



**PLANNING COMMISSION AGENDA  
CITY HALL AUDITORIUM, 250 NORTH 5<sup>TH</sup> STREET**

**TUESDAY, MAY 11, 2010, 6:00 P.M.**

**Call to Order**

*Welcome. Items listed on this agenda will be given consideration by the City of Grand Junction Planning Commission. Please turn off all cell phones during the meeting.*

*In an effort to give everyone who would like to speak an opportunity to provide their testimony, we ask that you try to limit your comments to 3-5 minutes. If someone else has already stated your comments, you may simply state that you agree with the previous statements made. Please do not repeat testimony that has already been provided. Inappropriate behavior, such as booing, cheering, personal attacks, applause, verbal outbursts or other inappropriate behavior, will not be permitted.*

*Copies of the agenda and staff reports are available on the table located at the back of the Auditorium.*

**Announcements, Presentations and/or Prescheduled Visitors**

**Consent Agenda**

*Items on the consent agenda are items perceived to be non-controversial in nature and meet all requirements of the Codes and regulations and/or the applicant has acknowledged complete agreement with the recommended conditions.*

*The consent agenda will be acted upon in one motion, unless the applicant, a member of the public, a Planning Commissioner or staff requests that the item be removed from the consent agenda. Items removed from the consent agenda will be reviewed as a part of the regular agenda. Consent agenda items must be removed from the consent agenda for a full hearing to be eligible for appeal or rehearing.*

**1. Minutes of Previous Meetings**

Not available at this time.

**2. R&A Subdivision – Vacation of Right-of-Way – Continued from April 13, 2010  
Planning Commission Hearing [Attach 2](#)**

Request a recommendation of approval to City Council to vacate 520.64 square feet of a section of right-of-way on the south side of Grand Mesa Avenue, 8 feet deep, a distance of 65.08 feet, in front of Lots 3, 4 and 5, Block 3, Orchard Mesa Heights Subdivision.

**FILE #:** VR-2009-231  
**PETITIONER:** Ronald Ashley  
**LOCATION:** 545 Grand Mesa Avenue  
**STAFF:** Lori Bowers

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

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

**Public Hearing Items**

*On the following items the Grand Junction Planning Commission will make the final decision or a recommendation to City Council. If you have an interest in one of these items or wish to appeal an action taken by the Planning Commission, please call the Public Works and Planning Department (244-1430) after this hearing to inquire about City Council scheduling.*

**3. Schooley-Weaver Partnership – Conditional Use Permit [Attach 3](#)**

Request approval of a Conditional Use Permit to establish a Gravel Pit on 16 acres in an R-R (Residential Rural) zone district.

**FILE #:** CUP-2010-008  
**PETITIONER:** Schooley-Weaver Partnership  
**LOCATION:** 104 29 3/4 Road  
**STAFF:** Brian Rusche

**4. 2010 Zoning Code Amendment – Text Amendment [Attach 4](#)**

Request a recommendation of approval to City Council of various amendments to Title 21, Zoning and Development Code.

**FILE #:** TAC-2010-039  
**PETITIONER:** City of Grand Junction  
**LOCATION:** Citywide  
**STAFF:** Lisa Cox

**General Discussion/Other Business**

**Nonscheduled Citizens and/or Visitors**

**Adjournment**

**Attach 2  
R&A Subdivision**

CITY OF GRAND JUNCTION  
PLANNING COMMISSION

MEETING DATE: May 11, 2010  
STAFF PRESENTATION: Lori Bowers

AGENDA TOPIC: R&A Subdivision Vacation (VR-2009-231)

ACTION REQUESTED: Forward a recommendation of approval to City Council for the vacation of a portion of the Grand Mesa Avenue right-of-way.

BACKGROUND INFORMATION					
Location:		A portion of the Grand Mesa Avenue located at 545 Grand Mesa Avenue			
Applicant:		Ronald and Angelina Ashley			
Existing Land Use:		Residential			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential			
	South	Residential			
	East	Residential			
	West	Residential			
Existing Zoning:		R-8 (Residential 8 units/ acre)			
Proposed Zoning:		Residential Medium (4-8 units/acre)			
Surrounding Zoning:	North	R-8 (Residential 8 units/ acre)			
	South	R-8 (Residential 8 units/ acre)			
	East	R-8 (Residential 8 units/ acre)			
	West	R-8 (Residential 8 units/ acre)			
Growth Plan Designation:		n.a.			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: Request to vacate an unused portion of the Grand Mesa Avenue right-of-way.

RECOMMENDATION: Recommendation of approval to City Council

## ANALYSIS

### 1. Background

The applicants, Ronald and Angelina Ashley, have made a request to vacate a portion of the existing Grand Mesa Avenue right-of-way that runs adjacent to their property. The request to vacate this portion of right-of-way will remove excess right-of-way from Grand Mesa Avenue.

The subdivision was created in 1890 and designated 100 feet of right-of-way to Grand Mesa Avenue in anticipation of a major thoroughfare. In 1908 40 feet of right-of-way was vacated through the recording of Moon and Days Add to Orchard Mesa Heights subdivision leaving the total right-of-way 60 feet. The neighborhood has since been fully developed and maintained as residential for over 100yrs. There are no anticipated changes to the classification of the street from a residential street. The minimum street width for a residential street is 52 feet. This allows the applicant to request 8 feet of right-of-way to be vacated as to not impact the right-of-ways' potential capacity. This vacation will also allow the existing structure to meet the required front yard setback of 20 feet. Without the vacation the existing structure has a front yard setback of 18 feet.

This vacation of this portion of right-of-way will allow the applicants to remove responsibility of maintenance and liability from the city.

### 2. Section 21.02.100 of the Zoning and Development Code

Requests to vacate any public right-of-way or easement must conform to the following:

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

The minimum street width for a residential street is 52 feet. The total existing right-of-way is 60 feet. This allows the applicant to vacate 8 feet as to not impact the Grand Valley Circulation Plan, Comprehensive Plan and all other policies adopted by the City of Grand Junction and any future growth in the area.

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

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

- c. *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.*

Access will not be restricted to any parcel as a result of this vacation.

- d. *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).*

The vacation will not cause any adverse impacts on the health, safety or welfare of the general community and the quality of public facilities. Services provided to any parcel of land will not be reduced if this portion of right-of-way is vacated because there are no services existing in this portion of right-of-way.

- e. *The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter Six of the Zoning and Development Code.*

No services or public facilities will be inhibited by the vacation of this portion of right-of-way because no services exist in the portion being vacated.

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

The portion of right-of-way being requested to be vacated is in excess and is not expected to be used in the future. The vacation will allow the City to transfer responsibility of the land to the residents adjacent to the right-of-way while not reducing potential right-of-way capacity.

## FINDINGS OF FACTS/CONCLUSION

After reviewing the R&A Subdivision Vacation application, VR-2009-231 for the vacation of a portion of the Grand Mesa Avenue right-of-way, the following finding of facts and conclusion has been determined:

- 1.) The request is consistent with the goals and polices of the Comprehensive Plan
- 2.) The review criteria in Section 21.02.100 of the Zoning and Development Code have all been met.

## STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the request to vacate a portion of the Grand Mesa Avenue, VR-2009-231, to the City Council with the findings and conclusion listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on the vacation of a portion of the Grand Mesa Avenue right-of-way adjacent to 545 Grand Mesa Avenue, VR-2009-231, I move that the Planning Commission forward a recommendation of approval to City Council with the facts and conclusions listed in the staff report.

Attachments:

- Figure 1: Site Location Map
  - Figure 2: Aerial Photo Map
  - Figure 3: Future Land Use Map
  - Figure 4: Existing City and County Zoning Map
  - Figure 5: Blended Residential Map
- Ordinance

# Site Location Map

Figure 1



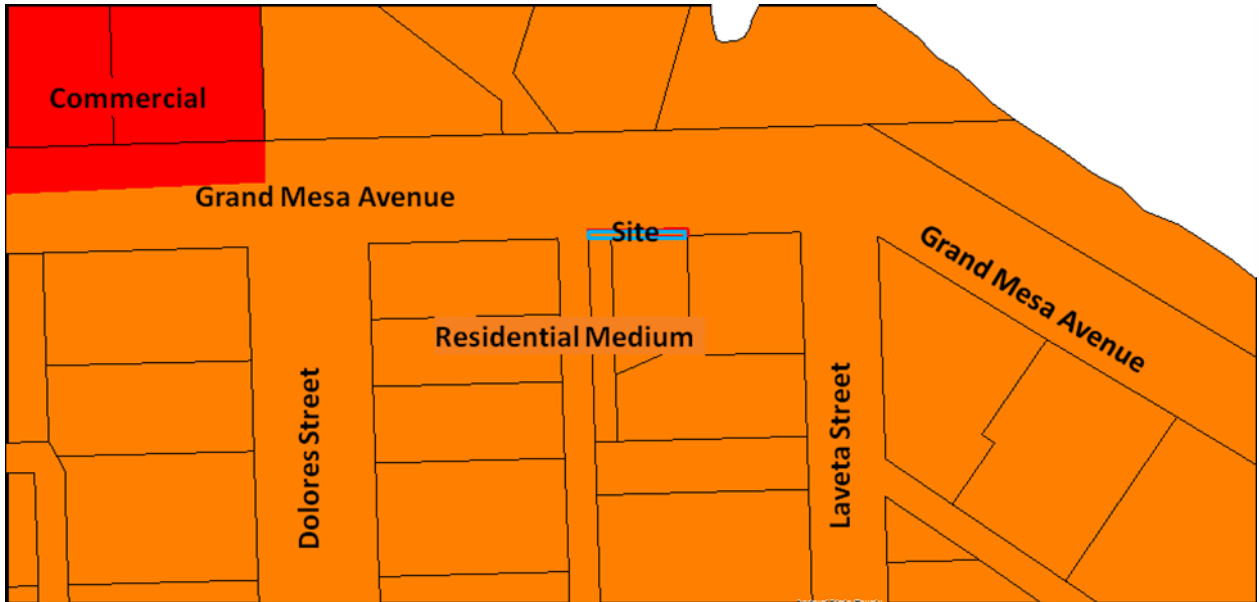
# Aerial Photo Map

Figure 2



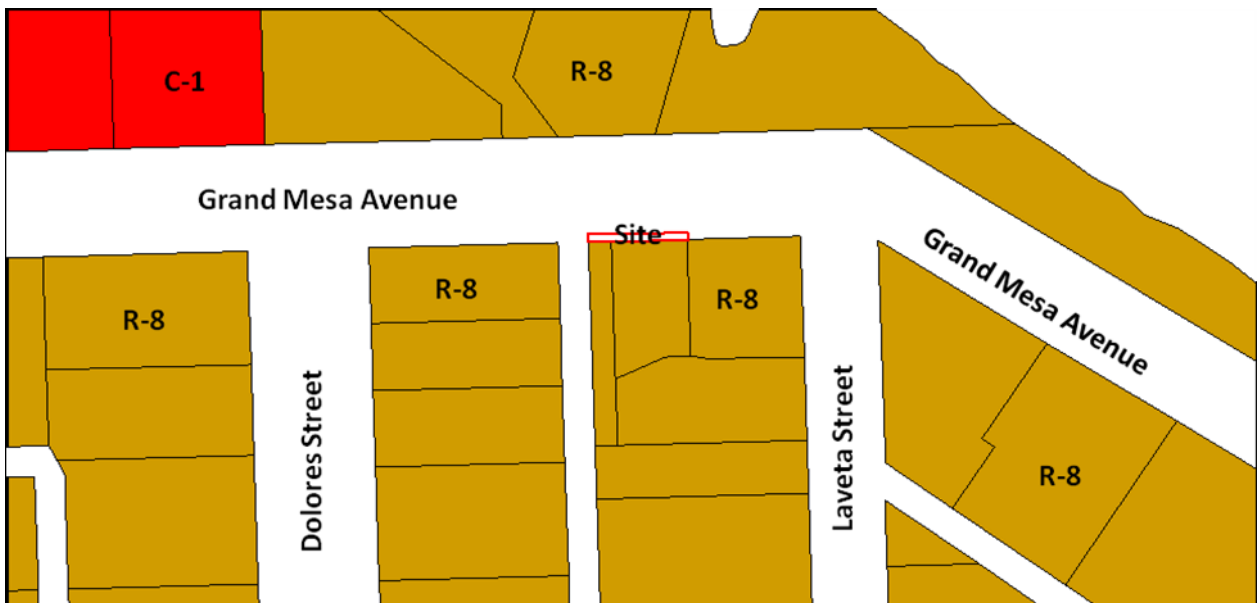
# Future Land Use Map

Figure 3



# Existing City Zoning Map

Figure 4





# Blended Residential Map Figure 5



**CITY OF GRAND JUNCTION**

**ORDINANCE NO.**

**AN ORDINANCE VACATING A PORTION OF THE GRAND MESA AVENUE RIGHT-OF-WAY LOCATED ADJACENT TO 545 GRAND MESA AVENUE**

RECITALS:

A request to vacate a portion of the Grand Mesa Avenue Right-of-Way adjacent 545 Grand Mesa Avenue. This request has been made by Ronald and Angelina Ashley.

The City Council finds that the request to vacate the herein described portion of the Grand Mesa Avenue right-of-way is consistent with the Comprehensive Plan and Section 21.02.100 of the Zoning and Development Code.

The Planning Commission, having heard and considered the request on May 11, 2010, found the criteria of the Zoning and Development Code to have been met, and recommends that the vacation be approved as requested.

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

Beginning at the Northeast corner of Lot 3 in Block 3 of ORCHARD MESA HEIGHTS SUBDIVISION recorded at Reception Number 9891 in the Mesa County Clerk and Recorder's Office; thence N89°58'28"W 65.08 feet to the Northwest corner of the East 15 feet of Lot 5 of said ORCHARD MESA HEIGHTS; thence projecting the West line of said East 15 feet N00°17'05"W 8.00 feet; thence S89°58'28"E 65.08 feet; thence on a line projected Northerly on the East line of said Lot 3, S00°17'17"E 8.00 feet to the point of beginning, contains 260 square feet more or less, City of Grand Junction, County of Mesa and State of Colorado, and as depicted on the attached Exhibit B. (There is no Exhibit A).

Basis of Bearing is per the Mesa County Geographic Information System as Measured between the City of Grand Junction monuments located at the intersections of Grand Mesa Avenue and Delores Street and Grand Mesa Avenue and LaVeta Street.

Introduced for first reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

ATTEST:

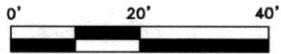
\_\_\_\_\_  
President of City Council

\_\_\_\_\_  
City Clerk

EXHIBIT B



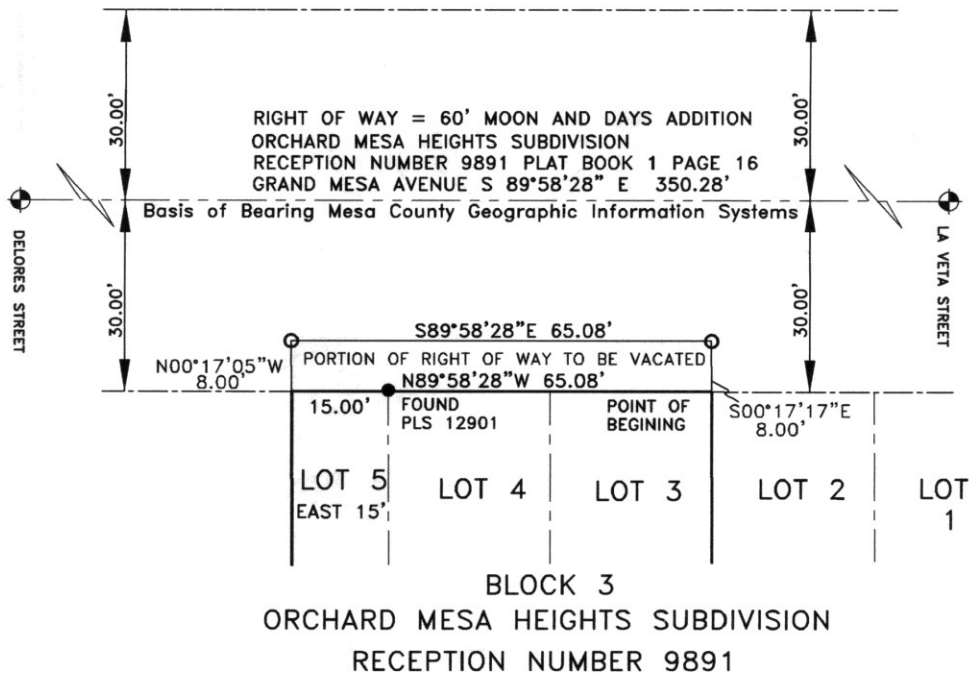
All lined measurements are in US survey feet.



Scale 1"=20'

LEGEND

- FOUND SURVEY MARKER AS DESCRIBED
- ⊕ FOUND CITY MONUMENT
- NO.5 REBAR/CAP L.S. 24943



Cecil D. Caster  
Registered Professional Land Surveyor  
P.L.S. Number 24943

	Monument Surveying Inc.
	741 Rood Ave.
	Grand Junction, CO 81501
245-4189	03-03-10
EXHIBIT B Street Vacation Grand Mesa Avenue	

**Attach 3  
Schooley-Weaver Partnership**

**CITY OF GRAND JUNCTION  
PLANNING COMMISSION**

**MEETING DATE:** May 11, 2010  
**PRESENTER:** Brian Rusche

**AGENDA TOPIC:** Schooley-Weaver Partnership Conditional Use Permit – CUP-2010-008

**ACTION REQUESTED:** Approval of a Conditional Use Permit (CUP)

BACKGROUND INFORMATION				
Location:		104 29 ¾ Road		
Applicants:		Schooley-Weaver Partnership - Owner Vortex Engineering - Representative		
Existing Land Use:		Vacant		
Proposed Land Use:		Gravel Extraction		
Surrounding Land Use:	North	Residential		
	South	Gravel Extraction		
	East	Residential and Vacant		
	West	Residential / Commercial (Trucking Business)		
Existing Zoning:		R-R (Residential Rural – 1 du/ 5ac)		
Proposed Zoning:		Same		
Surrounding Zoning:	North	County RSF-R (Residential Single Family Rural)		
	South	County AFT (Agriculture/Forestry/Transitional)		
	East	County RSF-R (Residential Single Family Rural) County AFT (Agriculture/Forestry/Transitional)		
	West	County RSF-R (Residential Single Family Rural) County PUD (Planned Unit Development)		
Future Land Use Designation:		Rural (5 – 10 ac)		
Zoning within density range?		X	Yes	No

**PROJECT DESCRIPTION:** A request for approval of a Conditional Use Permit to allow a gravel extraction facility in an R-R (Residential Rural) zone district in accordance with Table 3.5 of the 2000 Zoning and Development Code.

**RECOMMENDATION:** Approval of the Conditional Use Permit

## **ANALYSIS:**

### **1. Background**

The subject property was annexed in 2004 as the Fisher Annexation and zoned R-R (Residential Rural). The property consists of 16 acres, with a topography that rises approximately 100 feet above the Orchard Mesa Canal #2. Adjacent to the canal, north of the subject property is a residential neighborhood. Along 29  $\frac{3}{4}$  Road west of the site are three residences. Also along 29  $\frac{3}{4}$  Road is an existing construction and trucking operation on approximately 20 acres, which abuts an existing gravel extraction operation (approved by Mesa County in 1994). The primary road into the property, 29  $\frac{3}{4}$  Road, terminates at the edge of the subject property. This road previously continued south and east through the Mesa County Landfill, but has been closed by the County.

The applicant is requesting a Conditional Use Permit to operate a gravel extraction facility at this location. The intent is to remove all available material from the site within five (5) years. A maximum of 300 trips (150 truck loads) per day would be generated by the use, according to the traffic study. There is no onsite processing with this application. All trucks would use 29  $\frac{3}{4}$  Road, which has been evaluated and found suitable in strength for the proposed level of traffic. Access to US Highway 50 will be granted, with some improvements for traffic flow, by CDOT. Other methods of delivering product from the site were not considered, either because the roads did not meet standards or required crossing of private property.

Out of the entire 16 acres, approximately 7.63 acres would be mined. This area reflects the requirement(s) for a minimum separation from existing residences, the Orchard Mesa Canal #2, and the finished grade necessary for reclamation.

Landscaping buffers are proposed along 29  $\frac{3}{4}$  Road, along the Canal, and at the northeast corner of the property. These buffers are designed by a Landscape Architect to help mitigate some of the visual effects of the proposed gravel extraction operation by providing groupings of plants visible from the rear yards of the adjacent residences. An exhibit has been provided showing view cross sections and approximately site lines from three different residential sites surrounding the operation. Given the difference in terrain between the residences, all but three of which sit below the canal, the existing elevation of the property, which rises approximately 100 feet from the property line to the peak, and the proposed final elevations, which will be reduced gradually by 75 to 90 feet, it is not feasible to create a buffer that will "hide" the proposed operation.

### **2. Section 2.13.C of the 2000 Zoning and Development Code**

This project is being reviewed under the 2000 Zoning and Development Code, which was in place at the time of application, pursuant to Section 21.01.120(b) of the Municipal Code.

Requests for a Conditional Use Permit must demonstrate that the proposed development will comply with all of the following:

- a. All applicable site plan review criteria in Section 2.2.D.4 of the Zoning and Development Code and with the SSID, TEDS and SWMM Manuals.

Section 2.2.D.4

1. Adopted plans and policies such as the Comprehensive Plan, applicable corridor or neighborhood plans, the major street plan, trails plan and the parks plans

The site is currently zoned R-R (Residential Rural) with the Comprehensive Plan Future Land Use Map identifying this area as Rural (5-10 ac/du). The Residential Blended Map identifies this site as Rural (up to 5 du/ac). As gravel extraction is allowed, through approval of a CUP, the proposed use is in compliance with the adopted plans and policies of the Comprehensive Plan. The proposal is in compliance with zoning policies which require a gravel extraction operation to obtain a Conditional Use Permit. There is no applicable neighborhood plan. The proposal is in conformance with the SSID, TEDS, and SWMM manuals.

2. Conditions of any prior approvals

There are no prior approvals on the site.

3. Other Code requirements including rules of the zoning district, applicable use specific standards of Chapter Three of the Zoning and Development Code and the design and improvement standards of Chapter Six of the Code

Landscaping along the perimeter of the operation will be provided according to the attached landscaping plan.

4. Quality site design practices

The proposal has been reviewed by staff for quality design. The proposed access, screening, phasing, and reclamation have been found to be consistent with adopted standards and address the site's inherent constraints, which include the existing topography, the proximity of residences, the existing canal, the boundaries of the property, and the underlying geology.

- b. The underlying zoning district's standards established in Chapter Three of the Zoning and Development Code

The proposed project is in conformance with Table 3.5 (Use Matrix – 2000 Zoning and Development Code), which requires a Conditional Use Permit for a mining operation in an R-R (Residential Rural) Zone District.

- c. The use-specific standards established in Chapters Three and Four of the Zoning and Development Code
- d. Section 4.3.K states the specific standards associated with Mineral Extraction. The proposed operation has been found to be in conformance with specific setbacks and buffer criteria when adjacent to residential uses, along with hours of operation. All State and Federal Permits will be obtained and proof thereof provided to the City prior to commencement of operations.

The applicant has outlined specific site standards within Section 4.3.K within the revised General Project Report, which is attached.

- e. Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to, schools, parks, hospitals, business and commercial facilities, and transportation facilities.

An existing Gravel Extraction Facility, which includes materials processing, is located to the south of the subject property; however, the two properties do not share common access and have been unable to reach any mutual agreement(s) regarding shared use of infrastructure or resources. In addition, a construction and trucking facility exist on 29 <sup>3</sup>/<sub>4</sub> Road. 29 <sup>3</sup>/<sub>4</sub> Road provides direct access to US Highway 50 and the rest of the Grand Valley.

The adjacent residential neighborhood sits significantly lower in elevation than the proposed operation, making any sort of materials extraction noticeable. However, the applicant anticipates that all of the material that can be removed, given the regulatory constraints, will be removed within five (5) years, allowing the property to be reclaimed. During the operation, the applicant will be required to provide landscaping, noise and dust control, storm water management, and other site upkeep practices, not unlike a construction site.

- f. Compatibility with and protection of neighboring properties through measures such as:

1. Protection of privacy

Proposed grades will be sloped into the site as the material is removed, according to the applicant. The landscaping around the site, along with the elevation cross section, including with this report, demonstrate the applicant's response to this question.

2. Protection of use and enjoyment

Hours of operation will be limited to 6am to 6pm on weekdays only. No on-site crushing or processing will take place.

3. Compatible design and integration

The entrance to the site will be paved. As the material is removed, the slopes will be graded inward, which will mitigate storm water along with providing a natural buffer to the operation as it continues mining downward.

**FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:**

After reviewing the Schooley-Weaver Gravel Pit application, CUP-2010-008 for a Conditional Use Permit, I make the following findings of fact, conclusions and conditions:

1. The requested Conditional Use Permit is consistent with the Comprehensive Plan.
2. The review criteria in Section 2.13.C of the 2000 Zoning and Development Code have all been met.
3. No signage, except for emergency contact information, is proposed.
4. Approval of the project being conditioned upon:
  - The Conditional Use Permit shall be approved for five (5) years, as outlined in the General Project Report, with the option of an administrative extension of two (2) years, pursuant to Section 4.3.K.3.w.
  - The Conditional Use Permit shall be administratively reviewed by staff three (3) years after approval, to ensure that the proposed use meets the criteria of approval, including compliance with specific use standards of Section 4.3.K, as may be amended.
  - If complaints about the proposed operation are received, the appropriate administrative review, pursuant to adopted Code, shall occur, depending on the nature of the complaint.
  - All required local, state, and federal permits for the operation of the project shall be obtained and maintained. Copies shall be provided.

**STAFF RECOMMENDATION:**

I recommend that the Planning Commission approve the requested Conditional Use Permit, CUP-2010-008 with the findings, conclusions and conditions of approval listed above.



**RECOMMENDED PLANNING COMMISSION MOTION:**

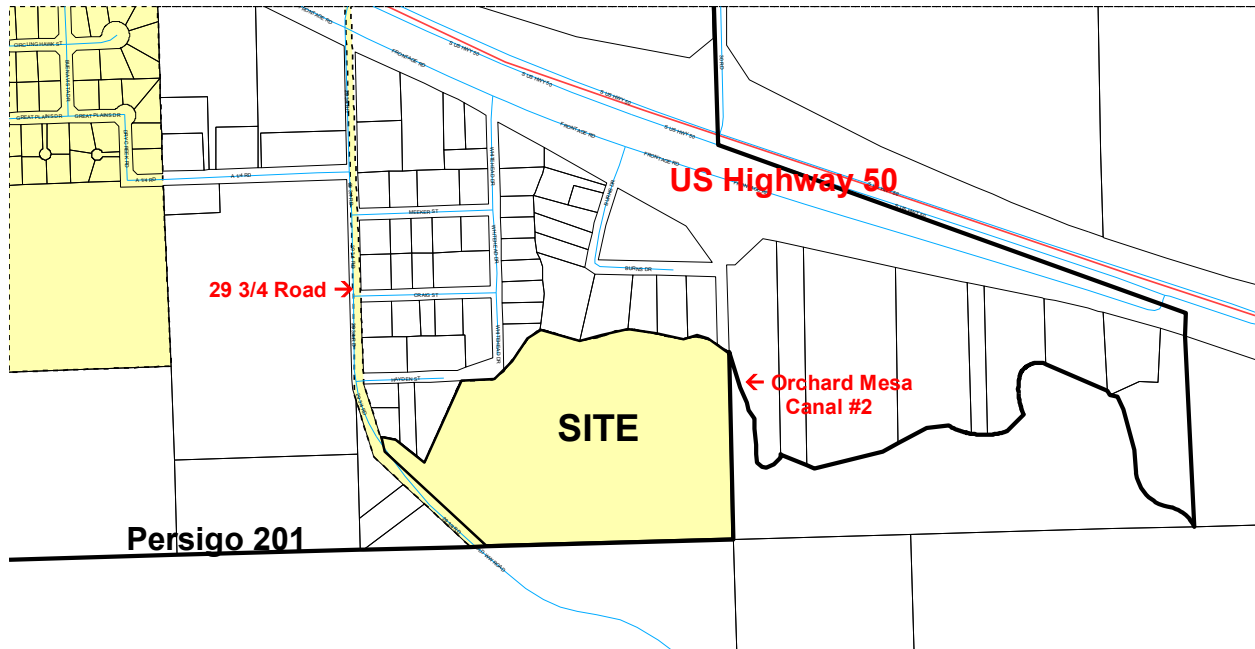
Mr. Chairman, on the request for a Conditional Use Permit for the Schooley-Weaver Gravel Pit application, number CUP-2010-008 to be located at 104 29 <sup>3</sup>/<sub>4</sub> Road, I move that the Planning Commission approve the Conditional Use Permit with the facts, conclusions and conditions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo Map  
Comprehensive Plan Map / Existing City and County Zoning Map  
Blended Residential Map  
General Project Report  
Site Plan  
Grading Plan  
Stormwater Management Plan  
Haul Road Plan  
Haul Road Letter  
Adjacent Property Exhibit  
Landscape Plan  
Letter(s) of Support  
Letter(s) of Objection

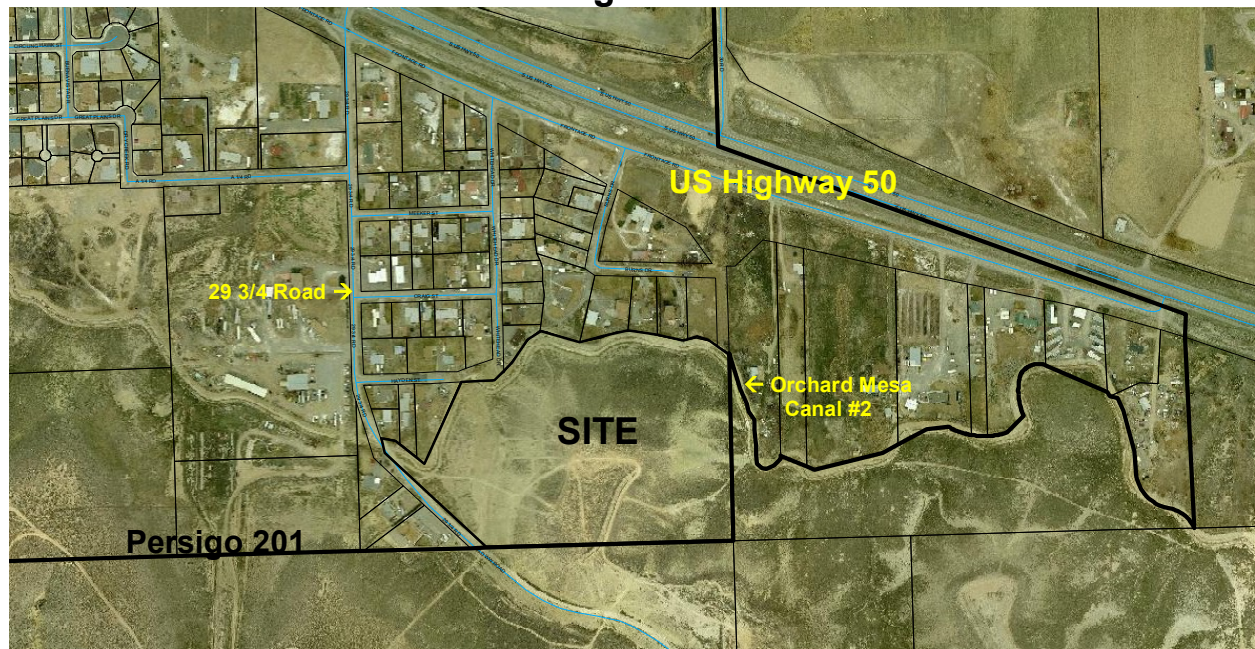
# Site Location Map

Figure 1



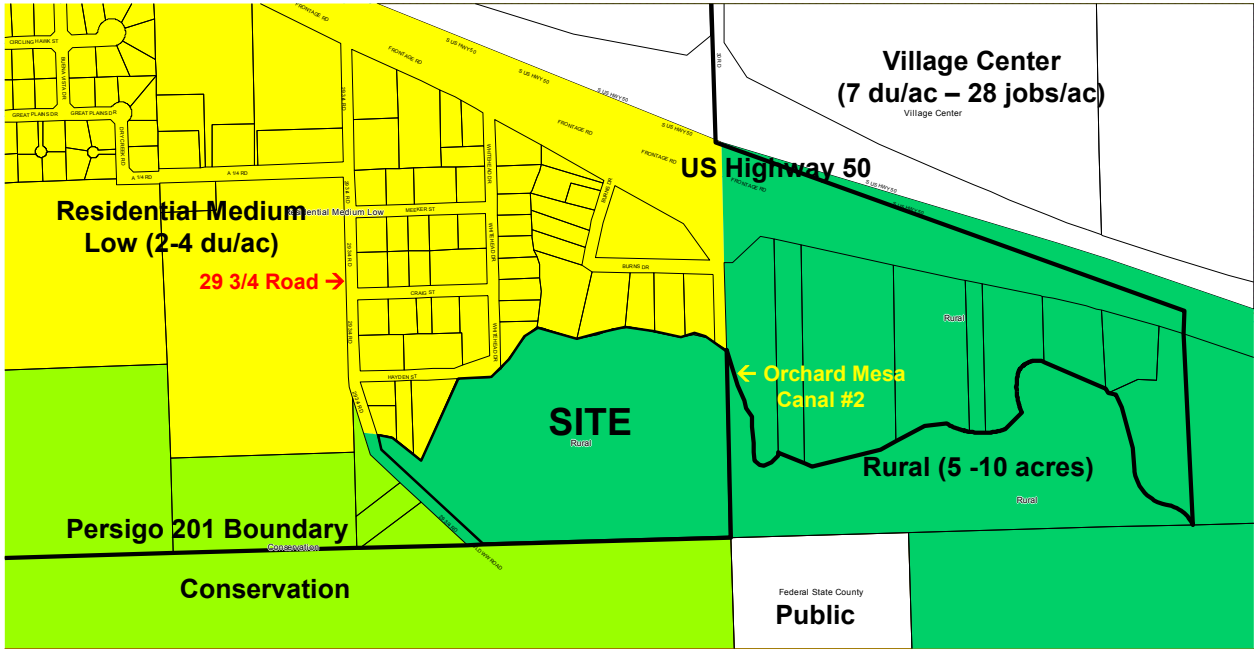
# Aerial Photo Map

Figure 2



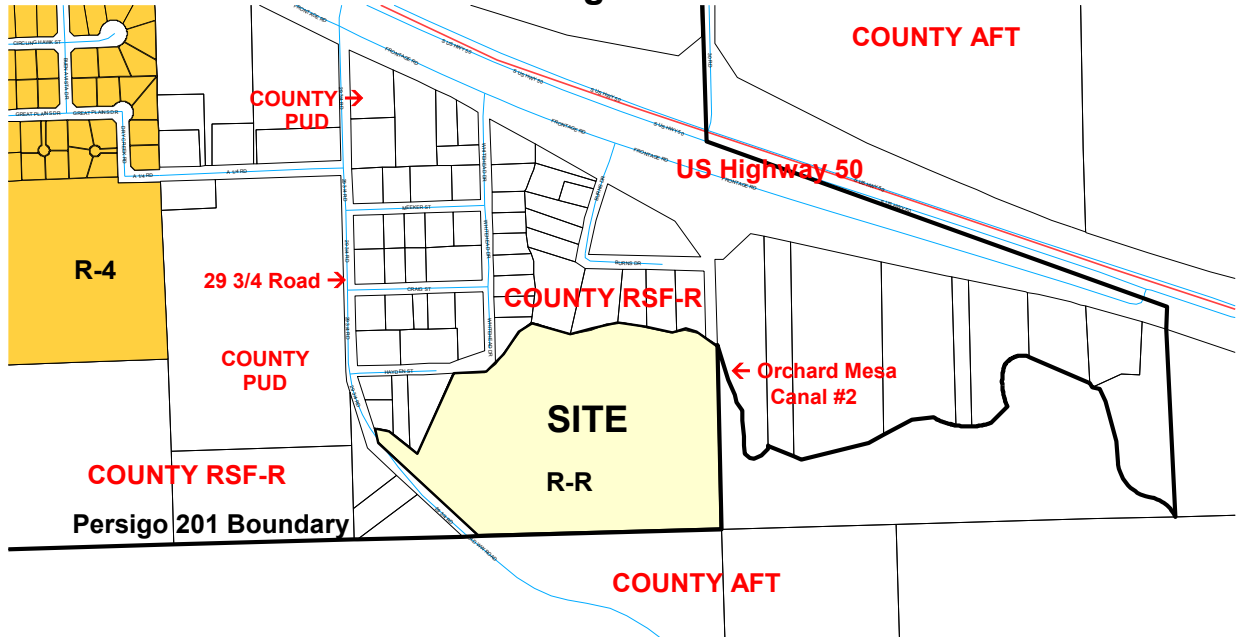
# Comprehensive Plan Map

Figure 3



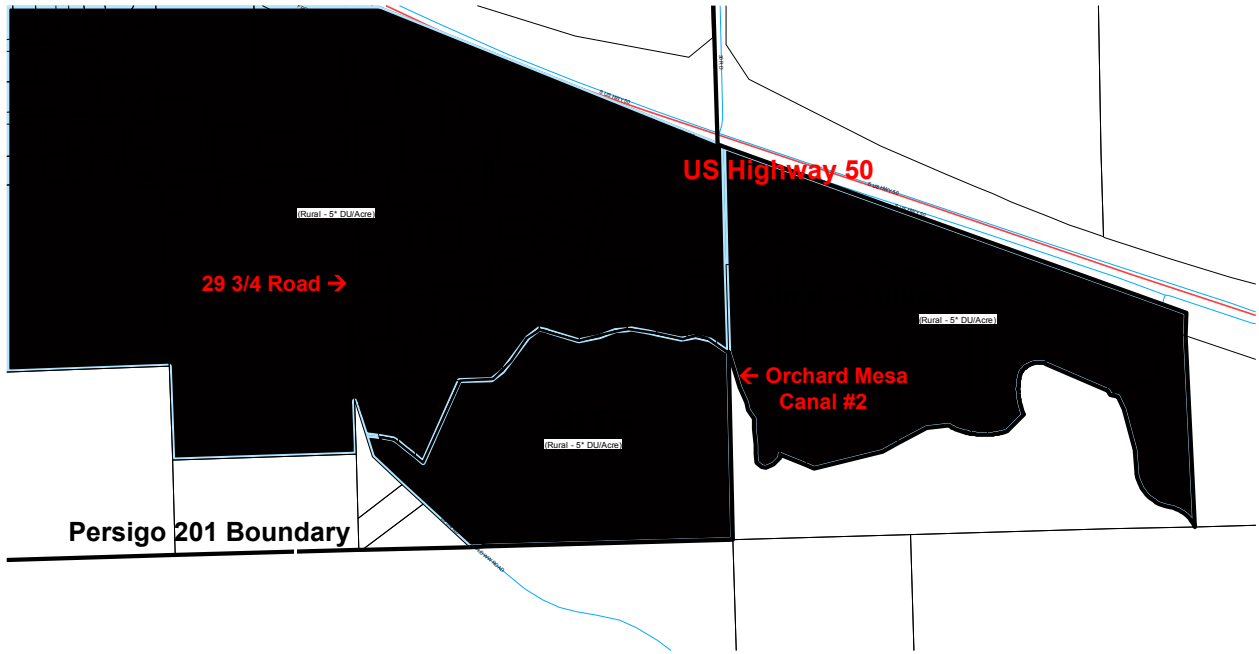
# Existing City and County Zoning

Figure 4



# Blended Residential Map

Figure 5



**General Project Report  
For  
Schooley/Weaver Gravel Pit**

Date: December 1, 2009  
Revised March 31, 2010

Prepared by: Les Crawford PE  
Vortex Engineering, Inc.  
1168 East Via Le Paz Drive  
Fruita, CO 81521  
970-245-9051  
VEI # F08-016

Type of Design: Conditional Use Permit – Gravel Extraction

Owner: Schooley/Weaver Partnership  
395 West Valley Circle  
Grand Junction, CO 81507

Property address: 104 29 ¾ Rd.  
Orchard Mesa, CO 81505

Tax schedule No.: 2943-324-10-001

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**Exhibit 'A' – Location Map**

## **Project Description**

The purpose of this General Project Report is to provide a general review and discussion of the Site, Zoning, and Planning of the subject site for Staff to properly determine the compliance with all Conditional Use Permit requirements.

### **A. Property Location**

The site is located along the east side of 29 ¼ Road, south of Hwy 50 in the Orchard Mesa area of Grand Junction, Colorado at 104 29 ¼ Rd.

Please reference Exhibit 'A'—Vicinity Map within this report for further information.

### **B. Legal and Acreage**

By legal description, the property is described as Lot 1, Block 9, of the Burns Subdivision, Section 32, Township 1 South, Range 1 East in Mesa County, Colorado.

The property is approximately 16.0 acres in size and is currently undeveloped. The property does not appear to be utilized for any specific purpose. Sparse natural vegetation covers the parcel.

### **C. Proposed Use**

The 16.0 acre parcel is planned to be mined for construction materials. No onsite crushing or processing of materials is proposed. The topsoil will be used to supplement landscape areas and will not be stockpiled on site. The pit-run gravel will be extracted and removed from the site. Water for dust control and irrigation will be hauled to the site. When the extraction process is completed topsoil will be imported as needed and distributed evenly over the disturbed area and covered with a native seed mix. Per the Reclamation Plan copies of the State Reclamation Plan and Permit Application, State Apen, State Stormwater, and CDOT Access Permit Application are incorporated with this CUP application

### **Public Benefit**

This development is an excellent opportunity to provide an important community resource in this area by providing much needed construction aggregate for the 29 Road Overpass at the Union Pacific Railroad.

## **I. Project Compliance, Compatibility and Impact**

### **A. Adopted Plans**

#### **Orchard Mesa Neighborhood/ City of Grand Junction Growth Plan**

This site is located within the Orchard Mesa Neighborhood Plan, revised July 13 & August 16, 2000. This CUP is not in conflict with the neighborhood plan.

**B. Land Use**

This property was platted as part of the Burns Subdivision on June 15, 1950 and recorded in the land records of Mesa County, Colorado under Liber 7, Folio 63.

The property was annexed into the City of Grand Junction pursuant to the Persigio Agreement.

The site is bounded on the west by 29 ¼ Rd, various county residential uses to the north and east, various county residential and commercial to the west and vacant ground to the south.

<b>Existing Land Use:</b>		Undeveloped
<b>Proposed Land Use:</b>		Gravel Extraction
<b>Surrounding Land Use:</b>	North	Residential Medium Low, 2-4 du/ac
	South	Vacant (county landfill)
	East	Rural, 5-35 ac/du
	West	Conservation/Residential Medium Low, 2-4 du/ac
<b>Existing Zoning</b>		R-R (Rural Residential, 1 unit per 5 acres)
<b>Surrounding Zoning:</b>	North	County RSF-R
	South	County AFT
	East	County RSF-R
	West	County RSF-R/Planned Commercial

**C. Site Access and Traffic Patterns**

Currently the site is accessed from 29 ¼ Rd which is a 2-lane, no median, paved, County owned and maintained roadway. The existing Right-of-Way of 29 ¼ Rd. is approximately 38'. The ultimate Right-of-Way of 29 ¼ Rd. is 60'.

Portions of the 29 ¼ Road Right-of-Way were annexed into the City of Grand Junction with this site. Staff has suggested the full width of 29 ¼ Road might be annexed at this time. This applicant will work with the City towards that goal.

**A Level III Traffic Impact Study** was prepared by Turnkey Consulting. It evaluated accessing the SH-50 intersection at 29 ¼ Road with two alternatives.

Alternative #1 – 29 ¼ Road to SH-50.

Alternative #2 – 30 Road to South Frontage Road to 29 ¼ Road to SH-50.

Both alternatives create the same impact on SH-50 however, the 30 Road Alternative would require a haul road in excess of 12% grade from the crossing over the canal to the South Frontage Road within a 30 foot wide right of way. Additional right of way would be required and both TED and CDOT design exceptions that are difficult to support would be required for Alternate #2. Alternate #1 (29 ¼ Road to SH-50) was chosen as the preferred alternative.



A CDOT Access Permit will be required and signalization is not warranted. Recommended improvements to SH-50 include:

1. Extend existing eastbound left turn decel lane by 40 feet.
2. Restripe SH-50 to install a 1,182 foot long northbound to westbound left turn acceleration lane.

A copy of the CDOT Access Permit application including a layout of the proposed improvements is incorporated with this CUP application. Delegation of Authority letters from the City of Grand Junction and Mesa County for the CDOT Access Permit at SH-50 and 29 ¼ Road were submitted to CDOT and are incorporated with this application.

The Traffic Impact Study is incorporated within this CUP application.

A Haul Route Plan is incorporated within this CUP application. SH-50 is the nearest Truck Route. The intended use is temporary with a typical Conditional Use Permit from the City being valid for 5 years. Alternative haul routes explored include:

- An alternate route using the southern leg of the 30 Road is not proposed to be built in time for use by Schooley-Weaver. An additional obstacle is the insufficient width of 30 Road Right-of-Way south of the Frontage Road. The 30 Road Alternative would require a haul road in excess of 12% grade from the crossing over the canal to the South Frontage Road within a 30 foot wide right of way. Additional right of way would be needed from adjacent property owners and both TED and CDOT design exceptions that are difficult to support would be required
- An alternate route to Whitehead Drive, north of the canal is restricted by the 20 foot grade differential below the canal. In addition, a haul route through the abutting neighborhood is undesirable.
- A request for an alternate access route via the existing road to the south across the Ducray property was refused by Mrs. Ducray.

Use of the 29 ¼ Road intersection will require temporary improvements to SH-50. The improvements proposed in the CDOT Access permit include adding a left turn to west bound SH-50 accel lane and the restriping of existing lane widths from 12-feet to 11-feet. The existing 76-foot wide roadway can accommodate the temporary alterations with minimal disturbance to existing users.

**EXISTING HIGHWAY 50 STRIPING:**

Four 12-foot through lanes  
One 12-foot left turn lane  
One 4-foot median  
One 12-foot right turn lane  
One 12-foot right turn westbound accel lane  
Two 2.5-foot shoulders  
**TOTAL WIDTH 93 FEET**

**PROPOSED HIGHWAY 50 STRIPING:**

Four 11-foot through lanes  
One 11-foot left turn lane  
No 4-foot median  
*One 11-foot left turn westbound accel lane*  
One 11-foot right turn lane  
One 11-foot right turn westbound accel lane  
Two 2.5-foot shoulders  
**TOTAL WIDTH 93 FEET**

A supplemental Geotechnical Report included cores of 29 ¼ Road to establish the adequacy of its structural strength and condition. Three borings of the existing pavement revealed 8 to 9 inches of asphalt over a 6 inch road base. This road section appears more than adequate for the proposed use.

It is worth noting that 29 ¼ Road was built as the haul road to the landfill to the south and operated successfully for many years. The Ducray trucking operations are currently using the road as the only access to SH-50 from their 13-acre site.

#### **D. Effects on Utilities**

##### **Electric**

The provider for electric service in this area is Grand Valley Power Company.

This CUP will not require electric service.

##### **Water**

The provider for water service in this area is Ute Water Conservancy District. It is anticipated that an off-site 8"-12" water main extension of approximately 2,000' will be required with the future development of this property. A 2" water line is located in Hayden St. and 29 ¼ Rd. An 8" water main is located at the south side of Hwy 50. The service boundary for Ute Water will need to be amended to allow this property to obtain service from the Ute Water Company.

However this CUP will not require water service. Water for dust control will be hauled to the site. Ute Water will not provide water for temporary irrigation. Therefore, the landscape plan provided for hauling irrigation water.

##### **Sewer**

The provider for sewer service in this area is the Orchard Mesa Sanitation District. It is not presently anticipated that an off-site sewer main extension will be required with the future development of this property. An 8" sewer line is located in the middle of the west lane of 29 ¼ Rd. According to the Orchard Mesa Sanitation District, the 8" main in 29 ¼ Rd. has adequate capacity.

This CUP will not require sanitary sewer service.

##### **Storm Drainage**

This property is located in the Orchard Mesa Drainage Basin. The watershed in this region slopes from the south to the north, ultimately draining to the Colorado River. The lowest elevations on this site occur along the northern boundary of the property adjacent to the Orchard Mesa Canal #2.

This site currently accepts off-site drainage from the southern property and 29 ¼ rd. to the west. These off-site areas are undeveloped vacant ground in composition. A roadside swale presently drains a portion of the site to the north dissipating alongside the drainage canal at the northern boundary. Drainage is generally from the south to the north. Similar existing topography directs and conveys all offsite runoff from the south east to the east and north east towards the canal.

The original drainage report proposed on-site retention of the storm water runoff. Subsequent borings and percolation tests performed by Huddleston-Berry Geotechnical Engineers have discovered prohibitive limitations in the soil below the proposed retention basin location(s). The Revised Drainage Report (Rev 1) will utilize a single Detention Basin to capture the 10-yr and

100-yr storm events from the mined areas and to provide a Water Quality function. No changes in drainage patterns or increase in runoff rates is proposed for undisturbed areas.

This CUP will not require any offsite storm drainage improvements.

This CUP will not impact any offsite or downstream storm drain.

#### **Natural Gas**

The provider for gas service in this area is Xcel Energy. A 3" Mil wrapped gas main is located at the intersection of 29 ¾ Rd. & HWY 50 approximately 5' north of the southern right-of-way line of HWY 50. This main has approximately 60 psi pressure. A 2" mil wrapped line is located in 29 ¾ Rd. approximately 15' west of the right-of-way line. This line extends approximately 487' south past the intersection of Hayden Dr. and 29 ¾ Rd. It is anticipated that this main will have the capacity to service future development.

This CUP will not require natural gas service.

#### **Telephone**

The provider for telephone service in this area is U.S. West. It is estimated that there is adequate capacity to service future development.

This CUP will not require telephone service.

#### **Cable Television**

The provider for cable service in this area is Bresnan. It is estimated that there is adequate capacity to service future development.

This CUP will not require cable TV service.

#### **Irrigation**

The provider for irrigation service in this general area is the Orchard Mesa Irrigation District (OMID). However, this site is not within their district boundary. This property has never been irrigated and does not have an irrigation source. Irrigation is NOT available from the Orchard Mesa Irrigation District Canal #2 that crosses the property. This site may not be annexed into the OMID.

This CUP will not require permanent irrigation service. Water for dust control will be hauled to the site. Ute Water will not provide water for irrigation. Therefore, the landscape plan provides for hauling of irrigation water.

### **E. Effects on Public Services**

#### **Fire Protection**

The provider for Fire Protection service in this area is the Grand Junction Rural Fire District.

This CUP will have a minimal impact on Fire Protection resources as no structures or permanent storage is proposed with this CUP.

**Police Protection**

The provider for Police Protection service in this area is the City of Grand Junction Police Department & the Mesa County Sheriff's Department.

This CUP will have a minimal impact on Police Protection resources. No structures or permanent

**School District**

The provider for public education in this area is Mesa County School District 51.

This CUP will not have an impact on the existing facilities in terms of capacity.

**Parks/Trails**

Presently no neighborhood parks or trails exist in this area of Orchard Mesa.

This CUP does not propose any parks or trails.

**F. Site Soils**

According to the Natural Resource Conservation Service (NRCS), the soils across the site consist of two predominant families. The first being the "Badlands-Deaver-Chipeta Complex", 25 to 99 percent slopes. The Badlands-Deaver-Chipeta Complex family consists of moderately steep to very steep barren land dissected by many intermittent drainage channels. The areas are ordinarily not stony. Runoff is very rapid and erosion is active. They are composed of well drained soils formed in Residium from the shale on uplands. Typically, the surface layer is very cobbly Silty Clay loam about 3 inches thick. The underlying layer is clay to a depth of 27 inches and is underlain by shale at a depth of 30 inches or more. Hydrologic Soils Group "C-D".

The second being the "Persayo Silty Clay Loam", 5 to 12 percent slopes (Cc). The Persayo Silty Clay Loam family consists of shallow, well drained soils formed in Residium from the shale on ridge crests, side slopes, and toe slopes. Typically, the surface layer is Silty Clay loam about 2 inches thick. The underlying layer is clay to a depth of 13 inches thick. Weathered Shale is at a depth of 15 inches. Hydrologic Soils Group "D".

**G. Site Geology**

The property is a large knoll with significant topographic relief, with elevations ranging more than 100 feet. Due to grades and the Orchard Mesa Canal #2 that borders the property on the north, the only access that can be provided to the property is from the existing 29 ¼ Road to the west.

The subject site has significant topography, with elevations peaking at 4936, descending to 4832. A natural plateau exists on site and dominates much of the property. The entire site slopes to the north to the Orchard Mesa Canal #2 located along the northern boundary.

A Geotechnical & Geological Hazard Investigation for proposed gravel resource extraction was conducted by Huddleston - Berry Engineering and Testing and their report is incorporated in this submittal.

"No geologic hazards were identified which would preclude resource extraction at this site."

## **H. Hours of Operation**

Proposed Operations are from 6 am to 6 pm Monday through Friday. No operations will occur on national holidays or weekends.

## **I. Number of Employees**

No resident onsite employees are planned. Truck drivers and equipment operators will total approximately 20. Employee parking and overnight truck storage and maintenance is accommodated offsite.

## **J. Signs**

Public Safety signs are proposed along the fence. An identification sign package is not proposed at this time. If a sign is proposed at this site in the future it will comply with the Mesa County Sign Regulations and approval processes.

## **K. Review Criteria**

The City of Grand Junction Land Use Code (LUC), Chapter 2.13 Conditional Use Permits (CUPs) outlines five Approval Criteria:

1. **Site Plan Review Standards.**  
This CUP complies with the adopted standards within Section 2.2.D.4 and the standards within the SSID, TEDS and SWMM Manuals.
2. **District Standards**  
This CUP Complies with all underlying zoning district standards of Chapter 3 of the LUC.
3. **Specific Standards**  
The LUC Chapter 4.K.2.d Mineral Extraction... outlines Specific Standards for Gravel Mining operations
  1. **Description:** The 16.0 acre parcel is planned to be mined for construction materials. No onsite crushing, processing or storage of materials is proposed. No accessory structures are proposed. No topsoil or overburden will be stockpiled on site.
  2. **Extraction Plan:** The Site Plan incorporates the information required including delimitation of the 7.5 acres to be mined. No excavation is proposed within 30 feet of a property line or canal. No excavation is proposed within 125 feet of any structure. No structures or processing equipment is proposed.

Work hours are 6 am to 6 pm Monday through Friday. No operations are scheduled on national holidays or weekends. Excavators and front end loaders will be used to top-load the dump trucks. A water truck will be used to haul water for dust control and landscape

irrigation. Total extraction will be approximately 500,000 tons. Application of surfactants as needed will provide additional dust control

The topsoil stockpile has been removed from the proposal. Onsite topsoil will be used to supplement the landscaping areas. Topsoil will be brought onsite as needed when extraction activities cease and the site reclaimed.

3. **Reclamation Plan:** A copy of the detailed Reclamation Plan submitted to the State is incorporated with this CUP application under separate cover.
4. **Topography:** Existing and proposed contours are shown on the Site Plan.
5. **Vegetation:** The site has only scattered desert vegetation. The Colorado Division of Wildlife characterized the site as: As with all gravel mining operations reclamation is a very important step for final project conclusion. The subject parcel contains several vegetation species important to wildlife. They are: Wyoming sage brush, *Artemisia tridentata wyomingensis*; needle & thread, *Stipa comata*; Indian rice grass, *Oryzopsis hymenoides* and four wing saltbush, *Artiplex canescens*. The site also contains several non-native, undesirable species; they are cheat grass, *Bromus tectorum* and Russian thistle, *Salsola kali*, and halogeton, *Halogeton glomeratus*. If this property is not immediately developed with urban uses following completion of the gravel extraction reclamation efforts should include an integrated vegetation management plan that includes native revegetation and rigorous weed management component. The Reclamation Plan leaves much gentler slopes than exist currently and the disturbed ground will be seeded with a native seed mix after topsoil is redistributed. No irrigation water is available. All disturbed areas slope towards the onsite retention areas.
6. **Landscaping/buffering:** Landscape plans have been complete by a licensed Landscape Architect and landscape screening and buffering have been designed to meet city code. The goal of the landscape plan is to create a natural landscape buffer around the proposed gravel pit. Native and xeric plant materials are to be used in the landscape buffers. The reclamation/ landscape plan has added a native seed mix that has been reviewed by the DNR. The proposed landscaping is to be irrigated by a drip system that will use water trucked to the site. Each landscape area will have a point of connection for the water to be delivered to each irrigation zone. The landscape irrigation schedule shall be: two times per week for the first growing season, one time each week for the second growing season, and as needed for the third growing season.
7. **Estimated Reclamation Costs:** The total reclamation costs of distributing the topsoil and reseeding with the native seed mix is included in the cost estimate "Exhibit B".
8. **Drainage Plan & Report:** A Final Drainage Report (Rev 1) that includes calculations for sizing of the onsite Detention Basin is incorporated within this CUP application. The SWMM requirement of containing the runoff from 1.44 inches of rainfall in a 3-hour 100-year storm has been exceeded. The four foot deep Detention Basins will fill to less than 1.5 feet of depth and release the detained runoff over 48 hours. No runoff from any disturbed area will leave the site. And there will not be any increase in natural runoff from any part of the site. There are no floodplains or jurisdictional wetlands on site. The Detention Basin has been located completely within the excavation/disturbed area.

9. **Traffic:** A Level III Traffic Impact Study was prepared by Turnkey Consulting and is incorporated within this CUP application. Its findings and recommendations are included in other paragraphs of this General Project Report.
10. **Erosion Control Plan:** An Erosion Control Plan is incorporated within this CUP application. All disturbed areas will be graded towards the Detention Basin preventing any sediment from leaving the site. The Detention Basin is more than double the required size and has more than two feet of freeboard. Dust control will be managed by hauled water and chemical surfactants during mining operations.

The LUC Chapter 4.K.3 Standards identifies setbacks, minimum slopes and other requirements that are all met or exceeded with this proposed CUP. All requirements established by Mesa County Health Department, State Health Department, Colorado Air Quality Control Commission, State of Colorado Division of Reclamation, Mining and Safety, and Colorado Department of Transportation are met by this CUP application.

#### 4. Availability of Complementary Uses

The primary resource complementary to this CUP is the availability of a major transportation corridor within a few hundred feet. SH-50 (a truck route) and 29 Road (a major arterial) provide a safe and appropriate haul route for the transport of aggregate materials to the 29 Road overpass at the Union Pacific Railroad.

#### 5. Compatibility with Adjoining Uses

- **Protection of Privacy:** Proposed grades are sloped into the disturbed area concealing most of the extraction operations from the back yards of the neighbors to the north and east. The land to the south is vacant. The back yards of the three residences to the west face away from the site. An adjacent property exhibit with typical cross sections and sight lines is incorporated with is application to demonstrate how the natural topography of the site and the significant vertical drop below the canal screen and limit the visibility of mining operation by the closest neighbors.
- **Protection of Use & Enjoyment:** With the hours of operations limited to weekdays only, only minor disturbances are expected during the workday. No operations are allowed evenings, nights, weekends or holidays. No processing or crushing operations are proposed onsite. The extraction operations will be primarily during the construction of the 29 Road Overpass in 2010. The haul route will utilize 29 ¾ Road to SH-50. This road extends to the south and was used by truck traffic to the landfill for many years. It continues to be used for trucking operations by the DuCray construction facilities on 29 ¾ Road and others.
- **Compatible Design:** No structures or accessory structures are proposed by this CUP application. Only minimal equipment will remain onsite overnight. The site entrance will be paved to the edge of the right of way and an anti-tracking pad will be constructed at the entrance to minimize materials being carried onto 29 ¾ Road. No outdoor lighting is proposed. No noxious odors or emissions emanate from this type of extraction operation. With the proposed slopes graded inward, neighbors will not be subjected to the noise levels normally found on a construction site.

## II. Development Schedule & Phasing

The extraction of aggregate materials is primarily intended for the use in constructing the 29 Road Overpass at the Union Pacific Railroad during 2010. Only minor extraction of materials may occur during the remainder of the 5 year permit. Reclamation per the State Reclamation Permit will be completed prior to the expiration of the CUP. No phasing is proposed.

	2010	2011	2012	2013	2014	2015
PERMITTING	■					
LANDSCAPING	■					
EXTRACTION	■	■	■	■	■	■
RECLAMATION						■

## III. Limitations/Restrictions

This report is a site-specific investigation and is applicable only for the client for whom our work was performed. Use of this report under other circumstances is not an appropriate application of this document. This report is a product of Vortex Engineering and Architecture Incorporated and is to be taken in its entirety. Excerpts from this report may be taken out of context and may not convey the true intent of the report. It is the owner's and owner's agent's responsibility to read this report and become familiar with recommendations and findings contained herein. Should any discrepancies be found, they must be reported to the preparing engineer within 5 days.

The recommendations and findings outlined in this report are based on: 1) The site visit and discussion with the owner, 2) the site conditions disclosed at the specific time of the site investigation of reference, 3) various conversations with planners and utility companies, and 4) a general review of the zoning, growth plan, and transportation manuals. Vortex Engineering and Architecture, Inc. assumes no liability for the accuracy or completeness of information furnished by the client or municipality/agency personnel. Site conditions are subject to external environmental effects and may change over time. Use of this report under different site conditions is inappropriate. If it becomes apparent that current site conditions vary from those reported, the design engineer should be contacted to develop any required report modifications. Vortex Engineering and Architecture, Inc. is not responsible and accepts no liability for any variation of assumed information.

Vortex Engineering and Architecture, Inc. represents this report has been prepared within the limits prescribed by the owner and in accordance with the current accepted practice of the civil engineering profession in the area. No warranty or representation either expressed or implied is included or intended in this report or in any of our contracts.

## IV. References

The following manuals and computer web sites were used for this General Project report:

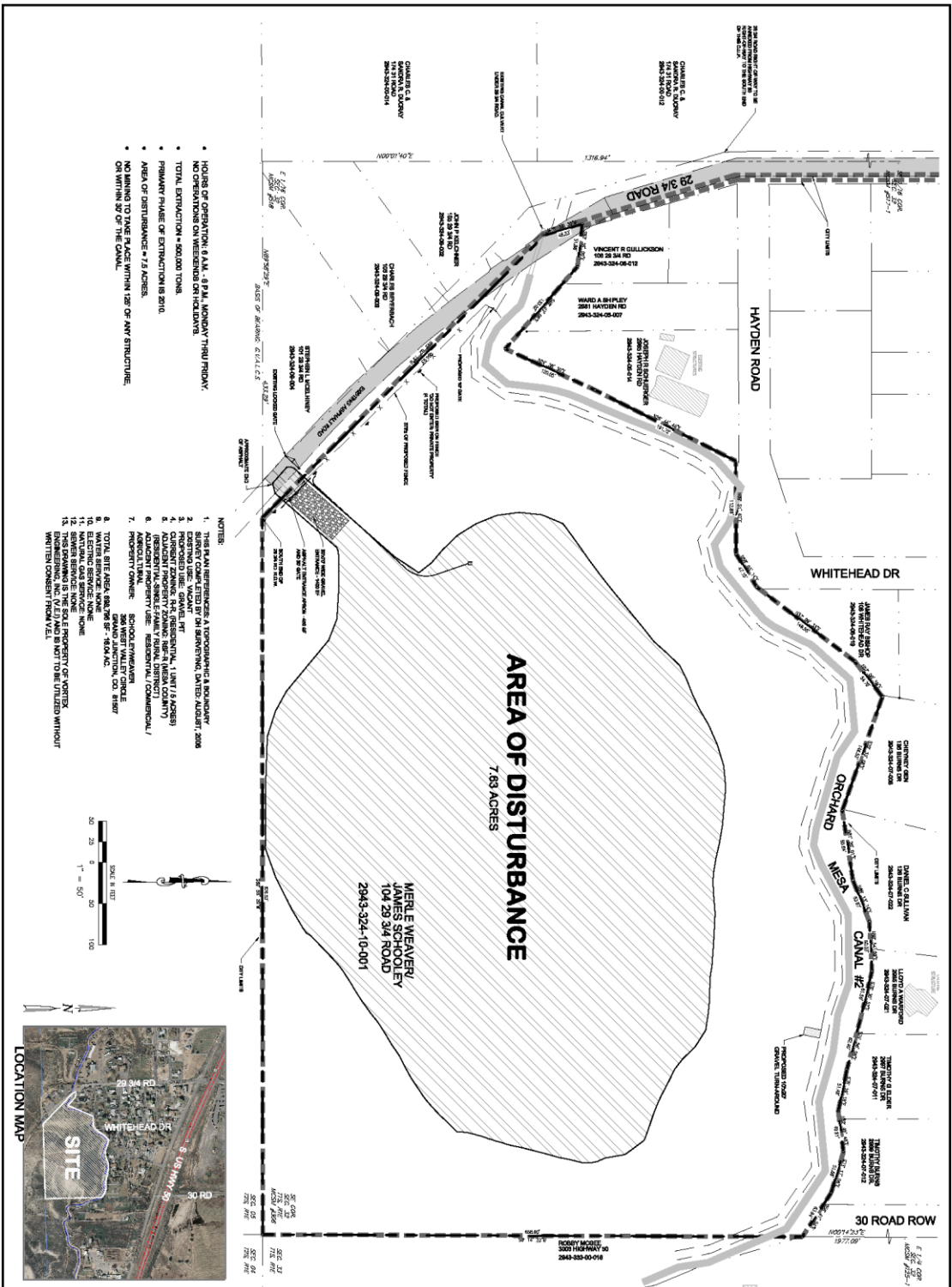
- Storm water Management Manual, City of Grand Junction and Mesa County
- Zoning Ordinance Manual, City of Grand Junction
- T.E.D.S. Manual, City of Grand Junction
- City of Grand Junction GIS Master Website and the Mesa County GIS Website.



- Growth Plan Manual, City of Grand Junction.
- Orchard Mesa Growth Plan Manual, City of Grand Junction
- 5-2-1 Drainage Authority
- NRCS Website
- State Department of Reclamation Website
- Colorado Dept. of Public Health and Environment (stormwater) Website
- Colorado Dept. of Public Health and Environment (Apen) Website

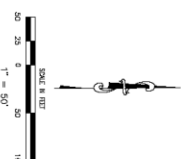
**EXHIBIT 'A'**  
**LOCATION MAP**





- HOURS OF OPERATION 8 A.M. - 8 P.M. MONDAY THRU FRIDAY.
- NO OPERATION ON WEEDAYS OR HOLIDAYS.
- TOTAL EXTRACTION = 400,000 TONS.
- PRIMARY PHASE OF EXTRACTION IS 2010.
- AREA OF DISTURBANCE = 7.63 ACRES.
- NO MINING TO TAKE PLACE WITHIN 100' OF ANY STRUCTURE OR WITHIN 50' OF THE CANAL.

- NOTES:**
1. THIS PLAN REPRESENTS A PROPOSED BOUNDARY SURVEY COMPLETED BY THE SURVEYING DATED AUGUST, 2008.
  2. PROPOSED TRAIL, GRAVEL PIT, AND 2.5 ACRES ADJACENT PROPERTY TO BE CONSIDERED AS AGRICULTURAL DISTRICT.
  3. RESIDENTIAL, SINGLE-FAMILY RURAL DISTRICT.
  4. AGRICULTURAL DISTRICT USE - RESIDENTIAL/COMMERCIAL/INDUSTRIAL.
  5. PROPERTY OWNER - SCHOOLY WEAVER/JAMES SCHOOLEY.
  6. TOTAL SITE AREA: 324 ACRES - 324 AC.
  7. WATER SERVICE NONE.
  8. ELECTRIC SERVICE NONE.
  9. SEWER SERVICE NONE.
  10. GAS SERVICE NONE.
  11. SEWER SERVICE NONE.
  12. SEWER SERVICE NONE.
  13. SEWER SERVICE NONE.
  14. SEWER SERVICE NONE.
  15. SEWER SERVICE NONE.
  16. SEWER SERVICE NONE.
  17. SEWER SERVICE NONE.
  18. SEWER SERVICE NONE.
  19. SEWER SERVICE NONE.
  20. SEWER SERVICE NONE.



FOR REVIEW

**Site Plan**  
**SCHOOLEY/WEAVER**  
**GRAVEL PIT**  
104 29 3/4 ROAD  
GRAND JUNCTION, CO

CONDITIONAL USE PERMIT

NO.	DATE	REVISIONS
1	5/20/10	ISSUED PER CITY COMMISSIONERS AND COUNCIL OF GRAND JUNCTION
2	5/20/10	ISSUED

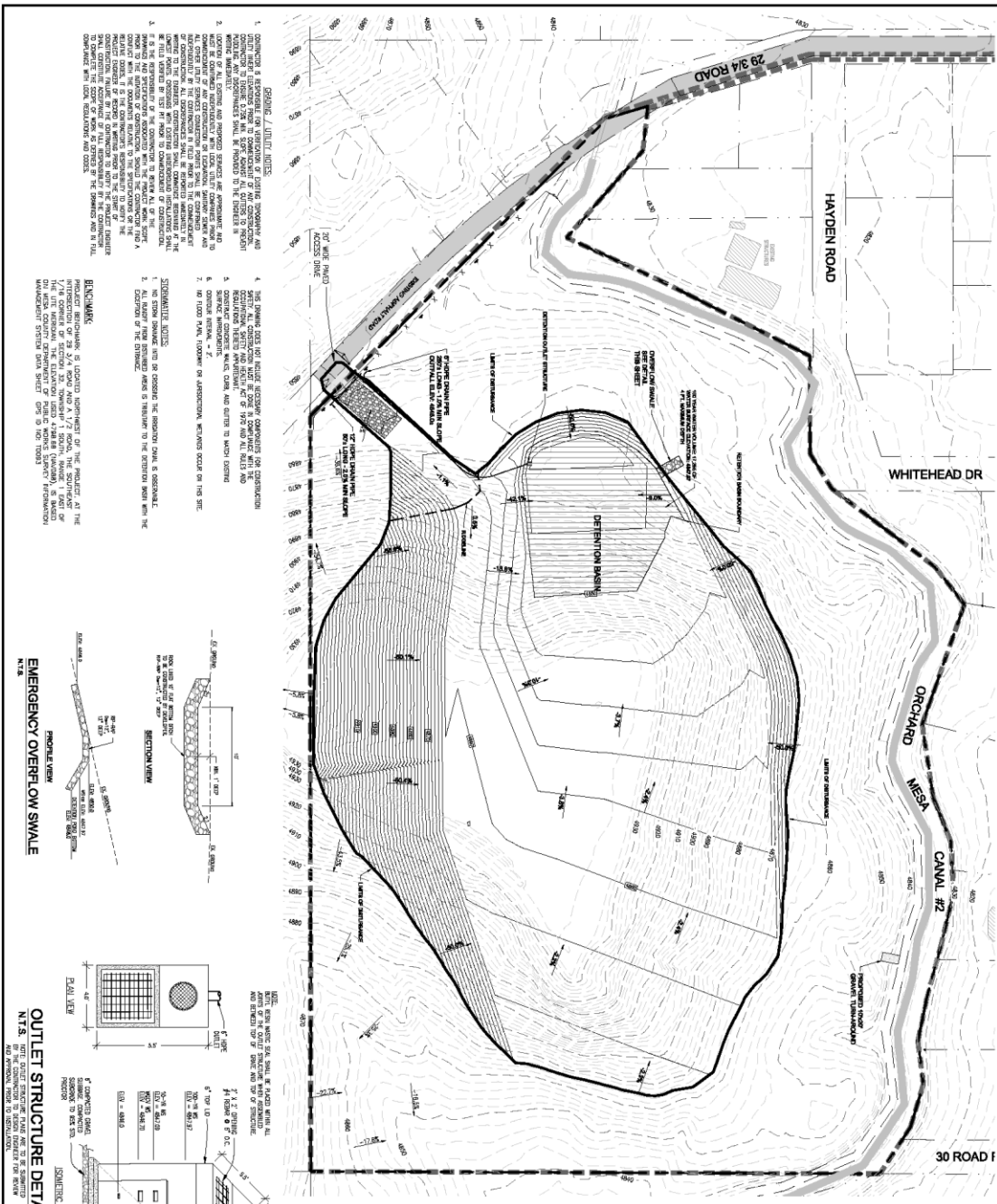
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**LES CRAMFORD**  
PROJECT MANAGER

**R.W. JONES II**  
PROJECT MANAGER

**VORTEX**  
ENGINEERING & ARCHITECTURE, INC.  
CONSTRUCTION MANAGERS & SITE PLANNERS  
PROJECT MANAGERS  
CIVIL & CONSTRUCTIVE SURVEYORS/ARCHITECTS

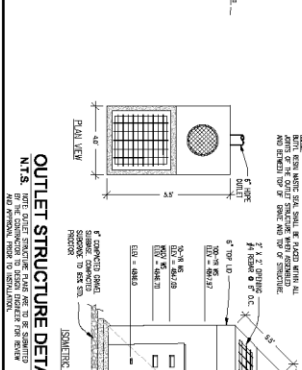
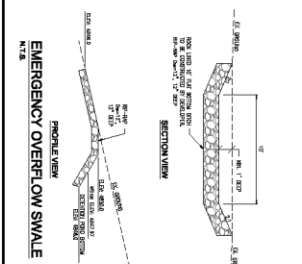
13/05/2010 10:50:00 AM 13/05/2010 10:50:00 AM



1. CONDUCTOR & UTILITY NOTES:  
 1. THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION, COLORADO, STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AND THE CITY OF GRAND JUNCTION, COLORADO, STANDARD SPECIFICATIONS FOR UTILITY WORK, LATEST EDITION.  
 2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.  
 3. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL.  
 4. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL.  
 5. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL.

4. THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION, COLORADO, STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AND THE CITY OF GRAND JUNCTION, COLORADO, STANDARD SPECIFICATIONS FOR UTILITY WORK, LATEST EDITION.  
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 7. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL.



1-800-922-1987  
 UTILITY INFORMATION CENTER OF COLORADO

LOCATION OF UTILITIES BROWN HERRON, MUST VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION

SCALE: 1" = 50'

30' 20' 10' 0'

**FOR REVIEW**

Grading / Drainage Sheet  
**SCHOOLEY/WEAVER**  
**GRAVEL PIT**  
 104 29 3/4 ROAD  
 GRAND JUNCTION, CO

3 OF 5

**CONDITIONAL USE PERMIT**

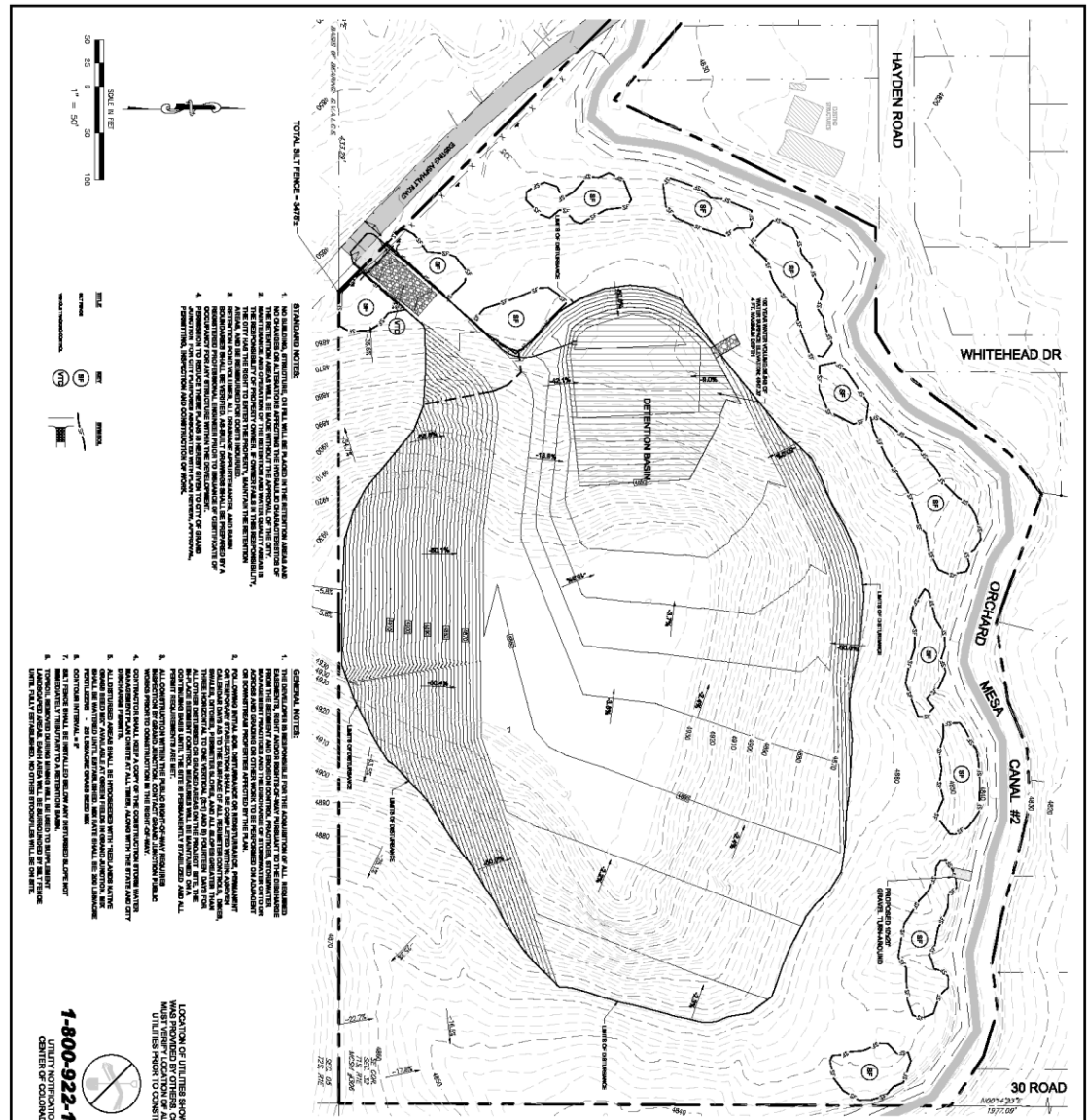
NO.	DATE	DESCRIPTION
1	5/25/10	ISSUED PER CITY COMMENTS & LETTERS OF CONCERN
2	6/15/10	REVISED

LES CRAMFORD  
 PROJECT MANAGER

R.W. JONES II  
 PROJECT MANAGER

**VORTEX**  
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 970.241.1111  
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CONSTRUCTION MANAGERS & SITE PLANNERS  
 PROJECT MANAGERS  
 CIVIL, LANDSCAPE ARCHITECTURE



- STANDARD NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND JUNCTION AND THE COLORADO DEPARTMENT OF WATER RESOURCES AND CONSERVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF WATER RESOURCES AND CONSERVATION.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND JUNCTION AND THE COLORADO DEPARTMENT OF WATER RESOURCES AND CONSERVATION.
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  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND JUNCTION AND THE COLORADO DEPARTMENT OF WATER RESOURCES AND CONSERVATION.
- GENERAL NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND JUNCTION AND THE COLORADO DEPARTMENT OF WATER RESOURCES AND CONSERVATION.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND JUNCTION AND THE COLORADO DEPARTMENT OF WATER RESOURCES AND CONSERVATION.
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  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND JUNCTION AND THE COLORADO DEPARTMENT OF WATER RESOURCES AND CONSERVATION.

LOCATION OF UTILITIES SHOWN HEREON  
 MUST BE VERIFIED BY THE CONTRACTOR  
 PRIOR TO CONSTRUCTION.

1-800-922-1987  
 CENTER OF COLORADO

APPROVAL / SIGNATURE BLOCK

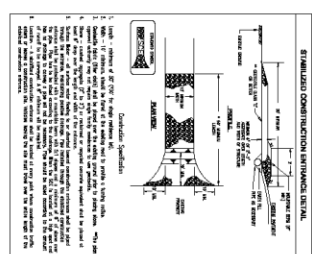
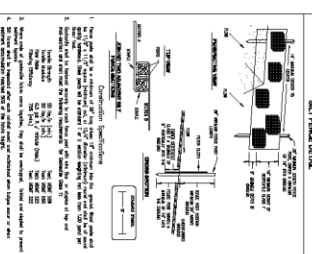
DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

**DETAILED NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND JUNCTION AND THE COLORADO DEPARTMENT OF WATER RESOURCES AND CONSERVATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND JUNCTION AND THE COLORADO DEPARTMENT OF WATER RESOURCES AND CONSERVATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND JUNCTION AND THE COLORADO DEPARTMENT OF WATER RESOURCES AND CONSERVATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GRAND JUNCTION AND THE COLORADO DEPARTMENT OF WATER RESOURCES AND CONSERVATION.



FOR REVIEW

Storm Water Management Plan  
**SCHOOLEY/WEAVER**  
**GRAVEL PIT**  
 104 29 304 ROAD  
 GRAND JUNCTION, CO

**CONDITIONAL USE PERMIT**

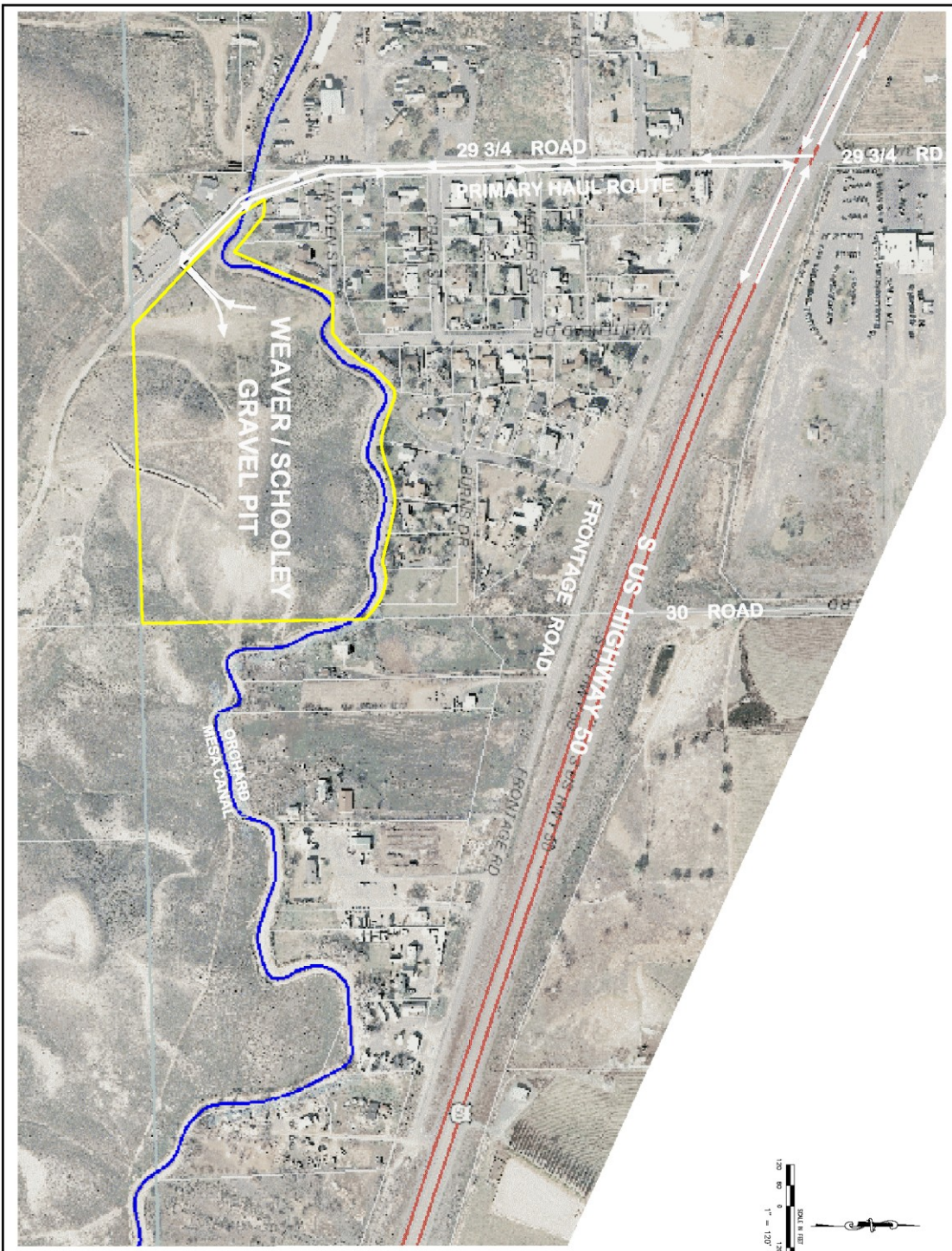
NO.	DATE	REVISIONS
1	1/20/10	ISSUED PER CITY COMMISSION AND UNITS OF GRAND JUNCTION

Contractor shall be responsible for obtaining all necessary permits and approvals from the City of Grand Junction and the Colorado Department of Water Resources and Conservation.

**LES GRANFORD**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 10000

**R.W. JONES II**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 10000

**VORTEX**  
 ENGINEERING & ARCHITECTURE, INC.  
 CONSTRUCTION MANAGERS & SITE PLANNERS  
 PROJECT MANAGERS  
 CIVIL CONTRACTORS / ENGINEERS / ARCHITECTS



FOR REVIEW

**Haul Route Plan  
SCHOOLEY/WEAVER  
GRAVEL PIT**  
104 29 3/4 ROAD  
GRAND JUNCTION, CO

CONDITIONAL USE PERMIT

NO.	DATE	REVISIONS	BY
1	5/20/10	ISSUED PER CITY COMMISSIONERS' ORDINANCE NO. 100	CSM

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LES CRAMFORD

R.W. JONES II

VORTEX ENGINEERING & ARCHITECTURE, INC.

**VORTEX**  
ENGINEERING & ARCHITECTURE, INC.  
CONSTRUCTION MANAGERS & SITE PLANNERS  
PROJECT MANAGERS  
CIVIL & CONSTRUCTIVE ENGINEERS / ARCHITECTS

File Name: P:\2010-010\2010-010.dwg Date: 5/20/10 10:00 AM



Robert E. Edmiston, Director  
 (970) 242-7436 - Phone  
 (970) 242-7467 - Fax  
 bedmisto@co.mesa.co.us - E-Mail

Solid Waste Management  
 P.O. Box 20,000  
 Grand Junction, CO 81502

May 26, 2005

Ken Simms  
 Regional Transportation Planning Office  
 Mesa County  
 P.O. Box 20,000  
 Grand Junction, CO 81502

**COPY**

Dear Mr. Simms:

Per our discussion it is my understanding that United Companies, Inc. is entertaining the idea of accessing a proposed gravel pit near the southern end of 29 1/2 Road via a road traversing the Solid Waste Management Campus. I am opposed to this idea for several reasons. Through this letter I will summarize my thoughts within a bullet format.

→ The access road proposed off of 31 Road is the main entrance to the Organic Materials Composting Facility. After hours security of this facility as well as the northern boundary of the landfill must be maintained.

→ The proposal would involve the use of private property owned by Mountain Region Construction.

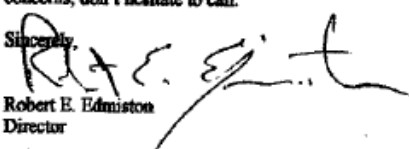
→ The license agreement through which the Mountain Region Construction accesses their gravel permit is temporary and will expire on 12/01/2007. Mountain Region Construction and Mesa County have worked jointly on the provision of access to their facilities as a function of the area's previous ownership by the Bureau of Land Management. Mountain Region Construction understands that access to their facilities is based on conditions existing prior to Mesa County obtaining a patent to the property and that their right of access is temporary.

→ The idea is inconsistent with BoCC Resolution Number MCM96-24 outlining the County's process of granting easements in that it is contrary to the Board's designation of the area as "open space," and it could/would negatively influence access to, and control of, County facilities.

→ The natural and/or most efficient route of access to the property is 29 1/2 Road.

Thank you for inviting me to comment upon United Companies' idea. Should you have further questions and/or concerns, don't hesitate to call.

Sincerely,

  
 Robert E. Edmiston  
 Director

cc. Peter Baier, Mesa County Public Works Director

"The Conservation Equation"  
 Waste + Management = Resource  
 Resource - Management = Waste

Letter regarding access through the County Landfill property.



**NOTICE OF INTENT (NOI) to Issue an Access Permit**

(to be submitted prior to most land use applications, and as part of the process with other development applications)

Case No. Pre-submittal # None		NOI #: 05-033
Applicant Name: Fisher Construction/Brian Fisher (Authorized Agent = Robert Jones II) Vortex Eng.		
Applicant Address:		City/State/ZIP:
Representative Name: Vortex Engineering, Inc.		
Representative Address: 255 Vista Valley Drive		City/State/ZIP: Fruita, Colorado 81521
E-mail address: rjones@vortexeng.us	Phone: 858-4888	Cell: 260-9082
Project Name: United Companies Gravel Pit/Mining Operation		
Project Address: 104 29th Road		City/State/ZIP: Grand Junction, CO 81505
Tax Schedule Number(s): 2943-324-10-001		
Project Type: <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Other:		
Land Use Action: <input type="checkbox"/> Residential/Agricultural Site Plan <input checked="" type="checkbox"/> Commercial Site Plan <input type="checkbox"/> Building Permit		
<input type="checkbox"/> Property Subdivision <input type="checkbox"/> Simple Land Division <input type="checkbox"/> Other		

**By Signing Below, The Applicant Accepts Responsibility For:**

- Installing the access in accordance with the approval of this NOI and applicable sections of the Mesa County Standards and Specifications For Road and Bridge Construction, Road Access Policy and the Land Development Code.
- Materials for review, approval, and eventual installation of access comply represent the conditions for approval. Failure to accurately represent information on application materials, including maps, may nullify the approval of this NOI. Any other official documents that granted approval in reliance upon the nullified NOI may also be rescinded and deemed invalid.
- The right to appeal this approval through the appeals process defined in the Road Access Policy is waived.
- Signer affirms that he/she has full authority as Power of Attorney for this application (notarized form attached) and may bind the Applicant to the conditions of this application. (Sign with: *own name, as Attorney-in-fact for applicant name.*)

Signature of Applicant / Individual as Authorized Agent for (applicant's name), Applicant

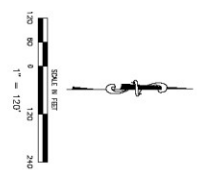
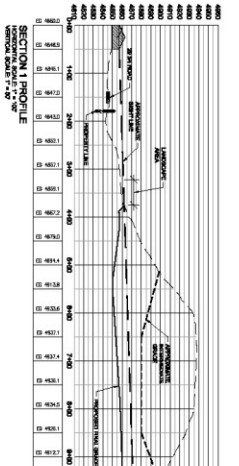
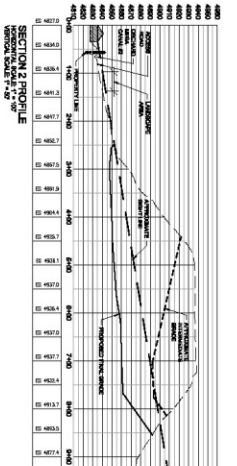
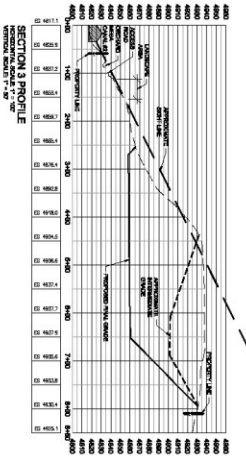
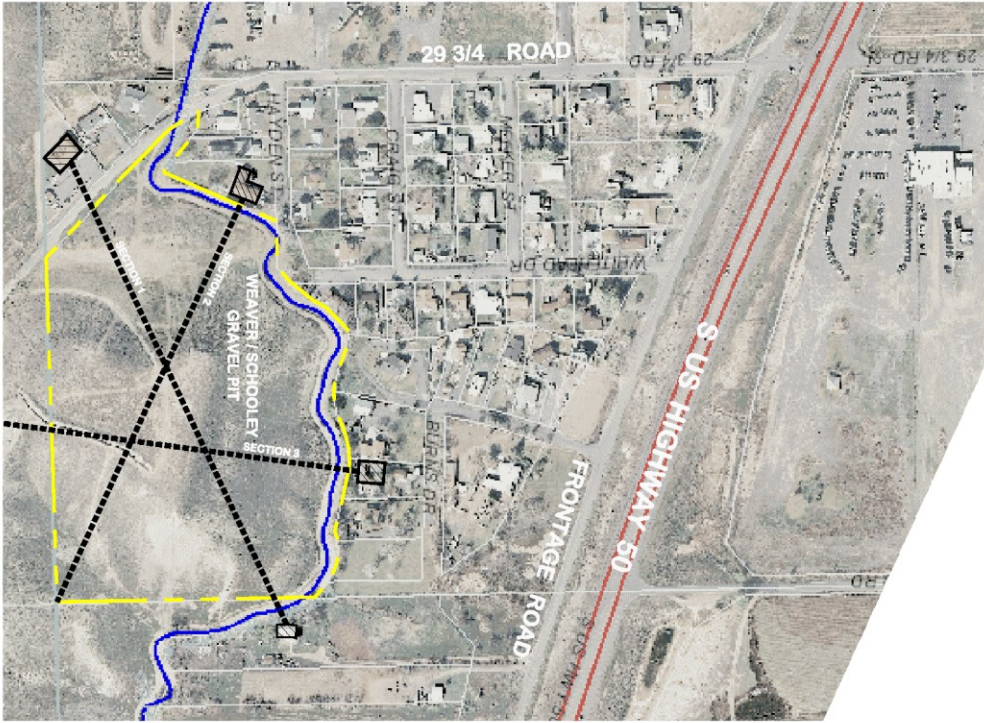
Date

RTPO Signature

Date

STAFF SECTION		NOI #: 05-033
Submittal: <input checked="" type="checkbox"/> Conceptual proposal <input checked="" type="checkbox"/> Narrative <input checked="" type="checkbox"/> Ortho <input type="checkbox"/> Map <input type="checkbox"/> Roadway Profile, Etc.		
CONDITIONS:		
The NOI application is rejected due to objections from the Mesa County Landfill Director to routing gravel pit traffic through the property.		
Until such time as permission is received from the Landfill Director that permits use of the Landfill property as a haul route for this gravel pit, an NOI cannot be issued for the proposed access point.		
A letter from Robert Edmiston, Mesa County Landfill Director, outline objections to the proposal is attached to this form.		
NOI accepted <input type="checkbox"/>	NOI rejected <input checked="" type="checkbox"/>	DE accepted <input type="checkbox"/> issued <input type="checkbox"/>

Denial of access through County Landfill property.



FOR REVIEW

ADJACENT PROPERTY EXHIBIT  
**SCHOOLEY/WEAVER  
 GRAVEL PIT**  
 184 29 3/4 ROAD  
 GRAND JUNCTION, CO

CONDITIONAL USE PERMIT

NO.	DATE	DESCRIPTION	BY
1	3/20/10	ISSUED PER CITY COMMISSIONERS' ORDINANCE NO. 100	LS

George J. Jones Engineering & Architecture, Inc. is the design engineer for this project. The design engineer is responsible for the design and construction of the gravel pit. The design engineer is not responsible for the design and construction of the gravel pit.

LES CRAMFORD  
 PROJECT MANAGER

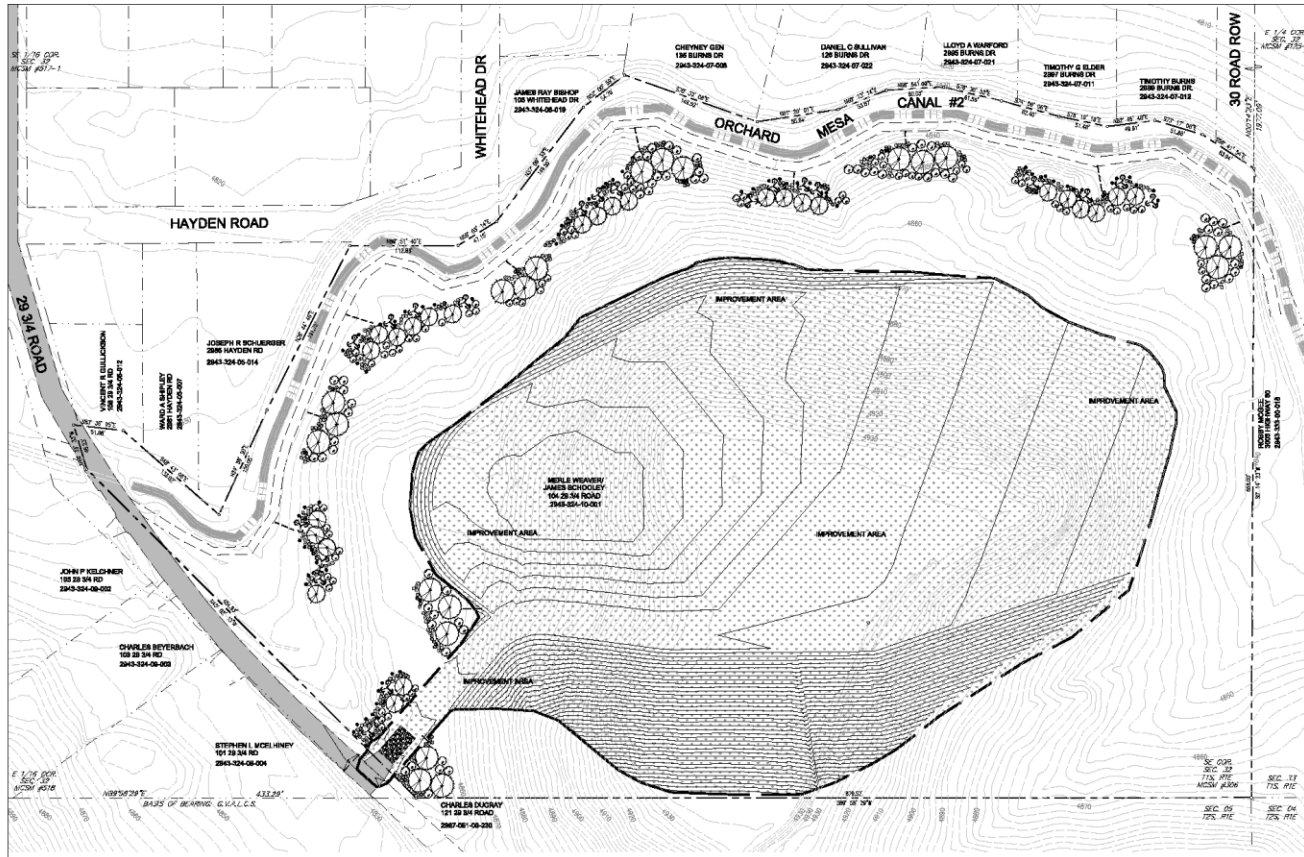
R.W. JONES II  
 PROJECT MANAGER

**VORTEX**  
 ENGINEERING & ARCHITECTURE, INC.  
 184 29 3/4 ROAD  
 GRAND JUNCTION, CO 81505  
 970.241.1111  
 www.vortexeng.com

CONSTRUCTION MANAGERS & SITE PLANNERS  
 PROJECT MANAGERS  
 CIVIL & CONSTRUCTIVE ENGINEERS / ARCHITECTS

10/2009 PL-210-010 (rev) by: see sheet 10/2010 safety notice 10/2010 10/2010

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1 Overall Reclamation Landscape Plan  
SCALE 1" = 100'-0"

**LANDSCAPE LEGEND**

- Evergreen Tree
- Large Deciduous Shrub
- Small Deciduous Shrub
- Native Seed

**LANDSCAPE REQUIREMENTS**

Total Improved Area= 332,439 sq. ft.

- Required Tree: One (1) per 6,000 sq. ft. of improved area.
- 332,439 sq. ft./6,000 sq. ft. = 67 Trees
- Trees Provided: 67 Trees
- Required Shrub: One (1) per 800 sq. ft. of improved area.
- 332,439 sq. ft./800 sq. ft. = 594 Shrubs
- Shrubs Provided: 594 Shrubs

**Native Seed Mix**

- 1% Specialty Common Nerve
- 25 Cynopsis hystericoides/ Indian Ricegrass
- 25 Elymus leucostachyus/ Streambank Wheatgrass
- 25 Harris Juncus/ Oatgrass
- 25 Alopecurus caryocarpus/ Four-wing Saltbush

Seeding Rate: 1-2 lbs/ 1,000 sq. ft. or 25 lbs/ acre

All seed needs to be well mixed, broadcast seeded, followed by hand raking to cover seed, and then on application of 800 pounds/acre of Boreal to improve germination, hydromulch the seeded area with 2500 lbs/acre of virgin wood fiber hydromulch and 150 lbs/acre of organic tackifier. Do not hydroseed and do not seed if standing water or snow/frozen ground are present.

First year maintenance needed to establish good growth should include temporary irrigation and mowing to control annual weeds. Mowers should be rotary and the tractor small enough not to rut the soil and damage the vegetation. If needed, spot treat with approved herbicides to control noxious weeds. Reseed bare areas after the first growing season.

Following initial revegetation efforts, the revegetated area shall be maintained for a period of three years or until all vegetation is firmly established in the reclamation area.

**MRLA** MIDDLEBURY LANDSCAPE ARCHITECTS  
LANDSCAPE ARCHITECTS  
LAND PLANNING

**Schooley/ Weaver Gravel Pit**  
104 29<sup>th</sup> Road  
Grand Junction, Colorado

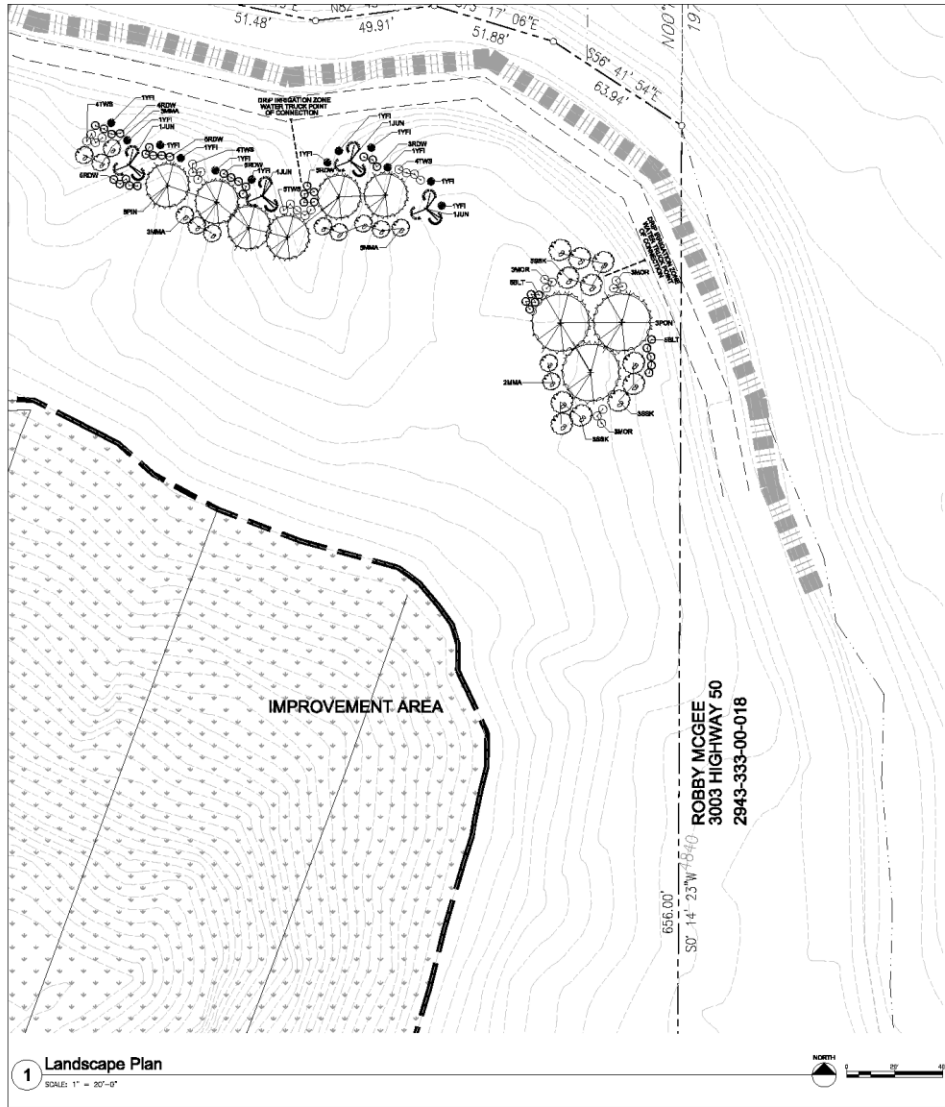
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PHASE: CD  
CONDITIONAL USE PERMIT  
DRAWING TITLE:  
OVERALL RECLAMATION LANDSCAPE PLAN

SHEET NUMBER  
**L-1**

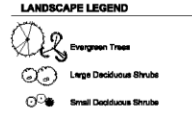
DATE: 09/22/2019

ISSUED FOR:  
No. Date Remarks

3665 34<sup>th</sup> Road  
Palladium, Colorado 81628 (970) 434-1155



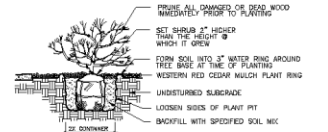
No.	Plant	Common Name/ Botanical Name	Planting Size/ Remarks	Notes
01	Tree	Colorado Blue Spruce	4" DBH	15' H x 18" Spc.
02	Tree	Pinon Pine	4" DBH	20' H x 18" Spc.
03	Tree	Ponderosa Pine	4" DBH	18' H x 18" Spc.
04	Shrub	Rocky Mountain Golden Cholla	18" DBH	18' H x 18" Spc.
05	Shrub	Manzanita	18" DBH	18' H x 18" Spc.
06	Shrub	Yucca	18" DBH	18' H x 18" Spc.
07	Shrub	Yucca	18" DBH	18' H x 18" Spc.
08	Shrub	Yucca	18" DBH	18' H x 18" Spc.
09	Shrub	Yucca	18" DBH	18' H x 18" Spc.
10	Shrub	Yucca	18" DBH	18' H x 18" Spc.
11	Shrub	Yucca	18" DBH	18' H x 18" Spc.
12	Shrub	Yucca	18" DBH	18' H x 18" Spc.
13	Shrub	Yucca	18" DBH	18' H x 18" Spc.
14	Shrub	Yucca	18" DBH	18' H x 18" Spc.
15	Shrub	Yucca	18" DBH	18' H x 18" Spc.
16	Shrub	Yucca	18" DBH	18' H x 18" Spc.
17	Shrub	Yucca	18" DBH	18' H x 18" Spc.
18	Shrub	Yucca	18" DBH	18' H x 18" Spc.
19	Shrub	Yucca	18" DBH	18' H x 18" Spc.
20	Shrub	Yucca	18" DBH	18' H x 18" Spc.



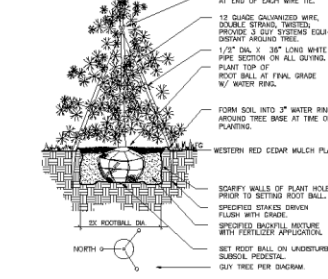
**LANDSCAPE AND IRRIGATION NOTES**

- The goal of the landscape plan is to create a natural landscape buffer around the proposed gravel pit. Native and early plant materials are to be used in the landscape buffer.
- During installation grade at gravel pits, proper erosion control is to be provided.
- Planting depth shall be installed around the base of all plants not shall exceed 12" of water-rod depth.
- A 4-inch irrigation system shall be provided to all plant material. Irrigation water is to be stored in the field and a pump will provide the irrigation system. Each irrigation zone will have a pipe of connection for the water truck to hook into and deliver the necessary water to each drip zone.

- SOIL PREPARATION AND PLANTING SPECIFICATIONS**
- PREPARATION - GENERAL**
    - Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Landscape Architect's instructions before start of planting work. Make minor adjustments as may be required.
  - PREPARATION OF PLANTING SOIL**
    - Before mixing, check location of roots, plants, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
    - Mix specified soil amendments and fertilizer with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
    - For pit and trench type locations, mix planting soil prior to backfilling, and backfill at site.
    - For planting beds mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
  - PREPARATION OF PLANTING BEDS**
    - Spread planting soil mixture to minimum depth required to meet lines, grades, and elevations shown, after light raking and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
    - Remove 8 inches to 10 inches of soil and replace with prepared planting soil mixture. Backfill for each bed with three parts topsoil and one part fine texture thoroughly mixed prior to planting.
  - EXCAVATION FOR TREES AND SHRUBS**
    - Excavate pits, beds, and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
      - For ball and burlapped trees, place excavations of least half again as wide as the ball diameter and equal to the ball depth, plus 1/2 inch extra diameter for ball and burlap.
      - Allow for 3 inch extra settling layer of planting soil mixture.
      - For container grown stock, excavate as specified for ball and burlapped stock, adjusted to size of container width and depth.
      - Dispose of subsoil removed from planting excavations. Do not mix with planting soil or use as backfill.
    - Excavation for trees and shrubs with water and stone under to facilitate soil prior to planting.
    - Backfill pits with three parts topsoil and one part A-1 Compost thoroughly mixed prior to planting.
    - Place slotted tubing in planting pit prior to backfilling at the following rate: three per each tree, one per each shrub.
  - PLANTING TREES AND SHRUBS**
    - Set ball and burlapped (BAB) stock on layer of compacted planting soil mixture, plumb and to center of pit or trench with top of ball at same elevation as adjacent finished landscape grade. Remove burlap from sides of ball; notch on bottom. When set, place additional backfill around base and sides of ball and each year to settle backfill and eliminate sides and air pockets. When excavation is approximately 2/3 full, water thoroughly before planting remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
    - Set container grown stock, as specified, for balled burlapped stock, except cut some on approved on outer so from container as per root to growing site.
    - Trim top of backfill to allow for mulching.
    - Apply soil-settlement, using power sprayer, to provide an adequate film over trunk, branches, stems, buds and foliage.
      - If deciduous trees or shrubs are moved when in full-leaf, spray with anti-desiccant of nursery before moving and spray again 2 weeks after setting.
    - Remove and replace immediately (RMI) or reworked stock resulting from improper planting.
    - Wrap tree trunks of 2 inches below and larger: start at ground and wrap to height of first branches and securely attach. Repeat this hourly for 10 days, changing direction and inspect frequently. Take corrective measures before wrapping.
    - Guy and stake trees immediately after planting, as indicated.



**2 Shrub Planting Detail**  
SCALE: NTS



**3 Evergreen Tree Planting Detail**  
SCALE: NTS

**MRLA**  
MICHIGAN RECREATION LANDSCAPE ARCHITECTS  
LAND PLANNING  
3865 24<sup>th</sup> Road  
Pellisville, Colorado 81628 (970) 434-1155

**Schooley/Weaver Gravel Pit**  
104 29<sup>th</sup> Road  
Grand Junction, Colorado

ISSUED FOR:

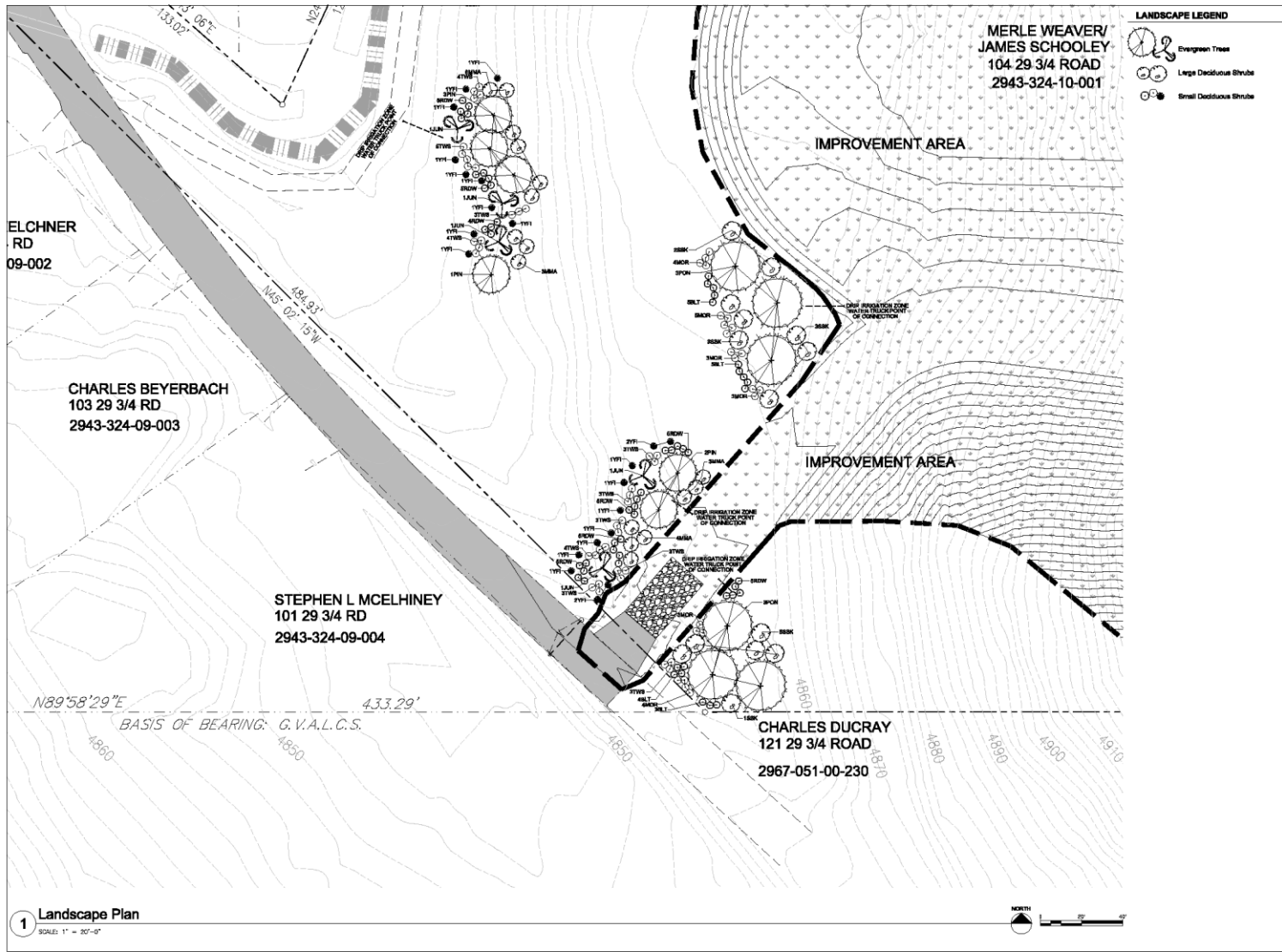
No.	Date	Remarks

PROJECT NO: 10002  
PHASE: CD  
CONDITIONAL USE PERMIT  
DRAWING TITLE:  
OVERALL RECLAMATION LANDSCAPE PLAN

SHEET NUMBER  
**L-2**  
DATE: 09/22/2010







**LANDSCAPE LEGEND**

- Evergreen Trees
- Large Deciduous Shrubs
- Small Deciduous Shrubs

**MRLA**  
 METCALE BROWN LANDSCAPE ARCHITECTS  
 LANDSCAPE ARCHITECTS  
 LAND PLANNING  
 386 34 1/2 Road  
 Palisade, Colorado 81268 (970) 934-1156

**Schooley/Weaver Gravel Pit**  
 104 29 3/4 Road  
 Grand Junction, Colorado

ISSUED FOR:

No.	Date	Remarks

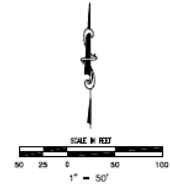
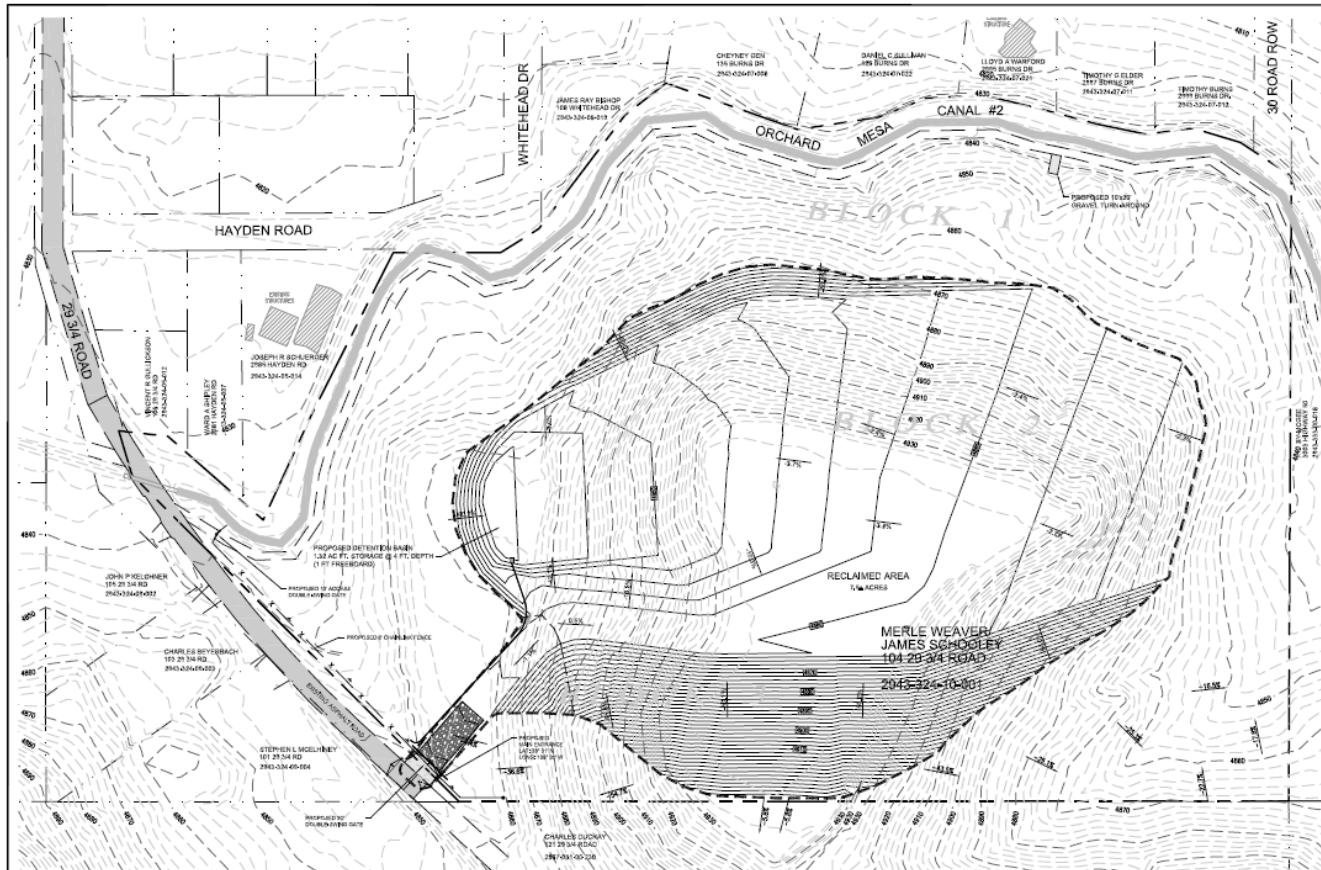
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 PHASE: CD  
 CONDITIONAL USE PERMIT  
 DRAWING TITLE:  
 OVERALL REGLAMATION LANDSCAPE PLAN

SHEET NUMBER  
**L-5**  
 DATE: 04/22/2010

**1** Landscape Plan  
 SCALE: 1" = 20'-0"







**GENERAL NOTES:**

1. THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL REQUIRED PERMITS, NEAR ADVANCE WRITING OF ANY PERMITS TO THE JURISDICTION OF THE COUNTY AND THE STATE OF COLORADO, FEDERAL, STATE, COUNTY, MUNICIPAL AND THE PUBLIC UTILITY COMPANIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ACQUISITION OF ALL NECESSARY PERMITS AND FOR THE ACQUISITION OF ALL NECESSARY PERMITS AND FOR THE ACQUISITION OF ALL NECESSARY PERMITS AND FOR THE ACQUISITION OF ALL NECESSARY PERMITS.
2. FILLING WITHIN THE PERMITS OF RESTORATION, REPAIR OR TEMPORARY CONSTRUCTION SHALL BE COMPLETED WITHIN THE PERMITS AND TO THE EXTENT OF ALL PERMITS, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ACQUISITION OF ALL NECESSARY PERMITS AND FOR THE ACQUISITION OF ALL NECESSARY PERMITS AND FOR THE ACQUISITION OF ALL NECESSARY PERMITS.
3. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES INSPECTION BY CITY OF GRAND JUNCTION, CITY OF GRAND JUNCTION PUBLIC WORKS DEPT. OR CONSTRUCTION IN THE RIGHT-OF-WAY.
4. CONSTRUCTION SHALL BE A COPY OF THE CONSTRUCTION PERMITS AND NECESSARY PERMITS AT ALL TIMES ALONG WITH THE STATE AND CITY REQUIREMENTS.
5. ALL DISTURBED AREAS TO BE RESTORED AT A RATE OF 2 CUBIC YARDS PER 100 SQ. FT. OR 25 LBS. PER ACRE. THE WORK SHALL BE PER THE FOLLOWING:
  - 200 CUBIC YARDS PER ACRE
  - 200 CUBIC YARDS PER ACRE
  - 200 CUBIC YARDS PER ACRE
6. ALL NEW AREAS TO BE WELL SERVED THROUGHOUT THE YEAR, FOLLOWED BY THE YEAR TO COME. THE YEAR TO COME SHALL BE THE YEAR TO COME. THE YEAR TO COME SHALL BE THE YEAR TO COME. THE YEAR TO COME SHALL BE THE YEAR TO COME.
7. FILLING WITHIN THE PERMITS OF RESTORATION, REPAIR OR TEMPORARY CONSTRUCTION SHALL BE COMPLETED WITHIN THE PERMITS AND TO THE EXTENT OF ALL PERMITS, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ACQUISITION OF ALL NECESSARY PERMITS AND FOR THE ACQUISITION OF ALL NECESSARY PERMITS AND FOR THE ACQUISITION OF ALL NECESSARY PERMITS.
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9. ALL PERMITS SHALL BE COMPLETED WITHIN THE PERMITS AND TO THE EXTENT OF ALL PERMITS, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ACQUISITION OF ALL NECESSARY PERMITS AND FOR THE ACQUISITION OF ALL NECESSARY PERMITS AND FOR THE ACQUISITION OF ALL NECESSARY PERMITS.

**VORTEX**  
ENGINEERING & ARCHITECTURE, INC.  
1144 E. 1/2 Mile Rd.  
Grand Junction, Colorado 81401  
Phone: (970) 242-8888  
Fax: (970) 242-8888  
www.vortexinc.com

**R.W. JONES II**  
PROFESSIONAL ENGINEER  
No. 10000  
No. 10000

**LES CRAWFORD**  
PROFESSIONAL ENGINEER  
No. 10000  
No. 10000

FOR REVIEW  
Reclamation Plan  
SCHOOLEY/WEAVER  
GRAVEL PIT  
104 29 3/4 ROAD  
GRAND JUNCTION, CO

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
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FOR REVIEW  
Reclamation Plan  
SCHOOLEY/WEAVER  
GRAVEL PIT  
104 29 3/4 ROAD  
GRAND JUNCTION, CO

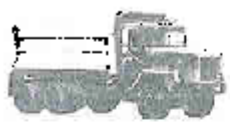
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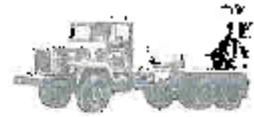
AVRA SOUTH PIT

# WHITEWATER BUILDING MATERIALS CORPORATION

640 South 10th Street, P.O. Box 1789  
GRAND JUNCTION, COLORADO 81502



**SAND & GRAVEL PRODUCTS**  
Phone: (970) 242-7687



**READY MIXED CONCRETE**  
Phone: (970) 242-4843

February 15<sup>th</sup>, 2010

To Whom It May Concern:

I am writing this letter in support of CMC's application to mine Pit Run at 29 3/4 road on Orchard Mesa.

It is my understanding that CMC is applying for a permit to mine at this site to potentially supply to the 29 road overpass and other projects. The location of this pit would be convenient to this project and others on Orchard Mesa and in Clifton.

The need for fill materials on projects such as the 29 road overpass are going to continue to use up the permitted resources in the valley, and the growth in the valley has already eliminated large portions of available gravel resources. As the valley goes forward materials for concrete, asphalt and construction fill will have to come from further away driving costs up.

I believe that utilizing the resource under CMC's property prior to any development is prudent.

  
Mark Gardner VP  
Whitewater Building Materials Corp.

March 29, 2010

Mr. Brian Rusche  
City of Grand Junction, Planning Department  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

Re: Property at 104 29 ½ Road, Grand Junction, CO 81503

Dear Mr. Rusche,

This letter is to air our grievances with the proposed Conditional Use Permit that have been submitted to you for this property.

We understand that the circumstances with this piece of property have changed from when it was originally annexed into the city. The property owners have every right to develop this land, but I would think that it would be developed in the manner of the surrounding area. Why should Mr. Weaver and Mr. Schooley be able to profit from this piece of property at the destruction of our neighborhood? It would be another thing if either owner lived next to or close enough to the property, as do the DuCrays, to enjoy all of the problems that come along with the operation of a gravel pit. Many of the residents have lived here for many years and believe in the sense of family that is neighborhood has. This is an older established neighborhood with many elderly and growing younger families. On any given day there are children riding bikes or playing a game of catch as well as families walking their pets. Many of the property owners have gentleman farms with livestock. This is an established rural neighborhood. There are many reasons that the residents choose to live here, and they chose to live here before the so called master zoning plan changed. Are the residents of this happy valley expected to change their residence with every changing of the guards and the flavor of the month?

The history of the road being closed by Mesa County to heavy truck traffic was done for very specific safety reasons. From the obvious those safety reasons still stand today. There are no curb, gutters or sidewalks, very few street lights and most of the lights that are present are provided by the residents themselves. The road system is narrow and at a considerable grade. A loaded dump truck would have to use the Jake Brake system and who wants to be awakened by that noise repeatedly. Presently there is a school bus stop on the corner of 29 ½ Road and the south frontage road. Again the only street lights are provided by the property owners. This intersection is already dangerous by design. It has a double stop sign and very little distance to negotiate the turns coming off the highway. With the development of the Red Cliff subdivision and its proposal for more construction there is already an increase in vehicle traffic.

To allow this development to go further would bring down the property values of the surrounding homes. Which property owners would then be able to "profit" from their investments?

Do good zoning practices employ changing the existing neighborhood to the new owner and their submitted proposals? By the same token as this neighborhood is bordered by the highway and we are conditioned to the noise and lack of certain city amenities, the property they purchased is bordered by existing family homes. To allow Mr. Schooley and Mr. Weaver to open this pit for production, you would be allowing a few to burden the many for personal gains. Where is the justice in that? Before you make your recommendations, please ask yourself these few questions. Is this something I would be proud of? Is this something that I could live next door to? Is this something that I would like to leave for my one time mark on humanity? Is this something that will better a neighborhood and the lives of the residents?

Respectfully,

Robert and Shelley Smith  
135 29 ½ Road  
Grand Junction, CO 81503

Letter of Objection

April 28, 2010

Planning Commission

Gentlemen:

I am writing to express my opposition to the request for a gravel pit off 29 ¼ Road on Orchard Mesa.

Just the issue of the noise and dust by itself is of great concern to me and should be sufficient to deny this petition but in addition, the value of my property will decrease considerably. My granddaughter stays with me a great deal of the time and she would no longer be able to stay with me because she has severe asthma and she would not be able to breathe. If any of you are grandparents would this be something you would want to give up? It is not fair for anyone to ask another person to give up their quality of life or the quality of their family's life for the almighty dollar!

The current economic situation we are in has devalued properties in the valley considerably but then to add this to the top is just not acceptable. I would love to be at the May 11<sup>th</sup> hearing on this issue but have made plans to be out of town which cannot be changed.

I moved into this neighborhood in 1987 because of it being rural and because of the open spaces that surround us. The quiet and solitude is something that doesn't exist in many places anymore and yet we have been able to enjoy this for a very long time and now you are looking at the possibility of taking it all away. Please do not! I don't know how to say how adamantly opposed to this operation I am. I have worked very hard to maintain my home and keep the value up but this will certainly make what value is left given our current economy plummet even more! Rural life as we have come to cherish will no longer exist and no longer will it be safe for our children and grandchildren to play and ride their bikes as the trucks that will be required to come in and out daily will be phenomenal. We have little to no police patrol in this area and have actually prided ourselves in that we don't require much but this will certainly change everything.

I just ask that you ask yourself if you would like to have an operation like this within 500 feet of your home – the answer I am sure would be no. Just the noise and dust by itself would be enough without any of the other factors being considered. I am, however, asking you to look at everything and deny this request for rock mining.

Sincerely,

Barbara J. Herring  
118 Whitehead Drive  
Grand Junction, CO 81503  
970-242-7533

Letter of Objection

**Attach 4**  
**2010 Zoning Code Amendment**

CITY OF GRAND JUNCTION  
PLANNING COMMISSION

MEETING DATE: May 11, 2010  
PRESENTER: Lisa Cox, AICP

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**AGENDA TOPIC:** TAC-2010-039, Text Amendments to Title 21

**ACTION REQUESTED:** Request a recommendation of approval to City Council of various amendments to Title 21 (Zoning and Development provisions)

**RECOMMENDATION:** Approval of the proposed amendments.

**Background**

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, codified as Title 21 of the Grand Junction Municipal Code.

As a part of the final review of the proposed Code, three additional changes were proposed that were not reviewed by the Planning Commission. City Council asked that each of the proposed amendments be reviewed by the Planning Commission for their recommendation. Each of the following proposals supports the vision and goals of the Comprehensive Plan:

1. To ensure that minimum density can be achieved in the R-4 zone district, staff proposes that the minimum lot size be reduced from 8,000 square feet to 7,000 square feet and that the minimum lot width be reduced from 75 feet to 70 feet. The proposed change would amend Section 21.03.040(e).
2. Because the market may not be ready for the density/intensity that the Comprehensive Plan anticipates (particularly in new Village and Neighborhood centers) staff proposes that an interim land use be allowed with a Special Permit. The scope and duration of the interim use would be incorporated into the conditions of the Special Permit that would be approved by City Council. Allowing an interim use would permit a property owner to gain use and value from their property until the market is ready for the growth anticipated by the Comprehensive Plan. The proposed change would amend Section 21.02.120(b)(2).
3. If a trail(s) has been constructed in addition to the construction of required sidewalks, the owner may request an offset or credit for the cost of construction of the trail(s) against the Open Space fee. The proposed change would amend Section 21.06.020(c).

**Consistency with the Comprehensive Plan**

The proposed amendments are consistent with the following goals and policies of the Comprehensive Plan:

**Goal 5:** To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

**Policy 5B:** Increasing the capacity of housing developers to meet housing demand.

**Policy 6A:** In making land use and development decisions, the City and County will balance the needs of the community.

**Goal 8:** Create attractive public spaces and enhance the visual appeal of the community through quality development.

**Policy 8 B:** Construct streets in the City Center, Village Centers, and Neighborhood Centers to include enhanced pedestrian amenities.

**Goal 9:** Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water and natural resources.

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

**Policy 11 A:** The City and County will plan for the locations and construct new public facilities to serve the public health, safety and welfare, and to meet the needs of existing and future growth.

#### **FINDINGS OF FACT/CONCLUSIONS:**

After reviewing TAC-2010-039, Text Amendments to Title 21 (Zoning and Development provisions), the following findings of fact and conclusions have been determined:

1. The proposed amendments are consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.

#### **STAFF RECOMMENDATION:**

I recommend that the Planning Commission forward a recommendation of approval of the proposed amendments to the City Council with the findings and conclusions listed above.

#### **RECOMMENDED PLANNING COMMISSION MOTIONS:**

1. Mr. Chairman, on file TAC-2010-039, Text Amendments to Title 21 (Zoning and Development provisions), I move that the Planning Commission forward a recommendation of the approval of the proposed amendment to reduce the minimum lot size to 7,000 square feet and the minimum lot width to 70 feet in the R-4 zone district, with the facts and conclusions listed in the staff report.

2. Mr. Chairman, on file TAC-2010-039, Text Amendments to Title 21 (Zoning and Development provisions), I move that the Planning Commission forward a recommendation of the approval of the proposed amendment to allow an interim land use as a Special Permit, with the facts and conclusions as listed in the staff report.

3. Mr. Chairman, on file TAC-2010-039, Text Amendments to Title 21 (Zoning and Development provisions), I move that the Planning Commission forward a recommendation of the approval of the proposed amendment to allow credit for the cost of construction of a required trail(s) against the Open Space fee, with the facts and conclusions listed in the staff report.

Attachments:

Ordinance

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

AN ORDINANCE AMENDING SECTION 21.03.040(e), RESIDENTIAL DISTRICTS, R-4, SECTION 21.03.060(c), SECTION 21.02.120(b)(2), SPECIAL PERMITS , SECTION 21.06.020(c), PRIVATE AND PUBLIC PARKS AND OPEN SPACES, TRAILS AND SECTION 21.10.020, TERMS DEFINED

Recitals:

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, also known as Title 21 of the Grand Junction Municipal Code of Ordinances.

As a part of the final review of the proposed Code, three additional changes were proposed that were not reviewed by the Planning Commission. City Council asked that each of the proposed amendments be reviewed by the Planning Commission for their recommendation. Each of the proposed amendments supports the vision and goals of the Comprehensive Plan.

After public notice and public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed amendments for the following reasons:

The request is consistent with the goals and policies of the Comprehensive Plan. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.

After public notice and public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed amendments will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

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

Section 21.03.040(e) is amended to revise the following table:



<b>Primary Uses</b>		
Detached Single-Family, Two Family Dwelling, Civic See 21.04.010, Use Table		
<b>Lot</b>		
Area (min sq ft)	7,000	
Width (min ft)	70	
Frontage (min ft)	20	
<b>Setback</b>	<b>Principal</b>	<b>Accessory</b>
Front (min ft)	20	25
Side (min ft)	7	3
Rear (min ft)	25	5
<b>Bulk</b>		
Lot Coverage (max)	50%	
Height (max ft)	40	
Height (max stories)	3	
Density (min)	2 units/acre	
Density (max)	4 units/acre	
Cluster Allowed	Yes	

All other provisions of Section 21.03.040(e) shall remain in full force and effect.

Section 21.03.040, Residential District Summary Table is amended as follows:

### RESIDENTIAL DISTRICT SUMMARY TABLE

	RR	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24
<b>Lot</b>										
Area (min ft unless otherwise specified)	5 acres	1 acre	30,000	15,000	7,000	4,000	3,000	n/a	n/a	n/a
Width (min ft)	150	100	100	100	70	40	40	30	30	30
Frontage (min ft)	50	50	50	50	20	20	20	20	20	20
Frontage on cul-de-sac (min ft)	30	30	30	30	n/a	n/a	n/a	n/a	n/a	n/a
<b>Setback</b>										
Principal structure										
Front (min ft)	20	20	20	20	20	20	20	20	20	20
Side (min ft)	50	15	15	15	7	5	5	5	5	5
Rear (min ft)	50	30	30	30	25	25	10	10	10	10
Accessory structure										
Front (min ft)	25	25	25	25	25	25	25	25	25	25
Side (min ft)	50	5	3	3	3	3	3	3	3	3
Rear (min ft)	50	10	10	5	5	5	5	5	5	5
<b>Bulk</b>										
Lot Coverage (max)	5%	15%	20%	30%	50%	60%	70%	75%	75%	80%

Height (max ft)	35	35	35	35	40	40	40	60	60	72
Height (max stories)	2.5	2.5	2.5	2.5	3	3	3	5	5	6
Density (min units per acre)	n/a	n/a	n/a	n/a	n/a	3	4	8	12	16
Density (max units per acre)	1 unit / 5 acres	1	1	2	2	5	8	12	16	n/a
Cluster Allowed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No

**Notes**

R-5: Min Lot Area varies by building type, Detached Single Family- 4000 sf, Two Family Attached – 3000 sf, Multifamily – 20,000 sf, Civic – 20,000 sf; Min lot width varies by building type, Two family – 60 ft, all other types – 40 ft

R-8: Min Lot Area varies by building type, Detached Single Family and Two Family Attached – 3000 sf, Multifamily – 20,000 sf, Civic – 20,000 sf, Min lot width varies by building type, Two family – 60 ft, all other types – 40 ft

R-12: Min lot width varies by building type, Two family – 45 ft, all other types – 30 ft

All other provisions of Section 21.03.040 shall remain in full force and effect.

Section 21.03.060(c) is amended to revise the following table:

	Min Req. Lot Size	20 Percent Open Space	30 Percent Open Space	50 Percent Open Space	66 Percent Open Space
R-R	5 acres	3.5 acres	2.75 acres	1.25 acres	3,000 sq ft
R-E	1 acre	1 acre	1 acre	21,780 sq ft	3,000 sq ft
R-1	1 acre	30,000 sq ft	23,958 sq ft	10,890 sq ft	3,000 sq ft
R-2	15,000 sq ft	11,900 sq ft	9,350 sq ft	4,250 sq ft	3,000 sq ft
R-4	7,000 sq ft	5,600 sq ft	4,400 sq ft	3,000 sq ft	3,000 sq ft
R-5	4,000 sq ft	3,500 sq ft	3,000 sq ft	3,000 sq ft	3,000 sq ft

All other provisions of Section 21.03.060(c) shall remain in full force and effect.

Section 21.02.120(b)(2) is amended as follows:

(2) A special permit is allowed in all zone districts for the following uses and shall be required prior to:

- (i) Allowing a fence over six feet in height in any district;
- (ii) An interim use located in any zone district where:
  - (A) The development is proposed as an interim use that is allowed in the district, or as an interim use established with a minimal investment that can be easily redeveloped at the density or intensity envisioned by the Comprehensive Plan; and
  - (B) The applicant demonstrates that the development design and any proposed infrastructure improvements further the future development of the property at the density or intensity envisioned by the Comprehensive Plan;
- (iii) Any other special permit found elsewhere in this Code.

Section 21.06.020(c) is amended as follows:

The owner of each project or change of use, which will increase pedestrian and/or bicycle use or trips, shall dedicate trail easements consistent with the City's adopted plans, subject to any claims as provided in the prior Section 21.06.010(b)(1). Trails shall be constructed in accordance with applicable City standards. If a trail(s) is constructed in addition to the construction of required sidewalks, then the owner may request an offset for the cost of construction of the trail(s) against the project's Open Space Fee. The amount of the credit or offset will be determined by the City using established and uniform cost for labor and materials for the specific type and width of the trail(s) constructed.

Section 21.10.020 is amended to include the following definition:

**USE, INTERIM.** The types of buildings and activities existing in an area, or on a specific site or parcel, for an interim period of time. Such interim use shall not hinder the ability to redevelop the site or parcel at the density or intensity envisioned by the Comprehensive Plan. The scope and duration of an interim use shall be determined by Special Permit and approved by the City Council.

**INTRODUCED** on first reading the 17th day of May, 2010 and ordered published in pamphlet form.

**PASSED and ADOPTED** on second reading the \_\_\_\_\_ day of \_\_\_\_\_, 2010 and ordered published in pamphlet form.

ATTEST:

\_\_\_\_\_  
Bruce Hill  
President of the City Council

\_\_\_\_\_  
City Clerk