” which turned into a gated community, has become quite an issue in the community. He can’t support this request, but would consider tabling this item until access can be made to the tenants regarding the airport fence.

Mr. LaCroix said the gate question is up to the TSA. They tell you to comply, if you don’t, they fine you. The airport is at risk of over a million dollars in fines. He invited the Council to come out and read the report, it is a confidential report that cannot be copied to them but they are welcome to read it.

Councilmember Pitts noted that with the last environmental study that has come out the last controversial subject, it was likely to be hiding controversy on environmental grounds. He said that statement was noted after observation over the last several months. Because the community has not been allowed to have any input, this has caused issues. It has been requested that the documentation be made accessible for public viewing and participation and this has not been complied with from the airport staff.

Mr. LaCroix said there have been numerous meetings conducted. Councilmember Pitts said there is no proof these meetings at which this content was discussed.

Council President Kenyon asked Councilmember Pitts if he would like to make a motion.

Councilmember Pitts moved to table the request. Councilmember Luke seconded the motion.

Councilmember Susuras asked for the vote.

Council President Kenyon said to keep in mind what is best for the community and not mix it with ill feelings on the last grant process. The plan will allow for a new runway to be built without closing the old runway. He is disappointed with the last grant but he does not want to hold this grant hostage.

Councilmember Luke said she is concerned about the liability the City may have noting there must be some reason the City has to co-sign the request.

City Attorney Shaver said the City does have liability as it is the taxing authority. However, the airport is a separate entity and only if there was a significant catastrophe

would the City and County have to come into play depending on how the contract was violated. The City is the backstop. The City also has zoning authority.

Councilmember Luke inquired about the use of local contractors. Mr. LaCroix said there are only two contractors who do this type of work and they are located out of state. The actual construction will be a large job that will use many local workers.

Councilmember Doody asked that the emotion be taken out of this decision, to look at this specific grant, and move towards the vision for the community.

Councilmember Pitts emphasized that public input and public hearings are needed whenever making changes at the airport.

The vote was called.

Motion to table the request failed with Councilmembers Susuras, Boeschenstein, Coons, Doody, and Council President Kenyon voting NO.

Councilmember Susuras moved to authorize the Mayor and City Attorney to sign the original FAA AIP-49 grant documents to conduct environmental assessment for replacement of Runway 11/29 (Phase II) at the Grand Junction Regional Airport and authorize the City Manager to sign the supplemental co-sponsorship agreements for AIP-49. Councilmember Coons seconded the motion. Motion carried.

Non-Scheduled Citizens & Visitors

Greg Obsorn and his son Aaron Osborn, a Boy Scout, were at the meeting for Aaron's merit badge and said it has been very interesting, especially with Aaron's interest in being a pilot.

Other Business

There was none.

Adjournment

The meeting was adjourned at 8:20 p.m.

Stephanie Tuin, MMC
City Clerk



Date: August 25, 2011
 Author: Scott D. Peterson
 Title/ Phone Ext: Senior
Planner/1447
 Proposed Schedule: September 7,
2011 (First Reading)
 2nd Reading
 (if applicable): September 21, 2011
 File # (if applicable): PLD-2010-
259

Attach 2

Amending the Ridges Planned Development for Casas de Luz Residential Development,

CITY COUNCIL AGENDA ITEM

Subject: Amending the Ridges Planned Development for Casas de Luz Residential Development, Located adjacent to West Ridges Boulevard and West of School Ridge Road in the Ridges Subdivision
Action Requested/Recommendation: Introduce Proposed Ordinance(s) and Set a Public Hearing for September 21, 2011.
Presenters Name & Title: Scott D. Peterson, Senior Planner

Executive Summary:

Request for approval for an amendment to the Planned Development zoning ordinance for the Ridges Planned Development (“Ridges PD”) for a portion of the property, Lots 34A-40A, Block Twenty-five of The Ridges Filing No. 5 and Lots 41A-43A of the Replat of Lots 22A through 30A, Block Twenty Five The Ridges Filing No. Five, within the Ridges PD located adjacent to West Ridges Boulevard, across from the driving range for Redlands Mesa Golf Course. The applicant is also requesting approval for the vacation of a dedicated frontage road (right-of-way) and utility and drainage easements in conformance with the new plan.

Background, Analysis and Options:

The applicant, Dynamic Investments, Inc., requests to resubdivide the existing ten platted lots and create new residential lots, tracts and stacked condominium units. The total number of dwelling units (20) is the same number of allowed dwelling units that were originally planned for this site. Project may be completed over four phases. The applicant is also requesting the vacation of a dedicated frontage road and utility and/or drainage easements that are not needed with the proposed development. (The Resolution vacating the utility and drainage easements will come forward at the September 21, 2011 Public Hearing.)

How this item relates to the Comprehensive Plan Goals and Policies:

The proposed residential development request for Casas de Luz furthers **Goals 3, 5, and 8** of the Comprehensive Plan by:

- Facilitating ordered and balanced growth and spreading future growth throughout the community;
- Providing a broader mix of housing types (two-family and multi-family dwelling units) in the community to meet the needs of a variety of incomes, family types and life stages, and
- By creating attractive public spaces and enhancing the visual appeal of the community through quality development.

Board or Committee Recommendation:

The Planning Commission recommended approval of the requested Amended Planned Development Ordinance and Right-of-Way, Utility and Drainage Easement Vacations at their August 9, 2011 meeting.

Financial Impact/Budget:

N/A.

Legal issues:

N/A.

Other issues:

None.

Previously presented or discussed:

N/A.

Attachments:

Site Location Map/Aerial Photo Map
Comprehensive Plan/Blended Residential Map
Existing City Zoning Map
Site Layout Plan
Bulk Standards document prepared by Applicant
Letter from Sue Carbone, Adjacent Property Owner
Letter from Rick Thurtle, Adjacent Property Owner
Ordinance for Amended Planned Development
Ordinance for Vacation of Right-of-Way (Frontage Road)

BACKGROUND INFORMATION					
Location:		West Ridges Boulevard and School Ridge Road			
Applicants:		Dynamic Investments, Inc., Owner			
Existing Land Use:		Vacant land			
Proposed Land Use:		One Single-Family Detached, Two-Family and Multi-Family dwellings			
Surrounding Land Use:	North	Single-Family Attached dwelling units			
	South	Vacant land and driving range for Redlands Mesa Golf Course			
	East	Single-Family Attached dwelling units			
	West	Redlands Mesa Real Estate Office			
Existing Zoning:		PD, Planned Development			
Proposed Zoning:		PD, Planned Development			
Surrounding Zoning:	North	PD, Planned Development			
	South	PD, Planned Development			
	East	PD, Planned Development			
	West	PD, Planned Development			
Future Land Use Designation:		Residential Medium (4 – 8 du/ac) and Residential Medium Low (2 – 4 du/ac)			
Zoning within density range?		X	Yes		No

1. Background:

The 1.88 acre “Casas de Luz Property” consisting of Lots 34A-40A, Block Twenty-Five of The Ridges Filing No. 5 and Lots 41A-43A of the Replat of Lots 22A through 30A, Block Twenty Five The Ridges Filing No. Five as part of the Ridges Planned Development. The property is presently platted into ten lots. Under the current Ridges PD each lot is designated for a maximum of two dwelling units (“A” lots) within the overall PD.

The Ridges was originally approved as a Planned Unit Development (PUD) by Mesa County in the late 1970’s. The original developer formed the Ridges Metropolitan District to provide services to the development since it was in unincorporated Mesa County. The PUD also provided open space (approximately 85 acres in Filings 1 through 6), numerous parks of varying sizes and a network of detached multi-use trails throughout the development. The approved PUD included a mix of land uses including

a variety of housing types – from apartments to detached single family units – offices and neighborhood commercial uses.

In 1992 the developed and undeveloped areas of the Ridges were annexed into the City limits. Upon annexation, an amended plan and zoning ordinance for the Ridges was adopted zoning the development Planned Development (PD). The plan allocated the remaining allowable dwelling units to the undeveloped parcels, including the multifamily parcels. Original platted parcels indicated the expected use, for example “A”, “B” or “C” lots. Multifamily sites were assigned specific densities.

The Casas de Luz Property was designated as “A” lots with a density of two family dwellings for each platted lot. However, it was specifically noted on the plat that the same area could be developed as a multifamily area. The area is limited to the maximum density of 20 dwelling units already determined for the ten “A” lots.

The applicant, Dynamic Investments, Inc., requests to resubdivide the existing ten platted lots and create new residential lots, tracts and stacked condominium units. The total number of dwelling units (20) is the same number of allowed dwelling units that were originally planned for this site. The new subdivision is proposed to be named Casas de Luz (meaning; “Houses of Light”) and may be completed over four phases. The proposed development shall be subject to the provisions of the Zoning and Development Code, except as deviated by the approved Casas de Luz Plan to be adopted as a part of the amended ordinance.

The applicant is also requesting the vacation of a dedicated frontage road and utility and/or drainage easements that are not needed with the proposed development. The existing frontage road provides access for seven of the existing ten lots. The frontage road provides a separate ingress/egress point for each lot without impacting traffic movements on West Ridges Boulevard. However, since the Casas de Luz development is modifying the existing lot configuration and proposing three access points to serve 20 dwelling units, this frontage road will no longer be necessary, except for the retaining of a 10’ multipurpose easement along the remaining right-of-way for utilities, including utilities presently in place.

The easements to be vacated appear on the Replat of Lots 22A through 30A, Block Twenty Five The Ridges Filing No. Five. The existing 10’ Drainage and Utility Easement on Lot 41A; a small portion of the 10’ Utility Easement on Lot 43A; and a portion of the 20’ Utility Easement on Lots 41A through 43A are to be vacated. The easements are not necessary for development and some interfere with the location of buildings within the proposed development. These existing easements do not contain any public utilities in the areas to be vacated.

Density

The Comprehensive Plan Future Land Use Map indicates this area of the Ridges to be Residential Medium (4–8 du/ac) and Residential Medium Low (2–4 du/ac). The Ridges

PD overall density is four dwelling units per acre which includes all lots, open space tracts, etc. The densities are consistent with the Comprehensive Plan. The above stated Ridges density is calculated as a gross density for the entire Ridges Plan, not site specific. The site specific density for this proposal would be 10.6 dwelling units an acre matching what was originally approved for this site. The proposed Casas de Luz development is a resubdivision of "A" lots within the Ridges development which allowed up to a maximum of two-family dwellings for each platted lot.

The applicant has not proposed a change to the density.

Access

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

Plan Layout

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

Landscaping

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

Phasing

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

The first phase shall be completed on or before December 31, 2014 with the recording of a plat with the Mesa County Clerk and Recorder consisting of all of the land in the Casa de Luz Property which includes all the lots in The Ridges Filing No. 5 abutting the frontage road to be vacated by eliminating the lot(s) or platting new lots in a manner

acceptable to the City's Public Works and Planning Director so that access to and from the newly platted parcels is accomplished in accordance with City standards.

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

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

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

Community Benefit

As this is an amendment to the original Planned Development ordinance for the Ridges, a community benefit is not required to be found by the decision-maker. However, the proposed amendment for the Casas de Luz Property does provide community benefit by providing a needed housing type with innovative design and by utilizing the topography of the site. The design incorporates elements of clustering units to allow for more private open space within the development. Also, the development provides more effective use of infrastructure by eliminating public right-of-way and using three shared accesses to serve the 20 dwelling units which significantly minimizes the impact onto West Ridges Boulevard.

Default Zoning

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

If the first phase is completed, but the entire Plan is not completed, then the Casas de Luz Development Plan proposes a default zone of R-8, which is in conformance with the Comprehensive Plan for this area. The dimensional standards for the R-8, (Residential-8 du/ac) zone, as indicated in Section 21.03.040 (h) of the Zoning and Development Code, are as follows:

Density: According to the City's Code density is not to exceed 8 dwelling units per acre. However, as this is an amendment to the Ridges PD, the density has already been determined for this area and the default for density purposes shall remain 10.6 dwelling units per acre for the Casas de Luz Property.

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

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

Two Family Attached	minimum 20 feet frontage minimum 6,000 square feet of area minimum 60 feet width minimum 20 feet frontage
Multifamily	No minimums for area, width, or frontage

Setbacks:

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

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

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

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

Deviations

1. Minimum Lot Area, Width and Frontage:

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

2. Building Setbacks:

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

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

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

Staff finds the reduced setbacks to be reasonable as there is additional right-of-way along the Casas de Luz Property that is not likely be developed as roadway because of the detached trail that is a part of the Ridges plan for the Planned Development. The trail and additional green space will provide a similar appearance to the area as would the standard setbacks.

3. Maximum Building Height:

The Ridges PD has an overall density of 4 units per acre. By the PD ordinance, the maximum height for a multifamily dwelling is 40' and for single family attached and

detached, including two family dwelling units is 25'. The applicant is proposing to amend The Ridges PD as follows:

All measurements for maximum heights are at sea level.

Unit 1: 4888'

Unit 2: 4883'

Unit 3: 4871'

Unit 4: 4861'

Unit 5: 4870'

Units 6, 7 & Unit 8: 4868'

Units 9, 10 & Unit 11: 4868'

Units 12, 13, & Unit 14: 4868'

Units 15, 16 and Unit 17: 4868'

Unit 18: 4850'

Unit 19: 4848'

Unit 20: 4844'

(See Ordinance for building rendering exhibits for clarification of the building heights proposed by the applicant).

The Casa de Luz Property could be developed as a multifamily project without amending The Ridges PD. If all multifamily units were built, then the developer could build each up to 40' in height. With the Proposed Plan, all but two of the single family detached and attached dwellings are taller than originally allowed on an "A" lot in the Ridges PD, but the multifamily units are shorter than what would be allowed. As shown by the applicant in the exhibits, all of the building roofs will be lower than the roofs on the homes built on the nearest elevated landscape behind the development to the west. With the clustering of the buildings it opens more space between the buildings to reduce the overall obstruction of views. The applicant has taken into consideration the appropriate height for each building in the development.

It is the applicant's position and staff agrees that the development as proposed is reasonable considering the topography of the site, the immediately surrounding area, and the fact that all buildings are at least 5' below the allowed possible height of 40' for multifamily units.

4. Multipurpose Easement:

City standards also require a development to dedicate a 14' multipurpose easement along right-of-ways abutting a development and along right-of-ways within a development. As previously explained, the right-of-way for West Ridges Boulevard is greater than needed for the constructed roadway. The additional right-of-way is used for a detached trail and additional green space. Four feet of this additional right-of-way may be used for the area that would normally encompass the 14' multipurpose

easement, so only a 10' multipurpose easement is needed along the abutting West Ridges Boulevard.

2. Section 21.02.150 (b) and (e) of the Zoning and Development Code:

Pursuant to Section 21.02.150(e)(1)(iii), to amend the bulk, performance, and/or default standards of a planned development, the zoning ordinance must be amended through the rezone process. Based on the City's Code, the rezone process includes considering the rezone criteria and the criteria for approving an Outline Development Plan (ODP) by demonstrating conformance with the following:

- a. The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies.

The Proposed Plan complies with the Comprehensive Plan which designates this area as Residential Medium Low (2-4 du/ac) and Residential Medium (4-8 du/ac) with the Blended Residential map allowing up to 16 residential units per acre. The Proposed Plan specifically meets Goal 5 of the Comprehensive Plan in providing a broader mix of housing types and encourages sustainable growth with development of a property that is infill. This area of the Ridges has been platted for single-family attached units since the very early 1980s with no homes being built. The land has remained vacant. The proposed variety of housing types allows more options with less risk for a developer to build these homes.

The Proposed Plan is in conformance with the Grand Valley Circulation Plan ("GVCP"). West Ridges Boulevard is already constructed and designated as right-of-way as part of the GVCP. The Proposed Plan is a safer option for development regarding the GVCP as only three accesses will be allowed to West Ridges Boulevard rather than ten separate accesses.

The Redlands Area Plan was approved by City Council in June 2002 long after the Ridges PD. The Proposed Plan is in conformance with the Redlands Area Plan with only the proposed changes requested from the original Ridges PD which do not conflict with the Redlands Area Plan. The changes are designed in a manner to allow more variety of housing types (all originally considered and allowed in the Ridges) and more efficiently and effectively using the land area and utilizing the infrastructure more safely.

- b. The rezoning criteria provided in Section 21.02.140 of the Zoning and Development Code.

A rezone must only occur if one or more of the following criteria are found.

- (1) Subsequent events have invalidated the original premises and findings; and/or
- (2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
- (3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or
- (4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or
- (5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Criteria 3 and 5 are found. The public and community facilities are adequate to serve the scope of land use proposed and as previously explained the Ridges community and the Redlands area will derive benefits from the variety of housing and more efficient and effective use of the land and the infrastructure.

- c. The planned development requirements of Section 21.05 of the Zoning and Development Code.

The application has been developed in conformance with the purpose of Section 21.05 of the Zoning and Development Code by providing more effective use of infrastructure, a needed housing type and/or mix and improved landscaping. The existing Ridges PD previously provided open space, numerous parks of varying sizes and a network of detached multi-use trails throughout the development. Additional open space will come with this proposal.

- d. The applicable corridor guidelines and other overlay districts in Chapter Seven.

There are no overlay districts for these properties and the special regulations found in Section 21.07 of the Zoning and Development Code do not apply.

- e. Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.

Adequate public facilities and services will be provided concurrent with the development as defined in the attached plans and phasing schedules. Ute Water and City sewer are both currently available within West Ridges Boulevard.

- f. Adequate circulation and access shall be provided to serve all development pods/areas to be developed.

Access for the proposed subdivision will be from West Ridges Boulevard in three (3) different locations (see Site Layout Plan). Proposed internal access will be shared drives and parking areas (tracts), maintained by a homeowner's association.

- g. Appropriate screening and buffering of adjacent property and uses shall be provided.

Not applicable since all adjacent land uses are residential in character. The Casas de Luz Plan proposes that all land area located outside of the building footprints are to be platted as tract(s) of land that will be owned and maintained by a homeowner's association and be fully landscaped in accordance with the Zoning and Development Code.

- h. An appropriate range of density for the entire property or for each development pod/area to be developed.

The existing plat designates ten two-family dwelling lots ("A" lots). The applicant is proposing a total of 20 units matching the original approved density.

- i. An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed.

The Casas de Luz Plan proposes an R-8 default zone with deviations identified and explained previously in this report.

- j. An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

The applicant has submitted a development schedule consisting of four phases with final plat recording with the Mesa County Clerk and Recorder as identified and explained previously in this report.

- k. The property is at least twenty (20) acres in size.

The Ridges PD is over 20 acres in size. This property, a portion of the Ridges PD, is 1.88 acres.

3. Section 21.02.100 of the Zoning and Development Code:

The vacation of the right-of-way and utility easements shall conform to the following:

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

Granting the request to conditionally vacate right-of-way and to vacate utility easements and a drainage easement does not conflict with the Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City.

The right-of-way to be vacated is a frontage road that was dedicated to allow for additional roadway for someone exiting lots 34A through 40A of The Ridges Filing No. Five so as to better maneuver a vehicle safely into a position to more safely enter onto West Ridges Boulevard. With the redesign of the plan layout for the dwelling units and the reduced access points of the Proposed Plan, the additional roadway area will no longer be necessary.

The recommendation to vacate is conditioned because a plat must be recorded with the lots and or units platted in a manner that the frontage road is not needed for safety purposes. In addition, an easement is necessary to be retained for multipurpose use as utilities are located in the roadway and City standards requires a multipurpose easement.

The easements being vacated are not needed.

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

No parcel will be landlocked as a result of these vacations.

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

As the right-of-way shall only be vacated with the recording of a new plat such that the right-of-way is not needed, then access will not be restricted.

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

There will be no adverse impacts to the general community and the quality of public facilities and services provided will not be reduced due to the vacation requests.

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

The provision of adequate public facilities and services will not be inhibited for any property as required in Chapter 21.06 of the Zoning and Development Code. No adverse comments were received from the utility review agencies during the staff review process.

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

Maintenance requirements for the City will be slightly reduced with less right-of-way to maintain. A multipurpose easement will be reserved and improved traffic circulation will be continued by the limiting of access points to three (3) onto West Ridges Boulevard.

FINDINGS OF FACT/CONCLUSIONS AND CONDITION OF APPROVAL

After reviewing the Casas de Luz application, PLD-2010-259 for an Amendment to the previously amended Planned Development zoning ordinance for the Ridges Planned Development, Conditional Vacation of Right-of-Way, and Vacation of portions of Utility Easements and a Drainage Easement, the Planning Commission makes the following findings of fact and conclusions with conditions for the right-of-way vacation:

1. The requested amendments to the amended Ridges Planned Development ordinance are consistent with the Comprehensive Plan.
2. The review criteria in Section 21.02.150 (b) of the Zoning and Development Code have all been met for amendment of the Planned Development ordinance.
3. The review criteria in Section 21.02.100 of the Zoning and Development Code have all been met for vacating the frontage road with the condition that a plat be recorded with the first phase of the Plan with the Mesa County Clerk and Recorder including all the lots in The Ridges Filing No. 5 abutting the frontage road being eliminated or platted in a manner acceptable to the City's Public Works and Planning Director so that access for the newly platted parcels be accomplished in accordance with City standards. In addition, a 10' multipurpose easement shall be retained and reserved as needed for existing utilities.
4. The review criteria in Section 21.02.100 of the Zoning and Development Code have all been met for the portions of the Utility Easements identified to be vacated and the Drainage Easement to be vacated.

Site Location Map

Figure 1



Aerial Photo Map

Figure 2



Comprehensive Plan

Figure 3



Blended Residential Map

Figure 4



Existing City Zoning

Figure 5



UTILITY VENDORS

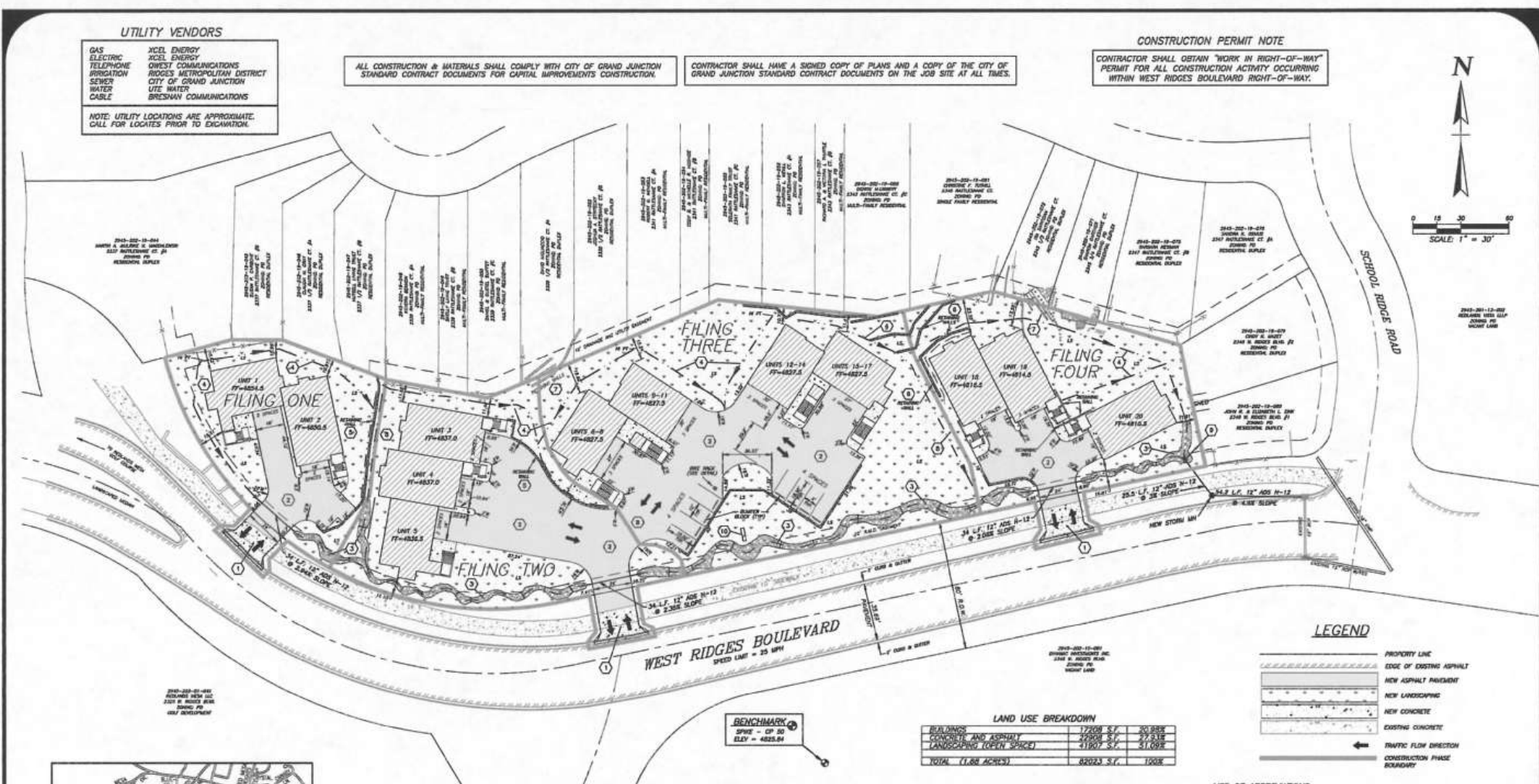
GAS	XCEL ENERGY
ELECTRIC	XCEL ENERGY
TELEPHONE	QWEST COMMUNICATIONS
IRRIGATION	ROCKY MOUNTAIN DISTRICT
SEWER	CITY OF GRAND JUNCTION
WATER	UTE WATER
CABLE	BRESNAV COMMUNICATIONS

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.



DATE:	4/15/11
NO.:	1
REVISION:	FOR REVIEW COMMENTS
BY:	SES

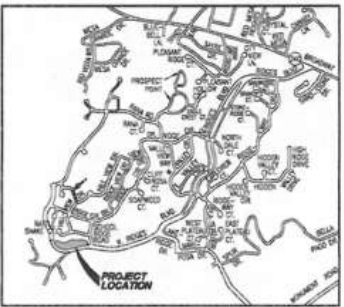
SITE LAYOUT PLAN

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

SHARPER
Engineering Services, Inc.
1754 N. 4th STREET, GRAND JUNCTION, CO 81507
TELEPHONE (970) 250-0909 FAX (970) 242-5863

COLORADO REGISTERED
ENGINEER
29547

SHEET 2 OF 9



VICINITY MAP

CALL 811 BEFORE YOU DIG
NOTICE: FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

PLAN TAG NOTES:

- CONSTRUCT DRAINAGE SECTION FOR STANDARD CONCRETE DETAIL, PAGE C-67 OF CITY STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION, REVISED FEBRUARY 2008. REMOVE EXISTING CURB & OUTER AND SIDEWALK AT NEAREST JUNT, REPLACE AND MATCH EXISTING ELEVATIONS. REPLACE SIDEWALK WITH COLORED CONCRETE TO MATCH EXISTING. ALL CONCRETE IS 24" DEGREEWAY SECTIONS SHOWN SHALL BE 8" THICK, INCLUDING COLORED SIDEWALK.
- GRADE PATTERNS REPRESENT ALL GRADES TO RESOLVE ADJACENT PARCELS. REFER TO SITE-SPECIFIC GEOTECHNICAL REPORT FOR FURTHER DETAIL.
- PROPOSED ROCK-LINED DRAINAGE CHANNEL FOR WATER QUALITY CONTROL. REFER TO GRADING PLAN (SHEET 5) FOR DETAIL.
- PROPOSED LANDSCAPE ROCK-LINED COLLECTION DITCH TO EMERGENCY UNDER ADJACENT STRUCTURES. SEE DETAIL ON GRADING PLAN SHEET 5.
- PROPOSED BOULDER LANDSCAPE RETAINING WALL WITH COLLECTION DITCHES. SEE RETAINING WALL DETAIL ON SHEET 7.
- PROPOSED BOULDER LANDSCAPE RETAINING WALL WITH FRENCH DRAIN BETWEEN WALL AND BUILDING. REFER TO SHEET 7 FOR DETAIL.
- 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.
- APPROXIMATE LOCATION OF PROPOSED DEVELOPMENT FILING BOUNDARY.
- SMALL AREA INLET FOR CITY STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION, STANDARD STORM DRAIN DETAIL, PAGE D-71.
- MONUMENT STEEL BUSINESS SIGN APPROX. DIMENSIONS 4' TALL x 8' WIDE. A SIGN PERMIT WILL BE OBTAINED AND COMPLETED PRIOR TO INSTALLATION.

GENERAL NOTES:

- MAIL DELIVERY WILL BE AS REQUIRED BY UNITED STATES POSTAL SERVICE.
- GARBAGE DISPOSAL SERVICE WILL CONSIST OF INDIVIDUAL TRASH CONTAINERS ON SITE. TRASH DISPENSERS ARE NOT PROPOSED.
- ADJACENT DRIVEWAY SPACING FOR WEST DRIVEWAY AND CENTER DRIVEWAY IS 205 FEET AS MEASURED FROM CLOSEST EDGE OF EACH DRIVEWAY.
- AN EMERGENCY VEHICLE TURNAROUND IS NOT PROVIDED ON THIS SITE.

REQUIRED PARKING SPACES PER CODE

UNITS 1-5, 18-20, SINGLE FAMILY
2 SINGLE FAMILY UNITS
2 PARKING SPACES REQUIRED PER UNIT
8 UNITS x 2 SPACES/UNIT = 16 SPACES

UNITS 6-17, CORE CONDOMINIUMS
12 CONDOMINIUM UNITS, 2 BEDROOMS/UNIT
1.5 PARKING SPACES REQUIRED PER UNIT
12 UNITS x 1.5 SPACES/UNIT = 18 SPACES

TOTAL # PARKING SPACES REQUIRED = 34

LAND USE BREAKDOWN

BUILDINGS	17208 S.F.	20.8%
LANDSCAPE AND ASPHALT	21808 S.F.	27.2%
LANDSCAPE OPEN SPACE	41024 S.F.	51.0%
TOTAL (1.68 ACRES)	60040 S.F.	75.0%

BULK REQUIREMENTS

ZONE PLANNED DEVELOPMENT	
DENSITY: TYPICAL	11 UNITS/ACRE
STREETS: FRONT	10 FEET
SIDE	5 FEET
REAR	10 FEET
MIN. LOT AREA	10,000 S.F.
MIN. LOT FRONTAGE	100 FEET
MIN. LOT DEPTH	100 FEET
MIN. LOT WIDTH	100 FEET
MIN. LOT AREA	10,000 S.F.
MIN. LOT FRONTAGE	100 FEET
MIN. LOT DEPTH	100 FEET
MIN. LOT WIDTH	100 FEET

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

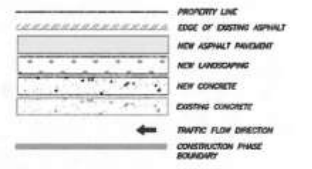
PARKING PROVIDED
64 TOTAL SPACES*

*TOTAL INCLUDES GARAGE SPACES.

PRELIMINARY NOT FOR CONSTRUCTION



LEGEND



BENCH MARKS:
CP AND SPIKE
N 31874.41
E 70950.97
ELEVATION=4825.84
NAVD 1988

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT
APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

DATE: _____
BY: _____

CITY OF GRAND JUNCTION DEVELOPMENT ENGINEER
APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

DATE: _____
BY: _____

Bulk Standards – Casas De Luz

Overview

Dynamic Investments, Inc. has submitted a request for a Planned Development Preliminary / Final review as well as Easement & Right-of-Way Vacation for ten duplex lots located in The Ridges Filing 5 Planned Development. The property of interest is 1.88 acres located north and west of the intersection of School Ridge Road and West Ridges Boulevard off of West Ridges Boulevard.

The existing plat designates ten duplex lots to be constructed accessing off of West Ridges Boulevard. The proposal under review is for the same number of units, twenty, to be constructed in townhome and condominium design. The proposed design incorporates elements of clustering the units to allow for more private open space within the development. Additionally, the proposal uses three shared accesses, minimizing the impact on West Ridges Boulevard.

Before the Neighborhood Meeting, building and landscape architects were consulted to produce a design intended to minimize impacts on geographical features as well as neighboring properties. The bulk standards under review herein incorporate these design standards.

A Neighborhood Meeting was held September 8, 2010 to inform the neighbors of the design of Casas de Luz. Though ideas and concerns were heard at the meeting and any feasible requests were incorporated, the design presented to the neighbors is the same design that was submitted for review by the City of Grand Junction and appears detailed in this report.

Public Benefit

The modification to the existing plat would be of public benefit. The visual appeal of the architecture of the buildings would benefit the public. The incorporation of using the existing land and landscaping the overall project would also carry visual appeal. Additionally, the infrastructure to the lots is currently in place and use of existing infrastructure benefits the public. Finally, the types of residences proposed are a benefit by giving the community a variety of housing.

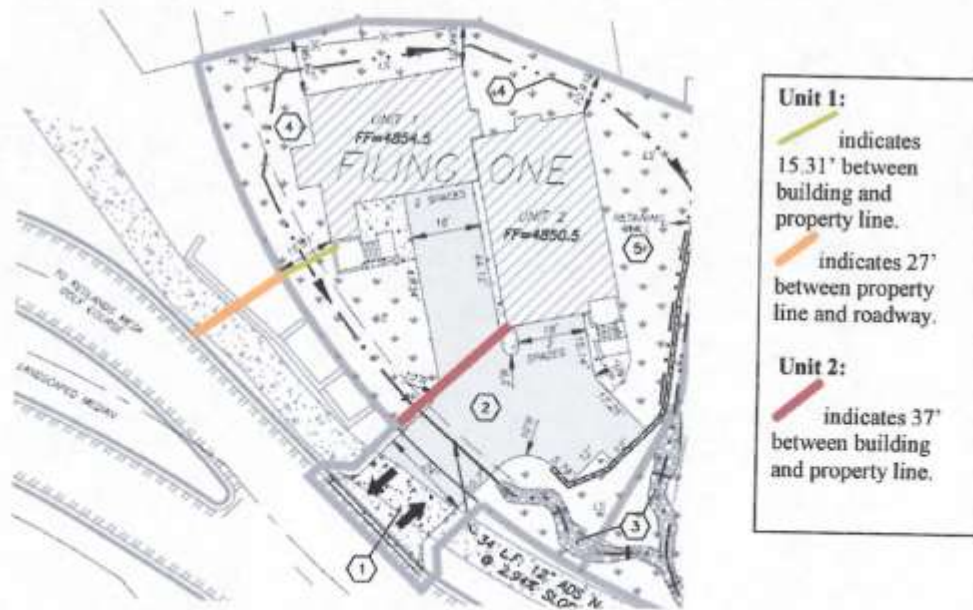
The main element that requires modification from existing requirements is that of the location of the property line. Because the property line is at the building footprint, rather than at the street or right of way, setbacks are non-existent between property line and the structure and therefore are obviously not met.

Setbacks

Setbacks generally dictate the location of a building in relation to the area surrounding that building. As the design for Casas de Luz is to have the specific building footprints

be the property line, there are no setbacks from the property line. However, the ideals of the setback, being distance from surrounding features, have been taken into account. It is understood that generally setbacks allow for parking, sight distance and streetscape for and in adjacent roadways and proximity to neighboring buildings. This section will detail how each of these factors have been accounted for in the placement of each building.

Filing One



All units in the proposed Casas de Luz are at least 10' from the rear and adjacent property lines. Each of these will be shown in the upcoming segments. In addition, the buildings within Casas de Luz are proposed with more than 20 feet of separation between structures.

The above excerpt from the Site Plan shows Units One and Two. As is colored on the above picture, there is a distance of 15.31 feet from Unit One to the property line. However, the Casas de Luz property line is 27' from the road, as indicated in orange. Therefore, the building is actually more than 43 feet from the roadway. Unit Two has more than 37 feet between the structure and the subdivision property line.

Filing Two



Unit 5:
— indicates 11.1' between building and property line.
— indicates 20' between property line and roadway.

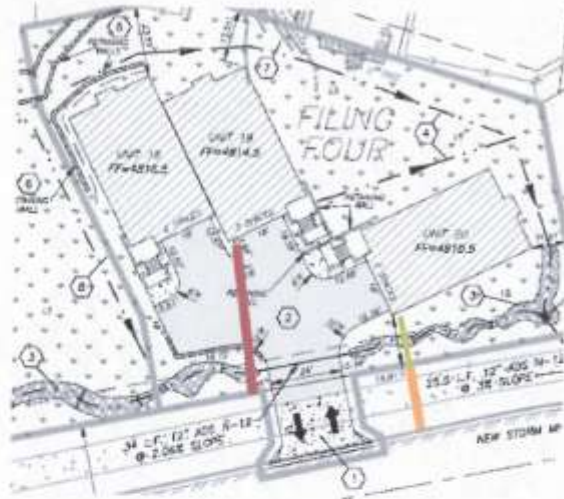
In Filing Two, buildings are set back from the rear property line by over 10 feet. In addition, there is more than 20' of separation between these buildings and those found in the surrounding Filings One and Three. The main area of interest is that of the proximity of Unit 5 to the street. As shown on the above excerpt from the Site Plan in green, there is 11.1 feet of separation between the building and the subdivision property line. As shown by the line in orange, there is an additional 20 feet of separation between the property line and the roadway. Thus, in total Unit 5 is more than 30 feet from the roadway.

Filing Three



The units comprising Filing Three require little discussion for setbacks as the buildings are set back more than 75 feet from the property line. They are set at least 10 feet from the rear property line and there is more than 20 feet of separation between structures.

Filing Four



Unit 19:
indicates 50' between building and property line.

Unit 20:
indicates 16.81' between building and property line.
indicates 23' between property line and roadway.

In Filing Four, all buildings are set at least 10 feet from adjacent property lines. Between structures, 20 feet of separation is also included in the design.

Units 18 and 19 are 50 and 55 feet from the property line, respectively. Unit 20 is 16.81 feet from the subdivision property line and an additional 23 feet from the roadway. Unit 20 is approximately 40 feet from the roadway.

As has been shown in this section, the design of the location of the buildings satisfies the intent of setbacks in proximity to adjacent elements. A sight distance analysis has also been performed to ensure the sight distance from each of the entrances is safe. None of the buildings hinder sight distance for traffic.

Height

The intent of the design of Casas de Luz is to create an aesthetically appealing architectural roof line. This means the heights of the buildings will vary. Several discussions have ensued in the planning portion for this design. Comparison will be made relating the height in two different measures. First, the measure of elevation in feet from sea level will be listed. Next, the height from finished grade to the top of the roof is given.

- Unit 1 – 4887.8 – 27.8
- Unit 2 – 4882.8 – 24.8
- Unit 3 – 4870.3 – 25.8

Unit 4 – 4860.2 – 15.7
Unit 5 – 4869.8 – 25.3
Units 6, 7 & 8 – 4867.9 – 34.9
Units 9, 10 & 11 – 4867.9 – 34.9
Units 12, 13 & 14 – 4867.9 – 27.4
Units 15, 16 & 17 – 4867.9 – 27.4
Unit 18 – 4849.8 – 25.8
Unit 19 – 4847.8 – 23.8
Unit 20 – 4840.8 – 30.8

The Amended Final Plan for the Ridges does not include height limitations for structures such as those proposed with Casas de Luz, the previous prevailing document, the Protective Covenants for "The Ridges" PUD, does include such a discussion (Article 3, Section 5). The height limitation as determined by the Covenants is based on the adjacent ridge line. Buildings built on top of ridges or mesas, such as Units 1 and 2 in Casas de Luz, maximum building height shall not exceed 28 feet above natural ground. Buildings in lower elevations, such Units 3 through 20 in Casas de Luz, must not exceed 20 feet above the elevation of the closest adjacent ridge or mesa. As applied to Casas de Luz, the closest natural ridge line is at 4860 feet. The corresponding elevation line(s) are shown as a dashed line on the elevations also included with this document.

A current zoning designation that would accompany densities such as those originally platted for this property would be an R-8 zone designation. The associated height limitation for such a zoning designation would be 40 feet for any structure. The tallest building in Casas de Luz is less than 36 feet, which means Casas de Luz complies with this requirement.

Conclusion

The Casas de Luz proposal is for a modified layout to ten duplex lots in the Ridges subdivision. The intent of this proposal is for visual harmony with the surrounding area by implementing landscaping and architectural design principles. Because of these design principles, the plat will look slightly different than a standard subdivision plat. Therefore, modified bulk requirements are sought to incorporate the societal benefit that a community such as Casas de Luz will provide.



UNITS 1+2



UNITS 5+7



UNITS 18-20

Susan P. Carbone
2337 B Rattlesnake Ct.
Grand Junction, CO 81507
970-242-4379
July 7, 2011

Grand Junction Planning Commission
Grand Junction City Council
250 N. 5th Street
Grand Junction, CO 81501
attn: Scott Petersen

RECEIVED
JUL 21 2011
COMMUNITY DEVELOPMENT
DEPT.

Dear Planning Commission and City Council Members,

I urge you to reject the proposal for a new PD ordinance for the subdivision, Casas de Luz, from Dynamic Investments (Mike Stubbs and Mansel Zeck). Dynamic Investments is seeking a re-plat of land between Rattlesnake Ct. and West Ridges Blvd. I believe that this proposal is in no way advantageous to current homeowners and residents.

As native Chicagoans, my late husband and I purchased our town home at 2337 B Rattlesnake Ct. in the spring of 1987 and were delighted to have proximity both to town and to the recreational opportunities provided by the Ridges. Over the years, buildings have grown up around the cul-de-sac and many of the hiking trails are no longer accessible with the advent of the golf course. Ridges Blvd was also extended behind our town homes with greater noise from its traffic.

At the time of our town home purchase, we understood that the land adjacent to the home was platted as a duplex lot. Now, Dynamic Investments wants to have that land re-platted and has proposed a two story building that would extend across the entire width of my property and extending across the adjacent properties on either side of me. This proposed building would be 25 feet tall and be placed less than 10 feet from my back property line. I would not have considered making my home purchase had that plat existed in 1987.

"We want to create a feeling of spaciousness and views," declared Mr. Zeck in an article for The Daily Sentinel in August, 2010 but this comes at the price of Rattlesnake residents losing any semblance of spaciousness and obliterating any view. I also mourn the anticipated loss of my privacy. The impact to the passive solar capabilities of the condos already existing may be another casualty of this re-platting. I believe that proposal also violates the Adopted Bulk Standards of the Ridges Planned Development in the following areas:

1. Proposed building heights may exceed 25 feet from the highest grade lines.
2. The developer does not always meet the front yard setbacks of 20 feet from West Ridges Blvd.
3. The Ridges ACCO has stated that the proposed site plan is NOT consistent with the covenants which provide for no more than 2 units per lot.

Dynamic Investments addresses benefits of their proposed development to the golf course but not to current residents. They state the visual appeal as a benefit and that the types of residences proposed give a variety of housing to the area. These proposed buildings are not adequately buffered from our existing homes and adversely impact our properties. At a meeting with current residents in September,

2010, the developers were asked to consider leaving greater distances from our lot lines to their proposed buildings and to modify proposed heights of buildings. It appears that the developers have made no design changes to accommodate the concerns of current residents. The Ridges already has a large number of condos and town homes as provided by those recently build at Shadow Run and those proposed to be built at Redlands Vista Development (signage states that 56 sites are to be built).

The proposed re-platting of land is not in the best interest of the existing neighborhood. If the re-platting is approved, I fear it will compromise the quality of life enjoyed by Rattlesnake Ct. residents. Privacy will be compromised and crowding is not a healthy way of life. I do understand that the landowner and developer have a right to develop that land, but I believe they could do so under the current platting. Please allow current residents to maintain a quality environment in which to live.

Sincerely,



Sue Carbone

This is a formal request by the citizens of the Rattlesnake Ct. Concerned Citizens for denial of a request by Dynamic Investments for the proposed Casas De Luz planned development. The group feels this planned development is not in the best interest of all citizens in the area and cite the following reasons:

1. Dynamic Investments has not established how their proposed development, Casas de Luz, will benefit current Rattlesnake residents. In fact, it will adversely affect residents due to lack of adequate buffering from existing homes, lack of privacy, and may have a negative impact on our passive solar capabilities. Dynamic Investments acknowledges in page 1 of its Bulk Standards-Casas De Luz that the main element that requires modification from existing requirements is that of the location of the property line. Because the property line is at the building footprint, rather than at the street or right-of-way, set-backs are non-existent between property line and the structure and therefore obviously are not met.
2. Dynamic Investments proposal violates the Adopted Bulk Standards of the Ridges Planned development with building heights that may exceed 25 feet from the highest grade lines, not meeting the front yard setbacks of 20 feet from West Ridges Blvd, and that the site plan is not consistent with the covenants which allow for no more than 2 units per lot.
3. An additional concern is impeding traffic on West Ridges Blvd. Ingress and egress into this area could lead to traffic safety issues for those entering and exiting Redlands Mesa Golf Course and the surrounding homes in the area.
4. Concerns about whether the proposed development is adequately funded to carry through to completion (as has happened to the development on the southeast corner of Ridges Blvd and School Ridge). In addition to the Shadow Run Subdivision near Shadow Lake this would be the third development in the area and the first two have not been completed. The timetable of possible completion of the Casas De Luz project requested by Dynamic Investments is December 31, 2021. That is simply too long for residents in the area to be living in a construction zone.
5. Existing and future property values. The recent economic downturn in Mesa County has caused a decline in real estate values in the area. Will a long running construction project hamper future real estate values from stabilizing or increasing in the future? A more than 10 year window to complete the project is not acceptable to nearby residents.
6. Concerns about stability of the land and run off. Citizens are concerned it the development will cause building shift in the soil under their homes.

RECK THURTLÉ
2343 B RATTLESNAKE CT.
GRAND JUNCTION CO 81507

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING THE AMENDED PLANNED DEVELOPMENT ZONING ORDINANCE FOR THE RIDGES PD FOR LOTS 34A-40A, BLOCK TWENTY-FIVE OF THE RIDGES FILING NO. 5 AND LOTS 41A-43A OF THE REPLAT OF LOTS 22A THROUGH 30A, BLOCK TWENTY FIVE THE RIDGES FILING NO. FIVE WITHIN THE RIDGES PD “CASAS DE LUZ PROPERTY” WITH A DEFAULT R-8 (RESIDENTIAL – 8 DU/AC) ZONE DISTRICT FOR THE DEVELOPMENT OF 20 DWELLING UNITS

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

Recitals:

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

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

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

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

to allow for more private open space within the development. Also, the development uses three (3) shared accesses to access the 20 dwelling units, minimizing the impact onto West Ridges Boulevard (attached Exhibit A).

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

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

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

- B. This Ordinance is further conditioned:

1. Density

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

2. Access

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

3. Plan Layout

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

4. Landscaping

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

5. Phasing

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

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

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

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

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

6. Community Benefit

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

7. Default Zoning

If the first phase for the Casas de Luz Plan is not completed in accordance with the approved scheduling phases and the amended Plan lapses, then the amended ordinance for the Casas de Luz Property shall have no force and effect and the previously amended 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 ____ day of _____, 2011 and ordered published in pamphlet form.

PASSED AND ADOPTED on second reading this _____ day of _____
2011 and ordered published in pamphlet form.

ATTEST:

President of the Council

Stephanie Tuin
City Clerk

UTILITY VENDORS

GAS: XCEL ENERGY
 ELECTRIC: XCEL ENERGY
 TELEPHONE: QWEST COMMUNICATIONS
 IRRIGATION: RIDGES METROPOLITAN DISTRICT
 SEWER: CITY OF GRAND JUNCTION
 WATER: UTE WATER
 CABLE: BRESNAN COMMUNICATIONS

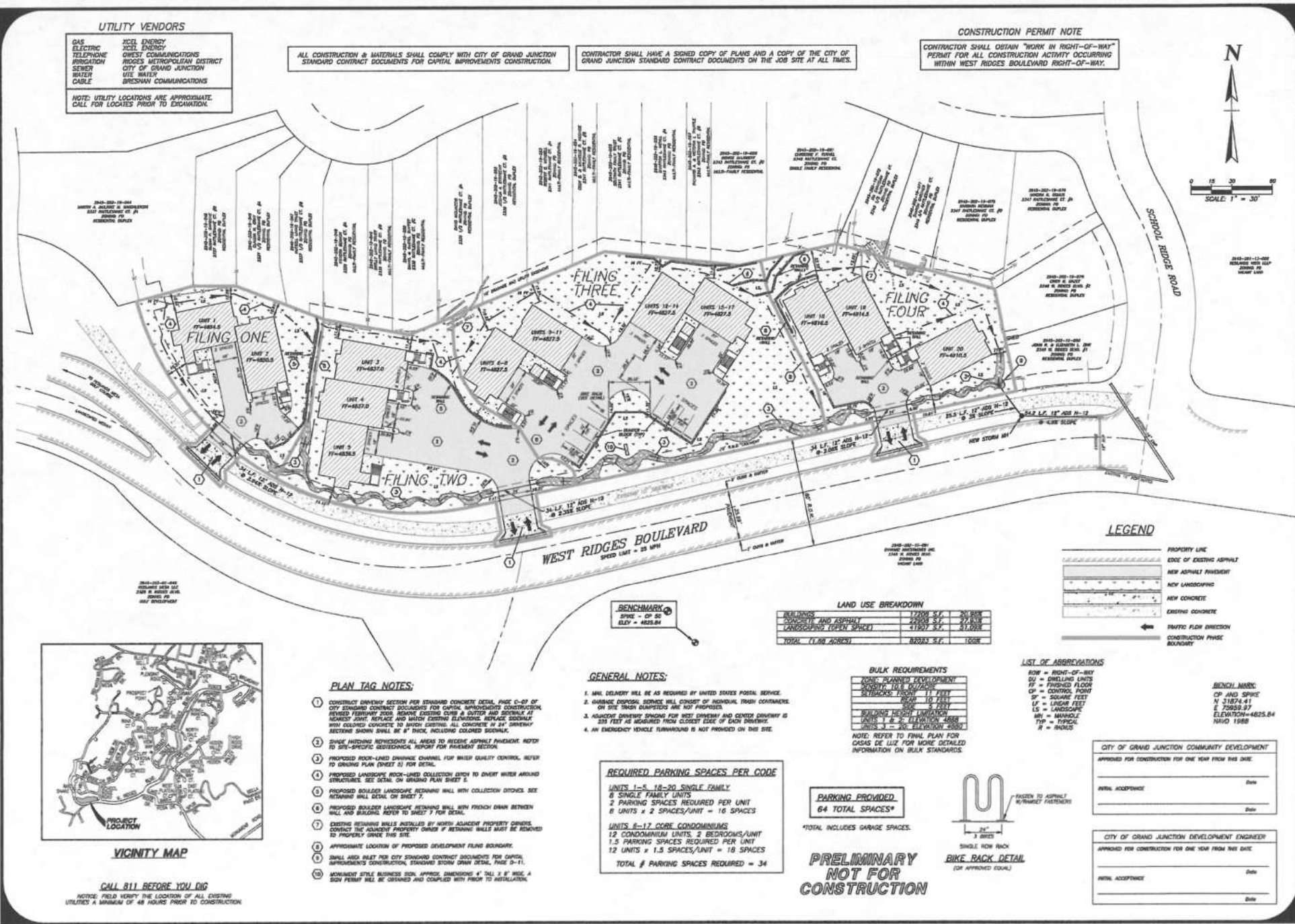
NOTE: UTILITY LOCATIONS ARE APPROXIMATE. CALL FOR LOCATES PRIOR TO EXCAVATION.

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

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

CONSTRUCTION PERMIT NOTE

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



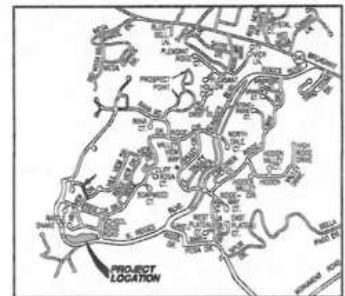
DATE:	4/7/11	T
REVISION:		
BY:		
FOR REVIEW COMMENTS:		

SITE LAYOUT PLAN
EXHIBIT A

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

SHARPER
 Engineering Services, Inc.
 1124 N. 4th STREET, GRAND JUNCTION, CO 81501
 TELEPHONE: (970) 255-0069 FAX: (970) 242-0865

PROJECT NO.:
 DATE: 4-19-2011
 DRAWN: RLC
 CHECKED: SES
 SHEET 2 OF 9



VICINITY MAP

CALL 811 BEFORE YOU DIG
 NOTICE: FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

- PLAN TAG NOTES:**
- CONCRETE DRIVEWAY SECTION PER RETAINING CONCRETE DETAIL, PAGE C-07 OF CITY STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION, REVISION FEBRUARY 2008. REMOVE EXISTING CURB & OUTLET AND REINSTALL AT EXISTING JOINT. REPLACE AND MATCH EXISTING SIDEWALK. REPLACE SIDEWALK WITH COLORED CONCRETE TO MATCH EXISTING. ALL CONCRETE IN 24" DRIVEWAY SECTION SHOWN SHALL BE 4" THICK, INCLUDING COLORED SIDEWALK.
 - GRADE FINISHING REVISIONS ALL NEED TO REFLECT ASPHALT PAVEMENT. REFER TO SITE-SPECIFIC GEOTECHNICAL REPORT FOR PAVEMENT SECTION.
 - PROPOSED ROOF-LINED DRAINAGE CHANNEL FOR WATER QUALITY CONTROL. REFER TO DRAINING PLAN (SHEET 03) FOR DETAIL.
 - PROPOSED LANDSCAPE ROCK-LINED COLLECTION DITCH TO DIVERT WATER AROUND STRUCTURES. SEE DETAIL ON DRAINING PLAN SHEET 1.
 - PROPOSED BOLLARD LANDSCAPE RETAINING WALL WITH COLLECTION DITCHES. SEE RETAINING WALL DETAIL ON SHEET 2.
 - PROPOSED BOLLARD LANDSCAPE RETAINING WALL WITH FRENCH DRAIN BETWEEN WALL AND BUILDING. REFER TO SHEET 2 FOR DETAIL.
 - EXISTING RETAINING WALLS INSTALLED BY NORTH ADJACENT PROPERTY OWNERS. CONTACT THE ADJACENT PROPERTY OWNER IF RETAINING WALLS MUST BE REWORKED TO PROPERLY GRADE THIS SITE.
 - APPROXIMATE LOCATION OF PROPOSED DEVELOPMENT FILING BOUNDARY.
 - SHALL ALSO MEET PER CITY STANDARD CONTRACT DOCUMENTS FOR CAPITAL IMPROVEMENTS CONSTRUCTION, STANDARD BIDDING DRAWING DETAIL, PAGE D-11.
 - MONUMENT STYLE BUSINESS SIGN, APPROX. DIMENSIONS 4' TALL X 8' WIDE. A SIGN PERMIT WILL BE OBTAINED AND COMPLIED WITH PRIOR TO INSTALLATION.

- GENERAL NOTES:**
- MAIL DELIVERY WILL BE AS REQUIRED BY UNITED STATES POSTAL SERVICE. ON SITE TRASH CONTAINERS ARE NOT PROVIDED.
 - LANDSCAPE DISPOSAL SPACES WILL CONSIST OF INDIVIDUAL TRASH CONTAINERS.
 - ADVANCE DRIVEWAY SPACING FOR WEST DRIVEWAY AND CENTER DRIVEWAY IS 200 FEET AS MEASURED FROM CLOSEST EDGE OF EACH DRIVEWAY.
 - AN EMERGENCY VEHICLE TURNAROUND IS NOT PROVIDED ON THIS SITE.

REQUIRED PARKING SPACES PER CODE

UNITS 1-5, 16-20 SINGLE FAMILY	2 SPACES/UNIT
8 SINGLE FAMILY UNITS	2 SPACES/UNIT = 16 SPACES
UNITS 6-17 CORE CONDOMINIUMS	1.5 PARKING SPACES/UNIT
12 CONDOMINIUM UNITS, 2 BEDROOMS/UNIT	1.5 PARKING SPACES/UNIT = 18 SPACES
12 UNITS X 1.5 SPACES/UNIT = 18 SPACES	
TOTAL # PARKING SPACES REQUIRED = 34	

LAND USE BREAKDOWN

BUILDINGS	17,000 S.F.	26,000
CONCRETE AND ASPHALT	2,500 S.F.	27,500
LANDSCAPE OPEN SPACE	11,500 S.F.	11,500
TOTAL (1.08 ACRES)	31,000 S.F.	10,000

BULK REQUIREMENTS

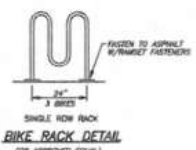
NON-PLANNED DEVELOPMENT	1.00
DENSITY/TITLE COVERAGE	1.00
MINIMUM LOT SIZE	1.00
MINIMUM FRONT SETBACK	1.00
MINIMUM SIDE SETBACK	1.00
MINIMUM REAR SETBACK	1.00
MINIMUM FRONT YIELD	1.00
MINIMUM REAR YIELD	1.00
MINIMUM SIDE YIELD	1.00
MINIMUM FRONT YIELD	1.00
MINIMUM REAR YIELD	1.00
MINIMUM SIDE YIELD	1.00

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

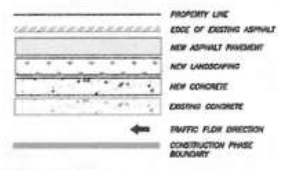
PARKING PROVIDED:
64 TOTAL SPACES*

*TOTAL INCLUDES GARAGE SPACES.

PRELIMINARY
NOT FOR
CONSTRUCTION



LEGEND



LIST OF ABBREVIATIONS

ROW = RIGHT-OF-WAY
 SU = SWELLING UNITS
 FF = FINISHED FLOOR
 CP = CONTROL POINT
 SF = SQUARE FEET
 LF = LINEAR FEET
 LS = LANDSCAPE
 M = MANHOLE
 TP = TYPICAL
 # = NUMBER

BENCH MARK
 CP AND SPIKE
 N 31874.41
 E 70989.57
 ELEVATION=4825.84
 NAVD 1988

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

DATE: _____

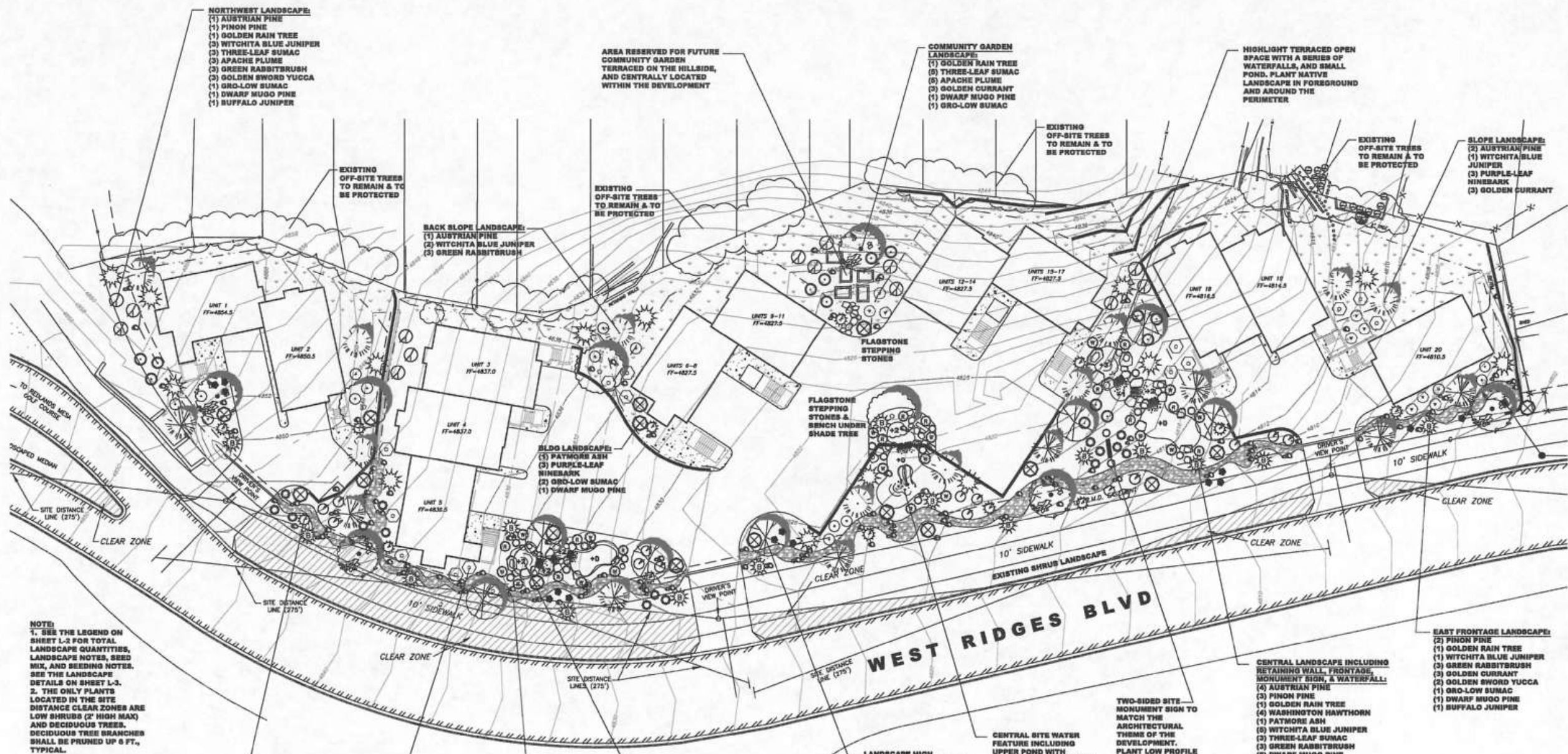
PERM. ACCEPTANCE: _____

CITY OF GRAND JUNCTION DEVELOPMENT ENGINEER

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

DATE: _____

PERM. ACCEPTANCE: _____



- NORTHWEST LANDSCAPE:**
- (1) AUSTRIAN PINE
 - (1) PINON PINE
 - (1) GOLDEN RAIN TREE
 - (2) WITCHITA BLUE JUNIPER
 - (2) THREE-LEAF SUMAC
 - (2) APACHE PLUME
 - (2) GREEN RABBITBRUSH
 - (2) GOLDEN SWORD YUCCA
 - (1) GRO-LOW SUMAC
 - (1) DWARF MUGO 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
 - (2) THREE-LEAF SUMAC
 - (2) APACHE PLUME
 - (2) GOLDEN CURRANT
 - (1) DWARF MUGO 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) WITCHITA BLUE JUNIPER
 - (2) PURPLE-LEAF NINEBARK
 - (2) GOLDEN CURRANT

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

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

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

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

NOTE:
 1. SEE THE LEGEND ON SHEET L-2 FOR TOTAL LANDSCAPE QUANTITIES, LANDSCAPE NOTES, SEED MIX, AND SEEDING NOTES. SEE THE LANDSCAPE DETAILS ON SHEET L-3.
 2. THE ONLY PLANTS LOCATED IN THE SITE DISTANCE CLEAR ZONES ARE LOW SHRUBS (2' HIGH MAX) AND DECIDUOUS TREES. DECIDUOUS TREE BRANCHES SHALL BE PRUNED UP 6 FT., TYPICAL.

PLAN LEGEND:



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



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

CASAS DE LUZ
 Grand Junction, Colorado
 Planting Plan
 NORTH
 SCALE: 1" = 20'-0"
 Sheet L-1
 DATE: 08/14/10
 SCALE: 20 0 20 40 FEET

Revised 5-25-11

Julee Wolverson,
 Landscape Architect
 61945 Nighthawk Road
 Montrose, CO 81401
 p: 970.249.9392
 f: 970.249.3665
 wolverson@mostrose.net

PLANT LEGEND: TREES = 33 TOTAL

SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	REMARKS:
	CRATAEGUS PHAENOXYPRUM	WASHINGTON HAWTHORN	2" CAL.	7 TOTAL	25' TALL, 20' SPREAD, WHITE SPRING FLOWERS
	FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE ASH	2" CAL.	3 TOTAL	40' TALL, 30' SPREAD, YELLOW FALL COLOR
	KOELRUTERIA PANICULATA	GOLDEN RAIN TREE	2" CAL.	5 TOTAL	30' TALL, 25' SPREAD, ATTRACTIVE FALL PODS
	PINUS EDULIS	PINON PINE	6 FT. BAB	8 TOTAL	20' TALL, 10' SPREAD, GREEN EVERGREEN
	PINUS NIGRA	AUSTRIAN PINE	6 FT. BAB	10 TOTAL	40' TALL, 12' SPREAD, GREEN EVERGREEN

PLANT LEGEND: SHRUBS = 212 TOTAL

SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	REMARKS:
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	5 GALLON	14 TOTAL	4' TALL, 2' SPREAD, ORNAMENTAL GRASS
	CARYOPTERIS 'DARK KNIGHT'	BLUE MIST SPIREA	5 GALLON	15 TOTAL	3' TALL, 4' SPREAD, BLUE FLOWERS
	CHRYSOTHAMNUS NAUSEOSUS 'GRAVEOLENS'	GREEN RABBITBRUSH	5 GALLON	15 TOTAL	4' TALL, 4' SPREAD, YELLOW FLOWERS
	CHRYSOTHAMNUS 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, 8' SPREAD, GREEN EVERGREEN
	JUNIPERUS 'WITCHITA BLUE'	WITCHITA BLUE JUNIPER	5 GALLON	14 TOTAL	15' TALL, 8' SPREAD, UPRIGHT SILVER/BLUE EVERGREEN
	PHYSOCARPUS 'DIABLO'	PURPLE LEAF NINEBARK	5 GALLON	15 TOTAL	6' TALL, 8' SPREAD, PURPLE FOLIAGE
	FINUS MUGO 'SLOWMOUND'	DWARF MUGO PINE	5 GALLON	13 TOTAL	3' TALL, 4' SPREAD, EVERGREEN
	RHUS AROMATICA 'ORO-LOW'	ORO-LOW SUMAC	5 GALLON	17 TOTAL	3' TALL, 8' SPREAD, ORANGE FALL COLOR
	RHUS TRILOBATA	THREE-LEAF SUMAC	5 GALLON	14 TOTAL	5' TALL, 8' 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, 3' 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 1/8" X 4" X 10 FT. COMMERCIAL GRADE STEEL EDGER. INSTALL WITH PROPER OVERLAPS AND STAKES PER MFG RECOMMENDATIONS
	LANDSCAPE BOULDERS: 99 AT DRY STREAM BED, 75 AT WATER FEATURES, 45 OTHER	(125) 2'X2'X3' (85) 3'X3'X4'	BURY 1/3 DEPTH, 2 SIZES, OWNER FURNISHED AND CONTRACTOR INSTALLED SEE THE DETAIL, SHEET L-3
	DRY STREAM BED = 6"-12" COBBLE	2,600 SF	MEANDER IN WIDTH AND DIRECTION. INSTALL PER THE DETAIL, SHEET L-3
	STONE RETAINING WALL - SEE THE CIVIL DWGS	SEE CIVIL	SEE THE CIVIL DRAWINGS
	DESIGN/BUILD RECIRCULATING WATERFALL, STREAM, POND BY CONTRACTOR	3 TOTAL	DESIGN / BUILD BY CONTRACTOR. COORDINATE WITH OWNER.

LANDSCAPE NOTES:

- 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 DEPTH OF 6 INCHES OF TOPSOIL. ALL PARKING LOT ISLANDS SHALL HAVE A MINIMUM DEPTH OF 8" OF TOPSOIL. TOPSOIL SHALL BE FREE OF DEBRIS LARGER THAN 1" SIZE WITH A SALT READING OF NOT MORE THAN 3 MMHOS/CM.
- 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 SEED AS SPECIFIED IN THE SEEDING NOTES AND SPECIFICATIONS. PRIOR TO SEEDING ROTOTILL 3 CY/1,000 SF OF SOIL CONDITIONER INTO THE TOP FOUR INCHES OF TOPSOIL AND FINE GRADE (COMPOSTED SAWDUST, COMPOSTED 1/2" WOOD CHIPS, LEAF MATERIAL AND/OR MEATMOSS OR EQUAL. NO MANURES OF ANY TYPE SHALL BE USED). THERE SHALL BE NO CLODS GREATER THAN 2".
- SHREDDED CEDAR BARK MULCH SHALL BE PLACED AROUND THE DRIPLINE OF EACH PLANT 3" DEEP TO MAINTAIN MOISTURE, 2 FT. DIAMETER AROUND TREES, AND 1 FT. DIAMETER AROUND SHRUBS. HOWEVER, KEEP MULCH 6" AWAY FROM TREE TRUNKS AND 2" AWAY FROM SHRUB STEMS.
- 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 SEED WITH NATIVE GRASS SEED TO REVEGETATE AND STABILIZE DISTURBED CONSTRUCTION AND BARE AREAS. THIS PERIMETER AREA WILL NOT BE IRRIGATED. THESE AREAS SHALL BE SEED 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 SEED THAT ARE 3:1 SLOPE OR FLATTER SHALL BE DRILL SEED. 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 RESEED AT CONTRACTOR'S EXPENSE.
- PROTECT ALL SEED 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 88 SHRUBS FROM 25K SHRUB TO NATIVE GRASS
ALLOWANCE CONVERSION=205 REQUIRED SHRUBS
NATIVE GRASS MIN. ALLOWANCE PER CODE = 3,400 SF
NATIVE GRASS PROVIDED ON SITE = 18,000 SF
33 2" CALIPER TREES REQUIRED
33 TREES PROVIDED
205 5-GALLON SHRUBS REQUIRED
212 SHRUB PROVIDED

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

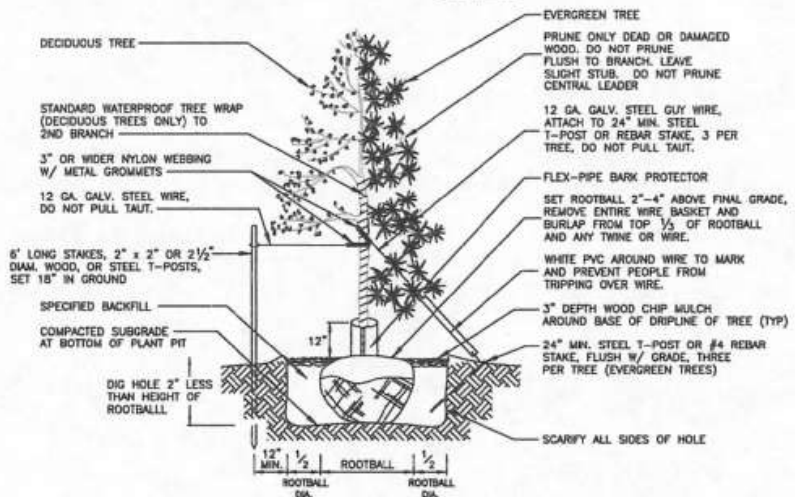
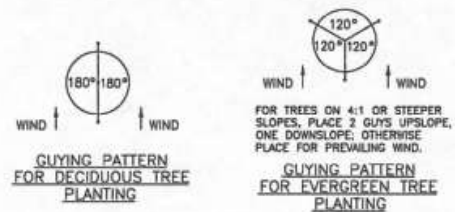
CASAS DE LUZ
Grand Junction, Colorado



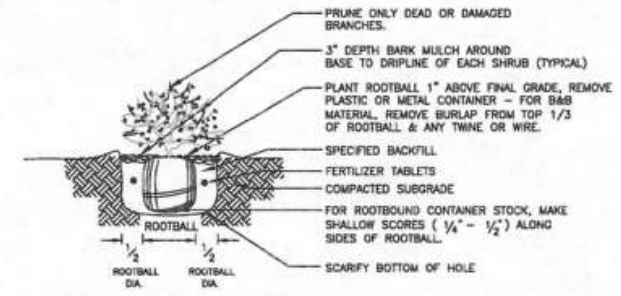
Planting Legend & Notes
SCALE: 1" = 20'-0"
Sheet L-2



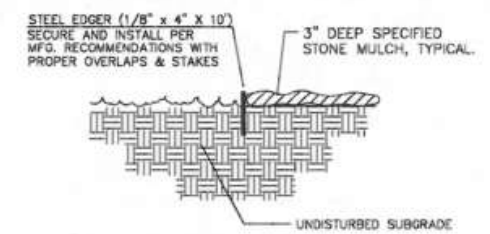
CITY COMMUNITY DEVELOPMENT
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE:
DATE: _____
ACCEPTED AS CONSTRUCTED: _____ DATE: _____



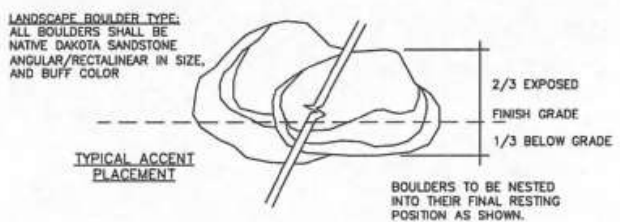
A TREE PLANTING SECTION
L-3 NOT TO SCALE



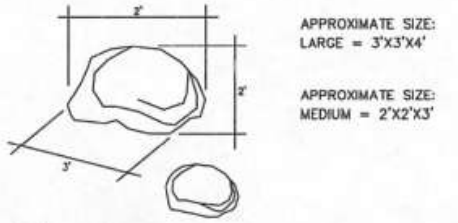
C SHRUB PLANTING SECTION
L-3



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

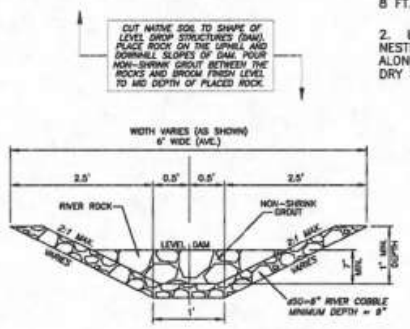


1. PLACEMENT OF LANDSCAPE BOULDERS REFERS TO BOULDERS PLACED IN THE GROUND WITH ONE THIRD (1/3) OF ITS MASS NESTED BELOW GRADE AND TWO THIRDS (2/3) OF ITS MASS ABOVE FINISHED GRADE.
2. CARE SHALL BE TAKEN DURING PLACEMENT AND HANDLING TO AVOID UNNATURAL SCARRING OF THE EXPOSED SURFACE.

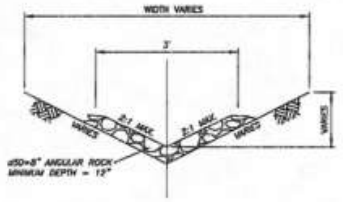


B LANDSCAPE BOULDER
L-3 NOT TO SCALE

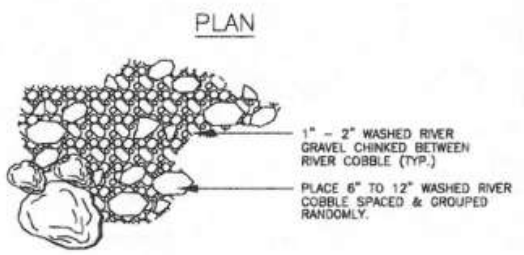
- NOTE:
1. WIDTH OF DRY STREAM BED SHALL VARY FROM APPROX. 2.5 FT. WIDE MIN. TO 8 FT. WIDE MAX. (6 FT WIDE AVERAGE)
 2. LANDSCAPE BOULDERS SHALL BE NESTED IN GROUPS IN A RANDOM FASHION ALONG THE EDGES AND THROUGHOUT THE DRY STREAMBED AS SHOWN ON THE DWGS.
 3. APPLY A PRE-EMERGENT HERBICIDE THROUGHOUT 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
1/15



E DRY STREAM BED
L-3 NOT TO SCALE



CITY COMMUNITY DEVELOPMENT
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

ACCEPTED AS CONSTRUCTED _____ DATE _____

ACCEPTED AS CONSTRUCTED _____ DATE _____

CASAS DE LUZ
Grand Junction, Colorado

North Landscape Details DATE: 08/14/15
SCALE: Not to Scale
Sheet L-3



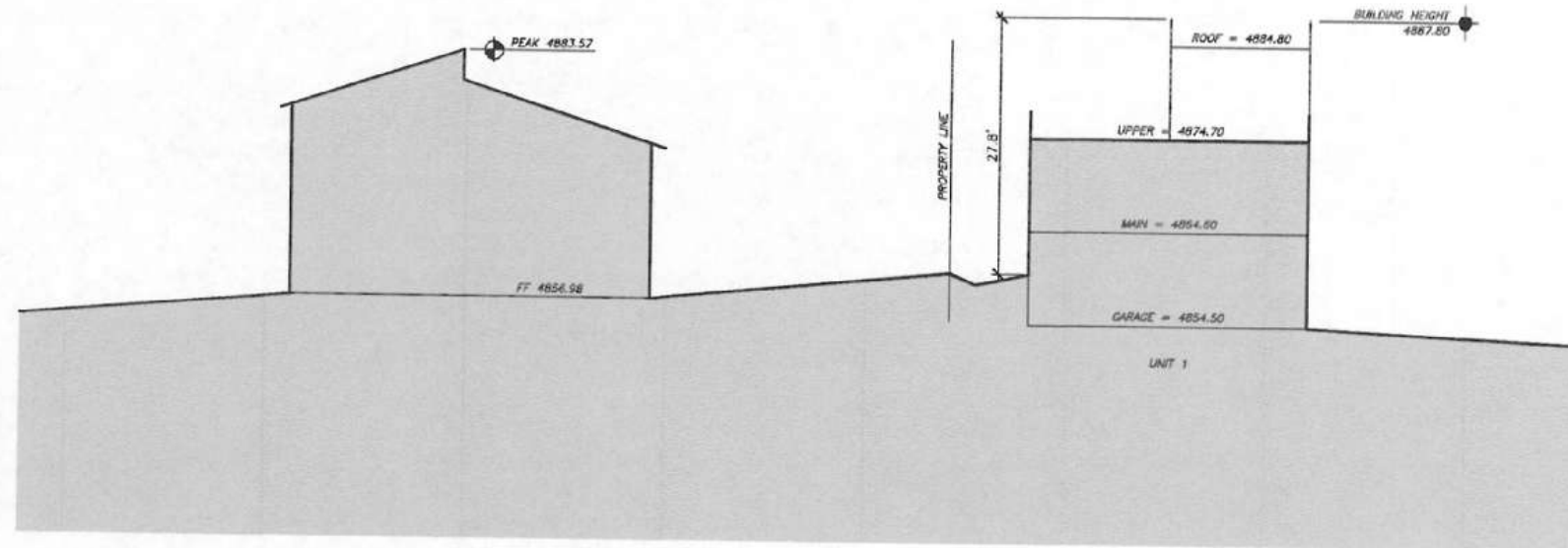
Revised 5-25-11

Julie Wolverton,
Landscape Architect



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

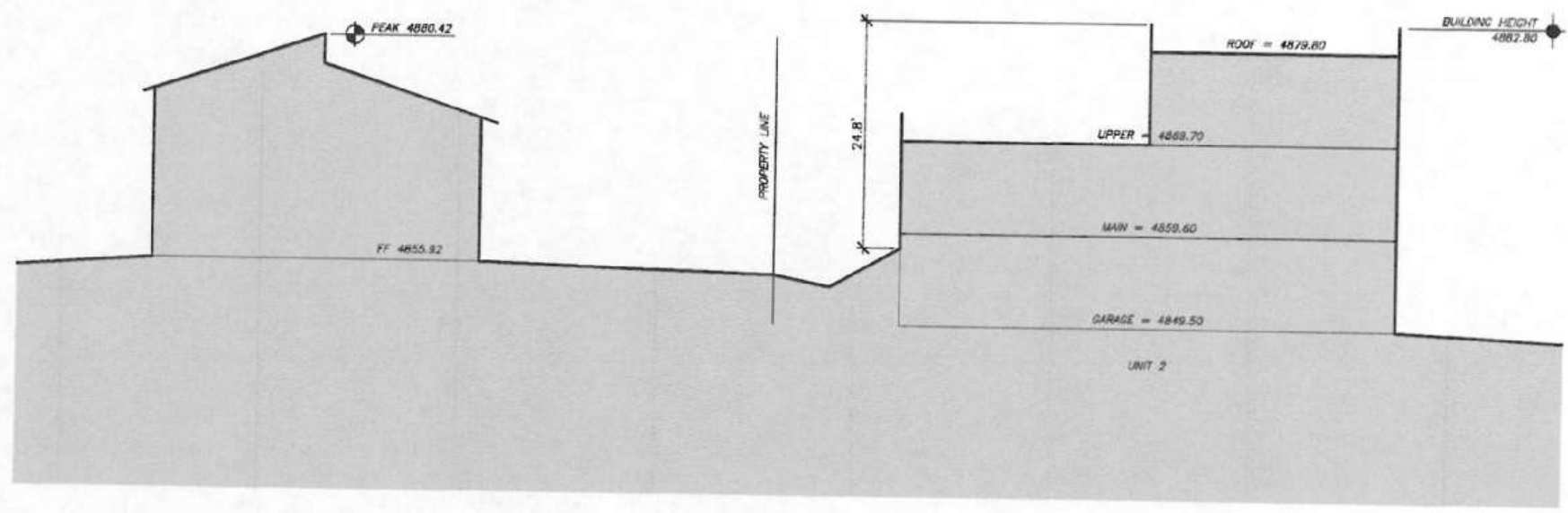




CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 1

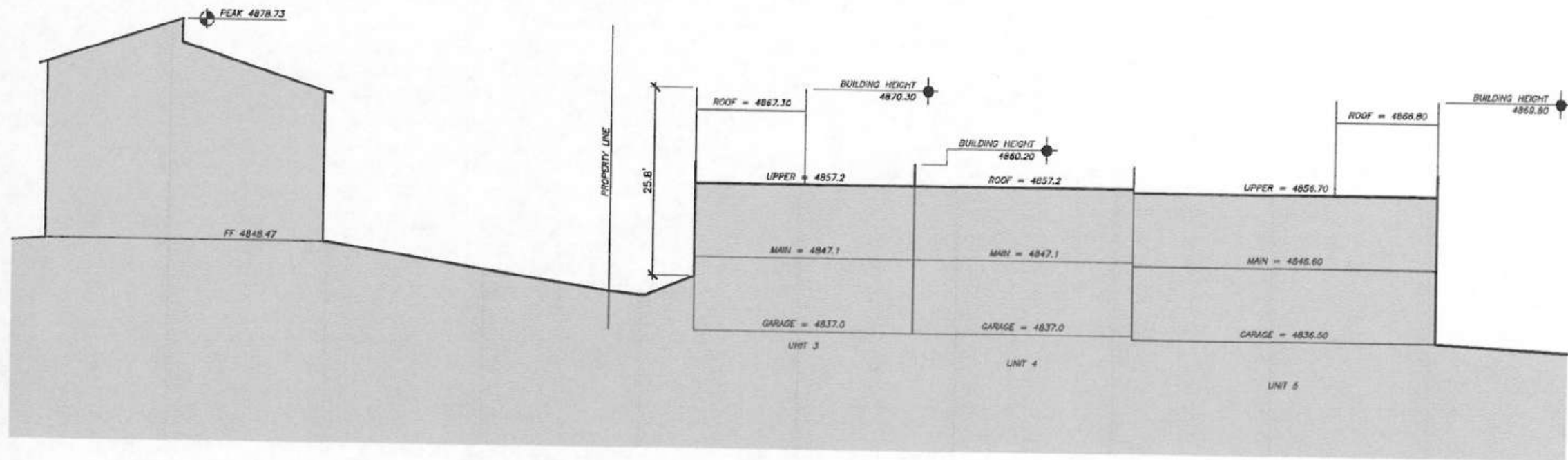
CHAMBERLIN ARCHITECTS



CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 2

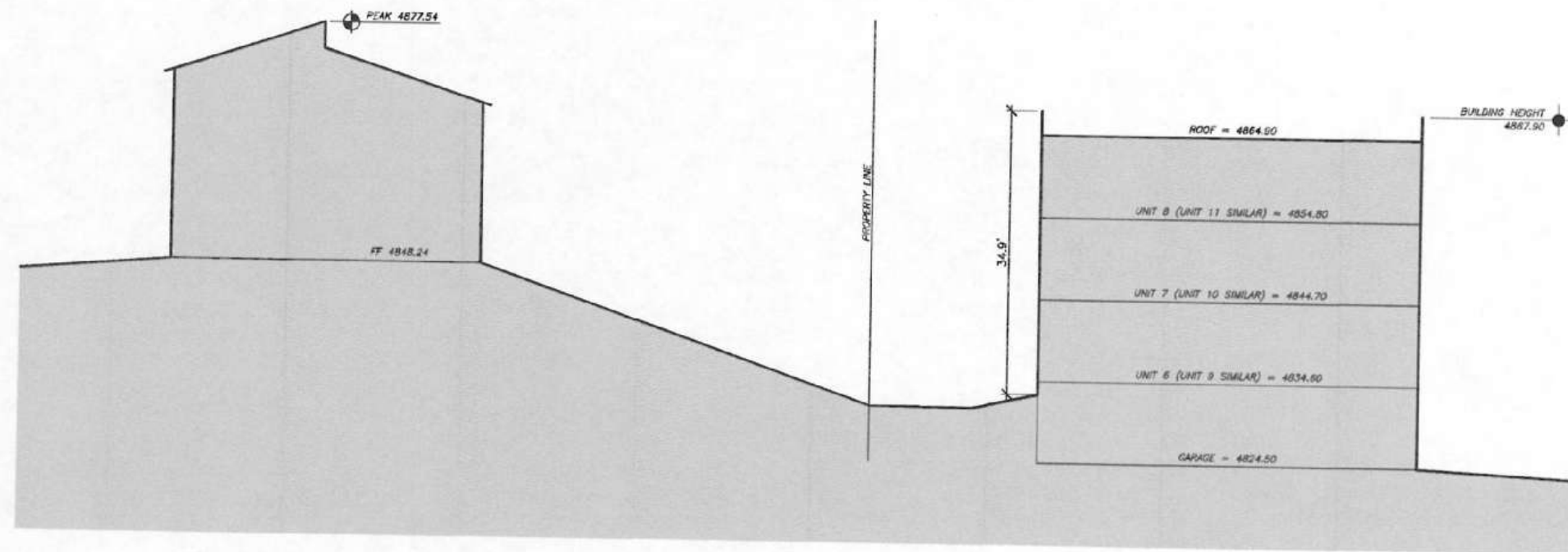
CHAMBERLIN ARCHITECTS



CASAS de LUZ
 SCALE: 1" = 20'

SITE SECTION 3

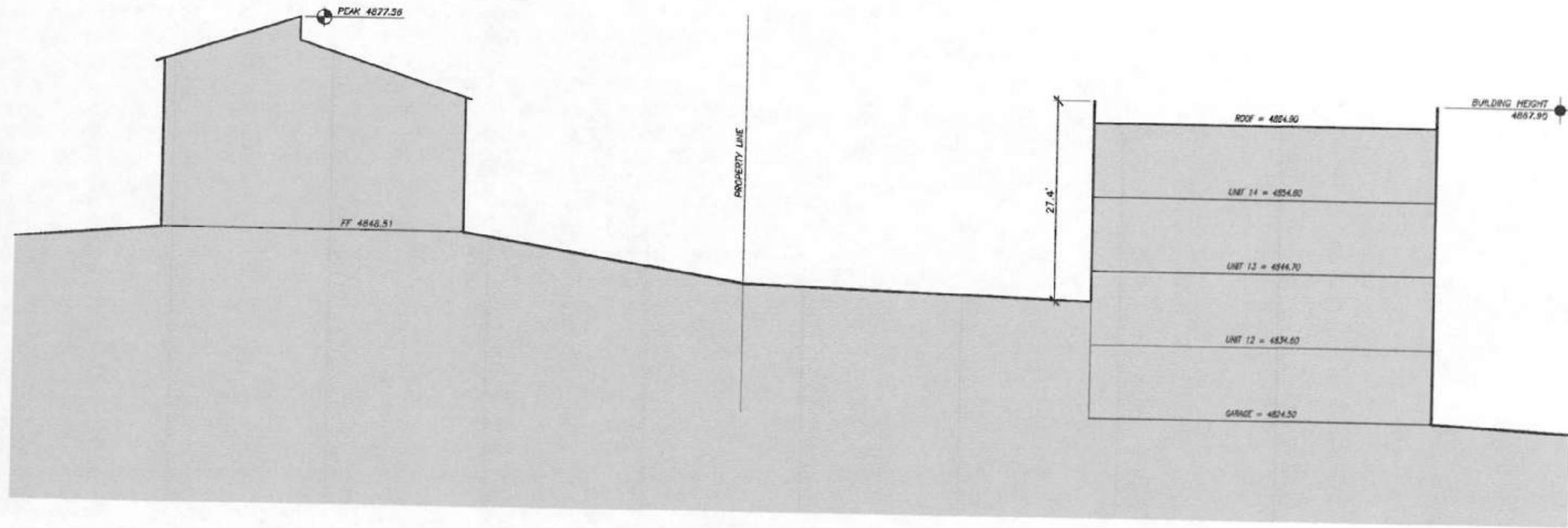
CHAMBERLIN ARCHITECTS



CASAS de LUZ
 SCALE: 1" = 20'

SITE SECTION 4

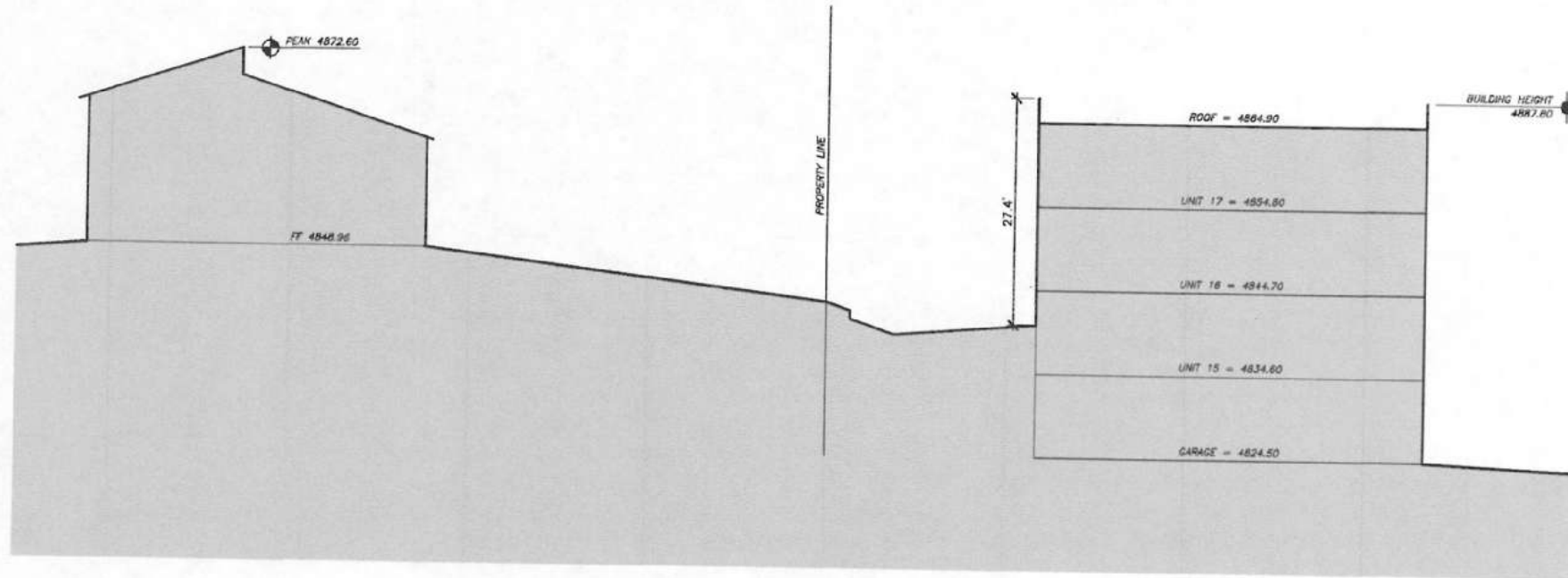
CHAMBERLIN ARCHITECTS



CASAS de LUZ
 SCALE: 1" = 20'

SITE SECTION 5

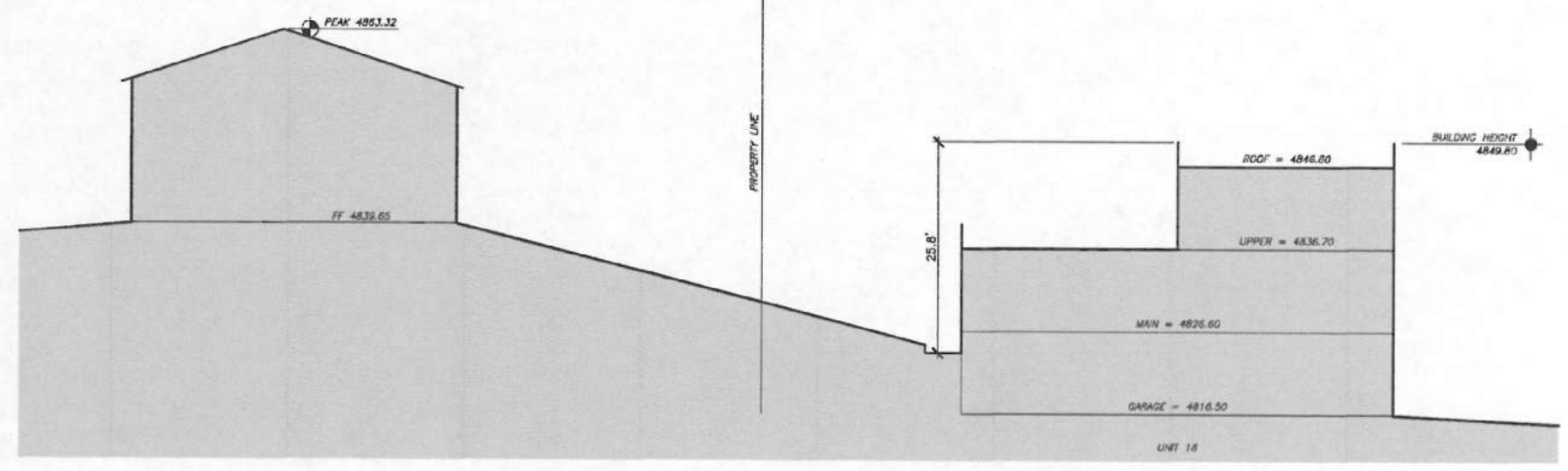
CHAMBERLIN ARCHITECTS



CASAS de LUZ
 SCALE: 1" = 20'

SITE SECTION 6

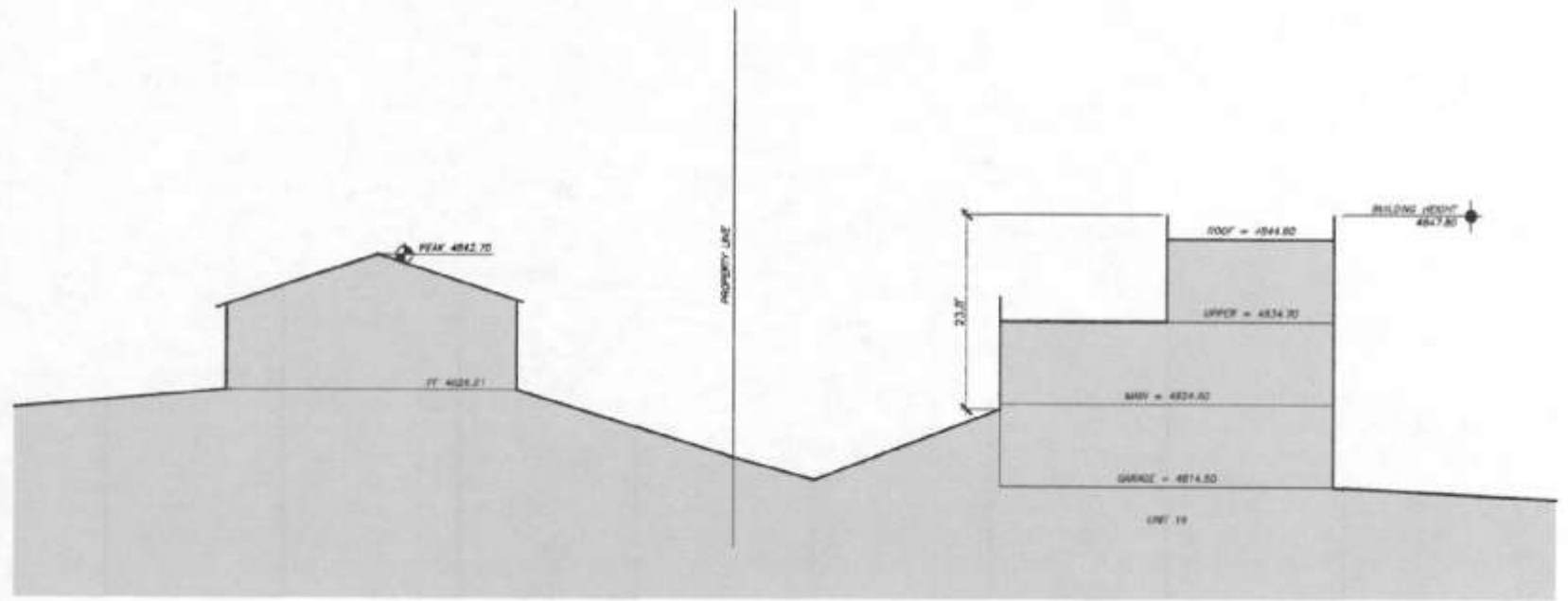
CHAMBERLIN ARCHITECTS



CASAS de LUZ
 SCALE: 1" = 20'

SITE SECTION 7

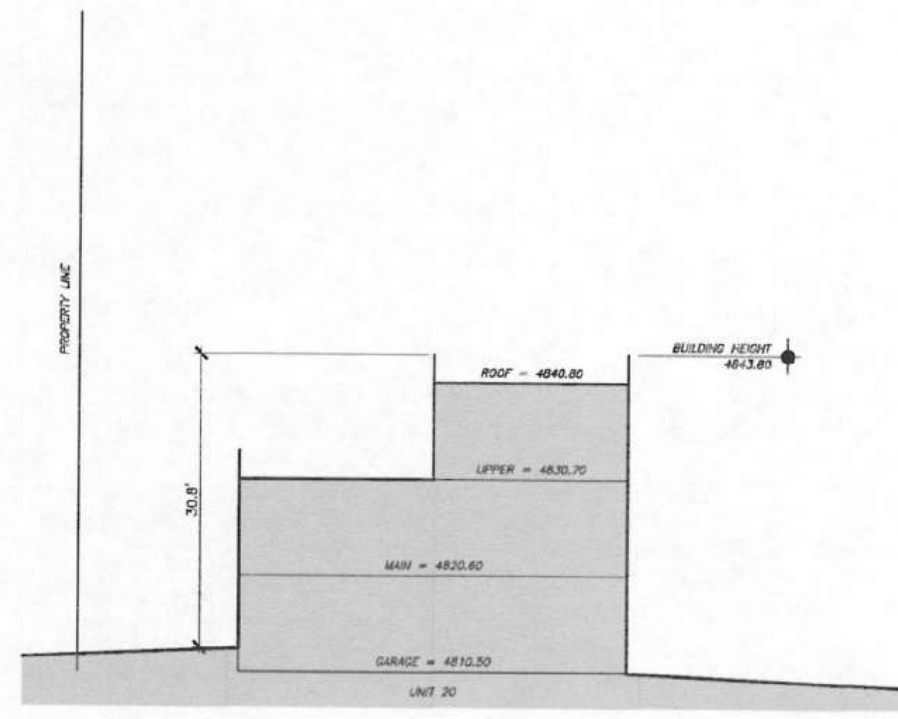
CHAMBERLIN ARCHITECTS



CASAS de LUZ
 SCALE: 1" = 20'

SITE SECTION 8

CHAMBERLIN ARCHITECTS



CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 9

CHAMBERLIN ARCHITECTS

CITY OF GRAND JUNCTION

ORDINANCE NO.

**AN ORDINANCE VACATING RIGHT-OF-WAY (FRONTAGE ROAD)
ABUTTING LOTS 34A THROUGH 40A, INCLUSIVE, BLOCK TWENTY-FIVE OF THE
RIDGES, FILING NO. FIVE**

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

RECITALS:

A vacation of the dedicated right-of-way has been requested by the adjoining property owner.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Title 21.02.100 of the Grand Junction Municipal Code with the condition that a plat be recorded with the first phase of the Plan with the Mesa County Clerk and Recorder including all the lots in abutting the frontage road being eliminated or platted in a manner acceptable to the City's Public Works and Planning Director so that access for the newly platted parcels be accomplished in accordance with City standards. In addition, a 10' multipurpose easement shall be retained and reserved as needed for existing utilities.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that the vacation be approved with conditions.

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

The following described dedicated right-of-way for is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.
2. Contingent upon the approval and recording of a plat with the first phase of the amended plan approved by City Council in Ordinance _____ with the Mesa County Clerk and Recorder including all the lots in The Ridges Filing No. 5 abutting the frontage road being eliminated or platted in a manner acceptable to the City's Public Works and Planning Director so that access for the newly platted parcels be accomplished in accordance with City standards. In addition, a 10' multi-purpose easement shall be retained and reserved as needed for existing utilities.

The following right-of-way is shown on "Exhibit A" as part of this vacation of description.

Dedicated right-of-way to be vacated:

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 20, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

ALL of that certain parcel of land entitled Frontage Road, lying South of and abutting Lots 34A through 40A, inclusive, Block Twenty-Five of the Ridges, Filing No. Five, as same is recorded in Plat Book 12, Pages 316 through 320, Public Records of Mesa County, Colorado, LESS HOWEVER a 10.0 foot Multipurpose Easement retained and reserved for the City of Grand Junction in the same area as the 10.0 foot wide Ridges Metro District Easement.

CONTAINING 10,984 Square Feet or 0.252 Acres, more or less, as described.
Drawing depicting the above is attached hereto as Exhibit A.

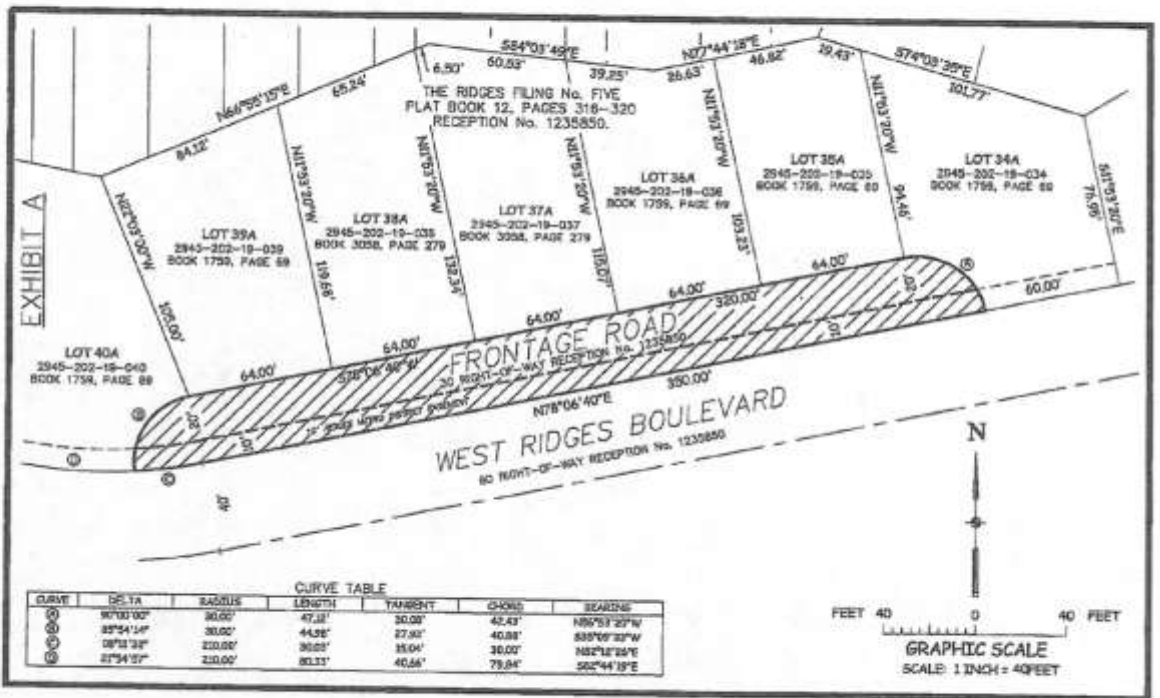
INTRODUCED on first reading on this _____ day of _____, 2011 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading this _____ day of _____, 2011 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk





Date: August 23, 2011

Author: Scott Hockins

Title/ Phone Ext: Purchasing
Supervisor, 1484

Proposed Schedule: September
7, 2011

2nd Reading

(if applicable): _____

File # (if applicable): _____

Attach 3
Contract for 2011 Waterline Replacement Project

CITY COUNCIL AGENDA ITEM

Subject: Contract for 2011 Waterline Replacement Project
Action Requested/Recommendation: Authorize the Purchasing Division to Enter into a Contract with Sorter Construction of Grand Junction, Colorado for the Construction of the 2011 Waterline Replacement Project in the Amount of \$299,520.
Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director Jay Valentine, Assistant Financial Operations Manager

Executive Summary:

This request is for the contract award for the replacement of approximately 3,941 lineal feet of water main. The work will take place on 23rd Street between Bunting and Orchard Avenue, 24th Street between Bunting and Elm Avenue, and Elm Avenue from 23rd Street to 25th Street.

Background, Analysis and Options:

Due to age and condition, the waterlines are scheduled to be replaced on 23rd Street between Bunting and Orchard Avenue, on 24th Street between Bunting and Elm Avenue, and on Elm Avenue from 23rd Street to 25th Street.

A formal solicitation was advertised in the Daily Sentinel, and sent to the Western Colorado Contractors Association (WCCA). Four bids were received from the following firms:

Firm	Location	Amount
Sorter Construction	Grand Junction	\$299,520.00
M.A. Concrete Construction	Grand Junction	\$307,745.46
Ben Dowd Excavating	Clifton	\$308,852.27
Vista Paving Corporation	Grand Junction	\$414,804.32

This project is scheduled to begin in mid September and be completed by mid November 2011.

How this item relates to the Comprehensive Plan Goals and Policies:

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

This replacement will guard against failure and ensure longevity for the water delivery system.

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

The Water Fund has \$420,000 budgeted for this project.

Project Costs:

Total Construction Contract Amount -	\$299,520.00
Pipe Purchase	\$ 22,539.80
City Design Costs -	\$ 10,000.00
<u>City Construction Inspection & Contract Administration -</u>	<u>\$ 16,220.00</u>
Total Estimated Project Cost -	\$348,279.80

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

N/A



Date: August 25, 2011

Author: Kristen Ashbeck

Title/ Phone Ext: Sr Planner
x1491

Proposed Schedule: Approval
9/7/2011; Execute agreements
following approval

File # (if applicable): CDBG
2011-02; 2011-04; 2011-05 and
2011-08

Attach 4
CDBG Subrecipient Contracts for Funds and
Projects within the Community Development
Block Grant (CDBG) 2011 Program Year

CITY COUNCIL AGENDA ITEM

Subject: CDBG Subrecipient Contracts for Funds and Projects within the Community Development Block Grant (CDBG) 2011 Program Year
Action Requested/Recommendation: Authorize the City Manager to Sign the Subrecipient Contracts with Grand Valley Catholic Outreach, the Grand Junction Housing Authority, Mesa Developmental Services, and Strong Families, Safe Kids for the City's 2011 Program Year funds.
Presenter(s) Name & Title: Kristen Ashbeck, Senior Planner/CDBG Administrator

Executive Summary:

The Subrecipient Contracts formalize the City's award of a total of \$170,576 to various housing and non-profit organizations allocated from the City's 2011 CDBG Program as previously approved by Council.

Background, Analysis and Options:

CDBG 2011-02 Grand Valley Catholic Outreach St. Martin Place Apartments: CDBG funds in the amount of \$50,000 will be used to purchase major appliances and site furnishings for the 16-unit St. Martin Place housing for homeless veterans project currently under construction.

CDBG 2011-04 Grand Junction Housing Authority Courtyard Apartments Remodel: CDBG funds in the amount of \$101,205 will be used to replace exterior stairways and balcony railings to meet Building Code on the existing 27-unit Courtyard Apartments complex.

CDBG 2011-05 Mesa Developmental Services Group Home Remodel: CDBG funds in the amount of \$10,000 will be used to replace furnaces in three units located at 424 North 22nd Street and replace a boiler at the unit at 181 Elm Avenue.

CDBG 2011-08 Strong Families, Safe Kids Parenting Place Remodel: CDBG funds in the amount of \$9,371 will be used to provide energy efficiency improvements for the Parenting Place building including a new roof, furnace and insulation.

How this item relates to the Comprehensive Plan Goals and Policies:

The projects funded through the 2011 CDBG grant year allocation will include steps towards the City's Comprehensive Plan Goals as listed below:

Goal 5: Provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages. The Grand Junction Housing Authority project discussed below will help to retain an existing apartment complex as affordable housing. The Grand Valley Catholic Outreach project discussed below will increase the supply of affordable housing, particularly for homeless veterans.

Goal 12: Goods and Services that Enhance a Healthy, Diverse Economy: The CDBG projects discussed below provide services that enhance our community including improved services for youth, homeless and disabled persons.

Board or Committee Recommendation: NA

Financial Impact/Budget: 2011 CDBG Program Year Funds

Legal issues: NA

Other issues: None

Previously presented or discussed:

City Council discussed and approved the allocation of CDBG funding to these projects at its May 16, 2011 meeting.

Attachments:

1. Exhibit A, Subrecipient Contract – Grand Valley Catholic Outreach
2. Exhibit A, Subrecipient Contract – Grand Junction Housing Authority
3. Exhibit A, Subrecipient Contract – Mesa Developmental Services
4. Exhibit A, Subrecipient Contract – Strong Families, Safe Kids

**2011 SUBRECIPIENT CONTRACT FOR
CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS
WITH GRAND VALLEY CATHOLIC OUTREACH**

**EXHIBIT "A"
SCOPE OF SERVICES**

1. The City agrees to pay subject to the Subrecipient Agreement Grand Valley Catholic Outreach, \$50,000 from its 2011 Program Year CDBG Entitlement Funds for purchase of major appliances for 16 apartments units for homeless veterans to be known as St. Martin Place located at 415 South 3rd Street. Grand Valley Catholic Outreach will continue to own and operate the housing development upon completion of the units.
2. Grand Valley Catholic Outreach certifies that it will meet the CDBG National Objective of low- and moderate-income housing for homeless clientele benefit (570.201(m)). It shall meet this objective by completing construction of the above-referenced housing units serve homeless veterans in Grand Junction, Colorado.
3. The entire project consists of construction of 16 new apartment units for the use and benefit of clients of Grand Valley Catholic Outreach. It is understood that the City's grant of \$50,000 in CDBG funds shall be used only for the purchase of major appliances and site furnishings. Costs associated with any other elements of the St. Martin Place project shall be paid for by other funding sources obtained by Grand Valley Catholic Outreach.
4. This project shall commence upon the full and proper execution of the 2011 Subrecipient Agreement and the completion of all appropriate environmental, Code, permit review approval and compliance. The project shall be completed on or before September 1, 2012.
5. The budget for the entire project is \$1,695,026. The City will grant \$50,000 towards the purchase of major appliances and site furnishings. If cost exceeds grant amount, the balance will be paid for with other funds secured by Grand Valley Catholic Outreach.
6. Grand Valley Catholic Outreach anticipates housing a minimum of 15 homeless veterans in the development upon completion, with one unit utilized as a project manager's residence.
7. The City of Grand Junction shall monitor and evaluate the progress and performance of Grand Valley Catholic Outreach to assure that the terms of this agreement are being satisfactorily met in accordance with City and other applicable monitoring and evaluating criteria and standards. Grand Valley Catholic Outreach shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.

_____ Grand Valley Catholic Outreach

_____ City of Grand Junction

8. Grand Valley Catholic Outreach shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what

activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted once the project is completed.

9. During a period of five (5) years following the date of completion of the project the use or planned use of the property improved may not change unless 1) the City determines the new use meets one of the National Objectives of the CDBG Program, and 2) Grand Valley Catholic Outreach provides affected citizens with reasonable notice and an opportunity to comment on any proposed changes. If Grand Valley Catholic Outreach decides, after consultation with affected citizens that it is appropriate to change the use of the property to a use which the City determines does not qualify in meeting a CDBG National Objective, Grand Valley Catholic Outreach must reimburse the City a prorated share of the City's \$50,000 CDBG contribution. At the end of the five-year period following the project closeout date and thereafter, no City restrictions on use of the property shall be in effect.
10. Grand Valley Catholic Outreach understands that the funds described in the Agreement are received by the City of Grand Junction from the US Department of Housing and Urban Development under the Community Development Block Grant Program. Grand Valley Catholic Outreach shall meet all City of Grand Junction and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Agreement. Grand Valley Catholic Outreach shall provide the City of Grand Junction with documentation establishing that all local and federal CDBG requirements have been met.
11. A blanket fidelity bond equal to cash advances as referenced in Paragraph V.(E) will not be required as long as no cash advances are made and payment is on a reimbursement basis.
12. A formal project notice will be sent to Grand Valley Catholic Outreach once all funds are expended and a final report is received.

_____ Grand Valley Catholic Outreach

_____ City of Grand Junction

**2011 SUBRECIPIENT CONTRACT FOR
CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS
WITH THE GRAND JUNCTION HOUSING AUTHORITY**

**EXHIBIT "A"
SCOPE OF SERVICES**

1. The City agrees to pay the Grand Junction Housing Authority (GJHA) \$101,205 from its 2011 Program Year CDBG Entitlement Funds for remodeling costs for the 27 existing apartment units located at the Courtyard Apartments complex at 2910 Bunting Avenue in Grand Junction, Colorado ("Property" or "the Property"). The general purpose of the project is to provide upgrades to the buildings to meet current building code.
2. The Grand Junction Housing Authority certifies that it shall meet the CDBG National Objective of low/mod income clientele benefit (570.202). It shall meet this objective by providing housing at the above-referenced property to low- and moderate-income persons in Grand Junction, Colorado.
3. The project consists of upgrade to the stairways and railings for all units/buildings at the existing apartment complex at 2910 Bunting Avenue to meet current Building Code. The property is owned by the Grand Junction Housing Authority which will continue to operate the facilities on the site. It is understood that the City's Grant of \$101,205 in CDBG funds shall be used only for the costs and improvements described in this agreement. Costs associated with any other elements of the project shall be paid for by other funding sources obtained by the Grand Junction Housing Authority.
4. This project shall commence upon the full and proper execution of the 2011 Subrecipient Agreement and the completion of all appropriate environmental, Code, State and Local permit review and approval and compliance. The project shall be completed on or before December 31, 2012.
5. The specific components to be funded by CDBG are as listed below:
 - Remove existing non-Code compliant exterior stairs and replace with new stairs
 - Remove existing non-Code compliant exterior balcony railings and replace with new balcony railings
6. If operation of the facility ceases before December 31, 2017, the Grand Junction Housing Authority shall repay the City at the rate of \$1500 per month for each month the housing project is not serving clientele to December 31, 2017.

_____ Grand Junction Housing Authority

_____ City of Grand Junction

7. The City of Grand Junction shall monitor and evaluate the progress and performance of the Grand Junction Housing Authority to assure that the terms of this contract are being satisfactorily met in accordance with City and other applicable monitoring and evaluating criteria and standards. The Grand Junction Housing Authority shall cooperate with the City relating to such monitoring and evaluation.

8. The Grand Junction Housing Authority shall submit a progress report to the City on a monthly basis. This report shall detail, in accordance with generally accepted accounting principles, the monthly and year-to-date expenses and revenues for the housing project. It shall also describe the services provided and the number of clientele served on a monthly and year-to-date basis. A year-end report detailing all services provided shall also be submitted by March 30th of each year until December 31, 2017. All required reports shall be sent to Kristen Ashbeck, CDBG Administrator, 250 North 5th Street, Grand Junction, Colorado 81501.

9. The Grand Junction Housing Authority understands that the funds described in the Contract are received by the City of Grand Junction from the US Department of Housing and Urban Development under the Community Development Block Grant Program. The Grand Junction Housing Authority shall meet all City of Grand Junction and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Contract. The Grand Junction Housing Authority shall provide the City of Grand Junction with documentation establishing that all local and federal CDBG requirements have been met.

10. A blanket fidelity bond equal to cash advances as referenced in Paragraph V.(E) will not be required as long as no cash advances are made and payment is on a reimbursement basis.

11. A formal project (Close Out) notice will be sent to the Grand Junction Housing Authority after the City receives a final year-end report for project year 2017. The final report shall be prepared by the Grand Junction Housing Authority Outreach and submitted to the City on or before March 31, 2018 unless a later date is agreed to in writing by the Grand Junction Housing Authority and the City.

_____ Grand Junction Housing Authority

_____ City of Grand Junction

**2011 SUBRECIPIENT CONTRACT FOR
CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS
WITH
MESA DEVELOPMENTAL SERVICES**

**EXHIBIT "A"
SCOPE OF SERVICES**

1. The City agrees to pay the Subrecipient, subject to the subrecipient agreement, \$10,000.00 from its 2011 Program Year CDBG Entitlement Funds for the remodeling of several group homes owned and operated by MDS within the City limits of Grand Junction, Colorado ("Properties" or "the Properties"). The general purpose of the project is to update heating systems for the properties.
2. The Subrecipient certifies that it will meet the CDBG National Objective of low/moderate limited clientele benefit (570.208(a)(2)). It shall meet this objective by providing the above-referenced services to low/moderate income persons in Grand Junction, Colorado. In addition, this project meets CDBG eligibility requirements under section 570.201(e), Public Services.
3. The project consists of capital construction/improvement to several group homes within the City limits of Grand Junction as listed below. The Properties are owned by Mesa Developmental Services, which will continue to operate the facilities. It is understood that the City's grant of \$10,000.00 in CDBG funds shall be used only for the improvements described in this agreement. Costs associated with any other elements of the project or costs above the grant amount shall be paid for by other funding sources obtained by the Subrecipient.
4. This project shall commence upon the full and proper execution of the 2011 Subrecipient Agreement and the completion of all appropriate environmental, Code, State and Local permit review and approval and compliance. The project shall be completed on or before June 30, 2012.
5. The project budget for the improvements to the group homes is as listed below.

Replace furnaces at 3 units located at 424 North 22nd Street
Replace boiler at unit at 181 Elm Avenue
Approximate Total Cost: \$10,000
6. Mesa Developmental Services houses 13 disabled persons at these group home facilities and will continue to serve at least this many persons in the coming year.

_____ Mesa Developmental Services

_____ City of Grand Junction

7. The City shall monitor and evaluate the progress and performance of the Subrecipient to assure that the terms of this agreement are met in accordance with City and other applicable monitoring and evaluating criteria and standards. The Subrecipient shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.
8. The Subrecipient shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted when the project is completed.
9. During a period of five (5) years following the date of completion of the project the use of the Properties improved may not change unless: A) the City determines the new use meets one of the National Objectives of the CDBG Program, and B) the Subrecipient provides affected citizens with reasonable notice and an opportunity to comment on any proposed changes. If the Subrecipient decides, after consultation with affected citizens that it is appropriate to change the use of the Properties to a use which the City determines does not qualify in meeting a CDBG National Objective, the Subrecipient must reimburse the City a prorated share of the City's \$10,000 CDBG contribution. At the end of the five-year period following the project closeout date and thereafter, no City restrictions under this agreement on use of the Properties shall be in effect.
10. The Subrecipient understands that the funds described in the Agreement are received by the City from the US Department of Housing and Urban Development under the Community Development Block Grant Program. The Subrecipient shall meet all City and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Agreement. The Subrecipient shall provide the City with documentation establishing that all local and federal CDBG requirements have been met.
11. A blanket fidelity bond equal to cash advances as referenced in Paragraph V.(E) will not be required as long as no cash advances are made and payment is on a reimbursement basis.
12. A formal project notice will be sent to the Subrecipient once all funds are expended and a final report is received.

_____ Mesa Developmental Services

_____ City of Grand Junction

**2011 SUBRECIPIENT CONTRACT FOR
CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS
WITH
STRONG FAMILIES, SAFE KIDS**

**EXHIBIT "A"
SCOPE OF SERVICES**

1. The City agrees to pay to the Subrecipient, subject to the subrecipient agreement, \$9,371.00 from its 2011 Program Year CDBG Entitlement Funds for the remodel the Strong Families Safe Kids (SFSK) program building located at 516 North 15th Street in Grand Junction, Colorado ("Property" or "the Property") primarily to improve energy efficiency of the building. Strong Families, Safe Kids dba The Parenting Place provides a multitude of programs that serve low-income and other families with special needs, while providing a safe non-threatening environment addressing prenatal education, parenting classes and information, and child abuse prevention.
2. The Subrecipient certifies that it will meet the CDBG National Objective of low/moderate income clientele benefit (570.201(c)). It shall meet this objective by providing the above-referenced services to low/moderate income persons in Grand Junction, Colorado. In addition, this project meets CDBG eligibility requirements under section 570.201(e), Public Services.
3. The project consists of capital construction/improvement to the existing main program office located in the building at 516 North 15th Street. The building was originally constructed as a house in 1919 with an addition for a neighborhood grocery store in 1940 but has been remodeled and used for a variety of community functions for approximately 50 years and is in need of updating. CDBG funds will be used to increase energy efficiency of the building by savings by replacing a failing heating system and installing insulation and a new roof. As funds allow, windows and/or doors may also be replaced. The Property is owned by SFSK, which will continue to operate the facility. It is understood that the City's grant of \$9,371.00 in CDBG funds shall be used only for the remodel improvements described in this agreement. Costs associated with any other elements of the project shall be paid for by other funding sources obtained by the Subrecipient.
6. This project shall commence upon the full and proper execution of the 2011 Subrecipient Agreement and the completion of all appropriate environmental, Code, State and Local permit review and approval and compliance. The project shall be completed on or before September 1, 2012.
7. The total project budget for the project is estimated to be \$15,884. The specific improvements to the 516 North 15th Street building to be funded with CDBG include: furnace replacement; roof/ceiling insulation; new roof; and new windows and/or doors.

_____ SFSK

_____ City of Grand Junction

8. SFSK serves all families raising children from the prenatal stage through teen years, with a strong emphasis on serving young parents and those of low income. In the past year, 1,300

families were provided services and SFSK anticipates a 20 percent or greater increase in clients in the coming year.

9. The City of Grand Junction shall monitor and evaluate the progress and performance of the Subrecipient to assure that the terms of this agreement are being satisfactorily met in accordance with City and other applicable monitoring and evaluating criteria and standards. The Subrecipient shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.
10. The Subrecipient shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted when the project is completed.
11. During a period of five (5) years following the date of completion of the project the use of the Property improved may not change unless: 1) the City determines the new use meets one of the National Objectives of the CDBG Program, and 2) the Subrecipient provides affected citizens with reasonable notice and an opportunity to comment on any proposed changes. If the Subrecipient decides, after consultation with affected citizens that it is appropriate to change the use of the Property to a use which the City determines does not qualify in meeting a CDBG National Objective, the Subrecipient must reimburse the City a prorated share of the City's \$9,371.00 CDBG contribution. At the end of the five-year period following the project closeout date and thereafter, no City restrictions under this agreement on use of the Property shall be in effect.
12. The Subrecipient understands that the funds described in the Agreement are received by the City of Grand Junction from the US Department of Housing and Urban Development under the Community Development Block Grant Program. The Subrecipient shall meet all City of Grand Junction and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Agreement. The Subrecipient shall provide the City of Grand Junction with documentation establishing that all local and federal CDBG requirements have been met.
13. A blanket fidelity bond equal to cash advances as referenced in Paragraph V.(E) will not be required as long as no cash advances are made and payment is on a reimbursement basis.
14. A formal project notice will be sent to the Subrecipient once all funds are expended and a final report is received.

_____ SFSK

_____ City of Grand Junction



Date: August 11, 2011
 Author: Greg Moberg
 Title/ Phone Ext: Supervisor/4023
 Proposed Schedule: August
15, 2011
 2nd Reading
 (if applicable): September 7, 2011
 File # (if applicable): RZN-2011-
990

Attach 5
Public Hearing – Community Hospital Rezone,
Located at 2373 G Road

CITY COUNCIL AGENDA ITEM

Subject: Community Hospital Rezone, Located at 2373 G Road
Action Requested/Recommendation: Hold a Public Hearing and Consider Final Passage and Final Publication of a Proposed Ordinance for the Community Hospital Rezone.
Presenter(s) Name & Title: Greg Moberg, Planning Supervisor

Executive Summary:

Request to rezone 39.48 +/- acres located at 2373 G Road from MU (Mixed Use) to BP (Business Park) zone district in anticipation of developing the site as a hospital and medical offices and facilities.

Background, Analysis and Options:

In 2010, the newly adopted Comprehensive Plan designated this area as Commercial/Industrial. The existing MU zoning of the subject property is currently not an allowed zone under the Commercial/Industrial designation. The Applicant is requesting that the property be rezoned to BP (Business Park) so that the zoning is consistent with the Comprehensive Plan.

How this item relates to the Comprehensive Plan Goals and Policies:

The proposed zoning will implement several goals of the Comprehensive Plan:

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

Goal 6: Land use decisions will encourage preservation of existing buildings and their appropriate reuse.

The Colorado Mesa University will be purchasing the existing site and buildings and it is proposed to reuse the existing hospital for school purposes.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

This site will allow Community Hospital to expand its facilities and services.

Board or Committee Recommendation:

The Planning Commission recommended approval of the requested rezone at their August 9, 2011 meeting.

Financial Impact/Budget:

N/A.

Legal issues:

N/A.

Other issues:

None.

Previously presented or discussed:

First Reading of the Ordinance with City Council on August, 15, 2011.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Future Land Use Map / Existing City Zoning Map
Ordinance

BACKGROUND INFORMATION			
Location:	2373 G Road		
Applicants:	Community Hospital		
Existing Land Use:	Vacant		
Proposed Land Use:	Hospital and Medical offices and facilities		
Surrounding Land Use:	North	Vacant	
	South	Vacant	
	East	Outdoor Storage and Vacant	
	West	Vacant	
Existing Zoning:	MU (Mixed Use)		
Proposed Zoning:	BP (Business Park)		
Surrounding Zoning:	North	MU (Mixed Use)	
	South	C-2 (General Commercial)	
	East	MU (Mixed Use)	
	West	C-2 (General Commercial)	
Future Land Use Designation:	Commercial/Industrial		
Zoning within density range?	X	Yes	No

1. Additional Background:

The subject property was annexed in 1995 as part of the Northwest Enclave Annexation and was originally zoned C-2 (General Commercial). In 2000 the City rezoned properties so that they would be consistent with the Growth Plan. At that time this site was rezoned to MU (Mixed Use). In 2010 the City adopted a Comprehensive Plan that designated this area as Commercial/Industrial. The new Comprehensive Plan land use designation rendered the existing MU zoning inconsistent with the new Comprehensive Plan, making it difficult to develop. The Applicant is requesting that the property be rezoned to BP (Business Park). The BP zone allows hospitals, clinics and medical offices as a use by right, which are the uses that Community Hospital has discussed occurring on this site.

Community Hospital is currently in the process of selling its existing property and facilities, located at the corner of Orchard and 12th Street, to Colorado Mesa University. This process will take approximately 5 to 7 years at which time all hospital operations will need to be relocated to the G Road site. After the property is rezoned, Community Hospital would then have to apply for site plan approval prior to obtaining any planning clearances. There has also been some discussion concerning subdivision of the property which would allow Community Hospital to sell a portion or portions of the property to a party or parties interested in developing on a site adjacent to a hospital. In either case questions regarding the need to install new or upgrade existing public

facilities (which may include water, sewer and roads) would be addressed during the development review process for either request.

The Applicant held a Neighborhood Meeting on July 19, 2011 with seven (7) people in attendance. No adverse comments related to the proposed rezone were raised during the meeting. However, there were comments relating to traffic and improvements to G Road and other existing and proposed roads within the area.

2. Section 21.02.140 of the Grand Junction Municipal Code:

Zone requests must meet all of the following criteria for approval:

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

Response: In 2010 the City adopted a Comprehensive Plan that changed the Future Land Use designation in this area from Mixed Use to Commercial/Industrial. It was determined that the original scope of the 24 Road corridor was too large and that more property should have a Future Land Use designation of Commercial/Industrial rather than Mixed Use. This determination invalidated the original premise and finding upon which the existing zoning relied upon. The property now needs to be rezoned and BP is a zone that the Comprehensive Plan lists as being consistent with the Commercial/Industrial Future Land Use designation.

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

Response: When the City adopted the Comprehensive Plan in 2010 the Future Land Use Designation of this site was changed from Mixed Use to Commercial/Industrial. Due to this change the current MU zoning was rendered inconsistent with the Comprehensive Plan designation of Commercial/Industrial. Because the zoning is inconsistent with the Comprehensive Plan, uses allowed on the site are limited far more than if the property had a zone that was consistent with the Future Land Use Designation. By zoning the property to BP, the zoning will be consistent with the Comprehensive Plan and the uses that the Applicant is proposing would be allowed by-right.

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

Response: Public and community facilities exist within the area of the property. However, with the exception of water (a 10" Ute water line is located in the G Road right-of-way) public and community facilities (i.e. sewer and roads) are limited and improvements may be required prior to use of the property. It is anticipated that right-of-way dedications will be required on all four sides of the property, improvements may be needed to G Road and sewer may need to be extended from the south. Whether these improvements will be required or not

will be the subject of discussion if the property is subdivided and/or a site plan application is submitted.

(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: Because this is a new zone (created with adoption of the Comprehensive Plan) and there are no properties within Grand Junction that are zoned BP, there is not an adequate supply of property zoned BP available in the community.

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

Response: The community and the area will derive benefits from the proposed rezone by facilitating the potential development for a hospital and medical facilities. The community and area also benefit from the potential for an attractive and useful development of a vacant parcel that will include new and upgraded landscaping and on-site improvements and will anchor the development of this area.

Alternatives: In addition to the BP zoning requested by the Applicant, the following zone districts would also be consistent with the Comprehensive Plan designation for the subject property:

- a. C-2 (General Commercial)
- b. I-O (Industrial/Office Park)
- c. I-1 (Light Industrial)

Site Location Map

Figure 1



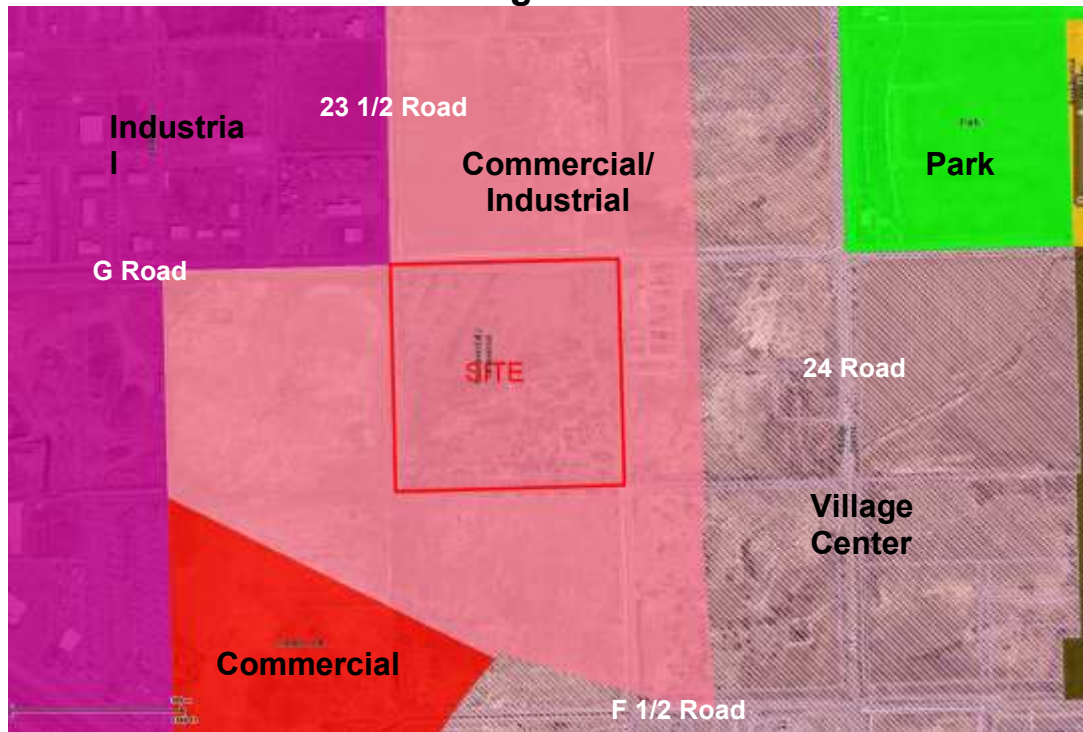
Aerial Photo Map

Figure 2



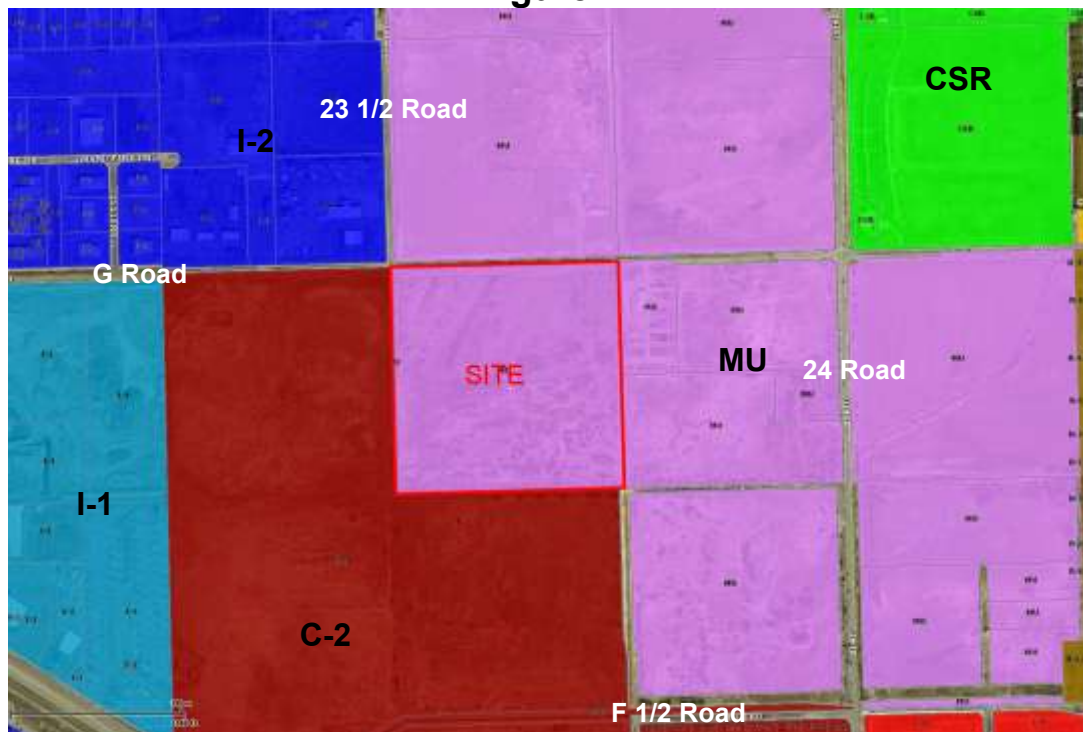
Comprehensive Plan Future Land Use Map

Figure 3



Existing City Zoning Map

Figure 4



ORDINANCE NO.

**AN ORDINANCE REZONING FROM MU (MIXED USE) TO BP, (BUSINESS PARK)
FOR THE COMMUNITY HOSPITAL REZONE
LOCATED AT 2373 G ROAD**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning the Community Hospital property from MU (Mixed Use) to the BP (Business Park) zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Comprehensive Plan, CI (Commercial/Industrial) and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the BP zone district to be established.

The Planning Commission and City Council find that the BP zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

The following properties shall be rezoned BP (Business Park).

A parcel of land described as follows: the NW 1/4 of the NE 1/4 of Section 5, Township 1 South, Range 1 West of the Ute Meridian; EXCEPT the West 16.5 feet thereof; County of Mesa, State of Colorado; and

A parcel of land described as follows: the West 16.5 feet of NW 1/4 of the NE 1/4 of Section 5, Township 1 South, Range 1 West of the Ute Meridian; Mesa County, Colorado.

Said parcels contain 39.48 acres more or less.

Introduced on first reading this 15th day of August, 2011 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the ____ day of _____, 2011 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



Date: August 30, 2011

Author: Barbara Bowman

Title/ Phone Ext: Division
Manager, 244-1480

Proposed Schedule: September 7,
2011

2nd Reading

(if applicable): _____

File # (if applicable): _____

Attach 6

Re-authorize the Visitor and Convention Bureau to Enter into Contracts for Marketing Services with Lodging Properties Outside the City Limits

CITY COUNCIL AGENDA ITEM

Subject: Re-authorize the Visitor and Convention Bureau to Enter into Contracts for Marketing Services with Lodging Properties Outside the City Limits
Action Requested/Recommendation: Adopt a Resolution Authorizing the VCB to Enter into Contracts with Lodging Properties Outside the Grand Junction City Limits but Inside Mesa County to Participate in the VCB’s Marketing Programs in Exchange for 3% of Gross Revenues Received from Lodging Sales
Presenter(s) Name & Title: Debbie Kovalik, Department Director Economic, Convention and Visitor Services Barbara Bowman, Division Manager Visitor and Convention Bureau

Executive Summary: On October 16, 1996, Council adopted Resolution No. 101-96 authorizing the expansion of the Visitor and Convention Bureau’s (VCB’s) marketing programs to include lodging properties outside the Grand Junction City limits but inside Mesa County for a period of five years. The program was reviewed annually and was re-authorized for two additional five year periods (Resolution No. 101-01 and Resolution No. 118-06). This program has been successful and the VCB Board recommends that it be continued.

Background, Analysis and Options:

This program was initiated in 1996 when the VCB Board recommended that Mesa County hotels, motels, bed & breakfasts and RV parks/campgrounds located outside the Grand Junction City limits be given the opportunity to participate in the VCB’s marketing programs. This would potentially increase visitation by providing visitors with additional lodging options to choose from. Properties that choose to participate in the program pay 3% of their gross room revenues to the VCB. Grand Junction hotels support that fee because it matches the 3% lodging tax collected inside the City limits. The major benefits of this program are: (1) a listing in the Official Grand Junction Visitor Guide; (2) listing on the VCB’s website; (3) access to VCB sales leads; (4) full participation in sales missions; (5) brochure display in the Visitor Center; (6) referrals to visitors on the telephone and in the Visitor Center.

The following six properties are currently enrolled in this program:

- Bookcliffs Bed & Breakfast, Fruitvale

- The Chateau at Two Rivers Winery
- Gateway Canyons Resort
- RV Ranch, Clifton
- Vistas & Vineyards Bed & Breakfast, Palisade
- Wagon Wheel Motel, Mesa

In previous years, some of the other participants have included:

- Powderhorn/The Inn at Wildewood
- Wine Valley Inn Bed & Breakfast, Palisade
- Vineyards Victorian Bed & Breakfast, Palisade
- Stonehaven Bed & Breakfast, Fruita

Revenue for 2011 is projected to be \$22,000; the highest annual revenue achieved was \$52,000 in 2007.

How this item relates to the Comprehensive Plan Goals and Policies:

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

Policy A: Through the Comprehensive Plan's policies the City and County will improve as a regional center of commerce, culture and tourism.

Providing a variety of lodging options has the potential to increase the number of visitors to the Grand Junction area, which will bring additional outside dollars into the local economy.

Board or Committee Recommendation:

At the August 9, 2011 regular monthly meeting, the VCB Board of Directors voted unanimously to recommend reauthorization of this program.

Financial Impact/Budget:

Positive impact of increased revenue; no associated expenses.

Legal issues:

N/A

Other issues:

None.

Previously presented or discussed:

N/A

Attachments:

Proposed Resolution

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE VCB TO ENTER INTO CONTRACTS FOR ITS SERVICES

Recitals.

On September 20, 2006, City Council adopted 118-06, authorizing the expansion of the Visitor & Convention Bureau's (VCB) marketing programs to include lodging properties outside the Grand Junction City limits for a period of five (5) years.

At each annual review of the program, the VCB Board of Directors recommended that the program be continued. The VCB reported to the Council that a variety of lodging properties outside the city limits have participated in the program for many years and that those participants were pleased with the response to the VCB's marketing effort on their behalf. Based on the positive response from the participants, the Board recommended to the City Council that the program be continued.

The Board and the Council have concluded that marketing lodging properties, and making marketing available to lodging properties not within the city limits, is in the best interest of the VCB and the City. Therefore, the City Council determines that the expanded marketing effort, including authorizing the VCB to contract for its services, shall be continued in accordance with and pursuant to the conditions stated herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the Director of the Visitor & Convention Bureau is authorized to contract with person(s) owning property outside the City's limits to exchange the efforts of the VCB in return for three percent (3%) of gross revenues received from lodging sales.

Such contract(s) shall be subject to the following terms and conditions:

1. All lodging properties in Mesa County will be offered the opportunity to contract with the VCB for its services. The services offered or provided to any or all owners so contracting shall be determined by the VCB in its sole and absolute discretion and shall be generally equivalent to those provided other lodging properties.
2. The VCB shall be authorized to provide its services for a period not to exceed five (5) years. The Board shall evaluate the program annually in September of each year of its existence. The success of the program shall be evaluated based on at least the following factors:
 - a. groups booked as a result of VCB sales leads;
 - b. impact on occupancy of lodging businesses within and without the City;
 - c. consumer response, if any, to the addition of extra-city lodging properties in the visitor information included in the visitor guide.

3. A deposit of \$500.00 will be required of each contracting owner.
4. Failure to comply with the terms of the contract may result in the VCB discontinuing or removing a property from the VCB's marketing efforts for the next year, with future marketing being subject to application by the owner and approval by a majority of the VCB Board to renew or reinstate marketing.
5. The contract shall contain provisions allowing the City to audit the books and records of an owner to ensure compliance.
6. Notwithstanding any provision to the contrary, the Director may, without cause or reason being stated, decline to enter into any contract authorized by this resolution.
7. If the VCB Board or its Director determines, at any time during the five (5) years that the VCB is authorized to contract its services to lodging properties outside the city, based on the foregoing criteria or others developed by the Director or the Board, that the continuation of expanded marketing efforts is not in the best interest of the VCB, the City of Grand Junction and/or the lodging properties located within the then existing city limits, the Board and/or the Director shall request that the City Council reconsider and rescind the authorization in this resolution.
8. At the end of five (5) years, if not sooner terminated, the authorization provided for herein shall expire.

PASSED and ADOPTED this _____ day of _____, 2011.

President of the City Council

ATTEST:

City Clerk