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**CITY COUNCIL AGENDA
WEDNESDAY, SEPTEMBER 21, 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
Invocation – Pastor Ray Shirley, Monument Baptist Church

[The invocation is offered for the use and benefit of the City Council. The invocation is intended to solemnize the occasion of the meeting, express confidence in the future and encourage recognition of what is worthy of appreciation in our society. During the invocation you may choose to sit, stand or leave the room.]

Proclamations

Proclaiming October 1, 2011 as “Oktoberfest Day” in the City of Grand Junction

Proclaiming October as “Walk and Bike to School Month” and Wednesday, October 5, 2011 as “Walk and Bike to School Day” in the City of Grand Junction

Presentations

Yard of the Month for August

*** Indicates Changed Item*

**** Indicates New Item*

® Requires Roll Call Vote

REVISED

Appointments

To the Downtown Development Authority/Downtown Grand Junction Business Improvement District

Certificate of Appointment

Historic Preservation Board

Council Comments

Citizen Comments

***** CONSENT CALENDAR *****

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

Action: Approve the Minutes of the September 7, 2011 Regular Meeting

2. **CDBG Subrecipient Contracts for Funds and Projects within the Community Development Block Grant (CDBG) 2011 Program Year** [File #CDBG 2011-07; 2011-09 and 2011-10] [Attach 2](#)

The Subrecipient Contracts formalize the City's award of a total of \$48,475 to 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 the Center for Independence, St. Mary's Senior Companion Program and St. Mary's Foster Grandparent Program for the City's 2011 Program Year Funds

Staff presentation: Kristen Ashbeck, Senior Planner/CDBG Administrator

3. **Fire Pumper Truck Purchase** [Attach 3](#)

Purchase request for a new Fire Pumper Truck to replace an older unit currently in the City's fleet. The current truck has reached the end of its useful life and is need of replacement.

Action: Authorize the City Purchasing Division to Award a Contract for the Purchase of a 2012 Smeal Freedom Custom Pumper Truck to Mile Hi Fire Apparatus of Commerce City, Colorado in the Amount of \$407,291.00

Staff presentation: Ken Watkins, Fire Chief
Jay Valentine, Assistant Financial Operations Manager

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

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

4. **Public 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 5](#)

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. Five and Lots 41A-43A of the Replat of Lots 22A through 30A, Block Twenty Five The Ridges Filing No. Five, within the Ridges PD 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.

Ordinance No. 4482—An Ordinance Amending the Amended Planned Development Zoning Ordinance for the Ridges PD for Lots 34A-40A, Block Twenty-five of the Ridges Filing No. Five and Lots 41A-43A of the Replat of Lots 22A through 30A, Block Twenty Five the Ridges Filing No. Five within the Ridges PD "Casas de Luz Property" with a Default R-8 (Residential – 8 du/ac) Zone District for the Development of 20 Dwelling Units Located Adjacent to West Ridges Boulevard and West of School Ridge Road

Ordinance No. 4483—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

Resolution No. 45-11—A Resolution Vacating a 10' and 20' Drainage and Utility Easement for Lots 41A, 42A and 43A of the Replat of Lots 22A through 30A,

Block Twenty Five the Ridges Filing No. Five Property Located Adjacent to West Ridges Boulevard and West of School Ridge Road

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance Nos. 4482 and 4483 and Adopt Resolution No. 45-11

Staff presentation: Scott D. Peterson, Senior Planner

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

5. **Non-Scheduled Citizens & Visitors**
6. **Other Business**
7. **Adjournment**

Attach 1
Minutes

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

September 7, 2011

The City Council of the City of Grand Junction convened into regular session on the 7th day of September, 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 Kadrach, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Kenyon called the meeting to order. Councilmember Boeschstein led the Pledge of Allegiance, followed by a reflection from 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

Council President Kenyon announced that Jody Motz had been forwarded as recommended to fill a partial term expiring December 2013 to the Historic Preservation Board. He asked if there were objections. There were none so Ms. Motz was duly appointed.

Council Comments

Councilmember Doody expressed his appreciation for the 911 proclamation. He noted the Police Chief had mentioned earlier at the lunch workshop about the freedoms given up to ensure our security.

Council President Kenyon recalled that fire and police workers continued to run into that building on 911 knowing full well they would likely not survive.

Councilmember Boeschstein mentioned his daughter was twenty blocks from the towers, in school, when they came down. It was a terrible day.

Councilmember Boeschstein then noted the meeting on the homeless at noon and he thanked the HOT Team and the residents around Hawthorne Park. He hopes these older neighborhoods can be maintained.

Council President Kenyon added that the Council is working toward a solution with the assistance of the HOT Team and the City Staff.

Citizen Comments

There were none.

City Manager's Report

Laurie Kadrich, City Manager, presented this item. She addressed five topics: Economic Update, Public Safety, the new Website, Spring Clean Up and the Symphony.

On the economic update, City Manager Kadrich first spoke to the economic indicators. Unemployment is currently at 10%. The construction and development activity shows a number of applications but still fewer projects. Another index is the Purchasing Manager's index (orders being placed for manufacturing goods) which is reaching the 50% mark which is not a good indicator.

The employment in Grand Junction was still growing when the rest of the nation was in the recession but now the percentage in Grand Junction is higher than the national trend.

Councilmember Coons asked about a community in Nevada having a 30% unemployment rate. City Manager Kadrich said that may be true but they may have reached that over a four year period whereas Grand Junction's happened quickly.

The development and construction activity was strong in the second quarter of 2011 but that included the City's Public Safety building, the stadium project, Mesa County's remodel, and the Caprock school building.

Retail activity is outpacing the national trend. Unfortunately that does not necessarily equate to more sales tax since much of it is food which is not taxed and building materials going to outside the community.

Regarding sales tax delinquency, only 1% of the monthly filers are delinquent. For quarterly filers only 5.3% are delinquent. The monthly filers account for the largest source of sales tax revenue.

Councilmember Pitts inquired about the penalty for delinquency. City Manager Kadrich responded there is a 10% penalty and 1.5% interest per month.

The next topic was the Public Safety building. City Manager Kadrich displayed the “final” floor plan. She explained the changes that had been made, noting that steel has been ordered so there will be no additional changes.

Councilmember Boeschstein inquired if future expansion has been planned in the building. City Manager Kadrich said evidence can be relocated to make more room. The building was not designed for another story. Another option will be to use the two other buildings, Fire Administration and the Fire Station, for additional space and re-locating those functions.

Councilmember Doody asked how long City Manager Kadrich thinks it will be when the need for the additional space will come to be. City Manager Kadrich said she would guess twenty years but that would depend on the growth. This building does not address all the needs.

Councilmember Boeschstein asked about future expansion into the Clifton and Fruitvale area, would there be police substations?

City Manager Kadrich said that has not been planned for, as the question of annexing Clifton was answered as no. That addition would add 21,000 in population.

Councilmember Luke asked if, in the future, there is a need to expand or refurbish the future Fire Department, is there something Council can do to make sure the building is maintained so it is useable space, and that there is not a possibility of it being condemned like a portion of the Police Department had been. City Manager Kadrich replied this has been addressed in the construction and design process. The space that will be reused will be brought up to to code, with new wiring, lighting and flooring, and will be maintained.

City Manager Kadrich stated the project is on time and is on budget.

The next pictures were the outside elevations. City Manager Kadrich pointed out the secure entrance for employees and the design features on the 5th Street side that will make it visually appealing.

Next, the City Manager spoke to the City's new website. The City's website gets two million hits per year. It went live September 6th. She reviewed some of the features of the new website.

Councilmember Pitts asked if the website will replace publishing in the newspaper. City Manager Kadrach advised this is a national debate but right now governments have not been able to move away from that.

The next subject was spring clean-up. After last year's clean-up, the Staff discussed how it could be more efficient. One idea is to start it earlier so it does not impact street projects. The community was surveyed about starting the clean-up two weeks earlier and 89% of the respondents said yes, start it earlier. There was some concern about the weather being nice enough but the vast majority still favored it happening earlier.

Councilmember Doody noted it is the most popular program as it has been happening for nearly one hundred years. City Manager Kadrach agreed adding that it is also a big recycling activity and they plan to communicate that in a different way this next year.

Lastly, City Manager Kadrach addressed the Symphony at the Avalon project. The City entered into a lease with the Symphony so they could begin a capital campaign for some major improvements. The Symphony did work out a partnership with the DDA and they reorganized the Avalon Foundation board. The City serves as a resource but the community is doing the work. They selected a firm to run the capital campaign. The chairpersons selected are Karen Hildebrand and Bob Denning. They need \$7.5 million for Phase I which will provide the infrastructure improvements. The DDA has pledged a \$3 million match. The lease is not an exclusive lease to the Symphony so the Avalon can still be utilized for other events. The new design will include features that will allow other groups to use the facility. Phase I will begin in 2014 with completion in 2015.

Councilmember Pitts recommended City Manager Kadrach for her excellent report.

Council President Kenyon asked for an update on the Stadium Project. City Manager Kadrach thanked the Council for the opportunity to address some comments and to clarify that the improvement is much more than a new press box – it will address accessibility and will include a hospitality suite. It will be a much different amenity. It is also on time and within budget. She noted that a request will be in the 2012 budget for some different improvements for the stadium for about \$400,000.

Councilmember Doody asked how the Symphony project can be so much. City Manager Kadrach said that much of the cost is for specialized equipment for stage productions. She compared it to the cost per foot of the 9-1-1 Center.

Council President Kenyon complimented the City Manager and thanked her for the report.

CONSENT CALENDAR

Councilmember Coons read the Consent Calendar Items #1 through #4 and then moved for approval. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meeting**

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]

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

3. **Contract for 2011 Waterline Replacement Project**

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

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]

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

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Public Hearing – 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.

The public hearing was opened at 8:19 p.m.

Greg Moberg, Planning Supervisor, presented this item. He described the site, the location, and the request. The request is in anticipation of the development of the site for Community Hospital. The property is designated as commercial/industrial. The rezone will make the property compatible with the Comprehensive Plan and allow for the construction of the hospital. The request is in compliance with the Comprehensive Plan and the zoning criteria of the Zoning and Development Code. The Planning Commission recommended approval of this request at the August 9, 2011 meeting.

Councilmember Susuras asked about the impact on surrounding properties. Mr. Moberg said all the surrounding property owners showed up at the neighborhood meeting and were not opposed to the rezone. The property owners were anxious to have an anchor for the development of the area.

Councilmember Boeschstein asked why Community Hospital made that decision to move to the site. Mr. Moberg deferred that question to the applicant who was represented by Chris Thomas.

There were no public comments.

Chris Thomas, 2058 Baseline, responded to Councilmember Boeschstein's question. He said that the property was purchased before he became CEO but the plan was for the Hospital to have the opportunity to grow, as they could not grow at their current location. They felt proximity to I-70 and closeness to the Riverside Parkway were important. The distance from St. Mary's Hospital was also an advantage. They will address the G Road access.

Councilmember Boeschstein asked if G Road will be widened. Mr. Thomas said that has been discussed with Staff. City Manager Kadrich said it is not currently planned because it is not known when the Hospital will be built but preliminary discussions have taken place.

Councilmember Boeschstein asked if a Transportation Capacity Fee would be paid by the Hospital. City Manager Kadrich said yes, generally, but they could apply as St. Mary's did for some sharing of the cost.

Councilmember Luke asked if the Hospital owns any other parcels that they might consider for relocation. Mr. Thomas said they do own other property but none are large enough to relocate the Hospital. This property is not in a flood zone and in an enterprise zone which helps with their funding.

Councilmember Coons said it makes sense to spread the services. She asked when they plan to build. Mr. Thomas said they will be building a medical services building and they will begin investigating funding this fall.

Councilmember Doody asked if the road will eventually be F $\frac{3}{4}$ Road. Mr. Moberg said yes. It will also be located near 23 $\frac{3}{4}$ Road.

Councilmember Boeschstein asked about adequate fire flow. Mr. Moberg said that detail has not been addressed but has been discussed.

The public hearing was closed at 8:35 p.m.

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

Councilmember Susuras moved to approve Ordinance No. 4481 and ordered it published in pamphlet form. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

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

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.

Council President Kenyon thanked Director Kovalik for the wonderful event the evening prior, which was the Volunteer Appreciation Dinner for the Visitor Center volunteers.

Debbie Kovalik, Department Director of Economic, Convention, and Visitor Services, presented this item. Ms. Kovalik summarized the background of the program, the value of the program, and listed the major benefits of the program: 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; and 6) referrals to visitors on the telephone and in the Visitor Center.

Ms. Kovalik gave Gateway Canyons as a great example. When they pulled out of the program, their reservations went down by 50% so they have returned to the program.

Councilmember Boeschstein asked what these properties pay. Ms. Kovalik said the properties outside City limits pay 3% in addition to any other fees they may pay to their municipality if in an incorporated area.

Councilmember Susuras lauded the program and inquired whose idea it was. Ms. Kovalik explained how it was a collaborative effort and the idea came from board members and lodging facilities outside the corporate limits.

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

Councilmember Susuras moved to adopt Resolution No. 44-11. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

Doug Shaffer, 13565 3100 Road, Hotchkiss, said he works for Jacobs Engineering, formally Carter Burgess. His role in the company is to attend local government meetings and has been doing so for three or four years. He wanted to introduce himself and express his appreciation to Council.

Other Business

There was none.

Adjournment

The meeting was adjourned at 8:47 p.m.

Stephanie Tuin, MMC
City Clerk



Date: September 8, 2011
 Author: Kristen Ashbeck
 Title/ Phone Ext: Sr Planner x1491

 Proposed Schedule: Approval
9/21/2011; Execute agreements
following approval _____
 File # (if applicable): CDBG 2011-
07; 2011-09 and 2011-10

Attach 2
CDBG Subrecipients 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 the Center for Independence, St. Mary’s Senior Companion Program and St. Mary’s Foster Grandparent Program 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 \$48,475 to non-profit organizations allocated from the City’s 2011 CDBG Program as previously approved by Council.

Background, Analysis and Options:

CDBG 2011-07 Center for Independence Kitchen Remodel: CDBG funds in the amount of \$30,475 will be used to upgrade the vocational program kitchen to address Health Department standards, make it wheelchair-friendly and provide a new food pantry.

CDBG 2011-09 St. Mary’s Senior Companion Program: CDBG funds in the amount of \$8,000 will be used to reimburse 51 volunteers for gas and mileage to be able to serve 230 elderly clients.

CDBG 2011-10 St. Mary’s Foster Grandparent Program: CDBG funds in the amount of \$10,000 will be used to reimburse 55 volunteers for gas and mileage to be able to serve 1,650 children.

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 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 plus \$475.00 remaining unspent 2010 CDBG funds that had been allocated to the Center for Independence will be carried forward and included with its 2011 allocation of \$30,000.00.

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 – Center for Independence
2. Exhibit A, Subrecipient Contract – St. Mary's Senior Companion Program
3. Exhibit A, Subrecipient Contract – St. Mary's Foster Grandparent Program

**2011 SUBRECIPIENT CONTRACT FOR
CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS
WITH
CENTER FOR INDEPENDENCE**

**EXHIBIT "A"
SCOPE OF SERVICES**

1. The City agrees to pay to the Subrecipient, subject to the subrecipient agreement, \$30,475.00 from its 2011 Program Year CDBG Entitlement Funds to remodel the vocational program kitchen within the CFI main program office located at 740 Gunnison Avenue in Grand Junction, Colorado ("Property" or "the Property").
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 the existing vocational program kitchen within the main program office located at 740 Gunnison Avenue. The building was originally constructed as a church in 1940 but has been remodeled and used as offices for over 25 years and is in need of updating. CDBG funds will be used to replace cabinets and surfaces, make the kitchen wheelchair friendly and isolate the food pantry to meet all current health and building code requirements. The Property is owned by CFI, which will continue to operate the facility. It is understood that the City's grant of \$30,475.00 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.
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 total project budget for the project is \$30,475. The specific improvements to the 740 Gunnison Avenue vocational program kitchen to be funded with CDBG include: remove/replace all cabinets and countertops; construct new door opening; remove/replace flooring; remove/replace center island to meet ADA; install new sink and faucet and vent hood on island; and provide pass-through doorway with corner shelving. Permits, painting, electrical, and plumbing will also be included as needed.

_____ Center for Independence

_____ City of Grand Junction

6. CFI serves a special needs population of disabled persons in Grand Junction with transportation, activities and educational programs including a Vocational Program that teaches a variety of job skills to disabled persons. In the past year, the vocational program has served 107 clients in Mesa County of which 73 live within the Grand Junction City limits. In the coming year, CFI anticipates the number of clients to increase to a total of 118 clients with 80 within the City limits.
7. 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.
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 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 \$30,475.00 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.
10. 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.
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.

_____ Center for Independence

_____ City of Grand Junction

**2011 SUBRECIPIENT CONTRACT FOR
CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS WITH
ST. MARY'S FOUNDATION FOR THE SENIOR COMPANION PROGRAM
EXHIBIT "A"
SCOPE OF SERVICES**

1. The City agrees to pay subject to the Subrecipient Agreement St. Mary's Foundation \$8,000 for the Senior Companion Program from its 2011 Program Year CDBG Entitlement Funds for reimbursement of mileage expenses for program volunteers. The general purpose of the entire program and this project is to enable frail elderly persons to keep their independence as long as possible. Volunteer Senior Companions help their clients with grocery shopping, medical appointments, other errands out of the home and socialization and companionship.
2. The Senior Companion Program certifies that it will meet the CDBG National Objective of low and moderate income clientele benefit (570.201(e)). It shall meet this objective by providing the above-referenced services to low and moderate income persons in Grand Junction, Colorado.
3. The Senior Companion Program enables low to moderate income active seniors to assist other low income frail, elderly persons so that those persons can continue living at home rather than in an assisted living facility. It is understood that the City's grant of \$8,000 in CDBG funds shall be used to reimburse volunteers for mileage expenses incurred for traveling to and from their client's home and for travel to provide other services to the clients.
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 and approval and compliance. The project shall be completed on or before December 31, 2012.
5. The revenue for the annual mileage reimbursement is as follows:

City of Grand Junction CDBG	\$ 8,000
United Way of Mesa County	\$ 11,500
Other Private Funding	\$ 19,500
7. The Senior Companion Program served 203 homebound elderly seniors with 51 volunteers in 2010 and estimates that the total number of clients served in 2012 will be 230.
7. The City of Grand Junction shall monitor and evaluate the progress and performance of the Senior Companion Program 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 Senior Companion Program shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.

_____ St. Mary's Foundation

_____ City of Grand Junction

8. The Senior Companion Program 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. The Senior Companion Program 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 Senior Companion Program 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 Senior Companion Program 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 notice will be sent to the Senior Companion Program once all funds are expended and a final report is received.

_____ St. Mary's Foundation

_____ City of Grand Junction

**2011 SUBRECIPIENT CONTRACT FOR
CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS WITH
ST. MARY'S FOUNDATION FOR THE FOSTER GRANDPARENT PROGRAM
EXHIBIT "A"
SCOPE OF SERVICES**

1. The City agrees to pay subject to the Subrecipient Agreement St. Mary's Foundation for the Foster Grandparent Program (Foster Grandparents) \$10,000 from its 2011 Program Year CDBG Entitlement Funds for reimbursement of mileage expenses for program volunteers. The general purpose of the entire program and this project is to provide useful, productive roles for senior citizens while in turn providing children with special needs with nurturing, mentoring and tutoring provided by the volunteer foster grandparents.
2. The Foster Grandparent Program certifies that it will meet the CDBG National Objective of low and moderate income clientele benefit (570.201(e)). It shall meet this objective by providing the above-referenced services to low and moderate income persons in Grand Junction, Colorado.
3. The Foster Grandparent Program provides low to moderate income elderly persons with opportunities to help children. It is estimated that over 1,800 children in local schools with special needs receive the nurturing, mentoring and tutoring services provided by the program. It is understood that the City's grant of \$10,000 in CDBG funds shall be used to reimburse volunteers for mileage expenses incurred for traveling to and from their volunteer station within the City limits.
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 and approval and compliance. The project shall be completed on or before December 31, 2012.
5. The revenue for the entire annual program is as follows:

Corporation for National and Community Service	\$256,633
City of Grand Junction CDBG	\$ 10,000
United Way	\$ 7,488
Daniels Foundation	\$ 10,000
Temple Buell Hoyne	\$ 10,000
Bacon Foundation	\$ 10,000
6. The Foster Grandparent Program estimates that the total number of clients served by the program in the coming year will be 75-80 volunteer foster grandparents that will serve 1,800 to 2,000 of the 2,200 identified special needs children. 55 of the grandparents reside within the Grand Junction city limits.

_____ St. Mary's Foundation

_____ City of Grand Junction

7. The City of Grand Junction shall monitor and evaluate the progress and performance of the Foster Grandparent Program 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. Foster Grandparents shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.
8. The Foster Grandparent Program 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. The Foster Grandparent Program 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. Foster Grandparents 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. Foster Grandparents 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 notice will be sent to the Foster Grandparent Program once all funds are expended and a final report is received.

_____ St. Mary's Foundation

_____ City of Grand Junction



Date: September 6, 2011

Author: Susan Hyatt

Title/ Phone Ext: Senior Buyer,
ext 1513

Proposed Schedule: City Council
Meeting Sept 21, 2011

2nd Reading

(if applicable): N/A

File # (if applicable): _____

Attach 3
Fire Pumper Truck Purchase

CITY COUNCIL AGENDA ITEM

Subject: Fire Pumper Truck Purchase

Action Requested/Recommendation: Authorize the City Purchasing Division to Award a Contract for the Purchase of a 2012 Smeal Freedom Custom Pumper Truck to Mile Hi Fire Apparatus of Commerce City, Colorado in the Amount of \$407,291.00.

Presenter(s) Name & Title: Ken Watkins, Fire Chief
Jay Valentine, Assistant Financial Operations Manager

Executive Summary:

Purchase request for a new Fire Pumper Truck to replace an older unit currently in the City's fleet. The current truck has reached the end of its useful life and is in need of replacement.

Background, Analysis and Options:

A formal solicitation was advertised in the Daily Sentinel and sent to a source list of manufacturers and dealers capable of providing a complete pumper truck per our specifications. Firms were also given the opportunity to submit offers for demo units. It was determined during evaluation the demo units offered were either priced too high or did not meet our specifications. Therefore, only new custom built units were considered. Compressed Natural Gas (CNG) was requested as an option in the solicitation, but no manufacturers have CNG at this time.

Sources were asked to quote a Compressed Air Foam System (CAFS). CAFS is a method by which a foam-producing agent and air are added to water, creating a far more effective tool to fight fires. The use of these foam systems in fire suppression has been well documented to reduce fire knockdown time by up to 78 percent compared with the use of just water. CAFS require about 15 gallons of water to achieve the same knockdown that 70 gallons of straight water achieve. This reduction in water means far less structural, smoke and water damage, in turn reducing cleanup operations and preserving more evidence for fire investigation.

The following firms responded and each firm name is followed by the manufacturer. Although price was not the only evaluation criteria, they are listed in order of price including the CAFS system.

FIRM	LOCATION	PRICE
Mile Hi Fire Apparatus/2012 Smeal	Commerce City, CO	\$407,291.00
Max Fire Apparatus/2011 Rosenbauer, SD	Castle Rock, CO	\$413,190.00
Max Fire Apparatus/2011 Rosenbauer, MN	Castle Rock, CO	\$427,699.00
Western Fire Truck/2011 KME Predator Challenger	Arvada, CO	\$437,374.00
Front Range Fire Apparatus/2011 Contender	Frederick, CO	\$467,653.00
Front Range Fire Apparatus/2011 Velocity	Frederick, CO	\$511,653.00
Front Range Fire Apparatus/2011 Dash_CF	Frederick, CO	\$513,690.00

After review, Mile Hi Fire Apparatus offering a 2012 Smeal Freedom custom pumper with CAFS was chosen as the best value. Not only is the Smeal pumper the lowest priced option, but it also offers the convenience of standardization from the Fleet perspective. The City already has a Smeal apparatus in its Fleet.

The old unit will be sold and the proceeds deposited in the Fleet Replacement Internal Service Fund.

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

Goal 11: Public safety facilities and services for our citizens will be a priority in planning for growth.

The Fire Department provides education, enforcement and emergency services to over 84,000 residents living within the City of Grand Junction and the Grand Junction Rural Fire Protection District (GJRFPD). In order to provide the best public safety services possible it is imperative to keep the fleet of vehicles up to date with the latest approved automotive engineering practices. This new pumper truck with CAFS will provide the most acceptable apparatus for service in our community.

Board or Committee Recommendation:

This vehicle purchase is recommended by Fleet and the Fire Department Apparatus Committee.

Financial Impact/Budget:

Budgeted funds for this purchase have been accrued in the Fleet Replacement Internal Service Fund.

Legal issues: N/A

Other issues: N/A

Previously presented or discussed: N/A

Attachments: N/A



Date: September 2, 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 5
Public Hearing – Amending the Ridges Planned
Development for Casas de Luz

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: Hold a Public Hearing and Consider Final Passage and Final Publication for Proposed Ordinance(s) and adopt Resolution

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. Five and Lots 41A-43A of the Replat of Lots 22A through 30A, Block Twenty Five The Ridges Filing No. Five, within the Ridges PD 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.

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:

First Reading of the Ordinance(s) was September 7, 2011.

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
Draft Minutes from August 9, 2011 Planning Commission Meeting
Ordinance for Amended Planned Development
Ordinance for Vacation of Right-of-Way (Frontage Road)
Resolution for Utility and Drainage Easement Vacation

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



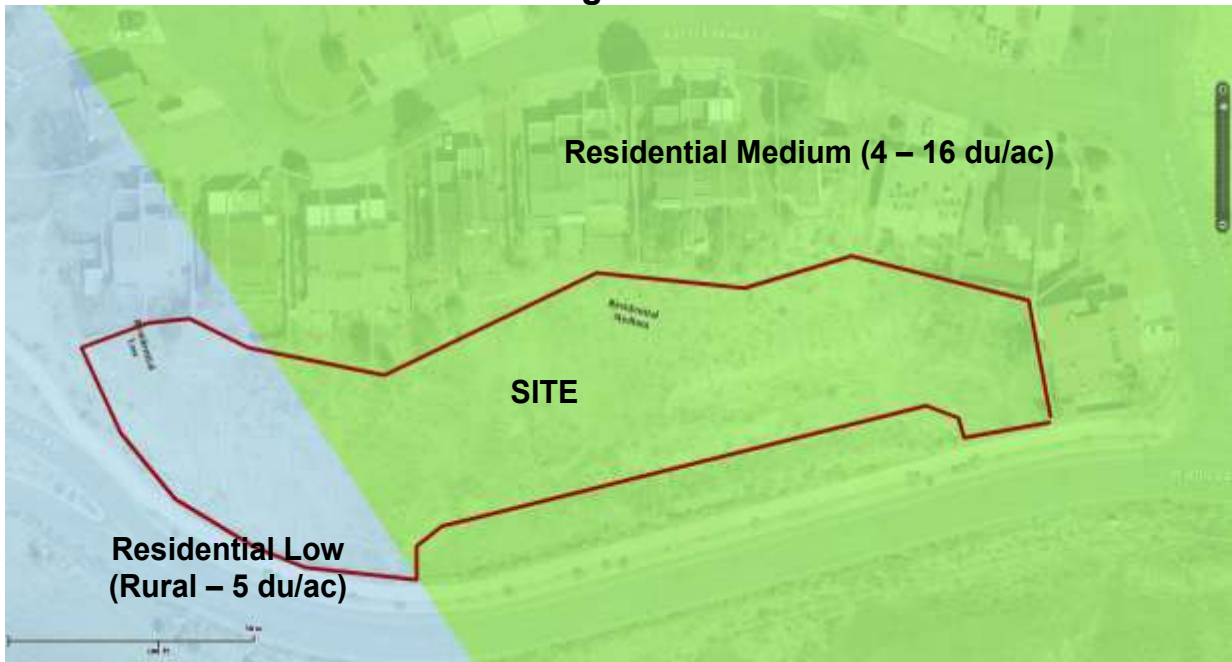
Comprehensive Plan

Figure 3



Blended Residential Map

Figure 4



Existing City Zoning

Figure 5



UTILITY VENDORS

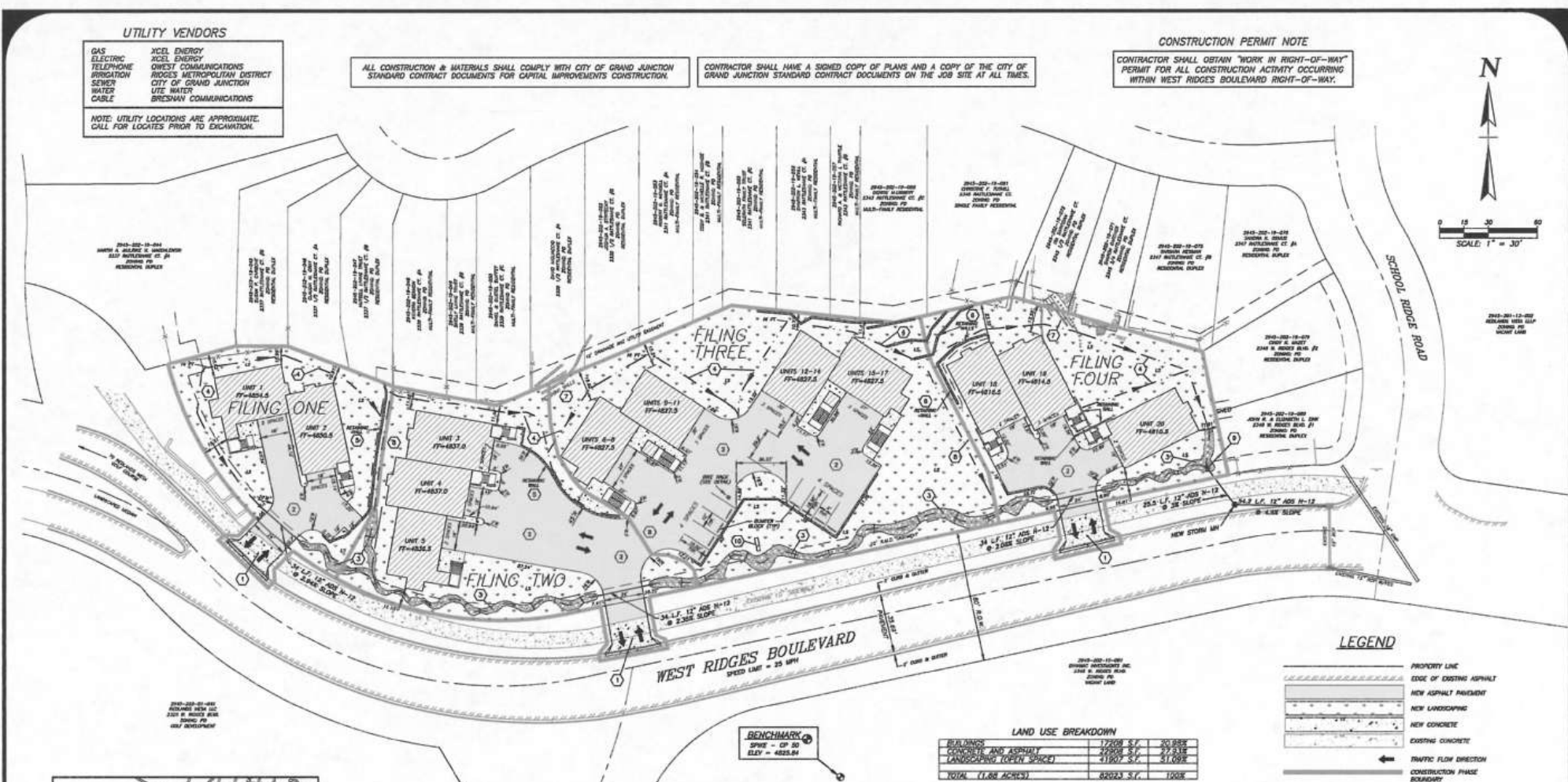
GAS	XCEL ENERGY
ELECTRIC	XCEL ENERGY
TELEPHONE	QWEST COMMUNICATIONS
IRRIGATION	ROCKY MOUNTAIN DISTRICT
SEWER	CITY OF GRAND JUNCTION
WATER	UTE WATER
CABLE	BRESNAV COMMUNICATIONS

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:	PER REVIEW COMMENTS
BY:	SES
CHK'D:	SES

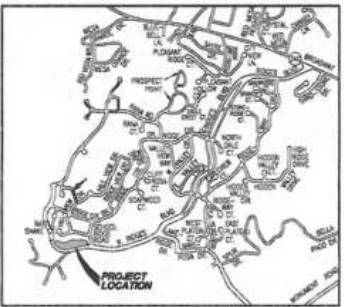
SITE LAYOUT PLAN

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

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

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



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 DRIVEWAY 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 WATER AROUND 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 (INCLUDING OPEN SPACE)	21808 S.F.	27.2%
TOTAL (1.68 ACRES)	63023 S.F.	79.0%

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 WIDTH	100 FEET
MIN. LOT DEPTH	100 FEET
MIN. FRONT YARD SETBACK	10 FEET
MIN. SIDE YARD SETBACK	5 FEET
MIN. REAR YARD SETBACK	10 FEET

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

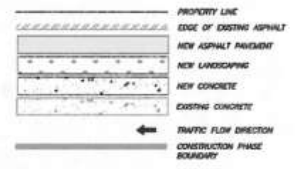
PARKING PROVIDED
64 TOTAL SPACES*

*TOTAL INCLUDES GARAGE SPACES.

PRELIMINARY NOT FOR CONSTRUCTION



LEGEND



- LIST OF ABBREVIATIONS**
- ROW = RIGHT-OF-WAY
 - DU = DWELLING UNITS
 - FF = FINISHED FLOOR
 - CP = CONTROL POINT
 - SF = SQUARE FEET
 - LF = LINEAR FEET
 - LS = LANDSCAPE
 - MW = MANHOLE
 - TYP = TYPICAL
 - # = NUMBER

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: _____
DATE: _____

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

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.

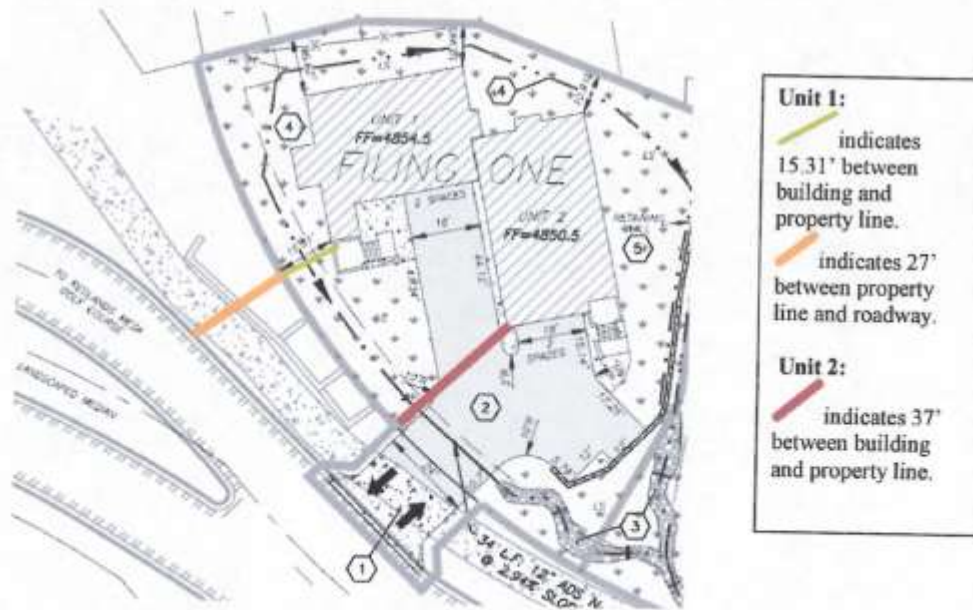
The main element that requires modification from existing requirements is that of the location of the property line. Because the property line is at the building footprint, rather than at the street or right of way, setbacks are non-existent between property line and the structure and therefore are obviously 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.

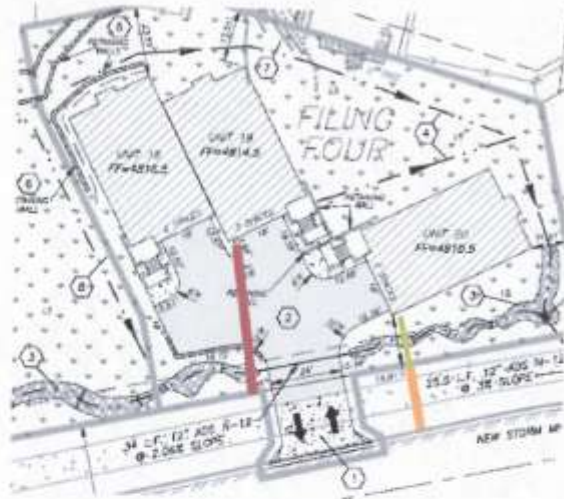
In Filing Two, buildings are set back from the rear property line by over 10 feet. In addition, there is more than 20' of separation between these buildings and those found in the surrounding Filings One and Three. The main area of interest is that of the proximity of Unit 5 to the street. As shown on 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

DRAFT MINUTES AUGUST 9, 2011 PLANNING COMMISSION

Public Hearing Items

6. Casas de Luz – Planned Development

Request recommendation of approval to City Council of an Amendment to the previously Amended Zoning Ordinance 2596 for the Ridges Planned Development to develop a total of 20 dwelling units on 1.88 acres and request a recommendation of approval to City Council to Vacate a Public Right-of-Way and Utility and Drainage Easement.

FILE #: PLD-2010-259
PETITIONER: Robert Stubbs – Dynamic Investments Inc.
LOCATION: West Ridges Blvd at School Ridge Road
STAFF: Scott Peterson

A PowerPoint presentation was made by Scott Peterson, Senior Planner with the Public Works and Planning Department, regarding the request to amend the original Planned Development Zoning Ordinance for the Ridges Subdivision for 10 existing lots for a new residential development. In addition, the applicant had requested vacation of excess right-of-way and utility and drainage easements no longer necessary as part of the residential development. Mr. Peterson identified that the existing properties were located along West Ridges Boulevard near the Redlands Mesa Golf Course. The aerial photo showed that the subject properties were adjacent to current single-family attached and one detached housing unit directly to the north. The photo also showed that the area of the requested right-of-way vacation along West Ridges Boulevard.

Mr. Peterson said that the Comprehensive Plan Future Land Use Map and the Blended Residential Map indicated the area to be designated as Residential Medium – 4 to 8 dwelling units per acre – and the Blended Residential Map also indicated the Residential Medium category of 4 to 16 dwelling units per acre. He stated the current zoning was Planned Development and under the current Ridges Planned Development each platted lot as part of the development application was designated for a maximum of 2 dwelling units within the overall PD.

The Ridges, originally approved as a Planned Unit Development by Mesa County in the late 1970s, provided approximately 85 acres of open space in Filings 1 through 6, numerous parks of various sizes and a network of detached multi-use trails throughout the development. The approved PUD included a mix of land uses, included a variety of housing types, offices and neighborhood Commercial uses. In 1992 the developed and undeveloped areas of the Ridges were annexed into the City limits and upon annexation an amended plan and zoning ordinance for the Ridges were adopted. The plan allocated the remaining allowable dwelling units to the undeveloped parcels including the multi-family parcels.

Mr. Peterson said the Casas de Luz properties were designated as A lots with a density of 2 family dwelling units per each platted lot; however, it was specifically noted on the plat that the same area could be developed also as a multi-family area. The proposed site plan depicted four filings or phases. He advised the Commission that the applicant had requested to re-subdivide the existing 10 lots and create new residential lots, tracts and stacked condominium units for a total of 20 dwelling units. It was anticipated the new subdivision would be completed over 4 phases.

The proposed development would 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 part of this amended ordinance. Mr. Peterson said the proposed plan would have a mixture of two family, multi-family and/or single-family detached dwelling units. As proposed, some of the multi-family dwellings would be stacked and would require approval of a Condominium Map if individual units would be sold. He said the building footprint for each dwelling unit in Filings 1, 2 and 4 would be a lot with the multi-family lots as proposed as stacked dwelling units in Filing 3. All areas outside the building footprint would be dedicated as tracts for maintenance responsibilities by the homeowner's association.

Access for the proposed plan would be from West Ridges Boulevard in three distinct locations with proposed internal access by way of shared drives and parking areas or tracts maintained by the homeowner's association. Mr. Peterson outlined the proposed phasing schedule as: The first phase to be completed on or before December 31, 2014; second phase by December 2017; the third phase by 2019; and the fourth phase by 2021.

He next pointed out that as this was an amendment to the original Planned Development Ordinance for the Ridges, a community benefit was not required for this development; however, an amendment for the subject property provided a community benefit by providing a needed housing type with innovative design and utilization of the topography of the site. The design would incorporate elements of cluster units to allow for a more private open space within the development. The development would also provide for more effective use of infrastructure by eliminating public right-of-way and using the three shared accesses to serve the 20 dwelling units which would significantly minimize the impact onto West Ridges Boulevard.

The default zoning for the PD zone, if the first phases for the development were not completed and the amended plan lapsed, then the amended ordinance for Casas de Luz would have no force and effect and the previous ordinance from 1992 would then be in full force and effect; however, if the first phase was completed but the entire plan was not completed, then the Casas de Luz development plan proposed a default zone of R-8.

Mr. Peterson next identified the dimensional standards for the R-8 zone district would then be in effect. He advised that applicant had requested certain deviations regarding the building setbacks whereby the proposed plan applied the front and rear setbacks to

the exterior boundary of the subject property rather than individual lots. The front yard setbacks were proposed to be deviated further – the front yard setback would be 15 feet for Filing 1; 11 feet for Filing 2; and 16 feet for Filing 4. Standard setbacks to the exterior boundary would apply. He said that staff found the reduced setbacks were reasonable as there was additional right-of-way along the Casas de Luz property and it was not likely to be developed as roadway because of the detached trail that was in part of the Ridges plan for the Planned Development.

The trail and additional green space would provide a similar appearance to the area as would the standard setbacks. He next advised that the West Ridges Boulevard was dedicated as an 80-foot wide right-of-way whereas normal residential streets would typically be a 52-foot right-of-way and, therefore, staff recommended approval of the setback deviations to the front yard.

The proposed landscaping plan included a total of 33 trees and 212 shrubs along with granite, stone mulch and dry land grass seed mix in the open space tract areas which were in conformance with the Zoning Code.

Mr. Peterson next brought up another deviation requested by applicant – building height. By the existing PD ordinance, the maximum height for a multi-family dwelling was 40 feet and for a single-family attached and detached, including a two-family dwelling unit, was 25 feet. With the proposed plan, only two single-family detached and attached dwellings were taller than originally allowed by the Ridges PD; however, the multi-family units were shorter than what would be allowed. The clustering of the buildings opened more space between the buildings to reduce the overall obstruction of views. In addition, the applicant had taken into consideration the appropriate height for each building within the development. Applicant and staff agreed that the development as proposed was reasonable considering the topography of the site. The immediate surrounding area and all buildings were at least 5 feet below the allowable possible 40-foot height for a multi-family unit.

Mr. Peterson advised that the applicant had also requested the vacation of a dedicated frontage road and utility and drainage easements that were not needed with the proposed development. The City would retain the existing 10-foot utility easement adjacent to West Ridges Boulevard. The existing frontage road provided access for 7 of the existing 10 lots; the frontage road provided a separate ingress/egress point for each lot without impacting traffic movements on West Ridges Boulevard; however, since this development modified existing lot configuration with three access points, the frontage road was no longer necessary with the exception of maintaining of the multi-purpose easement along the remaining right-of-way for utilities. With regard to the easements, he said that they were not necessary for development and some interfered with the location of buildings with the proposed development. Also, existing easements did not contain any public utilities in the areas to be vacated.

In conclusion, he stated the requested amendments to the amended Ridges Planned Development Ordinance were consistent with the Comprehensive Plan, the applicable

review criteria of the Zoning Code had been met for the amendment of the PD ordinance and the review criteria had also been met as pertaining to the vacation of those portions of the utility and drainage easements identified and the right-of-way for the frontage road and further conditioned on recordation with the Clerk and Recorder of the plat with the first phase of the plan retaining an existing 10-foot multi-purpose easement.

QUESTIONS

Chairman Wall asked for clarification pertaining to the building heights and asked if the whole portion would be underground or if it would just be the front part. Scott Peterson said that the stacked units would be part of the garage and they would be level on the front but then recessed in the back.

Chairman Wall asked for a review of the setbacks related to Filings 1, 2 and 4 and wanted to know what the difference applicant had asked for. Mr. Peterson said normally in a residential zone the front yard setback would be 20 feet; however, since there was excess right-of-way plus a detached sidewalk with a landscaping strip, staff found the requested deviation for the front yard setback to be appropriate.

Commissioner Williams also asked for clarification regarding the current zoning code and would it allow a single-family to be a maximum of 25 feet. Mr. Peterson said that was per the Ridges Planned Ordinance but with the straight R-8 zone it could be up to 40 feet. The applicant was basically requesting a deviation from the Ridges Planned Development zone to be specific to each property.

APPLICANT'S PRESENTATION

Rebekah Mandrop, 251 West Water Circle, Fruita, stated there was a public benefit that was offered with the proposal – mainly the ideals presented in architectural design they would be able to cluster the units rather than have duplex units across the board. This would allow for open corridors between the buildings and would allow for the landscaping for the overall development. The drainage too was overall rather than individual units. Ms. Mandrop confirmed that it was the owner's intent to create a community that was rich in beauty that had visual appeal and was a public benefit. According to Rebekah, a neighborhood meeting was held on September 8, 2010. The impact of the neighbors was considered by the proposal. Pockets of landscaping would be allowed with this proposal that would not be allowed if the duplex units were installed as currently platted.

QUESTIONS

Chairman Wall asked for an explanation regarding the drainage being overall rather than individual. Ms. Mandrop said that all of the drainage was incorporated. She added that right now they were separately platted lots so each individual lot would need to take care of their own drainage; however, the drainage of the whole site had been incorporated both in the landscaping plan, into the design of the buildings, the topography was also taken into consideration. There would be some stream beds that

went all the way across the length of the property which would be landscaped around with different features.

Commissioner Eslami asked if there would be just one lot. Ms. Mandrop said that was her understanding as well. Eric Hahn, City Development Engineer, said the easiest way to compare would be single-family residential lots as a standard subdivision as compared to a site plan for the entire site as one incorporated drainage plan.

Commissioner Williams asked if the height restriction was 40 feet to the very top of every structure on the multi-family structures. Ms. Mandrop confirmed the height shown in staff's presentation showed the very top of any feature.

Commissioner Benoit asked if they were essentially four-story structures. Ms. Mandrop confirmed there was a garage and structures on top of that.

Commissioner Benoit asked how one would access their condominium unit and was there only one access point in each building. Ms. Mandrop said she was not sure that had been finalized at this point but there were access points of stairwells as well as an elevator in each building.

Chairman Wall asked how far the entrance and exit for Filing 1 were down from the median in the middle of the road. As there were some significant concerns raised regarding site distance at that point, Mr. Hahn advised that the City Transportation Engineer was asked to send out a technician to do an analysis and their conclusion was that the site distance would be fine provided that all landscaping was continued to be kept under 30 inches in height.

Chairman Wall voiced his concern that the existing landscaping covered a lot of length of the median and was concerned with cars coming down the hill and someone exiting left out of the entrance. Eric Hahn stated he believed the analysis at the Transportation engineer's office was a requirement to see at least 325 feet which in this instance could easily be done. He stated that provided the landscaping stayed below 30 inches, the visibility was surprisingly good.

Commissioner Benoit asked if the existing shrubbery at the curb line at Ridges Boulevard would remain there. Eric Hahn said that was also analyzed and addressed in the analysis from the City's Transportation Engineer's Office with the same conclusion – that it would have to be removed and/or lowered but, provided that occurred, the site distance was very good.

Chairman Wall asked if that would be more of the responsibility of the homeowner's association or a City responsibility. Eric Hahn said that in reality in most cases it was the City that would be called to take care of that.

APPLICANT'S PRESENTATION

Mike Stubbs, president of Dynamic Investments, the applicant, said that he had 25 years of history with this. It was his understanding that under the Ridges Amended Plan, heights were established for the existing A, B and C lots at 25 feet. The standard for multi-family development was purposefully not adopted in the Amended Plan and it was also his understanding that it was the staff's and the City's opinion that they wanted to not have different sets of rules going forward with new development but rather they should follow the current City code and current City standards. He read into the record two pertinent paragraphs within the Amended Plan. He reiterated that current City standards for both an R-4 and an R-8 were 40-foot height limitations for both single-family, duplex and multi-family. They had proposed far lower on all of the buildings. He believed the lots were no longer A lots due to the re-platting and, therefore, there was no height standard established. Taking into consideration the topography, they made sure that homes were at the 28-foot height standard for Filing 1 and all of the units behind were developed to a multi-family replat. He discussed the height limitations and standards and how they were applied to this development. Also, with regard to the condominium buildings, there would be a drive-in underground garage with two and one-half stories which could be seen by the neighbors behind.

QUESTIONS

Rick Thurtle, 2343 B Rattlesnake Court, adjacent to the proposed subdivision, said both he and his wife had attended the neighborhood meeting and stated that in some ways they agreed that in some ways it would be good for the community but in many ways believed it was not. He read into the record a letter previously provided to the Commission which was a formal request by some citizens of the Rattlesnake Court community for denial of the requested proposed Planned Development. Some points cited were that the applicant had not established how the proposed development would benefit current Rattlesnake residents. It was their opinion that it would adversely affect residents due to lack of adequate buffering from existing homes; lack of privacy; and may have a negative effect on passive solar capabilities.

Additionally, the proposal violated the adopted bulk standards of the Ridges Planned Development. He added that the site plan was not consistent with the covenants which allowed for no more than two units per lot. Mr. Thurtle next discussed the building height of some of the proposed buildings as well as the elevators.

An additional concern was impending traffic on West Ridges Boulevard and ingress and egress in the area could lead to traffic safety issues for those entering and exiting Redlands Mesa Golf Course and the surrounding homes.

Concerns were also raised regarding whether the proposed development was adequately funded to carry through to completion and the requested timetable was simply too long for residents in the area to be living in a construction zone. The recent economic downturn in Mesa County had caused a decline in real estate values in the area and a more than 10-year window to complete the project was not acceptable to nearby residents.

Many citizens were concerned that the development may cause building shift in the soil under the homes. The landscaping involved would not be a community improvement to everyone and they deemed it to be unacceptable. The multi-family stacked four-story units were a concern and were also deemed to be unacceptable. The views would be taken away. He also believed the density was a little bit too thick, the height was not acceptable and the cost per square foot was concerning.

QUESTIONS

Commissioner Carlow asked what covenants Mr. Thurtle made reference to. Mr. Thurtle said it was the Ridges Subdivision. Jamie Beard, Assistant City Attorney, said that these particular lots were originally designated as A lots when they were platted. However, the plat itself indicated this same area could be developed as multi-family and the plat would have been considered a portion of the original plan.

PUBLIC COMMENT

Rick Thurtle said their main concern was the height issue.

QUESTIONS

Chairman Wall wanted clarification regarding the height issue. Rick Thurtle confirmed that the height could be 40 feet. Jamie Beard confirmed that because they can develop this particular area as a multi-family area, the multi-family isn't specific in the amended plan for the Ridges area. It said that it was directed to what the Zoning and Development Code allowed for at that time. As the Zoning and Development Code at this point, based on what they would be allowed to develop in this particular area, would allow for a 40-foot height building.

Chairman Wall asked if he was correct that Mr. Thurtle's position was that the 40-foot height was not consistent with the area. Rick Thurtle said that although it was consistent with current Code, it was not acceptable to the neighbors.

Commissioner Burnett asked a question regarding the sales price as referenced by Mr. Thurtle. Rick Thurtle said that he learned from the September 8th meeting that the units would be between \$250-300,000 each with the square footage ranging from 1800 to 2200 including the garage. Chairman Wall interjected that the size and/or cost of the units were irrelevant to this conversation at this time.

Commissioner Benoit asked if there were any other four-story buildings in the area. Mr. Thurtle stated there were none to the best of his knowledge.

Carole Chowen (2342 Rattlesnake Court, Unit B) added that the drawings presented by Mr. Peterson and confirmed by the developer's drawings made the case that Mr. Thurtle presented. She said the people who lived in the solar homes might lose some of their solar capabilities and would literally have to climb up on their roofs to get a view. She added that the areas in between would not benefit from this development. She asked the Commission to look at and consider the solar aspect as well as the high rise development being considered.

Sue Carbone, 2337 B Rattlesnake Court, said that she currently lived behind where Phase 1 would occur and reiterated what Rick Thurtle had stated and added that when she purchased her home in 1987 she never envisioned there would be a two-story home less than 10 feet behind her fence. She asked that the Commission to take a look at this plan and look at building heights and corridors.

Claudia McBride (3092 Hoisington) said that she and her husband had a unit at 2337 Rattlesnake Court #A. She had been a builder and a developer in the Grand Junction area since 1979. She identified her first development in Fruita to be similar in that the garages were down below and the structures were up above. It was also in a very, very steep location. She explained that the soils and ridges did not have a good reputation so the soils made a lot of cracks and affected the units. She stated one of her major concerns about this project was the erosion from the surface water. She believed there would be a good possibility there would be large ruts which could turn into making the structures unstable. Also, access and the ability to keep railings and walkways in good condition may also be affected. She hoped that a reasonable thing to do was to go with a lower density and to give the visibility for the primary reason of aesthetics and to keep the community happy especially considering the nearby projects that had been left incomplete. Ms. McBride thought some respect should be shown to Redlands Mesa and that section of housing which had brought a lot of popularity to the area. Adding three driveways with ingress/egress along that road would be more confusing and believed a reasonable project with a lower density would reduce the number of cars and people.

An unidentified male speaker asked the Commission why the City was allowed to change its mind. He remembered when the golf course was being put in and the area surrounding was shown with patio homes. In addition, the golf course was to have provided a trail for people to walk on which it had not done.

APPLICANT'S REBUTTAL

Rebekah Mandrop reiterated that they were not increasing the density at all. The density would stay the same as what it was currently. The height limitation was that the buildings could be taller. She showed an illustration that the four-story units would actually be about two and one-half stories out of the ground with the rest being a drive-in garage to work with the topography. She added that the elevators were being installed in order to be ADA compliant. The drainage had been incorporated into an engineered designed drainage plan.

QUESTIONS

Commissioner Carlow asked Ms. Mandrop to expand on the passive solar and asked whether or not a problem existed with that. Ms. Mandrop said that she was not familiar with a solar problem. She confirmed that it had been brought to her attention.

Chairman Wall raised a question regarding closeness of the buildings to the fence in Filing 1. Scott Peterson showed that Filing 1 was on the west side of the property. He

commented on the setback requirements in relation to the existing R-8 type of zoning district. The R-8 zone for a rear yard setback was 10 feet. He believed there was a 10-foot utility easement in the back and so the corridors would be 12 to 13 feet from the north property line. Also, the building footprint in essence became the property line; therefore, the outer boundary was what was looked at as far as setbacks were concerned. In essence, the West Ridges Boulevard property line was the front yard setback and the north property line would be the rear yard setback. Accordingly, a 10-foot setback from the north property line would be in conformance with the current Zoning Code for the R-8 zone district.

Chairman Wall asked if it were developed as drawn previously as A lots, what would the setbacks be. Scott Peterson said he believed the Amended Ridges PD for an A lot was also 10 feet in the rear.

Chairman Wall asked if it was a single-story or two-story for Filing 1. Mr. Peterson said they were two stories.

Chairman Wall asked Mr. Stubbs how the Commission could possibly ensure that when the digging and moving the ground was begun that it would not cause the other ground above to start to shift and possibly move. Mike Stubbs said that a number of builders in the Ridges took the overall soils report for 1100 acres and planned many foundations on that. He explained that they had geologic soils reports done through the area. In addition, they had a review performed by the Colorado Geologic Society and a soils engineer reviewed that information. They also had done additional digging and testing of the soils. He confirmed that each foundation would be individually designed based on the soils test in that location by a professional engineer. He assured they were taking advantage of the technology that had been improved on over the years as far as foundation design.

Commissioner Pavelka asked if there was anything specific within the Code with respect to solar access. Greg Moberg, Planning Services Supervisor, answered that basically there was nothing in the Code that would restrict someone from building within a perceived solar access.

DISCUSSION

Commissioner Pavelka said that she realized that it was difficult when something was being built in a back yard. However, when you consider what could be put on that land such as strict multi-family, there were some unique features that were respective to the terrain. She addressed the solar access issue and was unsure whether it was enough to impact or degrade from the solar. She believed there were a lot of features that would make this fit in to enhance the area. She did not believe there would be a visibility standpoint out of the three drives. She thought this development could work and thought it was much more creative and desirable than just a straight line of multi-family units. She stated that she would be in favor of the project.

Commissioner Williams also did not believe the sight visibility would be an issue. The design of the plot and the layout of the buildings were innovative. He thought the project accompanied the Comprehensive Plan and the goals and the valley's effort to grow up rather than continue urban sprawl. He too would be in favor of this plan.

Chairman Wall said this particular project was interesting mainly because of the ground. He commended the public who lived in the neighborhood for how they had planned and organized their time and comments for this project. He addressed the concerns raised and stated that the setbacks met Code. With regard to the heights of the buildings, they could build up to 40 feet and unfortunately when there was a Code that a developer went by, it wasn't fair for the Commission to say that it was unacceptable to build within Code. He was not concerned about the amount of traffic. He was, however, concerned about the entrance just before the median. He deferred to the traffic engineers on that point. Whether or not the project was adequately funded could not be taken into consideration. Also, he considered property values to be a matter of opinion. Every property being developed had to be done correctly for it to positively influence the development around it. The stability of the ground was a concern; however, with testing of each individual pad site helped to alleviate some of those concerns. Chairman Wall concluded that the project met Code, was consistent with the Comprehensive Plan and was consistent with the Zoning Code and he would be in approval of this project.

MOTION: (Commissioner Williams) "Mr. Chairman, on Item PLD-2010-259, I move we forward a recommendation of approval to the City Council on the request to vacate the portions of utility easements requested and the drainage easement with the findings of fact and conclusions as identified in the staff report."

Commissioner Pavelka seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 - 0.

MOTION: (Commissioner Williams) "Mr. Chairman, on Item PLD-2010-259, the request to amend the Ridges Planned Development Ordinance with the Casas de Luz plan, I move that the Planning Commission forward to the City Council a recommendation of approval of the Amendment with the findings of fact and conclusions as identified in the staff report."

Commissioner Pavelka seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 - 0.

MOTION: (Commissioner Williams) "Mr. Chairman, on Item PLD-2010-259, I move we forward a recommendation of conditional approval to the City Council on the request to vacate the frontage road with the findings of fact, conclusions and conditions as identified in the staff report."

Commissioner Pavelka seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 - 0.

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

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

Recitals:

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

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

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

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

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

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

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

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

- B. This Ordinance is further conditioned:

1. Density

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

2. Access

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

3. Plan Layout

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

4. Landscaping

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

5. Phasing

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

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

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

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

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

6. Community Benefit

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

7. Default Zoning

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

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

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

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

Detached Single-Family	minimum 3000 square feet of area minimum 40 feet width minimum 20 feet frontage
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Two Family Attached	minimum 6,000 square feet of area minimum 60 feet width minimum 20 feet frontage
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Multifamily	No minimums for area, width, or frontage
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Setbacks:

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

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

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

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

Deviations

1. Minimum Lot Area, Width and Frontage:

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

2. Building Setbacks:

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

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

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

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

3. Maximum Building Height:

All measurements for maximum heights are at sea level.

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

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

4. Multipurpose Easement:

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

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

PASSED AND ADOPTED on second reading this _____ 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

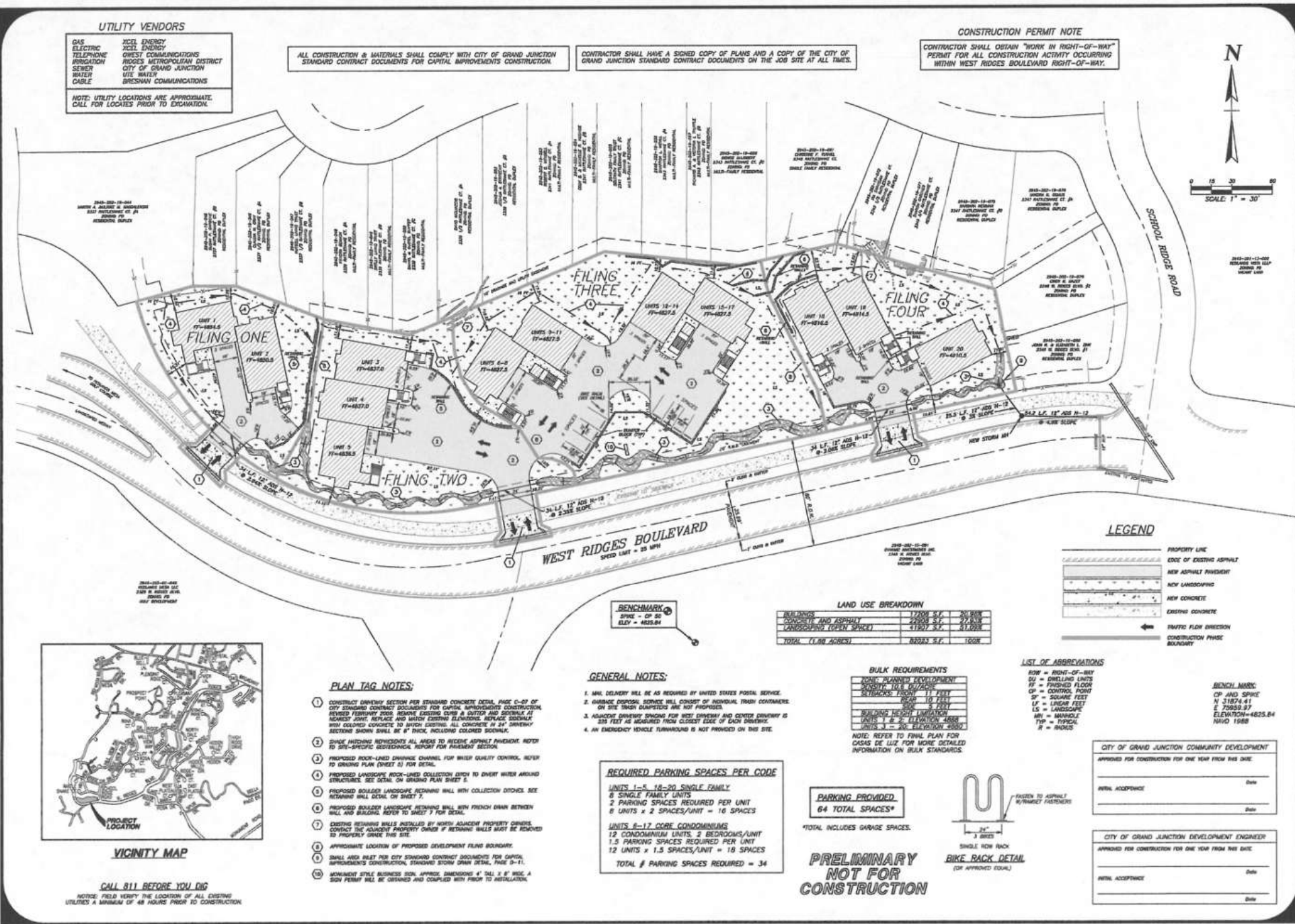
NOTE: UTILITY LOCATIONS ARE APPROXIMATE. CALL FOR LOCATES PRIOR TO EXCAVATION.

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	NO.	REVISION
4/7/11	1	FOR REVIEW COMMENTS

SITE LAYOUT PLAN
EXHIBIT A

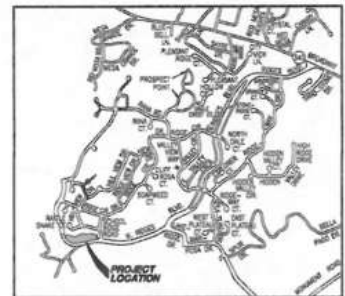
DYNAMIC INVESTMENTS, INC.
 CASAS DE LUZ
 GRAND JUNCTION, COLORADO

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

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

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

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 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. 200 FEET AS MEASURED FROM CLOSEST EDGE OF EACH DRIVEWAY.
 - AN EMERGENCY VEHICLE FIREWALLING 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 = 18 SPACES
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

LAND USE	AREA (S.F.)	PERCENT
RESIDENTIAL	17,000 S.F.	26.5%
COMMERCIAL AND ASPHALT	2,500 S.F.	3.7%
LANDSCAPE OPEN SPACE	11,500 S.F.	17.4%
TOTAL (1.08 ACRES)	61,000 S.F.	100%

BULK REQUIREMENTS

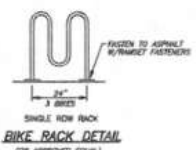
NON-PLANNED DEVELOPMENT	1.000 S.F.	26.5%
RESIDENTIAL DEVELOPMENT	1.000 S.F.	26.5%
COMMERCIAL DEVELOPMENT	1.000 S.F.	26.5%
INDUSTRIAL DEVELOPMENT	1.000 S.F.	26.5%
RECREATION DEVELOPMENT	1.000 S.F.	26.5%
UTILITIES DEVELOPMENT	1.000 S.F.	26.5%
OTHER DEVELOPMENT	1.000 S.F.	26.5%

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



BIKE RACK DETAIL
 (OF APPROVED EQUAL)



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

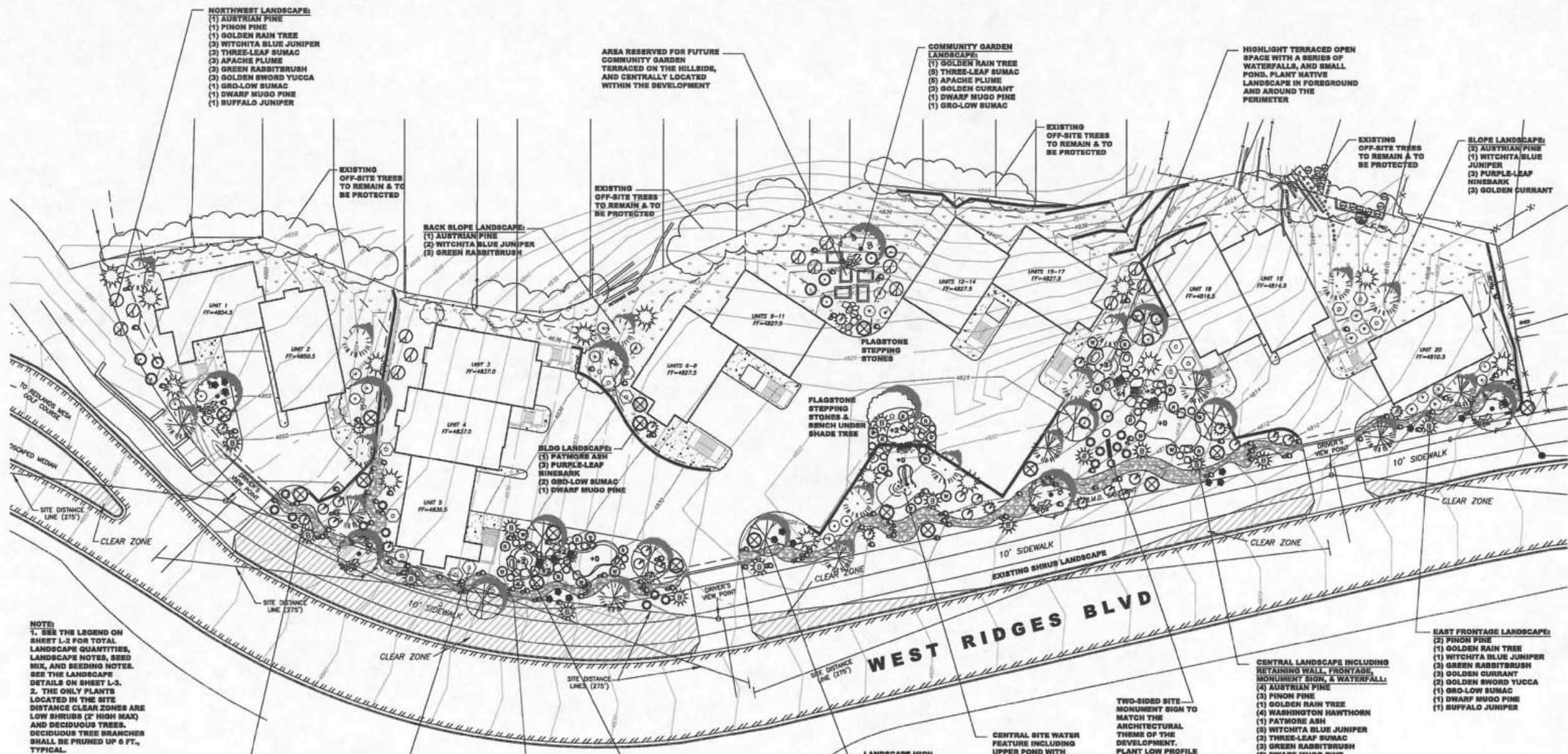
BENCH MARK
 CP AND SPIKE
 N 31874.41
 E 70989.57
 ELEVATION=4825.84
 NAVD 1988

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

DATE: _____

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

DATE: _____



- 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
 - (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.
ACCEPTED AS CONSTRUCTED _____ 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
Julie Wolverson, Landscape Architect
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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
	PHYSCARPUS '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.

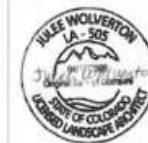
CASAS DE LUZ RESIDENTIAL DEVELOPMENT
CITY OF GRAND JUNCTION LANDSCAPE REQUIREMENTS:
82,022 SF (1.88 ACRES) IMPROVED AREA
82,022 / 2500 = 33 TREES
82,022 / 300 = 273 SHRUBS
MINUS 68 SHRUBS FROM 25K SHRUB TO NATIVE GRASS ALLOWANCE CONVERSION=205 REQUIRED SHRUBS
NATIVE GRASS MIN. ALLOWANCE PER CODE = 3,400 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



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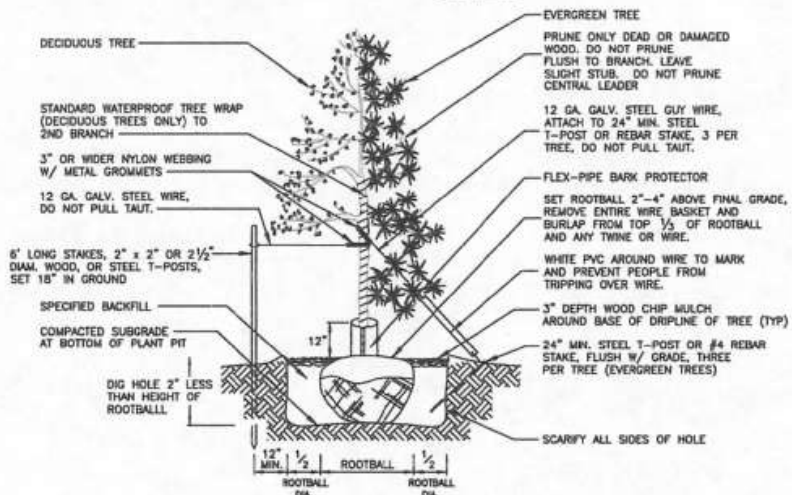
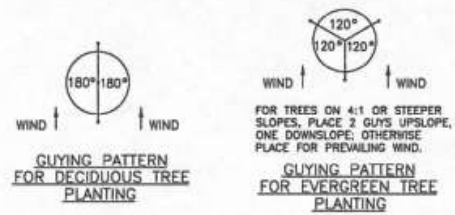


CITY COMMUNITY DEVELOPMENT
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE:
DATE: _____
ACCEPTED AS CONSTRUCTED: _____ DATE: _____

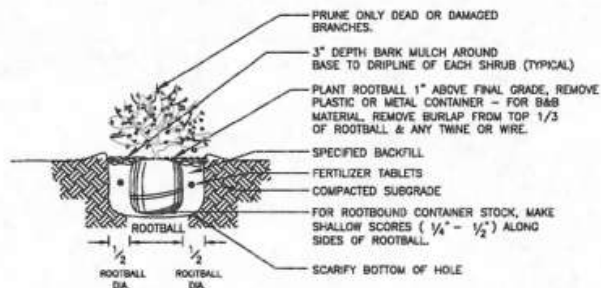


CASAS DE LUZ
Grand Junction, Colorado
Planting Legend & Notes
SCALE: 1" = 20'-0"
Sheet L-2

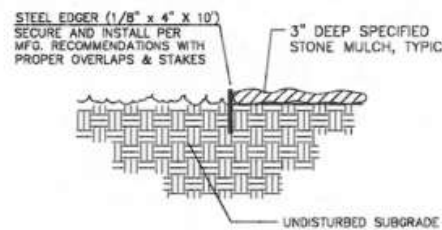




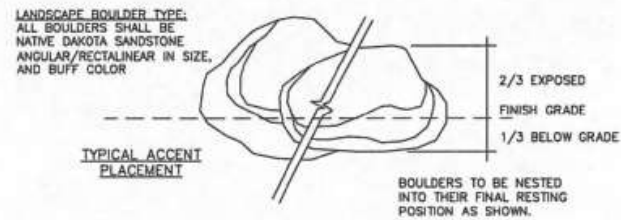
A TREE PLANTING SECTION
L-3 NOT TO SCALE



C SHRUB PLANTING SECTION
L-3

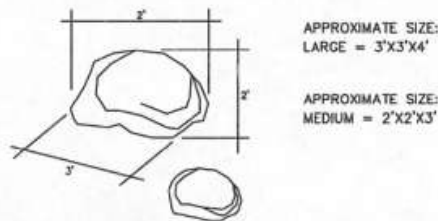


D STEEL EDGER / STONE MULCH
L-3 NOT TO SCALE



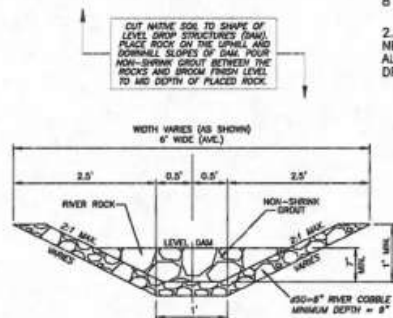
RIDDING NOTES:
1. THESE BOULDERS SHALL BE OWNER FURNISHED AND STOCKPILED ON THE SITE FOR CONTRACTOR INSTALLATION.

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.

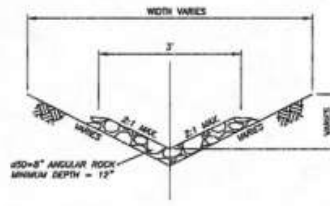


B LANDSCAPE BOULDER
L-3 NOT TO SCALE

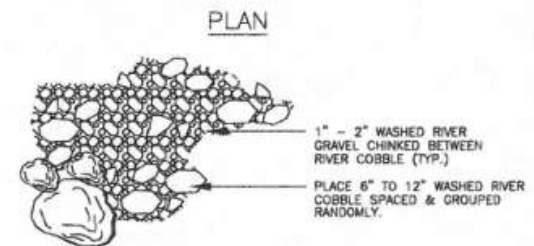
- NOTE:**
1. WIDTH OF DRY STREAM BED SHALL VARY FROM APPROX. 2.5 FT. WIDE MIN. TO 8 FT. WIDE MAX. (6 FT WIDE AVERAGE)
 2. LANDSCAPE BOULDERS SHALL BE NESTED IN GROUPS IN A RANDOM FASHION ALONG THE EDGES AND THROUGHOUT THE DRY STREAMBED AS SHOWN ON THE DWGS.
 3. APPLY A PRE-EMERGENT HERBICIDE THROUGHOUT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

_____ DATE _____

CASAS DE LUZ
Grand Junction, Colorado

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



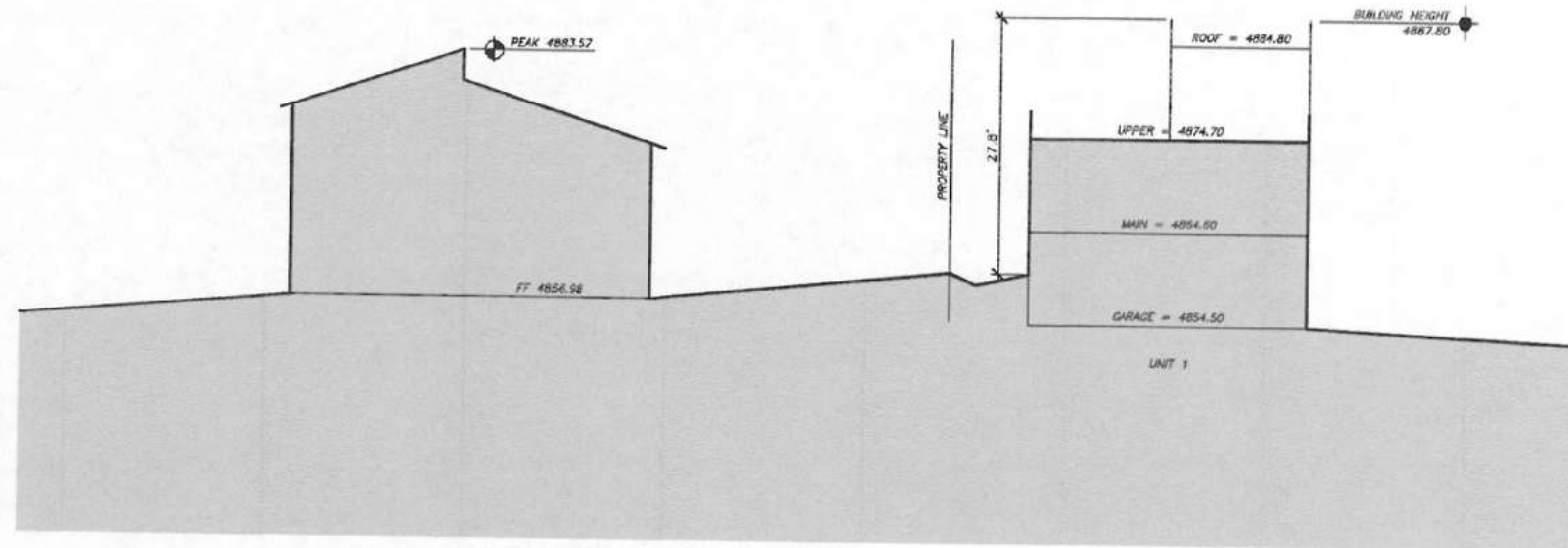
Revised 5-25-11

Julie Wolverton,
Landscape Architect



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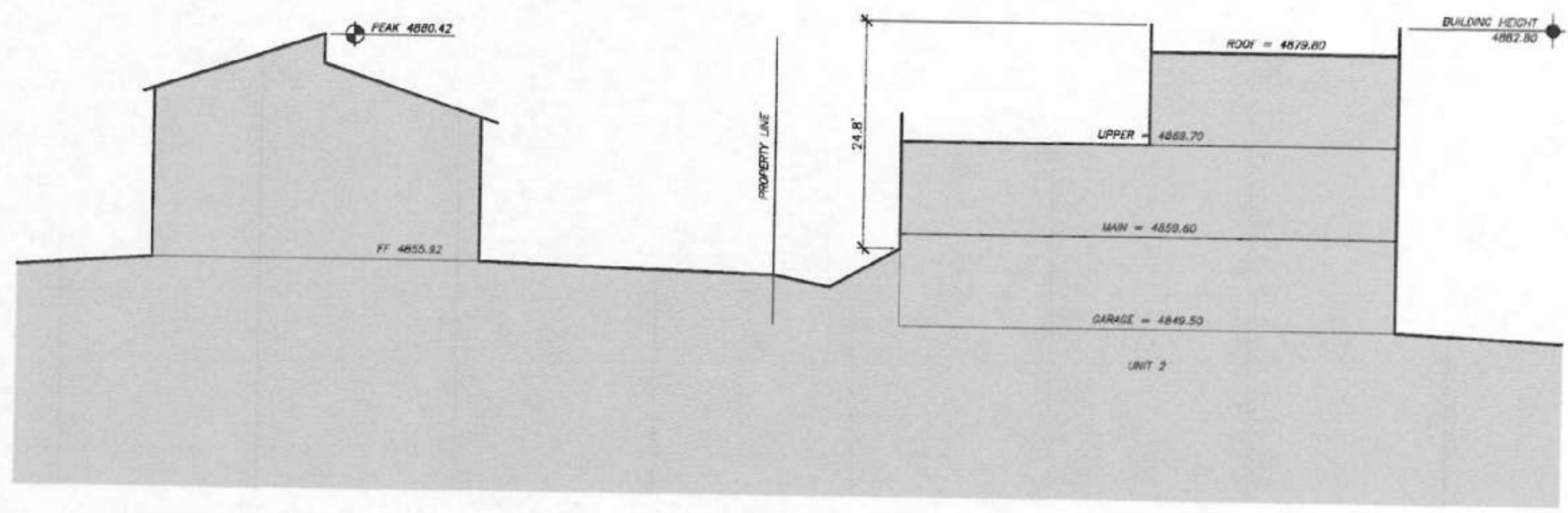




CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 1

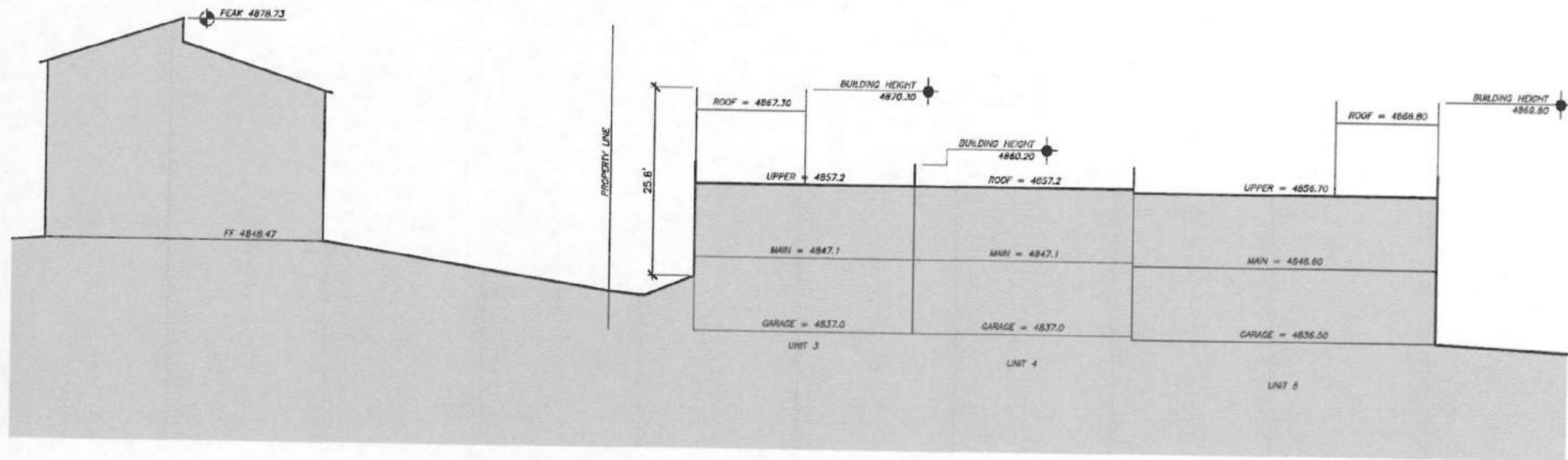
CHAMBERLIN ARCHITECTS



CASAS de LUZ
SCALE: 1" = 20'

SITE SECTION 2

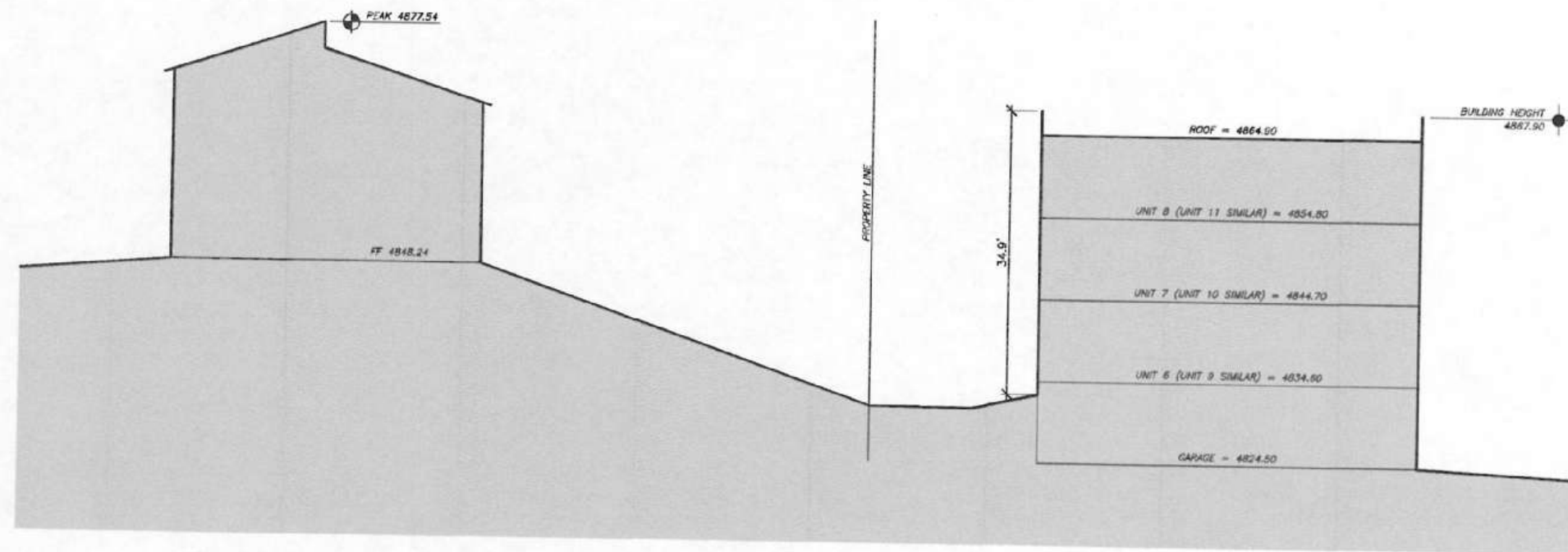
CHAMBERLIN ARCHITECTS



CASAS de LUZ
 SCALE: 1" = 20'

SITE SECTION 3

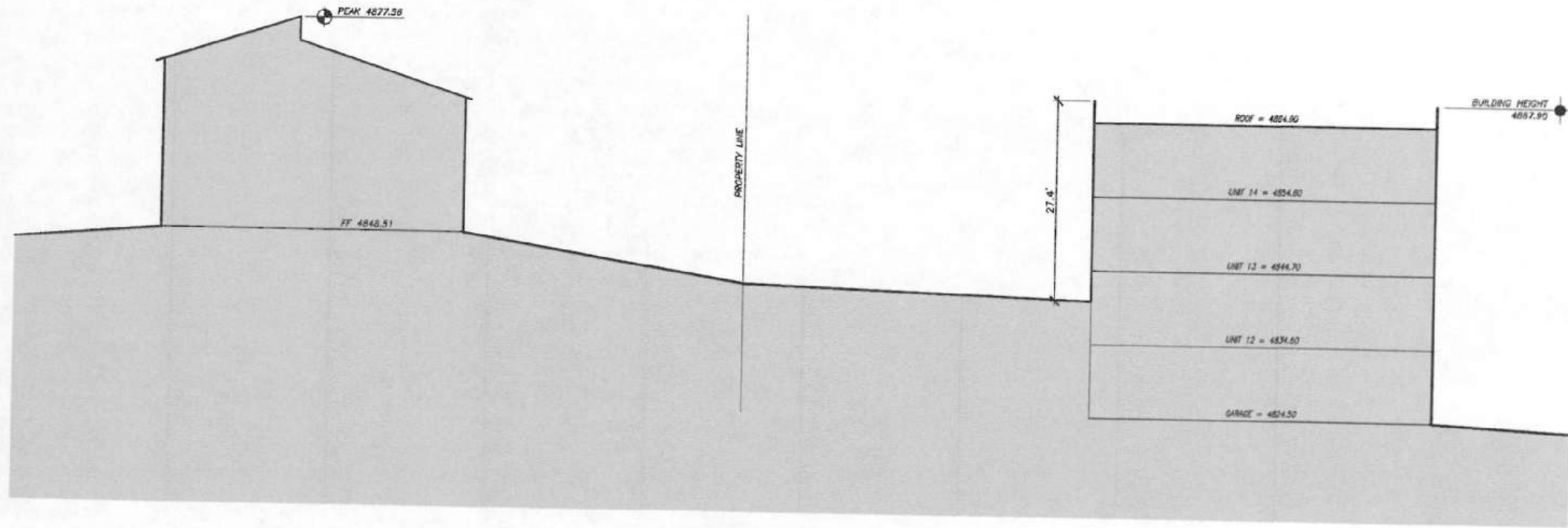
CHAMBERLIN ARCHITECTS



CASAS de LUZ
 SCALE: 1" = 20'

SITE SECTION 4

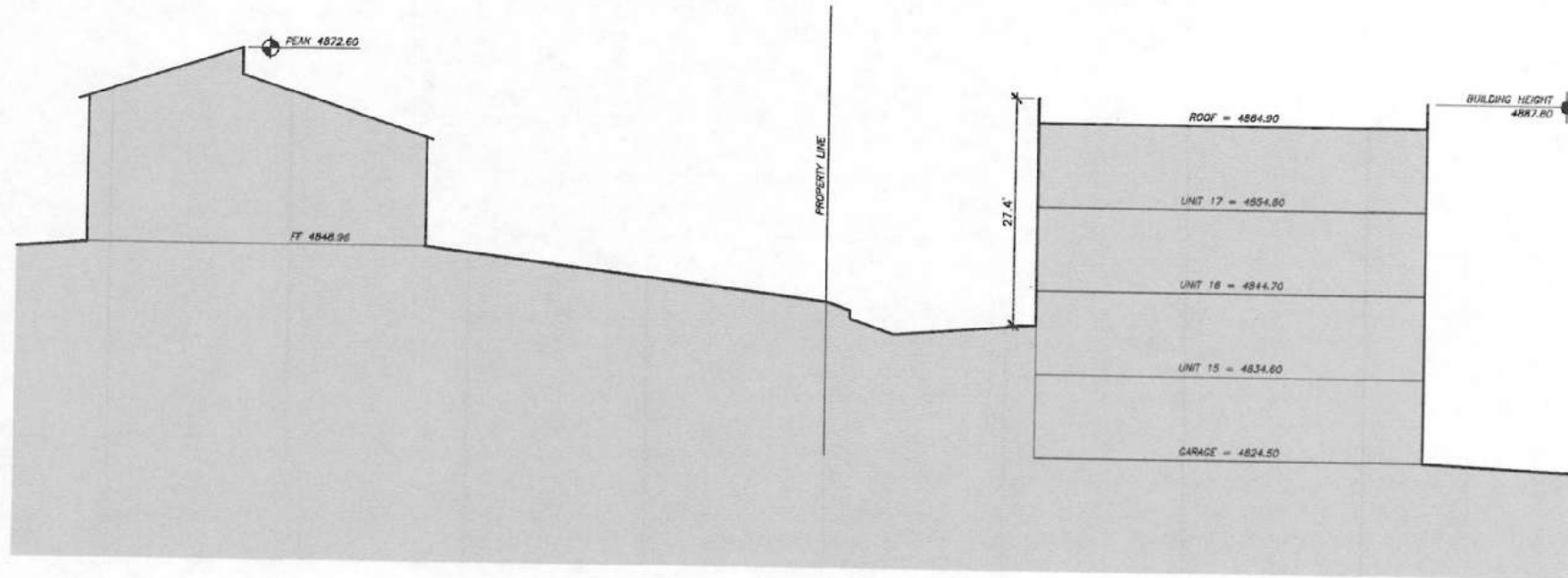
CHAMBERLIN ARCHITECTS



CASAS de LUZ
 SCALE: 1" = 20'

SITE SECTION 5

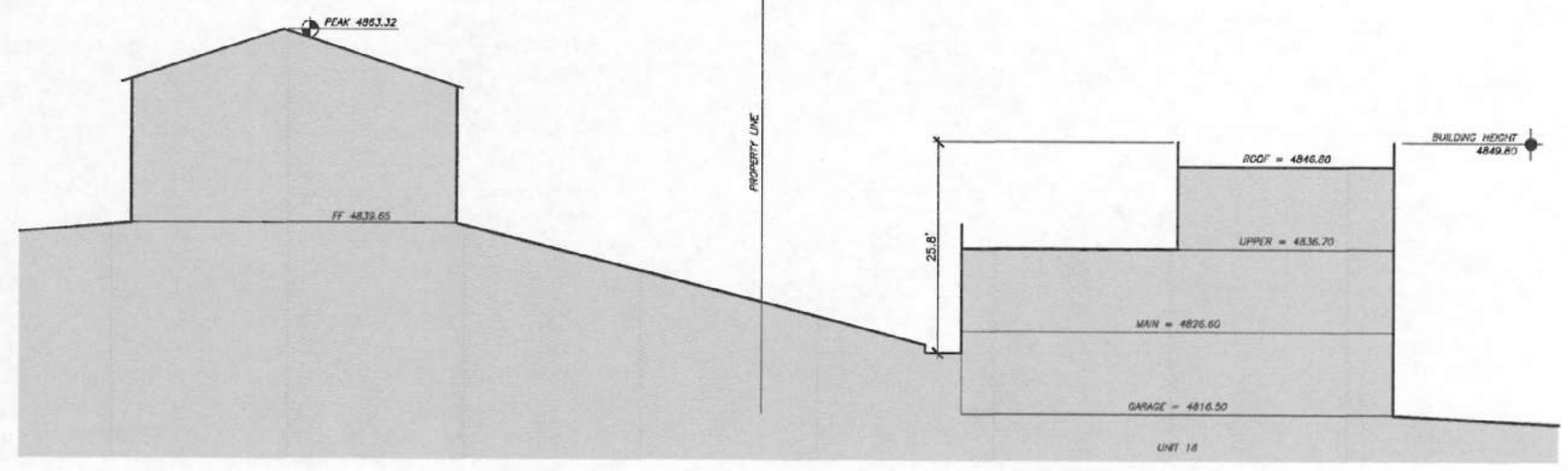
CHAMBERLIN ARCHITECTS



CASAS de LUZ
 SCALE: 1" = 20'

SITE SECTION 6

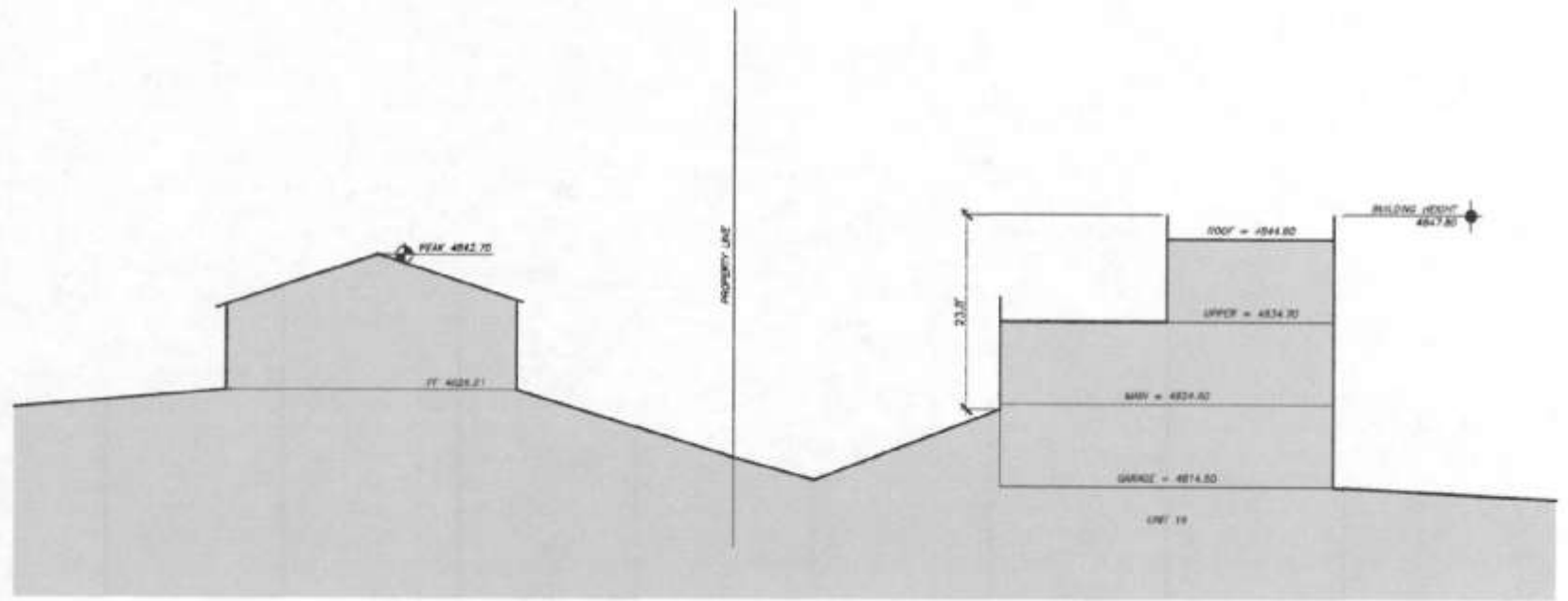
CHAMBERLIN ARCHITECTS



CASAS de LUZ
 SCALE: 1" = 20'

SITE SECTION 7

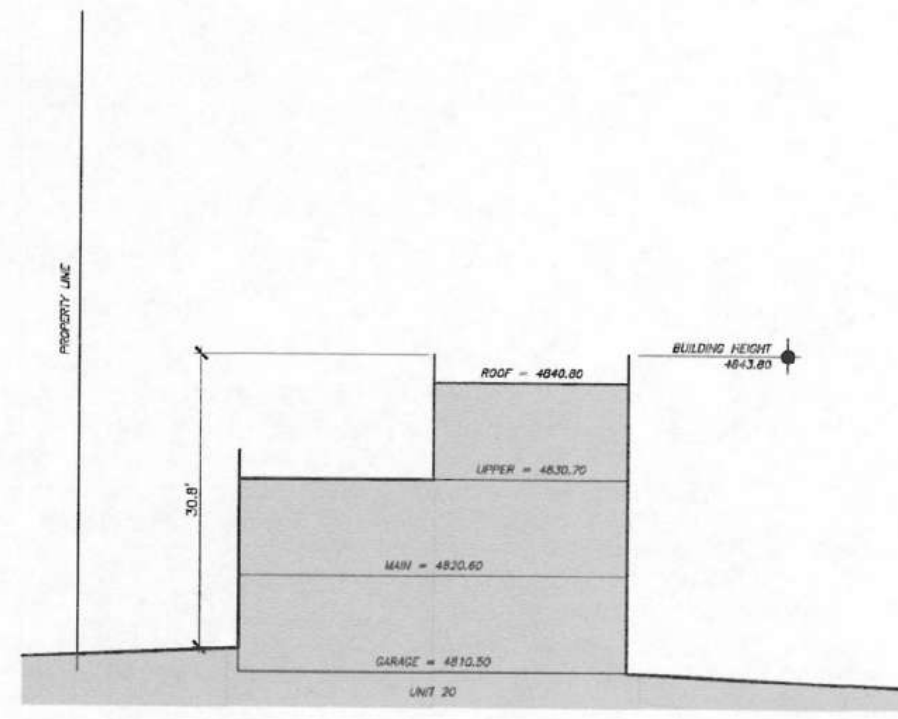
CHAMBERLIN ARCHITECTS



CASAS de LUZ
 SCALE: 1" = 20'

SITE SECTION B

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.

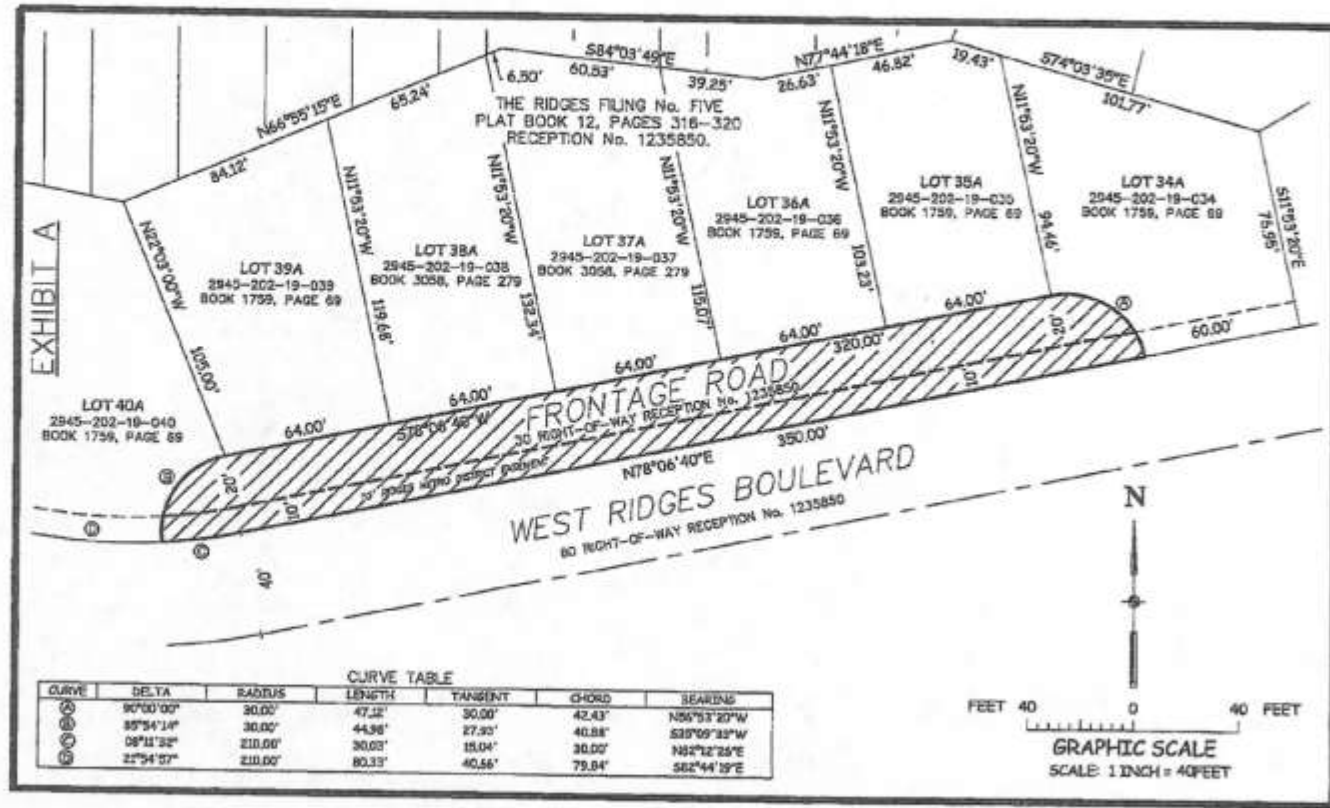
INTRODUCED on first reading on this 7th day of September, 2011 and ordered published in pamphlet form.

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

ATTEST:

President of City Council

City Clerk



CITY OF GRAND JUNCTION

RESOLUTION NO. _____

**A RESOLUTION VACATING A 10' AND 20' DRAINAGE AND UTILITY EASEMENT
FOR LOTS 41A, 42A AND 43A OF THE REPLAT OF LOTS 22A THROUGH 30A,
BLOCK TWENTY FIVE THE RIDGES FILING NO. FIVE**

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

RECITALS:

The applicant proposes to vacate a 10' Drainage and Utility Easement and 20' Utility Easement located within the proposed Casas de Luz property including Lots 41A, 42A and 43A of the replat of Lots 22A through 30A, Block Twenty Five The Ridges Filing No. Five located adjacent to West Ridges Boulevard and west of School Ridge Road.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Zoning and Development Code.

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.

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

The following described Drainage Easement and Utility Easements are hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Resolution.

The following easement vacation is shown on "Exhibit A" as part of this vacation of description.

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:

The East 10.0 feet of Lot 41A, Block Twenty-Five of the Ridges, Filing No. Five, depicted as a 10.0 foot Drainage and Utility Easement, as same is recorded in Plat Book 12, Pages 316 through 320, Public Records of Mesa County, Colorado, LESS HOWEVER, the Southerly 10.0 feet of said Lot 41A

-TOGETHER WITH-

The Northerly 10.0 feet of that certain 20.0 foot wide Utility Easement within Lots 41A through 43A, inclusive, of said Block Twenty-Five of the Ridges, Filing No. Five.

-TOGETHER WITH-

ALL of that certain 10.0 foot wide Utility Easement lying within and adjoining the North line of Lot 43A, of said Block Twenty-Five of the Ridges, Filing No. Five, LESS HOWEVER, the Westerly 10.0 feet thereof.

CONTAINING 2,327 Square Feet or 0.053 Acres, more or less, as described.
Drawing depicting the above is attached hereto as Exhibit A.

ADOPTED this _____ day of _____, 2011.

ATTEST:

President of City Council

City Clerk

