



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET**

TUESDAY, March 28, 2017 @ 6:00 PM

Call to Order – 6:00 P.M.

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

1. Minutes of Previous Meetings

[Attach 1](#)

Action: Approve the minutes from the February 28, 2017 meeting.

*****INDIVIDUAL CONSIDERATION*****

2. Amending the Zoning and Development Code

[Attach 2](#)

[File# ZCA-2016-384]

Request to amend the Zoning and Development Code to Amend the Sign Code regarding nonconforming signs.

Action: Recommendation to City Council

Applicant: City of Grand Junction
Location: Citywide
Staff Presentation: Dave Thornton, Principal Planner

[Attach 3](#)

[File# PLD-2016-580]

3. Amend the Final Development Plan for the Ridges Planned Development, Filing Two

Request approval to amend Filing Two of the Ridges Planned Development.

Action: Recommendation to City Council

Applicant: Dynamic Investment, Inc. c/o Mike Stubbs
Location: Ridge Circle Drive at Ridges Blvd.
Staff Presentation: Lori Bowers, Sr. Planner

[Attach 4](#)
[File# CPA-2017-46
and RZN-2017-47]

4. Comprehensive Plan Future Land Use Map Amendment and Rezone

Request a Comprehensive Plan Amendment and Rezone to change the Future Land Use Map designation from “Residential Medium High (8-16 du/ac)” to “Commercial/Industrial” and Rezone from R-8 (Residential – 8 du/ac to I-O (Industrial/Office Park) zone district on 0.95 +/- acres.

Action: Recommendation to City Council

Applicant: Heritage Estates LLC, Owner
Location: 637 25 Road
Staff Presentation: Scott Peterson, Sr. Planner

[Attach 5](#)
[SUB-2015-120]

5. Pinnacle Ridge Subdivision

Request approval for a review of private streets and also public streets and residential lots traversing greater than 30% slopes for the proposed Pinnacle Ridge Subdivision in an existing R-2 (Residential – 2 du/ac) zone district located east of Mariposa Drive.

Action: Recommendation to City Council

Applicant: Two R & D LLC, Owner
Location: NE of Mariposa Drive and Monument Road
Staff Presentation: Scott Peterson, Sr. Planner

6. Other Business

7. Adjournment

Attach 1

**GRAND JUNCTION PLANNING COMMISSION
Feb 28, 2017 MINUTES
6:00 p.m. to 7:25 p.m.**

The meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Christian Reece. The hearing was held in the City Hall Auditorium located at 250 N. 5th Street, Grand Junction, Colorado.

Also in attendance representing the City Planning Commission were, Kathy Deppe, Keith Ehlers, Ebe Eslami, Aaron Miller, and Steve Tolle.

In attendance, representing the City's Administration Department - Community Development, was Dave Thornton (Principal Planner) and Scott Peterson, (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney) and Shelly Dackonish (Staff Attorney).

Lydia Reynolds was present to record the minutes.

There were 13 citizens in attendance during the hearing.

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

1. Minutes of Previous Meetings

Action: Approve the minutes from the January 24, 2017 Meeting.

2. Hilltop Commons, Revised PD Zoning Ordinance and Outline Development Plan

Request to revised Planned Development (PD) zoning Ordinance and an Outline Development Plan (ODP) for the Hilltop Commons senior living campus on 19.9 acres in a PD (Planned Development) zone district.

Action: Recommendation to City Council

Applicant: Blythe Group and Austin Civil Group - Representatives
Location: Northwest corner of 27-1/2 and Patterson Roads
Staff Presentation: Kristin Ashbeck, Sr. Planner

3. Hilltop Bacon Campus Rezone

Request to rezone 1.65 acres from R-8 (Residential – 8 du/ac) to RO (Residential Office) for the Hilltop Bacon Campus.

Action: Recommendation to City Council

Applicant: Hilltop Health Services Corporation - Owner
Location: 1313 and 1321 Wellington Avenue
Staff Presentation: Kristen Ashbeck, Sr. Planner

4. Lusby Rezone

Request to Rezone .4 acres from R-16 (Residential—16 du/ac) to R-24 (Residential—24 du/ac)

Action: Recommendation to City Council

Applicant: Eric Lusby, owner; Vortex Engineering Inc. - Representative
Location: 1321 Kennedy Avenue
Staff Presentation: Lori Bowers, Sr. Planner

Commissioner Miller recused himself from the room for the consent agenda vote.

Chairman Reece briefly explained the Consent Agenda and invited the public, Planning Commissioners and staff to speak if they wanted the item pulled for a full hearing.

With no amendments to the Consent Agenda, Chairman Reece called for a motion to approve the Consent Agenda.

MOTION:(Commissioner Ehlers) “Madam Chairman, I move approve the consent agenda.”

Commissioner Deppe seconded the motion. A vote was called and the motion passed unanimously by a vote of 5-0.

After the Consent Agenda vote, Commissioner Miller rejoined the meeting.

*****INDIVIDUAL CONSIDERATION*****

5. Mind Springs Health Comprehensive Plan Amendment, PD Zoning Ordinance and Outline Development Plan (ODP)

Request for a Comprehensive Plan Future Land Use Map Amendment from Residential Medium to Village Center, a Rezone to PD (Planned Development) and an Outline Development Plan for the property located at 521 28 ¾ Road.

Action: Recommendation to City Council

Applicant: Mind Springs Health - Owner
Location: 515, 521 28 ¾ Road and 2862 North Avenue
Staff Presentation: Scott Peterson, Sr. Planner

Staff Presentation

Mr. Peterson, Senior Planner, explained that the applicant, Mind Springs Health, is requesting approval of a Comprehensive Plan amendment, an Outline Development Plan (ODP), a Planned Development (PD) zone district with a default zone of C-1 (Light Commercial) for their 12.34-acre campus located at 515 28 ¾ Road, 2862 North Avenue and 521 28 ¾ Road.

Mr. Peterson displayed the Site Location Map of the area. The existing properties are located near the intersection of North Avenue and 28 ¾ Road (Wal-Mart, Grand Mesa Little League, Eastgate Shopping Center).

Mind Springs Health is a regional provider of mental health services who seeks to expand its Grand Junction campus. Its property at 515 28 ¾ Road operates under a 2004 Conditional Use Permit for an Unlimited Group Living Facility. The facility is not, however, in fact a group living facility, but an in-patient treatment facility with stays that may in some instances exceed 30 days. Nonetheless it houses patients temporarily with no intent that a patient will make a permanent home there.

Mr. Peterson explained that the applicant and City staff propose that this Conditional Use Permit terminate at such time as the proposed Comprehensive Plan amendment, ODP and PD zoning ordinance become effective.

The next slide Mr. Peterson displayed was an aerial photo map of the area and noted that since 2004, the applicant has acquired adjacent properties at 2862 North Avenue and 521 28 ¾ Road for expansion. The proposal is that all three properties be rezoned to a Planned Development zone district with C-1 default standards in order to provide a flexible but consistent zoning classification for expansion of their outpatient behavioral health sciences and inpatient psychiatric hospital care campus.

Mr. Peterson presented the Comprehensive Plan Future Land Use Map and clarified that the applicant is also requesting a Comprehensive Plan Future Land Use Map change from Residential Medium (4 – 8 du/ac) to Village Center for the property located at 521 28 ¾ Road. This will accommodate the proposed underlying default zone of C-1. This is necessary because C-1 is not a zone that implements the Residential Medium category. The applicant's other two properties are already designated Village Center.

The applicant has also submitted a simple subdivision application to combine all three properties into one lot for development purposes. This application is being reviewed separately as an administrative review.

Mr. Peterson exhibited the existing Zoning Map and explained that current zoning for the area is C-1, Light Commercial and R-8, Residential – 8 du/ac. The purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in the Zoning and Development Code.

The Zoning Code also states that Planned Development zoning should be used only when long-term community benefits, which may be achieved through high quality development, will be derived. Mr. Peterson explained that long-term benefits include, but are not limited to the following for this application:

1. Effective infrastructure design by consolidating needed psychiatric medical services into one centralized location.
2. Reduced traffic demands from what could be developed under the current conventional commercial zoning.
3. Greater quality and quantity of private open space with 3.77 acres (31% of the site) of the total 12.34 acres as landscaped open space that provides for well designed, open atmosphere for outside activities and a visually appealing campus environment.
4. Innovative design with contemporary architecture that exceeds or matches existing buildings on-site.

The next slide Mr. Peterson presented was of a site sketch of the current campus make-up which contains five buildings was exhibited. Four are located on the property at 515 28 ³/₄ Road; the fifth is on property located at 2862 North Avenue.

- Building A: a two-story, 32,000 square-foot administrative office and outpatient client therapy services building;
- Building B: a one-story, 6,700 square-foot building housing an 11-bed crisis stabilization program;
- Building C: a one-story, 7,600 square-foot 16 bed inpatient unit;
- Building D: a one-story, 8,200 square-foot 16 bed inpatient unit.
- Building E: a one-story building used as office and shop space housing patient medical records.

Mr. Peterson exhibited the proposed Outline Development Plan. The Applicant intends to demolish Building C to make way for the new 63,000 sq. ft., one-story hospital building, which initially will have 48 beds for in-patient psychiatric care and will be expanded to up to 64 beds in the future.

Mr. Peterson explained that the vacant lot at 521 28 ³/₄ Road, acquired by the applicant in 2015, will be developed as a Respite House. The proposed building will house up to four outpatient clients to stay up to three nights under 24-hour supervision by Mind Springs staff.

In addition to the four-bedroom home, Mr. Peterson noted that an additional 4,000 sq. ft. office and group meeting facility will adjoin the residence and will support the activities of the Respite House. A new medical records office (3,000 sq. ft.) and Facilities Management Office and Shop (4,000 sq. ft.) will also be constructed on the property.

Under the proposed PD zone district, the applicant is requesting the following allowed land uses: hospital/mental hospital, inpatient mental health treatment facility with stays that may exceed 30 days, a respite house, general medical and counseling offices and medical / counseling clinics.

In a straight C-1 zone district, hospitals, inpatient treatment facilities, respite care facilities require a conditional use permit; general offices and medical clinics are allowed.

Mr. Peterson noted that Mind Springs is proposing no deviations to the above dimensional standards and will meet all applicable off-street parking, landscaping, screening and buffering and other City Code requirements upon development.

Mr. Peterson explained that the primary public access to the site will be from 28 ¾ Road, as currently exists. The existing North Avenue entrance is not intended for general access to the entire site, but is only utilized for Mind Springs staff employees working within Building E. The proposed internal ring road is not intended for public access and will, therefore, be gated in three locations in order to limit traffic to designated staff only.

The next slide presented was an elevation drawing for the proposed hospital building that is to be developed within Phase 1. The proposed new hospital building will be a model, statewide for psychiatric hospital care, providing exterior patient recreation space, incorporating natural light throughout the building by means of roof “pop-ups” with high ceilings and patient activity space including crafts, music, gym and dining facilities.

Mr. Peterson stated that the Outline Development Plan for the Mind Springs campus additions are proposed to be developed in three phases. The following phasing schedule is as follows:

- Phase 1: 48 - bed hospital building - to be reviewed and approved by January 1, 2019
- Phase 2: Respite House, Offices and Facilities Shop – to be reviewed and approved by June 1, 2022
- Phase 3: 16-bed hospital addition - to be reviewed and approved by June 1, 2025

Findings of Fact/Conclusions/Conditions

After reviewing the Mind Springs Health applications, the following findings of fact, conclusions and conditions have been determined:

- The requested Planned Development, Outline Development Plan is consistent with the goals and polices of the Comprehensive Plan, specifically, Goals 7 and 12.
- The review criteria in Sections 21.02.130 and 21.02.150 of the Grand Junction Zoning and Development Code have all been met or addressed.
- Applicant shall submit a site plan for review and approval administratively for all phases of development prior to establishment of allowed land uses.
- The 2004 Conditional Use Permit shall terminate on the effective date of the Planned Development zoning ordinance.

Mr. Peterson noted that the last finding (above) was not originally in the staff report and he has since added. Mr. Peterson pointed out that the applicant is proposing building setbacks which are more restrictive than what C-1 allows as well as limit lot coverage to 50% which is not required in C-1 zone districts.

Applicant Presentation

Rob Jenkins, 334 Dakota Circle, stated that he was the Architect for the project and is representing the owners, Mind Springs Health. Mr. Jenkins gave a brief overview of the current Mind Springs Health facilities and programs in the region noting that they also run 13 outpatient therapy centers in 10 northwest counties in Colorado.

Colorado West Mental Health originally built the four separate buildings that are now on the site in 2004. Mr. Jenkins displayed a site sketch and noted that they have struggled with the layout of the campus since it was built 12 years ago. The current layout of the four separate buildings does not allow for staff sharing and other efficiencies.

In 2013, Mind Springs Inc. initiated an Improvement Program/Master Plan to improve their models of care, as well as the facilities that house the care. Mr. Jenkins displayed a slide illustrating the three phases identified for the Campus Master Plan. Phase 1 was completed in 2015 and consisted of the following items:

- Update Outpatient Model of Care and Remodel Building A.
- Acquire property immediately west of the original site and remodel building on the site.
- Relocated Business Office, Facilities Management and Medical Records.
- Relocate Social Detox program to St. Mary's and develop Transitions at West Springs in Building B.

Mr. Jenkins explained that Phase 2 has the following elements:

- Develop a new hospital facility with more beds and sufficient treatment and recovery-focused spaces, with additional on-site parking and improved site circulation.
- Achieve both expandability and flexibility in the new hospital.

Phase 3 consists of the following two goals:

- Acquire property immediately north of the original site and develop a Respite House with offices and meeting rooms.
- New site to accommodate future new office and shop space for Facilities Management and Medical Records.

Mr. Jenkins stated that Colorado lags behind in psychiatric care. In the western slope of Colorado, all 32 licensed psychiatric beds are located at West Springs Hospital. There are no other licensed psychiatric beds between the front range and Salt Lake City.

Mr. Jenkins displayed a slide that forecasted beds needed out to 2030. Mr. Jenkins pointed out that by law, the hospital is not allowed to co-mingle child/adolescent with adults which further limits the amount of available beds.

The next slide exhibited was a fact sheet that highlighted elements of the Master Plan and Mr. Jenkins explained the following points listed:

- 48 Inpatient beds, designed to expand to 64 beds in the future
- One story building with building materials to match existing campus buildings
- Five Entrances – Public, Crisis, Secure, Staff & Receiving, Food Service
- Assessment and Admitting within the hospital
- Three 16-bed Inpatient Units, designed for flexibility
- Full service kitchen and patient dining room
- Gym and Activity rooms
- Central receiving, supply, and distribution
- Four interior courtyards accessible to patients, families, & staff
- Expanded on-site parking and improved site circulation

Mr. Jenkins noted that the parking for the entire Master Plan will be incorporated with the next Phase. Mr. Jenkins showed a slide that illustrates how the setbacks for the buildings will meet or exceed city code requirements as well as the parking.

The next slide Mr. Jenkins displayed and explained was the schedule for the phasing, permitting and construction of the West Springs Hospital campus.

Mr. Jenkins showed the budget and the breakdown of the elements of the 34-million-dollar project. Several slides were presented illustrating the various buildings and interior spaces.

Questions for the Applicant

Commissioner Ehlers asked if building C was going to remain while the new hospital is built. Mr. Jenkins answered that it would. Commissioner Ehlers asked how the secure entrance is provided if building C is still being utilized during construction. Mr. Jenkins explained that the current buildings only have one pedestrian entrance and do not have a lobby or waiting area. Although they were built to code, they are deficient in design for the type of use.

Commissioner Ehlers asked about the turn-around for emergency vehicles that enter the site. Mr. Jenkins pointed out a hammerhead drive that will allow for firetruck turns. As of now, the ambulances pull right up to the buildings. In the new circulation site plan, the ambulances would enter the internal parking area and are able to access different entrances, offering more privacy to the patients, their families and the public.

Chairman Reece asked what the maximum length of stay was for the Respite House residents. Mr. Jenkins replied three nights. Chairman Reece asked how they foresee the use of the Respite House impacting the adjacent residential area. Mr. Jenkins stated that the Respite House is a single story house that is a residence and not a group home. It is

short term for up to 4 people. There is an office building associated with it and that will be residential in character. Mr. Jenkins noted that the employees will be parking on the hospital site and there would be very little vehicular traffic generated.

Chairman Reece asked if one of the buildings would be dedicated to youth. Mr. Jenkins pointed out that in the new hospital, a 16 bed unit would be dedicated to child/adolescents and later, Building D would then be used for children exclusively.

Chairman Reece asked what the economic impact this project is expected to have for the community. Mr. Jenkins stated that a 16-bed unit should generate a need for 30 -50 caregiving and administrative staff. Mr. Jenkins added that CDOT requires that they study the impact they will have on the intersection of North Ave. and 28 $\frac{3}{4}$ Rd. Mr. Jenkins stated that there is considerably less impact of traffic for in-patient hospital stays than there is for out-patient services.

Questions for Staff

Commissioner Ehlers stated that he believes this is a much needed service for the area, but asked if taking away R-8 property will negatively impact the availability of R-8 buildable sites. Mr. Peterson stated that there is enough R-8 sites available for development in the City and this project should not take away a significant amount of buildable R-8 sites.

Public Comment

Kenneth Harris, 1707 Cannell, stated that he remembers when they proposed this site 12 years ago. He was not in favor of the odd angles of the buildings and likes the proposed orientation for the new buildings. Mr. Harris stated that the hospital had agreed to build a fence separating the hospital use from the surrounding residential area at 521 28 $\frac{3}{4}$ Rd.. Mr. Harris noted that he drove by today and the fence was still in place.

Mr. Harris stated that his concern is that the office building associated with the Respite House was so much bigger than the house and he felt the Respite House could be put at the Regional Center. Mr. Harris felt a better use for that parcel would be a tax-generating R-8 apartment building. He is ok with the project as a whole, but would like to see the Respite House and Office Building removed from the project.

Chairman Reece asked for any additional members of the public that would like to speak to come forward. Hearing none, Chairman Reece closed the public comment portion of the hearing.

Commissioner Discussion

Commissioner Deppe stated that she felt this was a well thought out proposal and the project is desperately needed in our community.

Commissioner Ehlers stated that the applicant has done a good job at assessing the community need for this type of facility. He applauds the efforts made to improve the

campus as they plan for the future, and is glad to hear they were able to obtain funding for it. Commissioner Ehlers noted that the need for this project far outweighs his concern that the city would lose an opportunity for an R-8 development. Commissioner Ehlers stated that he is in favor of this proposal.

Commissioner Eslami agreed with Commissioner Ehlers and feels this is a much needed and impressive project.

Commissioner Tolle thanked Mr. Jenkins for his clear presentation.

Chairman Reece stated that she had some concerns about the Respite House component as she read the staff report, however overall, she does not feel this house will have much impact on the surrounding residential area. Chairman Reece felt this project is much needed and is excited to be in support of it.

With no additional questions or discussion, Chairman Reece called for a motion.

MOTION:(Commissioner Deppe) “Madam Chairman, on item PLD-2016-546, I move that the Planning Commission forward a recommendation of approval of the requested Outline Development Plan as a Planned Development and also to amend the Comprehensive Plan Future Land Use Map to Village Center for the property located at 521 28 ¾ Road, PLD-2016-546, to the City Council with findings of fact/conclusions and conditions as stated in the staff report.”

Commissioner Tolle seconded the motion. A vote was called and the motion passed unanimously by a vote of 6-0.

6. Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Group Living

Request an Ordinance Amending the Zoning and Development Code.

Action: Recommendation to City Council

Applicant: City of Grand Junction
Location: Citywide
Staff Presentation: Dave Thornton, Principal Planner

Staff Presentation

Dave Thornton, Principal Planner stated that the Planning Commission is considering the amendments to the Zoning and Development code pertaining specifically to Group Living and Household Living. The proposed ordinance repeals and replaces Section 21.04.030(p) of the Zoning and Development Code (Code) which provides standards and regulations for Group Living Facilities.

Mr. Thornton explained that over time City staff, applicants, neighbors, aggrieved parties and boards have found it difficult to understand and apply the *group living* provisions of the Code. The use-specific regulations and related definitions are confusing, duplicative, contradictory, uncertain and not well organized. For example, it is unclear what constitutes a *group living facility* as opposed to a type of multi-family housing with special amenities, like fitness facilities, activity rooms and group dining options.

To address these issues, planning staff held several workshops with the planning commission and met with a focus group consisting of individuals who own and/or manage small, medium and large group living facilities in our community to discuss how to improve the regulations. Mr. Thornton displayed a slide with a timeline of events:

Workshops

- Planning Commission – March 3, 2016
- Planning Commission – May 19, 2016
- Planning Commission – September 22, 2016
- Planning Commission – November 3, 2016
- Planning Commission - February 23, 2017

Public Outreach

Focus Groups

- July 8, 2016
- September 14, 2016

Colorado Mesa University

- Review by CMU staff January/February 2017

Public Hearings with Planning Commission

- February 28, 2017

Mr. Thornton stated the proposed ordinance is the outcome of the input received through the process and displayed a slide with the following features of the amendments:

- eliminates outdated and unnecessary text,
- better organizes the text so that the requirements and processes are more clear,
- promotes the integration of group living into City neighborhoods while protecting their residential character,
- allows new types of group living that are currently prohibited (such as fraternities and sororities and dormitory style living) while creating regulations and processes to ensure adequate protection for the peace and quiet enjoyment of residential neighborhoods, and
- ensures that neighbors of group living homes and facilities have a process and a forum to register undesirable neighborhood impacts.

Mr. Thornton displayed a slide of the types of “Residential Living” proposed with these text amendments and explained that there are two categories of residential land uses in the Code: household living and group living.

The first category, Household Living centers around the family unit; it can be single-family or multi-family. Group living accommodates unrelated people living together into a single living unit.

Mr. Thornton explained that in the proposed ordinance, there are four sub-categories of group living:

- 1) fraternity/sorority
- 2) group living facility
- 3) rooming/boarding house
- 4) “other group living” which includes dormitory style living but could also include other types of non-traditional housing not yet considered.

Three of these subcategories are new - fraternity/sorority, rooming/boarding house, other group living - but address types of living we expect to see more of in the community, given demographic pressures. To preserve the character of residential neighborhoods, special (“use-specific”) standards and requirements are carried over from the previous code for *group living facilities*, with some modifications, and new ones are proposed for the first and third categories (*fraternities/sororities* and *rooming/boarding houses*). Also proposed are geographic limitations on where fraternities and sororities can be located (near the CMU campus only). The fourth category, *other group living*, will require increased parking standards and zone limitations.

The second category, *group living facilities*, has been subject to use-specific regulations since the 2001 Code was adopted. Group living facilities provide important services in our community by creating a home environment with needed in-home services for those who cannot live on their own. State law governs and regulates the delivery of the social, mental health and other professional services provided to protected individuals in the group home setting.

Mr. Thornton stated that the proposed ordinance repeals and replaces Section 21.04.030(p) of the (Zoning and Development Code) Municipal Code.

Mr. Thornton explained that the current Code prohibits groups of more than 4 unrelated persons living in a single dwelling unit unless they meet the definition of a group living facility, which a fraternity or sorority house does not meet. CMU now has two sororities (Alpha Sigma Alpha and Gamma Phi Beta) and two fraternities (Kappa Sigma and Theta Xi), and is looking to expand collegiate “Greek life” to include more organizations over the next few years. At present these chapters do not offer housing for their members, and the University’s plan is to house members on campus in special dorms. However, once formed, it is up to the fraternal organization, and not the university, whether to create *off-campus* housing for the chapter. The fraternal organization can, like any other entity, purchase, lease and manage real property for its members.

This new proposed group living category would allow fraternity/sorority housing in a limited area (in certain zone districts within 500 feet of the core campus), and require annual registration and compliance with specific standards intended to protect neighborhood

character and integrity. Mr. Thornton displayed a slide showing the campus area and the 500-foot buffer.

Mr. Thornton stated that there is a process for neighbors to register complaints and for the Director to consider those when reviewing the annual registration. The process and requirements in this regard are similar to those for group living facilities. These requirements will apply only to *off-campus* fraternity and sorority houses; campus housing is not regulated by the City.

Mr. Thornton informed the Commissioners that Shelly Dackonish, Staff Attorney, has worked extensively on the code amendment and is present to answer questions.

Questions for Staff

Commissioner Ehlers noted that at the workshop, the Commissioners had inquired if the focus group members had all been contacted and had seen and approved the final language. Commissioner Ehlers asked Mr. Thornton if he had received confirmation on that.

Mr. Thornton stated that he sent an email with the staff report that same day to the members of the focus groups and there was at least one response, but there was not any negative feedback.

Ms. Dackonish stated that she had only heard back from one person and that was Cary from Ariel and she had said she had not received the email. Ms. Dackonish stated that she told her where to find it on-line and invited her to comment if she had any questions, but did not hear back from her. Ms. Dackonish stated that the focus group members were very involved with the language and all of the suggested input was incorporated into the amendment.

Commissioner Deppe asked for clarification as to who was in the two focus group sessions. Ms. Dackonish stated that Cary from Ariel, a company that runs smaller group living homes, as well as two members from Hilltop, that represent larger group living and retirement style living. It was determined that retirement group living, where there are no professional staff/caregivers, help with daily living or supervision, was not considered a group living facility. In addition, Keith Ehlers, was a member of the focus group to represent foster care concerns. Ms. Dackonish noted that it was decided that they will not require foster care homes to register as a group living facility since they function like a single family home.

Public Comment

Cary Over, 234 28 ¾ Rd., stated that she is with Ariel (small group homes company), stated that she actually did receive the email, but was unable to open the attachment. Ms. Over stated that she has now received and read the amendments and was in support of the language changes and feels there is more clarity as a result. Ms. Over thanked staff for

their efforts and noted that she feels the rewrite helps to integrate the language used in the City Code with the State and Federal requirements.

With no other public comments or additional Commissioner discussion, Chairman Reece called for a motion to approve the Amendment.

MOTION:(Commissioner Deppe) “Madam Chairman, on the Group Living Code Amendment, ZCA-2012-355, I move that the Planning Commission forward a recommendation of the approval for the Group Living Code Amendment with the findings of fact, conclusions, and conditions listed in the staff report.”

Commissioner Eslami seconded the motion. A vote was called and the motion passed unanimously by a vote of 6-0.

7. Other Business

None

8. Adjournment

The Planning Commission meeting was adjourned at 7:25 p.m.



Date: March 13, 2017
 Author: Dave Thornton
 Title/ Phone Ext: Principal Planner/1450
 Proposed Schedule: PC – March 28, 2017
City Council – April 5, 2017
 2nd Reading: April 19, 2017
 File #: ZCA-2016-384

Attach 2

PLANNING COMMISSION AGENDA ITEM

Subject: Amending the Zoning and Development Code to Amend the Sign Code to Establish regulations for Changing the Face of a Sign

Action Requested/Recommendation: Forward a Recommendation to City Council

Presenter(s) Name & Title: David Thornton, Principal Planner

EXECUTIVE SUMMARY:

This proposed ordinance amends the existing sign code nonconforming section to allow sign face changes to occur for any sign conforming or nonconforming, including making a sign digital or electronic if the size of the sign is not increased. Current language found in the Code does not allow this. The outdoor advertising industry raised the issue, and their ability to bring their nonconforming billboards into the digital age. A digital or electronic sign would still have to comply with any other regulation governing such.

BACKGROUND OR DETAILED INFORMATION:

During the past 6 months, city staff, Planning Commission, City Council, the sign industry and business community have worked together to seek changes to the City’s sign code. Changes have occurred to the Sign Code that include addressing content neutrality and digital and electronic signage. As part of those discussions a third area of concern was raised by the outdoor advertising sign industry that relates to nonconforming billboards located within zoning overlay districts.

Council directed staff to review the upgrade limitations imposed on outdoor advertising/ billboards that are non-conforming due to overlay zone districts. Since that had not been considered by Planning Commission previously, it would be brought back to Planning Commission to consider and make a recommendation on.

After holding meetings with the affected interests the proposed changes to the City’s Sign Code will include allowing face changes to all signage, conforming and nonconforming including upgrading the sign to digital or electronic, be allowed for all sign types, not just on

premise signs. It was expressed by the sign industry that this change would reconcile their issues with the current limitations on nonconforming billboards. Currently owners of on premise signs may change the face of their existing signs whether they are conforming or nonconforming without needing a sign permit, however, the outdoor industry may not make a sign face change for billboards without obtaining a permit to change it from a static billboard to a digital/electronic billboard. This regulation prohibits nonconforming billboards from upgrading to a digital/electronic face.

Acceptance of this proposed change stems from the following. The procedure required by the sign industry to change a static sign face of any sign to another static sign face is the same procedure required to change it to a digital/ electronic sign face when the sign structure is not altered to provide for a larger or smaller sign. If the cabinet area between the support structure of the sign is not altered in a way that changes the size of the sign, a permit should not be required for any type of sign. Making these proposed changes will create a much cleaner regulatory environment and interpretation of the Code in addition to keeping the playing field level within the sign industry.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Staff recommend approval of the proposed changes to the Sign Code.

SUGGESTED MOTION:

Madam Chairman, on the Sign Code Amendment, ZCA-2016-384, I move that the Planning Commission forward a recommendation of the approval for the Sign Code Amendment with the findings of fact, conclusions, and conditions listed in the staff report.

ATTACHMENT:

1. Proposed Ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING SIGNAGE**Recitals:**

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions. The City Council has developed an Economic Development Plan and desires that the zoning and development code be reviewed and amended where necessary and possible to facilitate economic development.

Signage is an important part of the economic engine of the community and an important means of communication of political, religious, educational, ideological, recreational, public service, and other messages. The Council also recognizes that the proliferation and disrepair of signs can deter the effectiveness of signs, cause dangerous conflicts with traffic control signs and signals, create safety hazards and contribute to visual pollution to the detriment of the general public.

As a matter of practice the City has allowed sign face changes to existing signs to occur without a sign permit.

The City Council finds that the amendments to the City's sign regulations strike an appropriate and careful balance between protecting First Amendment rights and community aesthetics.

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

Section 21.06.070 *Sign regulation* is amended as follows (additions underlined, deletions struck through):

(e) Nonconforming Signs.

(1) All signage on site shall be brought into conformance with this code prior to approval of any new sign permit on the property.

(2) Any nonconforming sign that has been damaged in excess of 50 percent of its replacement cost by fire, wind or other cause except vandalism shall not be restored without conformance with the provisions of this regulation.

(3) Face changes to any sign including making the sign digital or electronic that do not increase the size of the sign is allowed. Digital and Electronic signs must comply with regulations governing such. ~~Any outdoor advertising sign on or near the~~

~~Riverside Parkway that becomes nonconforming due to the adoption of this section may continue only in the manner and to the extent that it existed at the time of the adoption of the ordinance codified in this title. The sign must not be re-erected, relocated or replaced unless it is brought into conformance. If a sign is nonconforming, other than because of the adoption of the ordinance codified in this title, then the sign shall be discontinued and removed on or before the expiration of three years from the effective date of the ordinance codified in this title.~~

All other parts of Section 21.06.070 shall remain in effect and are not modified by this text amendment.

INTRODUCED on first reading the 19th day of October, 2016 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the ____ day of _____, 2017 and ordered published in pamphlet form.

President of the Council

ATTEST:

City Clerk



Date: March 6, 2017
 Author: Lori V. Bowers
 Title/ Phone Ext: Sr. Planner/4033
 Proposed Schedule: PC – March 28, 2017
 1st Reading: April 5, 2017
 2nd Reading: April 19, 2017
 File #: PLD-2016-580

Agenda 3

PLANNING COMMISSION AGENDA ITEM

Subject: Amend the Final Development Plan for the Ridges Planned Development, Filing Two
Action Requested/Recommendation: Forward a recommendation of approval to City Council to amend Filing Two of the Ridges Planned Development
Presenter(s) Name & Title: Lori V. Bowers, Senior Planner

Executive Summary:

A request to amend the Final Plan for the Ridges, Filing Two, on two parcels totaling 1.12 acres, currently designated as "commercial sites" to include residential uses as well as allowable business uses, in a PD (Planned Development) zone district.

Background, Analysis and Options:

The subject property consists of two platted lots in Filing #2, which total approximately 1.12 acres. The Amended Final Plan for the Ridges Planned Development designates these two lots as "commercial sites". The PD limits these sites to business uses only. The applicant desires to amend the allowable uses to include residential uses, similar to the City's R-O (Residential Office) Zone District.

A few business buildings were constructed in the initial filings of The Ridges. The subject lots have remained vacant since developed in the late 1970's. Dynamic Investments, Inc. has owned these vacant lots for almost thirty years. The lots have always been for sale and have been actively marketed from time to time over this period. The owner has received no interest in the properties for business uses however, several offers were received specifically for residential use which is not currently allowed under The Ridges final plan.

The applicant proposes to amend the allowable uses of the lots to include residential uses and establish bulk standards utilizing an Outline Development Plan that will enable planning flexibility. While the R-O zoning district has no maximum residential density, the proposed ODP specifies minimum and maximum residential units. The maximum number of units for Parcel 1 will be six (6); the minimum number of units will be three (3). The maximum number of units for Parcel 2 will be ten (10) units; the minimum

number of units will be three (3). The applicant feels that the addition of residential use to the lots will provide the opportunity to develop a variety of new housing products at affordable price points not available in the market area.

Neighborhood Meeting:

A Neighborhood Meeting was held on November 3, 2016. Eight neighbors attended the meeting. The maximum density was a concern. This has been addressed within the Ordinance.

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

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.

The proposed amendment will expand the possibilities for different housing types in the area, and allow for the possibility of mixed uses opportunities.

Board or Committee Recommendation:

Planning Commission will make recommendation to the City Council.

Financial Impact/Budget:

There will be no direct financial impact on the City budget for this item.

Legal issues:

No legal issues identified at this time.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This item has not been previously presented or discussed.

Attachments:

1. Background Information
2. Site Location and Air Photo Map
3. Future Land Use Map
4. Existing PD Zoning Map
5. Proposed Outline Development Plan
6. Zoning Ordinance

BACKGROUND INFORMATION					
Location:		Ridge Circle Drive at Ridges Boulevard			
Applicants/Owner:		Dynamic Investments, Inc. c/o Mike Stubbs			
Existing Land Use:		Vacant land			
Proposed Land Use:		R-O (Residential Office)			
Surrounding Land Use:	North	Office building			
	South	Office building			
	East	Residential			
	West	Residential			
Existing Zoning:		PD (Planned Development)			
Proposed Zoning:		PD (Planned Development)			
Surrounding Zoning:	North	PD (Planned Development)			
	South	PD (Planned Development)			
	East	PD (Planned Development)			
	West	PD (Planned Development)			
Future Land Use Designation:		Residential Medium			
Zoning within density range?		X	Yes		No

Review criteria of Chapter 21.02.150 of the Grand Junction Municipal Code

Requests for an Outline Development Plan shall demonstrate conformance with all of the following:

The Outline Development Plan review criteria in Section 21.02.150(b):

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

The Comprehensive Plan’s Future Land Use Map shows this area to develop in the Residential Medium category. Residential Medium density is supported by the R-O (Residential Office) zone district, proposed as the default zone for these properties. Uses and bulk standards of the R-O zone district are proposed, with some slight deviations as discussed below.

The Grand Valley Circulation Plan shows Ridges Blvd as a Major Collector, which runs along the eastern boundary of the properties. No access is proposed from this road. Access will be from Ridge Circle Drive, which is classified as a local street.

- b) The rezoning criteria provided in Section 21.02.140 of the Grand Junction Municipal Code (GJMC).

- (1) Subsequent events have invalidated the original premises and findings; and/or The original Ridges Planned Development anticipated much more density than what has been built. The subject parcels were designated as “commercial sites” and are limited to business uses only. The lack of residential density has diminished the need or the demand for business in this area.
This criterion has been met.
- (2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
A few business buildings were constructed in the initial filings of The Ridges. The subject lots have remained vacant since developed in the late 1970’s. Dynamic Investments, Inc. has owned these vacant lots for almost thirty years. The lots have always been “for sale” and have been actively marketed from time to time over this period, however, several offers were received specifically for residential use which is not currently allowed under The Ridges final plan.
This criterion has been met.
- (3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or
There are adequate public and community facilities to serve the proposed uses with the proposed ODP amendment/rezone application.
This criterion has been met.
- (4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or
The existing zoning is PD (Planned Development). 14% of the City’s land is zoned Planned Development for residential purposes, 3% is zoned PD for non-residential purposes. The request broadens the possible uses for the subject parcels. This amendment to the PD will allow for the possibility of mixed uses as well as different types of residential uses.
This criterion has been met.

c) The planned development requirements of Section 21.05.040(f) GJMC;

- 1. Setback Standards – The applicant requests the following setbacks: 10 ft. from Ridges Blvd; 15 ft. from Ridge Circle Drive; Rear 5 ft. and Side 10 ft. these are depicted on the proposed ODP.
- 2. Open Space – This was addressed in the original Ridges Planned Development. There is adequate open space within the Ridges Development.
- 3. Fencing/Screening – This will be reviewed with subsequent site plan reviews per the Zoning and Development Code. No deviations regarding fencing or screening are requested in this Ordinance.
- 4. Landscaping – Landscaping will be per the City Zoning and Development Code.
- 5. Parking – Parking will be provided as required by the City’s Zoning and Development Code.
- 6. Street Development Standards – No public streets are proposed with this application. Private drives are anticipated within the development pods. One

access per parcel will be allowed. The access points are shown on the ODP drawing. Access for both parcels will be obtained from Ridge Circle Drive. In the event Parcel 2 develops as a commercial project, interconnectivity between Parcel 2 and the office complex to the north may be considered.

- d) The applicable corridor guidelines and other overlay districts in Chapter 21.07.

There are no applicable corridor guidelines or overlay districts that impact these parcels. They are part of the original Ridges Filing No. Two.

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

Adequate public services and facilities currently exist for these sites and may be continued throughout the parcels to serve any new construction and development.

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

Access for both pods will be from Ridge Circle Drive. The proposed access is depicted on the proposed ODP. Internal site circulation will be through private access aisles or drives, dependent upon the type of development.

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

Building heights have been reduced to a maximum height of 35 feet. Types of screening or buffering will be dependent upon the type of development proposed, whether residential, business or mixed use.

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

Should the properties develop with residential uses, the maximum and minimum densities for each parcel have been identified. Parcel 1, maximum density will be six (6) dwelling units; the minimum number of units will be three (3). The maximum number of dwelling units for Parcel2, will be ten (10) units; the minimum number of units will be three (3).

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

The applicant is proposing the default zone of R-O (Residential Office).

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

Since this is essentially a rezone of the property, to allow residential uses along with personal services, produce stands and no retail sales, no time frame for development is provided. This is a market driven request since the properties have seen little action for almost 30 years. The request broadens the development opportunities to meet market demands.

FINDINGS OF FACT/CONCLUSIONS

After reviewing The Ridges Filing Two ODP Amendment application, file number PLD-2016-580 for a major amendment to the Planned Development, Outline Development Plan, staff makes the following findings of fact and conclusions:

1. The requested amendment to the Planned Development, Outline Development Plan is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.05.150 of the Grand Junction Municipal Code have all been met.
3. The review criteria in Section 21.02.140 of the Grand Junction Municipal Code (rezoning) will be met.

STAFF RECOMMENDATION:

Staff recommends to the Planning Commission a recommendation of approval of the requested amendment to the Planned Development, Outline Development Plan, for The Ridges, Filing Two, file number PLD-2016-580 with the findings of fact and conclusions listed in the staff report.

RECOMMENDED PLANNING COMMISSION MOTION:

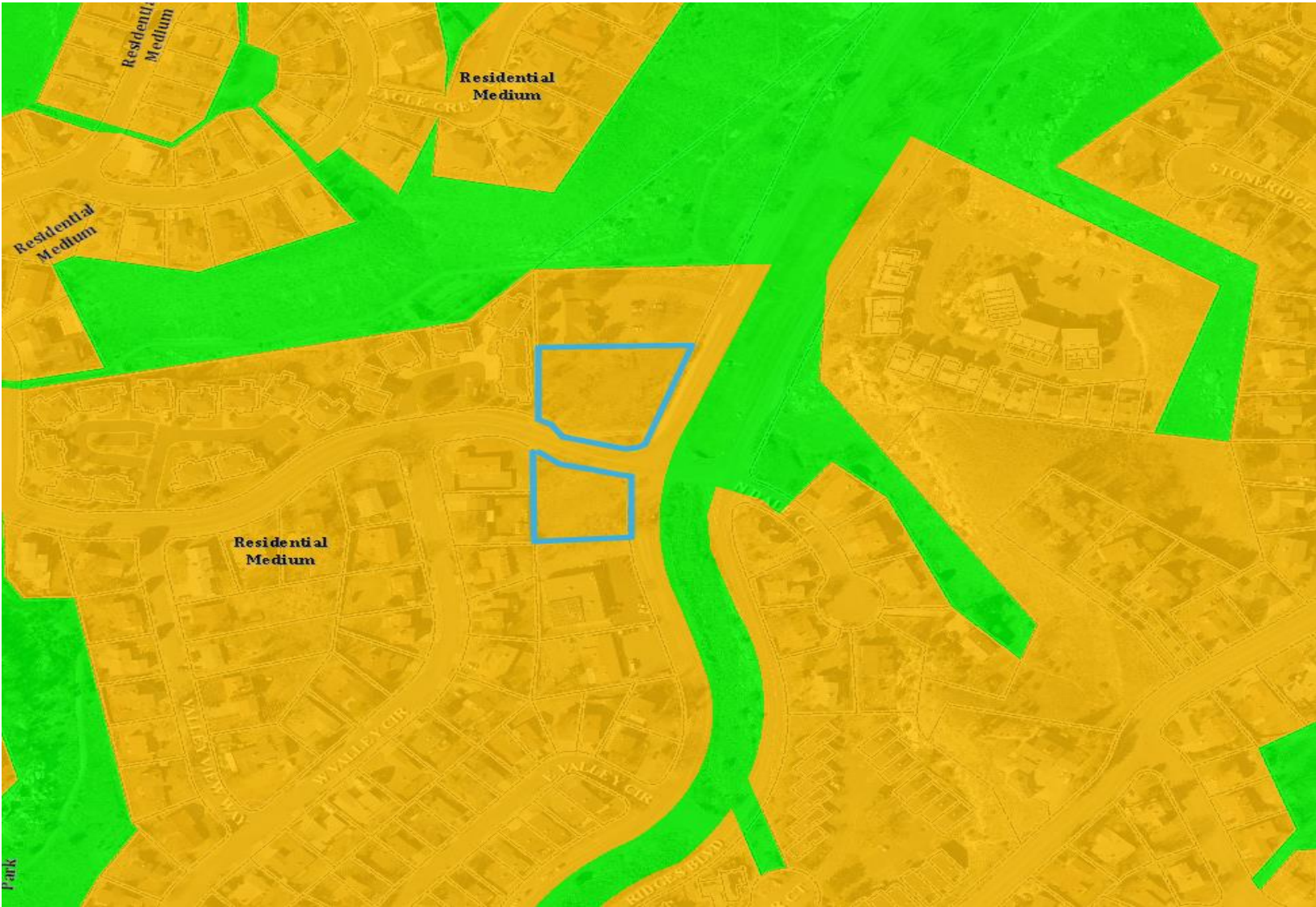
Madame Chairman, on item PLD-2016-580, I move that the Planning Commission forward a recommendation of approval of the requested amendment to the Outline Development Plan for The Ridges Filing Two, with the findings of fact and conclusions as listed in the staff report.

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

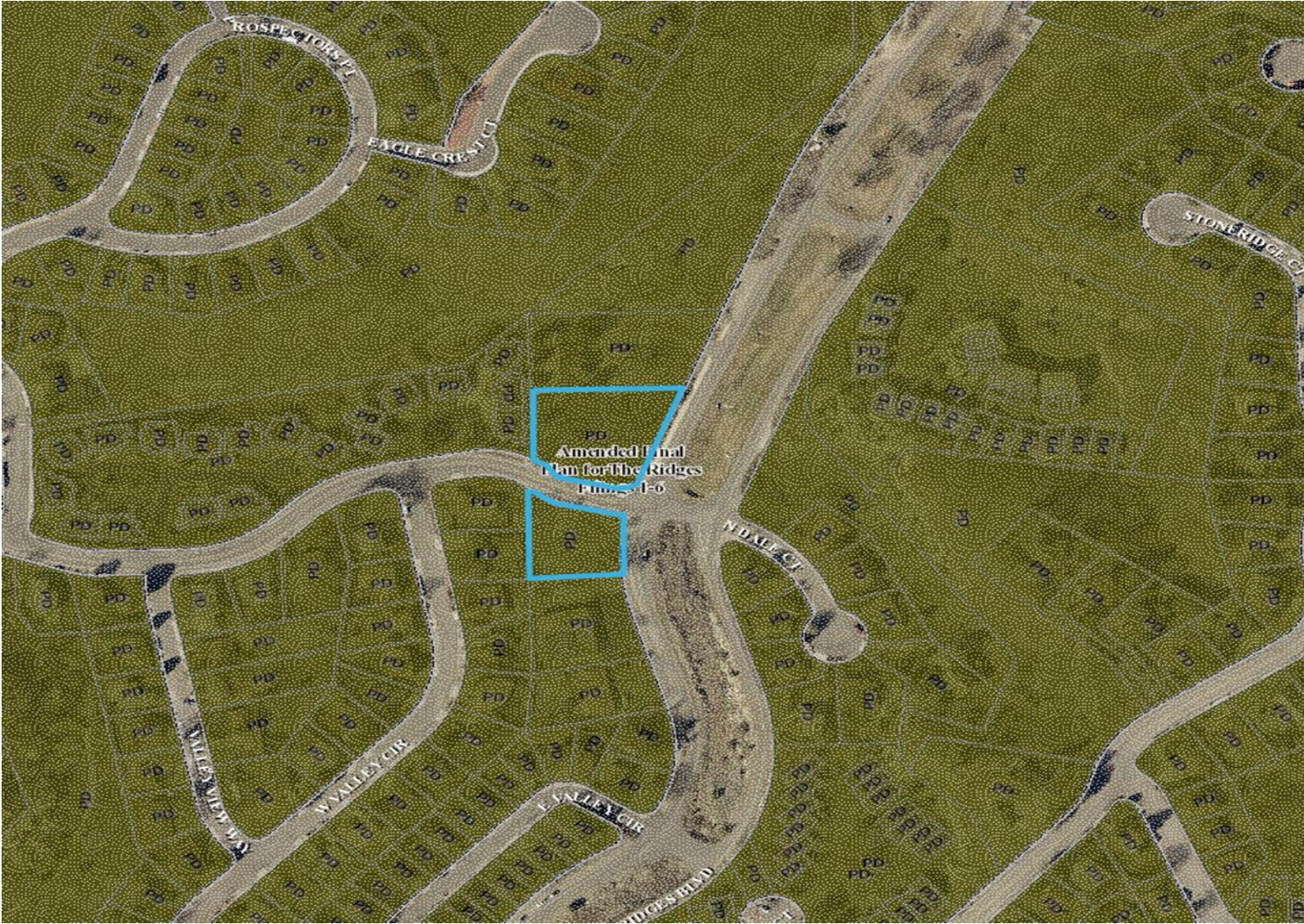
Site Location Map and Air Photo



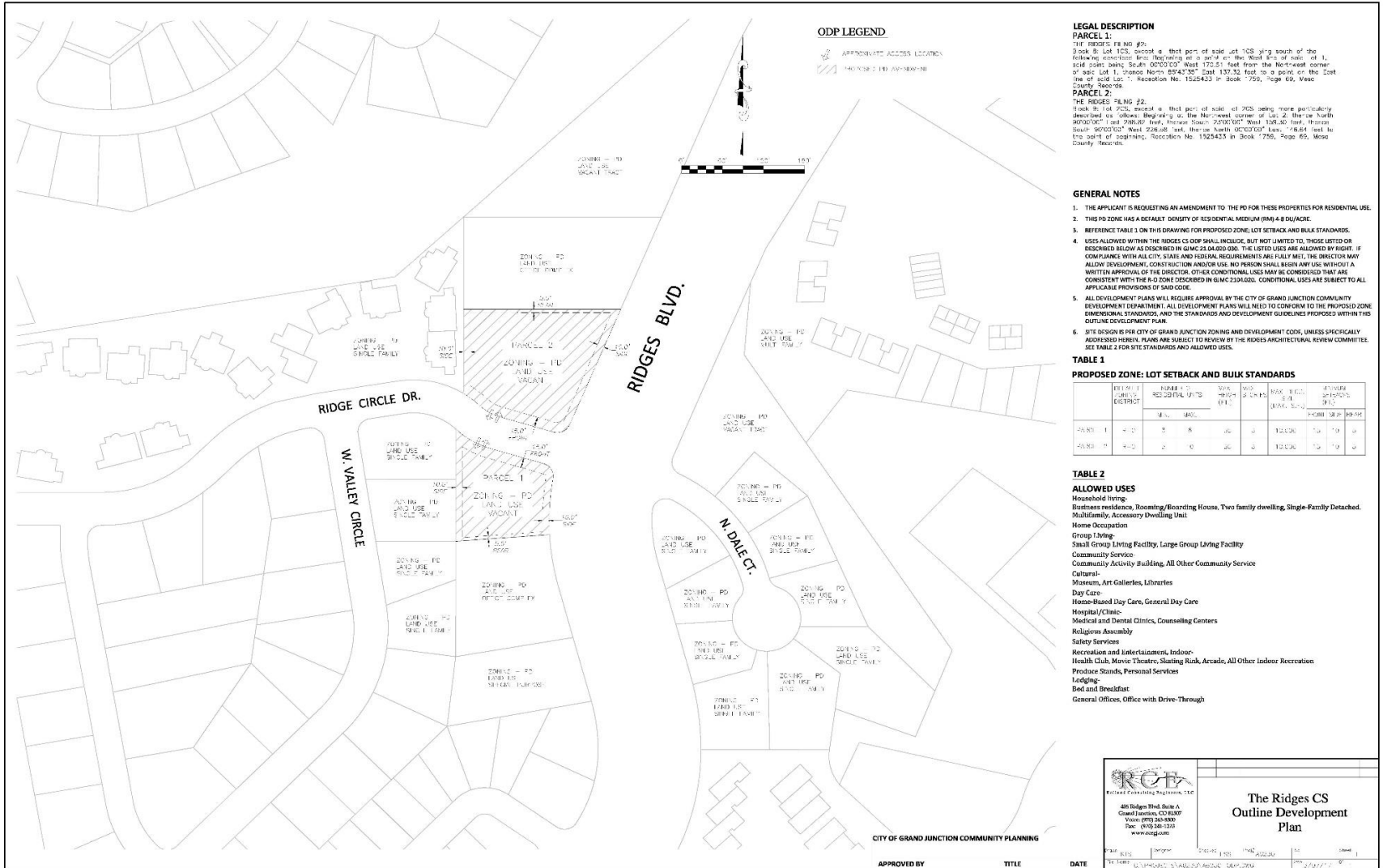
Future Land Use Map



Existing Planned Development Zoning in The Ridges



Outline Development Plan



ODP LEGEND

- APPROXIMATE ACCESS LOCATIONS
- PROPOSED LOT DEVELOPMENT

LEGAL DESCRIPTION

PARCEL 1:

TRAC 9, Lot 105, except a third part of said lot 105 lying south of the following described line: Beginning at a point on the West line of said lot 1, said point being South 02°02'00" West 172.21 feet from the North-west corner of said Lot 1, thence North 85°43'50" East 137.32 feet to a point on the East line of said lot 1, thence North 02°02'00" East 172.21 feet to the North-west corner of said lot 105, thence North 02°02'00" East 172.21 feet to the East line of said lot 105, thence South 85°43'50" West 137.32 feet to the point of beginning, Accession No. 1525433 in Book 756, Page 69, Mesa County Records.

PARCEL 2:

TRAC 9, Lot 105, except a third part of said lot 105, being more particularly described as follows: Beginning at the North-west corner of Lot 2, thence North 90°00'00" East 296.80 feet, thence South 2°02'00" West 138.40 feet, thence South 86°02'00" West 226.80 feet, thence North 02°02'00" East 172.21 feet to the point of beginning, Accession No. 1525433 in Book 756, Page 69, Mesa County Records.

GENERAL NOTES

1. THE APPLICANT IS REQUESTING AN AMENDMENT TO THE PD FOR THESE PROPERTIES FOR RESIDENTIAL USE.
2. THIS PD ZONE HAS A DEFAULT DENSITY OF RESIDENTIAL MEDIUM (RM) 4-8 DU/ACRE.
3. REFERENCE TABLE 1 ON THIS DRAWING FOR PROPOSED ZONE, LOT SETBACK AND BULK STANDARDS.
4. USES ALLOWED WITHIN THE RIDGES CS ODP SHALL INCLUDE, BUT NOT LIMITED TO, THOSE LISTED OR DESCRIBED BELOW AS DESCRIBED BY GIMC ZIA 200.000. THE LISTED USES ARE ALLOWED BY RIGHT, IF COMPLIANCE WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS ARE FULLY MET, THE DIRECTOR MAY ALLOW DEVELOPMENT, CONSTRUCTION AND/OR USE, NO PERSON SHALL BEGIN ANY USE WITHOUT A WRITTEN APPROVAL OF THE DIRECTOR. OTHER CONDITIONAL USES MAY BE CONSIDERED THAT ARE CONSISTENT WITH THE PD ZONE DESCRIBED IN GIMC ZIA 200.000. CONDITIONAL USES ARE SUBJECT TO ALL APPLICABLE PROVISIONS OF SAO CODE.
5. ALL DEVELOPMENT PLANS WILL REQUIRE APPROVAL BY THE CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT. ALL DEVELOPMENT PLANS WILL NEED TO CONFORM TO THE PROPOSED ZONE DIMENSIONAL STANDARDS, AND THE STANDARDS AND DEVELOPMENT GUIDELINES PROVIDED WITHIN THIS OUTLINE DEVELOPMENT PLAN.
6. SITE DESIGN IS PER CITY OF GRAND JUNCTION ZONING AND DEVELOPMENT CODE, UNLESS SPECIFICALLY ADDRESSED HEREIN. PLANS ARE SUBJECT TO REVIEW BY THE RIDGES ARCHITECTURAL REVIEW COMMITTEE. SEE TABLE 2 FOR SITE STANDARDS AND ALLOWED USES.

TABLE 1


PROPOSED ZONE: LOT SETBACK AND BULK STANDARDS

PROPOSED ZONE	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK	MIN. FRONT YARD COVER	MIN. SIDE YARD COVER	MIN. REAR YARD COVER	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK	MIN. FRONT YARD COVER	MIN. SIDE YARD COVER	MIN. REAR YARD COVER	MINIMUM LOT AREA	
													SQ. FT.	SQ. FT.
R-1	10	5	5	10	5	5	10	5	5	10	5	5	10,000	10,000
R-2	10	5	5	10	5	5	10	5	5	10	5	5	10,000	10,000

TABLE 2

ALLOWED USES

- Household Involvement
- Business residence, Rooming/Boarding House, Two family dwelling, Single-Family Detached, Multifamily, Accessory Dwelling Unit
- Home Occupation
- Group Dwelling
- Small Group Living Facility, Large Group Living Facility
- Community Service
- Community Activity Building, All Other Community Service
- Cultural:
 - Museum, Art Galleries, Libraries
- Day Care
- Home-Based Day Care, General Day Care
- Hospital/Clinic
- Medical and Dental Clinics, Counseling Centers
- Religious Assembly
- Safety Services
- Recreation and Entertainment, Indoor:
 - Health Club, Movie Theatre, Shading Rink, Arcade, All Other Indoor Recreation
- Produce Stands, Personal Services
- Lodging
- Deli and Breakfast
- General Offices, Office with Drive-Through



RCP
Residential Community Planning, LLC

488 Ridges Blvd. Suite A
Grand Junction, CO 81507
Phone: (970) 244-8888
Fax: (970) 244-1238
www.rcp.com

**The Ridges CS
Outline Development
Plan**

DATE	REVISED	BY	DATE	REVISED	BY	DATE	REVISED	BY

APPROVED BY _____ TITLE _____ DATE _____

CITY OF GRAND JUNCTION COMMUNITY PLANNING

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE AMENDING THE
OUTLINE DEVELOPMENT PLAN FOR THE RIDGES FILING TWO**

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of the amendment to the Outline Development Plan for The Ridges Filing Two, finding that the ODP as amended conforms to the Future Land Use map, the Blended Map and the goals and policies of the City's Comprehensive Plan. The ODP as amended meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code and the requirements of Section 21.02.150, regarding Planned Developments. The default zoning is R-O, Residential Office.

After public notice and public hearing before the Grand Junction City Council, City Council finds that The Ridges Filing Two Amended Outline Development Plan is in conformance with the criteria of Section 21.02.150 of the Grand Junction Municipal Code.

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

The Ridges Filing Two is zoned PD (Planned Development). In addition to the allowed uses contained in the ODP the parcels shall not exceed the maximum or the minimum densities. Each parcel has been identified as Parcel 1, maximum density will be six (6) dwelling units; the minimum number of units will be three (3). The maximum number of dwelling units for Parcel 2, will be ten (10) units; the minimum number of units will be three (3).

This Ordinance is further conditioned:

- 1) If the planned development approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards. The default standards of the R-O zoning designation shall apply.
- 2) The following setbacks shall apply: 10 ft. from Ridges Blvd; 15 ft. from Ridge Circle Drive; Rear 5 ft. and Side 10 ft. these are depicted on the proposed ODP. Setbacks within the parcels shall be consistent with that of the R-O zoning requirements.
- 3) Building heights are limited to 35 feet, or 3 stories.

- 4) Maximum building size will be 10,000 square feet.
- 5) Access shall be obtained from Ridge Circle Drive unless through the site plan review process for a commercial/business application, interconnectivity from Parcel 2, to the office complex to the north may be considered.
- 6) Allowed uses shall include: Household living – Business Residence, Rooming/Boarding House, Two-Family Dwelling, Single-Family Detached, Multi-Family, Accessory Dwelling Unit. Home Occupations. Group Living – Small Group Living Facility, Large Group Living Facility. Community Service – Community Activity Building, All Other Community Service. Cultural – Museum, Art Galleries, Libraries. Day Care – Home-Based Day Care, General Day Care. Hospital/Clinic – Medical and Dental Clinics, Counseling Centers. Religious Assembly. Safety Services. Recreation and Entertainment, Indoor – Health Club, Movie Theater, Skating Rink, Arcade, All Other Indoor Recreation. Produce Stands, Personal Services. Lodging – Bed and Breakfast. General Offices, Office with Drive-Through.

INTRODUCED on first reading the ____ day of _____, 2017 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the ____ day of _____, 2017 and ordered published in pamphlet form.

ATTEST:

City Clerk

President of the Council



Date: March 8, 2017
 Author: Scott D. Peterson
 Title/ Phone Ext: Senior
Planner/1447
 Proposed Schedule: March 28,
2017
 File #: CPA-2017-46 & RZN-2017-
47

Attach 4

PLANNING COMMISSION AGENDA ITEM

<p>Subject: Lot 241, Heritage Heights, Filing One - Comprehensive Plan Future Land Use Map Amendment and Rezone, Located at 637 25 Road</p>
<p>Action Requested/Recommendation: Forward a recommendation of approval to City Council of a Comprehensive Plan Amendment and Rezone to change the Future Land Use Map designation from "Residential Medium High (8 – 16 du/ac)" to "Commercial/Industrial" and Rezone from R-8 (Residential – 8 du/ac) to I-O (Industrial/Office Park) zone district on 0.95 +/- acres.</p>
<p>Presenters Name & Title: Scott D. Peterson, Senior Planner</p>

Executive Summary:

The applicant, Heritage Heights LLC, requests the City to change the Comprehensive Plan Future Land Use Map designation for property located at 637 25 Road from "Residential Medium High (8 – 16 du/ac)" to "Commercial/Industrial" and to rezone the property from R-8 (Residential – 8 du/ac) to I-O (Industrial/Office Park) zone district in anticipation of general office development.

Background, Analysis and Options:

The property located at 637 25 Road (0.95 acres) is part of the Heritage Heights residential subdivision and contains a modular office building that was moved to the site in 2014 to serve as a temporary office/construction trailer in conjunction with the development of Heritage Heights subdivision. The temporary office/construction trailer has an expiration date tied to the approved Preliminary Plan (SUB-2013-481) phasing schedule. Therefore, on or before April 10, 2019, the temporary office/construction trailer would be required to be removed from the site or the property would need to be brought up to current Zoning Codes standards (Major Site Plan Review and Comp Plan Future Land Use Map Amendment and Rezone applications). These standards would include but are not limited to off-street parking, landscaping, screening and buffering, etc. The applicant now desires to operate the temporary office/construction trailer as a general office and legitimize the existing land use on the property, and therefore requests a change in the Comprehensive Plan Future Land Use Map designation from "Residential Medium High (8 – 16 du/ac)" to "Commercial/Industrial" and rezone the property from R-8 (Residential – 8 du/ac) to I-O (Industrial/Office Park) zone district.

The subject property is surrounded on three sides by residentially zoned property to the north, south and west. However, the Grand Valley Circulation Plan indicates that F 1/2 and 25 Roads will be realigned separating this parcel from the residential developments to the north, west and south. In addition, F 1/2 Road will be constructed along the west and south property lines with the right-of-way now officially dedicated with the filing of Filing Five for Heritage Heights in 2016. With the dedication of the F 1/2 Road corridor (160' width), this right-of-way now physically separates the subject property from the Heritage Heights residential subdivision.

To the east, across 25 Road, is the Foresight Industrial Park which is currently zoned I-O, (Industrial/Office Park) with a Comprehensive Plan Future Land Use Map designation of Commercial/Industrial. The proposed I-O zone district is the most appropriate zone district for the applicant's property since it is an adjacent zone district (located across 25 Road) and also the applicant's proposed land use of a general office is an allowed land use within the I-O zone district.

The requested rezone is currently not supported by the underlying Comprehensive Plan designation. However, Section 21.02.130 (d) (v) of the Grand Junction Zoning and Development Code allows the processing of a rezone application or request without a plan amendment when the proposed zoning is inconsistent with the Comprehensive Plan and the property is adjacent to the land use designation that would support the requested zone district. Therefore, this is a combined request to amend the current Comprehensive Plan designation to an adjacent designation (Commercial/Industrial) and rezone the property to I-O.

Neighborhood Meeting:

The applicant held a Neighborhood Meeting on December 29, 2016, with no one from the public attended the meeting. However, City Project Manager has received letters of support for the applicant's requests after the Neighborhood Meeting and are provided within the Staff Report.

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

Granting the Comprehensive Plan Future Land Use Map Amendment and Rezone will allow the applicant to bring the current temporary office building into compliance as an allowed land use with the proposed zone district which supports the following goals and policies from the Comprehensive Plan.

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

Policy A: To create large and small "centers" throughout the community that provide services and commercial areas.

Policy B: Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

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

Policy B: The City and County will provide appropriate commercial and industrial development opportunities.

Economic Development Plan:

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed Comprehensive Plan Future Land Use Map Amendment and Rezone meets with the goal and intent of the Economic Development Plan by supporting and assisting an existing business within the community to stay at its current location to serve area residents.

Board or Committee Recommendation:

There is no committee or board recommendation.

Other issues:

No other issues have been identified.

Previously presented or discussed:

The Planning Commission previously reviewed this request at their April 12, 2016 meeting and recommended denial.

Attachments:

1. Staff report/Background information
2. Site Location Map
3. Aerial Photo Map
4. Comprehensive Plan Future Land Use Map
5. Existing Zoning Map
6. Approved Filing Plan for Heritage Heights
7. Letters of Support
8. Resolution
9. Ordinance

BACKGROUND INFORMATION			
Location:		637 25 Road	
Applicant:		Heritage Estates LLC, Owner	
Existing Land Use:		Temporary office/construction trailer	
Proposed Land Use:		General office building	
Surrounding Land Use:	North	Single-family detached	
	South	Vacant land - Future phases of Heritage Heights residential subdivision	
	East	Foresight Industrial Park and Mesa County Sheriff's Posse rodeo grounds	
	West	Vacant land – Future phases of Heritage Heights residential subdivision	
Existing Zoning:		R-8 (Residential – 8 du/ac)	
Proposed Zoning:		I-O (Industrial/Office Park)	
Surrounding Zoning:	North	R-8 (Residential – 8 du/ac)	
	South	R-8 (Residential – 8 du/ac)	
	East	I-O (Industrial/Office Park)	
	West	R-8 (Residential – 8 du/ac)	
Future Land Use Designation:		Residential Medium High (8 – 16 du/ac)	
Zoning within density range?	X	Yes	No

Sections 21.02.130 & 140 of the Grand Junction Zoning and Development Code:

The City may rezone and amend the Comprehensive Plan if the proposed changes are consistent with the vision (intent), goals and policies of the Comprehensive Plan and meets one or more of the following criteria:

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

With the now dedicated F 1/2 Road right-of-way corridor (160' width) adjacent to the property, this right-of-way physically separates the subject property from the Heritage Heights residential subdivision and in essence create a remnant parcel that will align itself more towards Foresight Industrial Park with its proximity, rather than leaving as a residentially zoned property (see attached Grand Valley Circulation Plan map and approved Filing Plan for Heritage Heights). To make optimum use of the property, the owner wishes to rezone the property, convert the existing temporary office/construction trailer to a permanent land use and develop the property for general office. Therefore, subsequent events (the dedication of right-of-way for F 1/2 Road) have invalidated the original premise for the future land use and zoning designations. Changing the land use designation to Commercial/Industrial and rezoning the property to I-O, will allow the

applicant to use the property for general office serving the growing residential and commercial developments within the area of 25 Road, thereby supporting Goals 3 and 12 of the Comprehensive Plan.

Therefore, this criterion has been met.

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

The character of the area has changed with the dedication of the F 1/2 Road right-of-way, per the designation on the Grand Valley Circulation Plan, so that the property will be physically separated from the original properties of Heritage Heights and will align more with the industrial park properties to the east. Therefore, the character and/or condition of the area has changed such that the amendments are consistent with the Comprehensive Plan. Changing the land use designation to Commercial/Industrial and rezoning the property to I-O, will allow the property to be used for general office serving the growing residential and commercial developments within the area of 25 Road, thereby supporting Goals 3 and 12 of the Comprehensive Plan.

Therefore, this criterion has been met.

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

Adequate public and community facilities and services are available to the property and are sufficient to serve land uses associated with the I-O zone district and zones allowed under the Future Land Use designation of Commercial/Industrial. Ute Water is available in 25 Road as is City sanitary sewer. Furthermore, the property is currently being served by Xcel Energy electric and natural gas. Within a short distance to the south is Blichmann Avenue and F 1/4 Road for availability of public transit connections and further to the south and west is Mesa Mall, a grocery store, restaurants and additional retail opportunities.

Therefore, this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

The I-O zone district is an allowed zone under the Commercial/Industrial designation, its purpose is to provide a mix of light manufacturing uses, office park, limited retail and service uses in a business park setting with proper screening and buffering. There is approximately 22,039 acres located within the limits of the City of Grand Junction. Of that total acreage, approximately 492 acres, or 2% is zoned I-O. Therefore, it could be argued that there is an inadequate supply of I-O zoned land within the community.

Therefore, this criterion has been met.

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

The community and area will derive increased tax revenues from the proposed Comprehensive Plan amendment and rezone by the development and utilization of a previously vacant parcel. Furthermore, the use of this parcel for general office will serve the growing residential and commercial developments within the area of 25 Road. Finally, the I-O zone district provides for performance standards to help mitigate the impacts of potential development regarding location of loading docks, noise, lighting glare, outdoor storage and display, etc., to help protect adjacent residential and industrial office properties.

Therefore, this criterion has been met.

Alternatives: In addition to the zoning that the petitioner has requested, the following zone districts would also be consistent with the Comprehensive Plan proposed designation of Commercial/Industrial for the subject property.

- a. C-2 (General Commercial)
- b. M-U (Mixed Use)
- c. B-P (Business Park Mixed Use)
- d. I-1 (Light Industrial)

In reviewing the other zoning district options for the Commercial/Industrial designation, all zoning districts allow general office as an allowed land use, however, the I-O (Industrial/Office Park) zone district would be the desired option as it will match the current zoning of the Foresight Industrial Park across 25 Road and also provides for performance standards to help mitigate the impacts of potential development regarding location of loading docks, noise, lighting glare, outdoor storage and display, etc., to help protect adjacent residential and industrial office properties.

If the Planning Commission chooses to recommend one of the alternative zone designations, specific alternative findings must be made as to why the Planning Commission is recommending an alternative zone designation to the City Council.

FINDINGS OF FACT AND CONCLUSIONS

After reviewing the Lot 241, Heritage Heights, Filing One application, CPA-2017-46 and RZN-2017-47, request for a Comprehensive Plan Future Land Use Map designation change from "Residential Medium High (8 – 16 du/ac)" to "Commercial/Industrial" and a rezone from R-8 (Residential – 8 du/ac) to I-O (Industrial/Office Park) zone district, the following findings of fact and conclusions have been determined:

1. The requested Comprehensive Plan Future Land Use Map Amendment and Rezone are consistent with the goals and polices of the Comprehensive Plan, specifically, Goals 3 and 12.

2. The review criteria, items 1, 2, 3, 4 and 5 in Sections 21.02.130 and 140 of the Grand Junction Zoning and Development Code have been met or addressed.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested Comprehensive Plan Future Land Use Map designation from "Residential Medium High (8 – 16 du/ac)" to "Commercial/Industrial" and a rezone from R-8 (Residential – 8 du/ac) to I-O (Industrial/Office Park) zone district for Lot 241, Heritage Heights, Filing One to the City Council with the findings of fact and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on Comprehensive Plan Future Land Use Map Amendment and Rezone, CPA-2017-46 and RZN-2017-47, I move that the Planning Commission forward a recommendation of approval for the Comprehensive Plan Future Land Use Map designation from "Residential Medium High (8 – 16 du/ac)" to "Commercial/Industrial" and a rezone from R-8 (Residential – 8 du/ac) to I-O (Industrial/Office Park) zone district, with the findings of fact and conclusions listed in the staff report.







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



Grand Valley Circulation Plan

12/29/2016

To the City of Grand Junction
Planning & Development Dept.

Because of a prior commitment, I am unable to attend the meeting at Blue Star Construction tonight.

As a neighborhood property owner, I do not have any issues or concerns with the requested rezone to I-O (Industrial Office Park), for the Blue Star Construction office. There has not been any negative impact on our properties or the neighborhood since Blue Star moved in on 25 Rd.

Jacquelyn Moran, Grantee
Applewood Lane, LLC
RE: 676 Miranda St. GJ, CO 81505



Jacquelyn Moran
872 Covey Rd.
GJ, CO 81505
970-243-2076

12/29/2016

To the City of Grand Junction
Planning & Development Dept.

Because of a prior commitment, I am unable to attend the meeting at Blue Star Construction tonight.

As a neighborhood property owner, I do not have any issues or concerns with the requested rezone to I-O (Industrial Office Park), for the Blue Star Construction office. There has not been any negative impact on our properties or the neighborhood since Blue Star moved in on 25 Rd.

Jacquelyn Moran, Grantee
Applewood Lane, LLC
RE: 653 ½ 25 Rd. GJ, CO 81505



Jacquelyn Moran
872 Covey Rd.
GJ, CO 81505
970-243-2076

12/29/2016

To the City of Grand Junction
Planning & Development Dept.

Because of a prior commitment, I am unable to attend the meeting at Blue Star Construction tonight.

As a neighborhood property owner, I do not have any issues or concerns with the requested rezone to I-O (Industrial Office Park), for the Blue Star Construction office. There has not been any negative impact on our properties or the neighborhood since Blue Star moved in on 25 Rd.

Jacquelyn Moran, Grantee
Applewood Lane, LLC
RE: 651 25 Rd. GJ, CO 81505



Jacquelyn Moran
872 Covey Rd.
GJ, CO 81505
970-243-2076

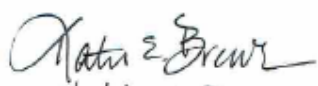

12/29/2016

To the City of Grand Junction
Planning & Development Dept.

Because of a prior commitment, I am unable to attend the meeting at Blue Star Construction tonight.

As a neighborhood property owner, I do not have any issues or concerns with the requested rezone to I-O (Industrial Office Park), for the Blue Star Construction office. There has not been any negative impact on our properties or neighborhood since Blue Star moved in on 25 Rd.

Barn, LLC

 
Katie E. Brewer Karl Brewer
649 25 Rd.
GJ, CO 81505 719-339-4652

Barn, LLC
~~6923 Tyndale St.~~
~~McLean, VA 22101~~

Current:
159 A Grierson Ave.
Fort Huachuca, AZ 85613

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

A RESOLUTION AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF GRAND JUNCTION FROM RESIDENTIAL MEDIUM HIGH (8 – 16 DU/AC) TO COMMERCIAL/INDUSTRIAL FOR LOT 241, HERITAGE HEIGHTS, FILING ONE

LOCATED AT 637 25 ROAD

Recitals:

A request for a Comprehensive Plan Future Land Use Map Amendment has been submitted in accordance with the Zoning and Development Code. The applicant has requested that approximately 0.95 +/- acres, located at 637 25 Road be redesignated from Residential Medium High (8 – 16 du/ac) to Commercial/Industrial on the Future Land Use Map.

In a public hearing, the City Council reviewed the request for the proposed Comprehensive Plan Future Land Use Map Amendment and determined that it satisfied the criteria as set forth and established in Section 21.02.130 of the Zoning and Development Code and the proposed amendment is consistent with the purpose and intent of the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS REDESIGNATED FROM RESIDENTIAL MEDIUM HIGH (8 – 16 DU/AC) TO COMMERCIAL/INDUSTRIAL ON THE FUTURE LAND USE MAP.

HERITAGE ESTATES LLC PROPERTY

Lot 241, Heritage Heights, Filing One

Said parcels contain 0.95 +/- acres (41,443.16 sq. ft.), more or less, as described.

PASSED on this _____ day of _____, 2017.

ATTEST:

City Clerk

President of Council

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING LOT 241, HERITAGE HEIGHTS, FILING ONE
PROPERTY FROM R-8 (RESIDENTIAL – 8 DU/AC) TO
I-O (INDUSTRIAL OFFICE PARK)**

LOCATED AT 637 25 ROAD

Recitals:

The applicant, Heritage Estates LLC, wishes to rezone a 0.95 +/- acre property from R-8 (Residential – 8 du/ac) to I-O (Industrial/Office Park) zone district in anticipation of industrial office park development for the purpose of establishing a general office.

The existing property is part of the Heritage Heights residential subdivision and contains a modular office building that was moved to the site in 2014 to serve as a temporary office/construction trailer in conjunction with the development of Heritage Heights subdivision. The applicant now desires to operate the temporary office/construction trailer as a general office and legitimize the existing land use on the property.

The Comprehensive Plan Future Land Use Map designation is Residential Medium High (8 – 16 du/ac) but as part of the rezone request the Comprehensive Plan Future Land Use Map is requested to be changed to Commercial/Industrial.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning the Heritage Estates LLC property from R-8 (Residential – 8 du/ac) to I-O (Industrial/Office Park) zone district for the following reasons:

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

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

The Planning Commission and City Council find that the I-O zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be rezoned I-O (Industrial/Office Park).

Lot 241, Heritage Heights, Filing One

Said parcels contain 0.95 +/- acres (41,443.16 sq. ft.), more or less, as described.

Introduced on first reading this _____ day of _____, 2017 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2017 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



Date: February 17, 2017
 Author: Scott D. Peterson
 Title/ Phone Ext: Senior
Planner/1447
 Proposed Schedule: March 28,
2017
 File #: SUB-2015-120

Attach 5

PLANNING COMMISSION AGENDA ITEM

Subject: Pinnacle Ridge Subdivision, Preliminary Plan, Located East of Mariposa Drive
Action Requested/Recommendation: Forward a recommendation of conditional approval to City Council for review of private streets and also public streets and residential lots traversing greater than 30% slopes for the proposed Pinnacle Ridge Subdivision in an existing R-2 (Residential – 2 du/ac) zone district located east of Mariposa Drive.
Presenters Name & Title: Scott D. Peterson, Senior Planner; Rick Dorris, City Development Engineer

Executive Summary:

The applicant, Two R & D LLC, requests approval of certain items under City Codes and regulations that require either Planning Commission or City Council action regarding their proposed Preliminary Plan application. These actions include Council approval of; 1) proposed private streets and 2) subdivision lots and public streets traversing greater than 30% slopes.

Background, Analysis and Options:

The property is located east of Mariposa Drive in the Redlands and contains 45.11 +/- acres. The applicant has submitted for a Preliminary Plan subdivision review in order to develop 72 single-family detached lots to be developed in five phases/filings. Proposed residential density would be 1.59 dwelling units to the acre. Zoning for the property is R-2 (Residential – 2 du/ac). The property consists of both Unplatted and platted properties. The platted properties are remnants of the old Energy Center Subdivision, Phase 1 that were platted in 1955. Today these lots still have no legal access and are not developed. Nine of the 28 total platted lots from the Energy Center Subdivision, Phase 1 are currently not owned by the applicant and are not included within the proposed Preliminary Plan application. However, the applicant is providing access to the nine existing lots as part of their Filing Five for Pinnacle Ridge. At a later date and as a condition of approval of the Preliminary Plan, the applicant will need to request to vacate a portion of the Energy Center Subdivision Phase 1, that is owned by

the applicant for existing right-of-way and utility easements located within Blocks 1 and 2. This will need to occur prior to final plan approval for Filing Five.

Under the Preliminary Plan application, the applicant has proposed to utilize the cluster provisions of the Zoning and Development Code (Section 21.03.060) to utilize and preserve existing open space in order to be able to have smaller lot sizes than what the Zoning Code requires for the R-2 zone district. The applicant is proposing 15.06 +/- acres (33% of the development) for open space within the development, which under the clustering provision would allow lot sizes of a minimum 7,125 sq. ft. and bulk standards found in the R-4 zone district. Without clustering, the minimum required lot size in the R-2 zone district is 15,000 sq. ft. Utilization of the cluster development provisions of the Code is to encourage the preservation of environmentally sensitive areas and open space lands.

History and TEDS (Transportation Engineering Design Standards) Exceptions:

The applicant obtained Transportation Engineering Design Standards (TEDS) exceptions in 2007 when a previous Preliminary Plan was reviewed and approved. They are being honored with the current application regarding maximum block length, maximum street grade, maximum grades through an intersection and maximum cul-de-sac length and are conditioned as follows:

1. Exceeding the 1200' maximum block length with the condition an intermediate connection be made to either the north or west.
2. Exceeding the maximum 750' cul-de-sac length with the requirement to sprinkle houses past the street connection to the east and provide an intermediate turnaround for the Fire Department.
3. Exceeding the maximum allowable 12% street grade with the requirement to sprinkle all houses on the 13% grade along Elysium Drive.
4. Exceeding the maximum grade through an intersection on Elysium Drive at the connection to the east.

The TEDS exception granting the 13% street slope is only 1% over the allowable TEDS grade but for a longer distance, 800' instead of the allowed 500'. This steep slope is on a north facing street and will be an issue during periods of snow. The City isn't equipped to and does not plow residential streets. Consequently, the City has required the applicant to make the Homeowner's Association responsible for snow removal and to post conspicuous signs along the steep slope stating such.

Alternative Street Standard:

The City has agreed to an alternative street standard for this subdivision that uses roadside ditches instead of attached curb, gutter, and sidewalk over much of the subdivision. There is still some attached concrete in isolated areas for specific reasons.

This approach will hopefully reduce the differential movement problem (asphalt and concrete move in different ways).

Public Versus Private Streets and Ute Water:

Several projects have been built in the City in the past where the streets moved vertically and continue to move. Multiple repairs over long time periods are required.

The proposed Pinnacle Ridge project would build approximately two miles of streets with significant lengths in cuts and fills up to 20' deep. Deep fills will settle over time and may continue to move as water is introduced by rainfall or urban development. Large cuts may actually heave.

The City's initial approach was for all streets to be private but Ute Water won't allow their water mains in private streets. The Developer objected to the private street requirement and to solve this, the City has agreed to accept the streets as public with conditions, including a seven-year warranty.

There are two areas of the project where private streets are requested by the Developer to optimize their project layout. Water can be provided by individual services. These two areas are the private street request presented herein.

Extended Warranty:

The City has agreed to accept public streets with a financially secured seven-year warranty. The Developer objects to the condition and is appealing this condition to City Council.

Neighborhood Meeting:

The applicant held a Neighborhood Meeting on March 11, 2015 prior to submittal of the Preliminary Plan application (City file # MTG-2015-85). Over 24 citizens attended along with City Staff and the applicant. Neighborhood concerns expressed at the meeting were mainly in regards to additional traffic to the area, subdivision lot layout and design and drainage concerns.

Board or Committee Recommendation:

There is no other committee of board recommendation.

Financial Impact/Budget:

No direct financial impact on the City budget for this item.

Other issues:

There are no other issues identified.

Previously presented or discussed:

This has not been previously discussed by the Planning Commission.

Attachments:

1. Staff Report/Background Information
2. Applicant's Response to 10-Year Warranty Period Request
3. Site Location Map
4. Aerial Photo Map
5. Comprehensive Plan Future Land Use Map
6. Existing Zoning Map
7. Preliminary Plan
8. Limits of Development
9. Grading Cut & Fill
10. Resolution

BACKGROUND INFORMATION					
Location:		NE of Mariposa Drive and Monument Road			
Applicant:		Two R & D LLC, Owner			
Existing Land Use:		Vacant land			
Proposed Land Use:		72 lot, single-family detached residential subdivision			
Surrounding Land Use:	North	Two-Family and Single-Family Detached			
	South	Vacant land (Owned by City of Grand Junction)			
	East	Single-Family Detached and Vacant Land			
	West	Single-Family Detached			
Existing Zoning:		R-2 (Residential – 2 du/ac)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	PD (Planned Development)			
	South	CSR (Community Service & Recreation)			
	East	PD (Planned Development) & County RSF-4 (Residential Single Family – 4 du/ac)			
	West	PD (Planned Development)			
Future Land Use Designation:		Residential Low (.5 – 2 du/ac)			
Zoning within density range?		X	Yes		No

The proposed subdivision plan has two proposals which require Planning Commission and City Council review and action which are as follows:

1. Proposed Private Streets.
2. Subdivision lots and public rights-of-way traversing greater than 30% slopes.

Private Streets: In accordance with Section 21.06.060 (g) (5) of the Zoning and Development Code, only City Council may authorize a subdivision to be served by private streets. The applicant requests the use of private streets in two areas of the subdivision (See Preliminary Plan for additional information), Talus Court (proposed Tract C) and Hillock Court (proposed Tract J). Talus Court is proposed to be developed in Filing 3 and Hillock Court is proposed to be developed in Filing 5. The reason that the applicant is proposing private streets in two areas are for the fact that they do not meet either the shared driveway standards or public street standards.

Private streets may be considered as an alternative to residential public streets. Private streets have historically posed problems over time as they deteriorate and property owners do not realize the burden of maintenance is theirs. In order to approve a private street, the City shall take the following criteria under review in approving a private street.

Section 21.06.100 (b) of the Zoning and Development Code:

1. The maximum annual average daily traffic (AADT) shall not exceed 250 trips per day.

The maximum AADT is less than 250 trips per day for each private street. ITE – trip generation: 10 trips per day/house and the private streets serve 10 houses (10 x 10 = 100 trips per day, which is less than 250).

Therefore, this criterion has been met.

2. All traffic, including vehicular and pedestrian, exiting from private streets shall not adversely impact the existing and proposed transportation network. Pedestrian connections accessible by the general public shall be required within the proposed development. Pedestrian facilities shown on the Urban Trails Master Plan shall be provided by the developer.

Traffic exiting the private streets will enter the existing road network at a 90° angle and will not impact traffic flow of the residential streets. Pedestrian access is by a designated concrete sidewalk that ties to the sidewalk network within the public right-of-way for the rest of the development.

Therefore, this criterion has been met.

3. A turnaround (i.e., cul-de-sac or other applicable and acceptable improvement) shall be required per the City's or County's adopted street standard in effect at the time of the development. A "Y" or "T" turnaround may be acceptable if designed according to Fire Department access requirements.

The end of each private street contains a "hammer head" turn-around with specific geometry required by the City of Grand Junction Fire Department and IFC requirements.

Therefore, this criterion has been met.

4. Street cross sections shall conform to the adopted street standards. Streets with a minimum 20-foot-wide pavement section may be allowed, if on-street parking is prohibited and adequate off-street parking is provided. The developer shall execute and record an irrevocable covenant running with the land granting the

City or County the right and power to enter the street for the purpose of enforcing the parking restriction.

The street cross-section for the private drives is a minimum 20' wide with wider areas to accommodate off-street parking and an adjacent sidewalk. The proposed CCR's document will include language that will allow the City Police Department to enter the private streets to enforce parking restrictions.

Therefore, this criterion has been met.

5. If off-street parking is utilized, it shall conform to the following:

(i) It shall be provided at a rate of one space per two units plus at least four on-site parking spaces per dwelling. Two of these spaces may be in a garage or carport.

(ii) Off-street parking shall be located within 200 feet of any unit the private street serves.

(iii) Off-street parking shall be included within the same tract as the private street and shall be maintained by the homeowners' association.

Off-street parking spaces for lots off the private streets are provided at two (2) locations. A total of seven (7) spaces for 8 lots have been provided, which exceeds the 1 per 2 dwelling units. A note on the plans for Lots 44 and 45 will require 3-car garages on those lots to satisfy the parking requirements.

Therefore, this criterion has been met.

6. The finished surface of the private street may be composed of variable surfaces such as brick, interlocking pavers, cobblestones or other similar finishes, designed by a professional engineer and as approved by the City or County Engineer.

The finished surface of the private streets will be concrete or asphalt.

Therefore, this criterion has been met.

7. Any and all private streets shall include concrete curb and gutter constructed to the City Standard Details.

The private streets will have a 2% cross-slope to the center of the driving surface for drainage. No curb and gutter is proposed. Curb and gutter is not necessary in this instance because drainage is handled with an inverted street.

Therefore, this criterion has been met.

8. A pedestrian trail system may be substituted for an attached sidewalk if adjacent properties could easily access the trail and the trail system links to other transportation and recreational trails or facilities within and outside of the immediate development. Trail width shall be no less than equal to the standard for a two-way off-street bicycle path and shall be designed to the City Standard Details.

The sidewalk within the private streets will connect to the proposed public sidewalk for the entire subdivision.

Therefore, this criterion has been met.

9. All entrances to garages shall be set back from the private street or pedestrian trail a minimum distance of 20 feet.

The applicant is proposing that all garages will be set-back from the property line a minimum of 20'.

Therefore, this criterion has been met.

10. Utility and/or multipurpose easements may be required for a portion of, or the full width adjacent to, the street section when necessary.

The applicant is proposing a 14' wide multi-purpose easement to be located along the frontage of all lots adjacent to the private streets.

Therefore, this criterion has been met.

11. Private streets shall be platted in a tract dedicated to the homeowners' association.

Each of the private streets will be platted as Tracts C and J, and will be dedicated to the HOA.

Therefore, this criterion has been met.

12. A single homeowners' association for all phases of the development shall be formed and established with the Secretary of State's Office prior to the recordation of a final plat that contains a private street.

An HOA is being established for the subdivision.

Therefore, this criterion has been met.

13. The homeowners' association shall establish an annual maintenance fund for the private street.

The HOA will be required to establish an annual maintenance fund for the private streets.

Therefore, this criterion has been met.

14. The homeowners' association shall be responsible to maintain a vegetation-free zone along the private street that is 20 feet in width (10 feet each side from the center of the street).

A vegetation free zone for the private streets will be provided with a minimum of 10' each side of the center line.

Therefore, this criterion has been met.

15. Each residential structure accessed from a private street shall have landscaped areas of at least 10 feet in width between the street and the structure except for the driveway to the garage.

Depending on how the proposed home is situated on the property and the driveway location, landscaping will be provided by the individual homeowner on each lot.

Therefore, this criterion has been met.

16. An entrance design feature such as decorative paving, special signage or other conspicuous improvement shall be incorporated into the final design of the private street such that the design clearly distinguishes the private street from the public street.

An entrance design feature will be incorporated into the final plan set to distinguish the private streets from the public streets.

Therefore, this criterion has been met.

Slopes Greater than 30%: Under the Hillside Development Standards of Section 21.07.020 (f) of the Zoning and Development Code, development on slopes of greater than 30% is not permitted unless, after review and recommendation by the Planning Commission and approval by the City Council, it is determined that, appropriate engineering measures will be taken to minimize the impact of cuts, fills, erosion and stormwater runoff and that the developer has taken reasonable steps to minimize the amount of hillside cuts and also has taken measures to mitigate the aesthetic impact of cuts through landscaping or other steps.

The applicant is proposing to minimize the amount of hillside cuts, fills, erosion and stormwater runoff, by proposing a ring-type road configuration, traversing only a few small areas of greater than 30% slope and leaving a majority of the subdivision of areas greater than 30% slope preserved and not adversely affected. Engineering measures will be taken to minimize the impacts of cuts, fills, erosion and storm water runoff where 30% or greater slopes are proposed to be impacted. Exact measures that will be taken will be determined and approved at final plan stage. It should be noted that these Zoning Code requirements were established to limit and allow for development in a responsible manner on steep slopes, not to preclude development on steep slopes. Improvements have been proposed with the subdivision in the form of retaining walls. Retaining walls will also limit the amount of cut/fill to the minimum required.

The section of Elysium Drive that traverses slopes greater than 30% is relatively small, to be exact about 350' in length. In order to minimize hillside cuts in this area, retaining walls are planned, not to exceed 6' in height. The retaining wall will be approximately 100' long on the north side of the street, behind the curb. On the south side of the street, the retaining wall will be approximately 450' long, behind the sidewalk. To minimize cut/fill, another variation of a typical road design utilized was the elimination of the sidewalk on the north side of the road and approved by the City through an Alternative Street Standard.

It should be noted, only about 12% of the subdivision proposal has slopes greater than 30%. These areas are predominantly located around the large plateau of the site. The actual impact to the slopes greater than 30% is minimal and has been mitigated by the use of retaining walls and other engineering measures.

Proposed Lots 20, 30, and 51 have the steepest slopes within the subdivision. On average, the applicant has stated that Lot 51 is around 10% slope at the lower end. Lot 30 is less than 10% across the length of the lot and Lot 20 has an average slope of 14%. The applicant believes that a future builder of the various lots can accommodate that kind of slope fairly easily with the design of the house and use of some retaining walls. As an example, a walk-out or reverse walk-out with the garage under the house can accommodate approximately 10'-12' of slope across the lot without much impact. In addition, the lots are large enough, providing surface area along the side of the building pads to accommodate grade changes. Small 2' to 4' retaining walls at the rear of the lots can also mitigate slope issues so that a building pad can be developed.

Alternative Street Design

As proposed, the subdivision alternative streets will incorporate use of concrete curb and gutter with attached sidewalks, as well as provide more shoulder and borrow ditch design with detached sidewalks. The utilization of these alternative sections throughout the project is an attempt to address some of the recent problems experienced with

projects where differential settlement and movement between the concrete curb, gutter, sidewalks and the pavement have occurred. The proposed street sections will reduce chances of differential settlement and movement between the concrete curbs and sidewalks and asphalt sections of the roadway. The goal is to build as uniform a section of road as possible, thus preventing movement of the roadway material at different rates and magnitudes. In addition, should movement occur, the sidewalk is not integral to the street, therefore maintaining its functionality without having to be replaced. The proposed borrow ditches create a drainage relief for underlying moisture that may be trapped in the base course beneath the pavements; thus helping to maintain the longevity of the pavement structure.

A 34' wide ROW section is to be utilized in areas where the road is following the perimeter boundary and is adjacent to open space, follows a natural ridge line, and has unique topographic features. This section is proposed to preserve the natural topography and aesthetics of the area, by not performing excessive grading and installation of unnecessary retaining walls.

The integrity of through traffic lanes will not be compromised; thus, maintaining the safety of the roadway. By providing a detached trail on the lot side of the road cross section the integrity of the pedestrian walkways and access is maintained. In addition, this segment of the project has steep grades (approx 13%). This roadway section is well suited for this type of localized rural steep terrain.

City staff has also required other conditions of approval for the alternative streets, such as adding provisions through the CCR's for additional winter maintenance provisions by the HOA and signage for the one (1) steep section of road.

Extended Warranty Justification

The City is requiring the applicant provide a seven-year secured warranty due to soil conditions and the site grading design. As seen with Exhibits 1, 2 & 3 at the end of this report, there are several projects built in recent years where the streets moved vertically and continue to move.

The proposed Pinnacle Ridge Project would build approximately two miles of streets with significant lengths in cuts and fills up to 20' deep. Deep fills will settle over time and may continue to move as water is introduced by rainfall or urban development. Large cuts may actually heave.

The original geotechnical report, by Geotechnical Engineering Group, is a Preliminary Report from 2002 and identifies expansive claystone. The Applicant hired Huddleston-Berry Engineering and Testing, LLC (HBET) to address review comments generated with this application. They have not performed further field investigation but have

performed engineering calculations based on data contained in the original report. HBETs July 2, 2015 letter says:

“In general, it is difficult to define what is considered a “normal” amount of movement for a pavement over time. Particularly a period as long as 10-years. Given the geology at the site and experience in the vicinity of the site, pavement heave is possible in some areas of the site. However, the risk may be able to be reduced by the use of structural fill, impermeable membrane, etc. In fact, the referenced preliminary Geotechnical Investigation report states that “we anticipate large cut areas and fill areas in the pavement areas across the site. It may be a prudent measure to reevaluate pavement sections when a rough final grade is established on site. We should be called to observe subgrade to help delineate areas of potentially swelling soils where an increased pavement section may be necessary. It may also be feasible to overexcavate areas of expansive claystone and replace with similar on-site granular materials”. “

There are several ways to engineer and construct streets and utilities to “minimize” movement. Some of these measures were used on the Spyglass Ridge Subdivision on Orchard Mesa, but there has been substantial movement and expensive repair is needed.

City policy has always been for Development to pay its own way. When streets move, and the warranty is over, taxpayers spend thousands of dollars to fix problems. Multiple repairs over long time periods are often required. The City’s standard warranty is only one year. The movement seen at Spyglass and Mariposa took a few years to manifest themselves. With the on-site soils, the magnitude of site grading, and the City’s recent experience, the risk to the taxpayer is too great to accept the standard one-year warranty for Pinnacle Ridge. The City has agreed to accept the streets as public streets with the condition listed below.

At final design, perform an in depth geotechnical engineering investigation and report with proper slope stability, rockfall, and earthwork analysis and requirements. This can be incremental to the phases where final design approval is being requested; however, if slope stability and/or rockfall analyses prove problematic, the Preliminary Plan could be nullified or may need to be redesigned and reapproved.

- a. The geotechnical report must design the earthwork and streets to minimize vertical movement and construction must strictly adhere to the report and be documented by daily observations and proper testing during construction. A secured seven-year warranty will be required.
- b. Landscaping shall be limited to low water requirement plants and irrigation systems. The details will be defined in conjunction with the geotechnical engineer at final design.
- c. A site specific slope and rockfall analysis (based on field investigation) in the areas of concern will be required with each filing.

- d. Lot specific grading and drainage plans will either be required with the final design for each filing or with each planning clearance.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the Pinnacle Ridge Preliminary Plan subdivision application, SUB-2015-120, a request for review of private streets and also public streets and residential lots traversing greater than 30% slopes, City Staff makes the following findings of fact/conclusions and conditions of approval:

1. At final design, perform an in depth geotechnical engineering investigation and report with proper slope stability, rockfall, and earthwork analysis and requirements. This can be incremental to the phases where final design approval is being requested; however, if slope stability and/or rockfall analyses prove problematic, the Preliminary Plan could be nullified or may need to be redesigned and reapproved.
 - a. The geotechnical report must design the earthwork and streets to minimize vertical movement and construction must strictly adhere to the report and be documented by daily observations and proper testing during construction.
 - b. A secured seven-year warranty will be required.
 - c. Landscaping shall be limited to low water requirement plants and irrigation systems. The details will be defined in conjunction with the geotechnical engineer at final design.
 - d. A site specific slope and rockfall analysis (based on field investigation) in the areas of concern will be required with each filing.
 - e. Lot specific grading and drainage plans will either be required with the final design for each filing or with each planning clearance.
2. Perfect an intermediate connection to Hidden Valley Drive, with Filing 4 according to the current phasing plan, as required by the January 2007 TEDS exception.
3. Perfect the ability to loop water lines, if needed, and provide sanitary sewer to portions of the project via the Hidden Valley Drive connection with Filing 4 according to the current phasing plan.
4. The HOA is required to remove snow along the north facing slope on Elysium Drive. Provide proper language and assessments in the CC & R's and signs must be conspicuously placed on the street stating such.
5. Approval of the request to use private streets in two areas of the subdivision, Talus Court and Hillock Court.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of conditional approval to the City Council of the requested review of private streets and also public streets and residential lots traversing greater than 30% slopes for the proposed

Pinnacle Ridge Subdivision, SUB-2015-120, to the City Council with findings of fact/conclusions and conditions as stated in the staff report.

RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on item SUB-2015-120, I move that the Planning Commission forward a recommendation of conditional approval of the requested review of private streets and also public streets and residential lots traversing greater than 30% slopes for the proposed Pinnacle Ridge Subdivision, SUB-2015-120, to the City Council with findings of fact/conclusions and conditions as stated in the staff report.

Exhibit 1

RECENT STREET PROBLEMS

Spyglass Ridge Subdivision

- Original engineering and construction included substantial expense (up to 3.5' deep of soils work and geo grid plus the normal street section) to stabilize difficult soils and It worked pretty well for most of the subdivision. There are however isolated areas where significant problems exist.
- Lookout lane, built 2006/2007. At least 4" of movement in places, rebuilt about 200' by 2014 and more needed.
- Gunnison Ridge Ct. Paved 2007 to 2008. By 2012 already substantial movement and repair needed. Some repair already done by 2010, presumably by the Developer.
- It took several years for the movement to manifest.
- The pictures below were taken in February 2017 and show different movement areas.



Exhibit 2

Redlands Mesa Subdivision, Filing 1

- Shadow Lake Court and Shadow Lake Circle, built in 2000, failed almost immediately and was rebuilt by the Developer. All of Shadow Lake Court is in poor condition and will require significant maintenance (probably mill and overlay) in the near future. The pictures below show significant movement between the concrete and asphalt at the lip of concrete gutter.



Exhibit 3

Mariposa Drive

- Mariposa is an old gravel road from at least 1994, but probably late 70s to early 80s, which was improved with curb, gutter, sidewalk and paved in 2005 to 2006. It is located on the southern edge of Pinnacle Ridge and its primary access is Mariposa. GIS aerial pictures show distress by 2010 and google street view shows substantial movement in 2012.



Applicant's Response to proposed City Public Works Staff request for a seven-year subdivision warranty period for the public streets in-lieu of the normal one-year warranty period.

Response:

Extensive Engineering and Analysis has been completed for this project with various local Geotechnical and Civil Engineers. The Developer does not agree with, nor will they accept, the 10-year warranty program as outlined by the City Development Engineer. No specific Engineering studies have been provided by the City to validate this unprecedented request. Further, the applicant has gone above and beyond the standard requirements of a Preliminary Plan application in order to refute the consideration of a 10-year warranty. This has never, in the known history of Development applications in the City of Grand Junction, been required.

The concept of "perceived" future liability that "may" occur does not provide the legal basis by which to make the requirement that has been proposed by City staff. The applicant agreed to provide an extended warranty twice the amount of time required under the current Zoning and Development Code of two (2) years. This will be more than an adequate amount of time to determine if there will be any issues with the road construction.

Further, the applicant, in conjunction with their Geotechnical Engineer, has outlined a set of additional guidelines that will be followed during construction to mitigate the potential of future maintenance issues. This will be adhered to and will result in an end product which will not be any more of a future financial liability on the City than any other road that is constructed with development. See attached letter describing the street soil subgrades, and additional construction measures to be implemented to mitigate potential swelling soil issues.

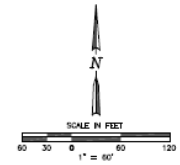
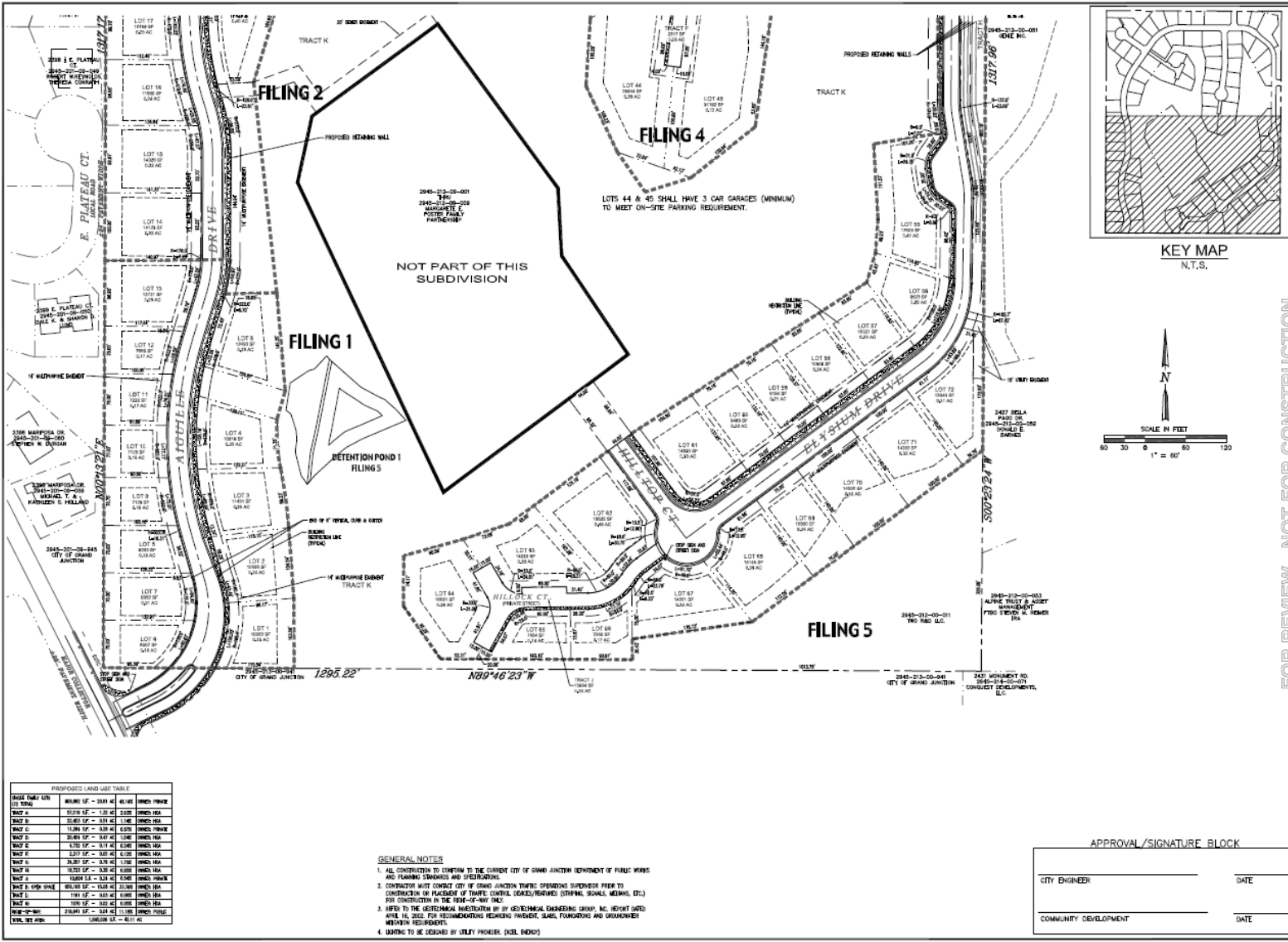
It is unprecedented for such a requirement to be placed upon an applicant.







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



PROPOSED LAND USE TABLE

TRACT	AREA (SF)	AREA (AC)	MINIMUM FLOOR AREA
TRACT A	10,000 SF	0.23	1,000
TRACT B	15,000 SF	0.34	1,500
TRACT C	20,000 SF	0.46	2,000
TRACT D	25,000 SF	0.57	2,500
TRACT E	30,000 SF	0.69	3,000
TRACT F	35,000 SF	0.80	3,500
TRACT G	40,000 SF	0.92	4,000
TRACT H	45,000 SF	1.03	4,500
TRACT I	50,000 SF	1.15	5,000
TRACT J	55,000 SF	1.26	5,500
TRACT K	60,000 SF	1.38	6,000
TRACT L	65,000 SF	1.50	6,500
TRACT M	70,000 SF	1.61	7,000
TRACT N	75,000 SF	1.73	7,500
TRACT O	80,000 SF	1.84	8,000
TRACT P	85,000 SF	1.96	8,500
TRACT Q	90,000 SF	2.07	9,000
TRACT R	95,000 SF	2.19	9,500
TRACT S	100,000 SF	2.30	10,000
TRACT T	105,000 SF	2.42	10,500
TRACT U	110,000 SF	2.53	11,000
TRACT V	115,000 SF	2.65	11,500
TRACT W	120,000 SF	2.76	12,000
TRACT X	125,000 SF	2.88	12,500
TRACT Y	130,000 SF	3.00	13,000
TRACT Z	135,000 SF	3.11	13,500
TRACT AA	140,000 SF	3.23	14,000
TRACT AB	145,000 SF	3.34	14,500
TRACT AC	150,000 SF	3.46	15,000
TRACT AD	155,000 SF	3.57	15,500
TRACT AE	160,000 SF	3.69	16,000
TRACT AF	165,000 SF	3.80	16,500
TRACT AG	170,000 SF	3.92	17,000
TRACT AH	175,000 SF	4.03	17,500
TRACT AI	180,000 SF	4.15	18,000
TRACT AJ	185,000 SF	4.26	18,500
TRACT AK	190,000 SF	4.38	19,000
TRACT AL	195,000 SF	4.50	19,500
TRACT AM	200,000 SF	4.61	20,000
TRACT AN	205,000 SF	4.73	20,500
TRACT AO	210,000 SF	4.84	21,000
TRACT AP	215,000 SF	4.96	21,500
TRACT AQ	220,000 SF	5.07	22,000
TRACT AR	225,000 SF	5.19	22,500
TRACT AS	230,000 SF	5.30	23,000
TRACT AT	235,000 SF	5.42	23,500
TRACT AU	240,000 SF	5.53	24,000
TRACT AV	245,000 SF	5.65	24,500
TRACT AW	250,000 SF	5.76	25,000
TRACT AX	255,000 SF	5.88	25,500
TRACT AY	260,000 SF	6.00	26,000
TRACT AZ	265,000 SF	6.11	26,500
TRACT BA	270,000 SF	6.23	27,000
TRACT BB	275,000 SF	6.34	27,500
TRACT BC	280,000 SF	6.46	28,000
TRACT BD	285,000 SF	6.57	28,500
TRACT BE	290,000 SF	6.69	29,000
TRACT BF	295,000 SF	6.80	29,500
TRACT BG	300,000 SF	6.92	30,000
TRACT BH	305,000 SF	7.03	30,500
TRACT BI	310,000 SF	7.15	31,000
TRACT BJ	315,000 SF	7.26	31,500
TRACT BK	320,000 SF	7.38	32,000
TRACT BL	325,000 SF	7.50	32,500
TRACT BM	330,000 SF	7.61	33,000
TRACT BN	335,000 SF	7.73	33,500
TRACT BO	340,000 SF	7.84	34,000
TRACT BP	345,000 SF	7.96	34,500
TRACT BQ	350,000 SF	8.07	35,000
TRACT BR	355,000 SF	8.19	35,500
TRACT BS	360,000 SF	8.30	36,000
TRACT BT	365,000 SF	8.42	36,500
TRACT BU	370,000 SF	8.53	37,000
TRACT BV	375,000 SF	8.65	37,500
TRACT BW	380,000 SF	8.76	38,000
TRACT BX	385,000 SF	8.88	38,500
TRACT BY	390,000 SF	9.00	39,000
TRACT BZ	395,000 SF	9.11	39,500
TRACT CA	400,000 SF	9.23	40,000
TRACT CB	405,000 SF	9.34	40,500
TRACT CC	410,000 SF	9.46	41,000
TRACT CD	415,000 SF	9.57	41,500
TRACT CE	420,000 SF	9.69	42,000
TRACT CF	425,000 SF	9.80	42,500
TRACT CG	430,000 SF	9.92	43,000
TRACT CH	435,000 SF	10.03	43,500
TRACT CI	440,000 SF	10.15	44,000
TRACT CJ	445,000 SF	10.26	44,500
TRACT CK	450,000 SF	10.38	45,000
TRACT CL	455,000 SF	10.50	45,500
TRACT CM	460,000 SF	10.61	46,000
TRACT CN	465,000 SF	10.73	46,500
TRACT CO	470,000 SF	10.84	47,000
TRACT CP	475,000 SF	10.96	47,500
TRACT CQ	480,000 SF	11.07	48,000
TRACT CR	485,000 SF	11.19	48,500
TRACT CS	490,000 SF	11.30	49,000
TRACT CT	495,000 SF	11.42	49,500
TRACT CU	500,000 SF	11.53	50,000
TRACT CV	505,000 SF	11.65	50,500
TRACT CW	510,000 SF	11.76	51,000
TRACT CX	515,000 SF	11.88	51,500
TRACT CY	520,000 SF	12.00	52,000
TRACT CZ	525,000 SF	12.11	52,500
TRACT DA	530,000 SF	12.23	53,000
TRACT DB	535,000 SF	12.34	53,500
TRACT DC	540,000 SF	12.46	54,000
TRACT DD	545,000 SF	12.57	54,500
TRACT DE	550,000 SF	12.69	55,000
TRACT DF	555,000 SF	12.80	55,500
TRACT DG	560,000 SF	12.92	56,000
TRACT DH	565,000 SF	13.03	56,500
TRACT DI	570,000 SF	13.15	57,000
TRACT DJ	575,000 SF	13.26	57,500
TRACT DK	580,000 SF	13.38	58,000
TRACT DL	585,000 SF	13.50	58,500
TRACT DM	590,000 SF	13.61	59,000
TRACT DN	595,000 SF	13.73	59,500
TRACT DO	600,000 SF	13.84	60,000
TRACT DP	605,000 SF	13.96	60,500
TRACT DQ	610,000 SF	14.07	61,000
TRACT DR	615,000 SF	14.19	61,500
TRACT DS	620,000 SF	14.30	62,000
TRACT DT	625,000 SF	14.42	62,500
TRACT DU	630,000 SF	14.53	63,000
TRACT DV	635,000 SF	14.65	63,500
TRACT DW	640,000 SF	14.76	64,000
TRACT DX	645,000 SF	14.88	64,500
TRACT DY	650,000 SF	15.00	65,000
TRACT DZ	655,000 SF	15.11	65,500
TRACT EA	660,000 SF	15.23	66,000
TRACT EB	665,000 SF	15.34	66,500
TRACT EC	670,000 SF	15.46	67,000
TRACT ED	675,000 SF	15.57	67,500
TRACT EE	680,000 SF	15.69	68,000
TRACT EF	685,000 SF	15.80	68,500
TRACT EG	690,000 SF	15.92	69,000
TRACT EH	695,000 SF	16.03	69,500
TRACT EI	700,000 SF	16.15	70,000
TRACT EJ	705,000 SF	16.26	70,500
TRACT EK	710,000 SF	16.38	71,000
TRACT EL	715,000 SF	16.50	71,500
TRACT EM	720,000 SF	16.61	72,000
TRACT EN	725,000 SF	16.73	72,500
TRACT EO	730,000 SF	16.84	73,000
TRACT EP	735,000 SF	16.96	73,500
TRACT EQ	740,000 SF	17.07	74,000
TRACT ER	745,000 SF	17.19	74,500
TRACT ES	750,000 SF	17.30	75,000
TRACT ET	755,000 SF	17.42	75,500
TRACT EU	760,000 SF	17.53	76,000
TRACT EV	765,000 SF	17.65	76,500
TRACT EW	770,000 SF	17.76	77,000
TRACT EX	775,000 SF	17.88	77,500
TRACT EY	780,000 SF	18.00	78,000
TRACT EZ	785,000 SF	18.11	78,500
TRACT FA	790,000 SF	18.23	79,000
TRACT FB	795,000 SF	18.34	79,500
TRACT FC	800,000 SF	18.46	80,000
TRACT FD	805,000 SF	18.57	80,500
TRACT FE	810,000 SF	18.69	81,000
TRACT FF	815,000 SF	18.80	81,500
TRACT FG	820,000 SF	18.92	82,000
TRACT FH	825,000 SF	19.03	82,500
TRACT FI	830,000 SF	19.15	83,000
TRACT FJ	835,000 SF	19.26	83,500
TRACT FK	840,000 SF	19.38	84,000
TRACT FL	845,000 SF	19.50	84,500
TRACT FM	850,000 SF	19.61	85,000
TRACT FN	855,000 SF	19.73	85,500
TRACT FO	860,000 SF	19.84	86,000
TRACT FP	865,000 SF	19.96	86,500
TRACT FQ	870,000 SF	20.07	87,000
TRACT FR	875,000 SF	20.19	87,500
TRACT FS	880,000 SF	20.30	88,000
TRACT FT	885,000 SF	20.42	88,500
TRACT FU	890,000 SF	20.53	89,000
TRACT FV	895,000 SF	20.65	89,500
TRACT FW	900,000 SF	20.76	90,000
TRACT FX	905,000 SF	20.88	90,500
TRACT FY	910,000 SF	21.00	91,000
TRACT FZ	915,000 SF	21.11	91,500
TRACT GA	920,000 SF	21.23	92,000
TRACT GB	925,000 SF	21.34	92,500
TRACT GC	930,000 SF	21.46	93,000
TRACT GD	935,000 SF	21.57	93,500
TRACT GE	940,000 SF	21.69	94,000
TRACT GF	945,000 SF	21.80	94,500
TRACT GG	950,000 SF	21.92	95,000
TRACT GH	955,000 SF	22.03	95,500
TRACT GI	960,000 SF	22.15	96,000
TRACT GJ	965,000 SF	22.26	96,500
TRACT GK	970,000 SF	22.38	97,000
TRACT GL	975,000 SF	22.50	97,500
TRACT GM	980,000 SF	22.61	98,000
TRACT GN	985,000 SF	22.73	98,500
TRACT GO	990,000 SF	22.84	99,000
TRACT GP	995,000 SF	22.96	99,500
TRACT GQ	1,000,000 SF	23.07	100,000

- GENERAL NOTES**
- ALL CONSTRUCTION TO CONFORM TO THE CURRENT CITY OF GRAND JUNCTION DEPARTMENT OF PUBLIC WORKS AND PLANNING STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR MUST NOTIFY CITY OF GRAND JUNCTION TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES (STRIPE, SIGNAL, MEDIAN, ETC.) FOR CONSTRUCTION IN THE 1000-UP-AND-OVER.
 - REFER TO THE GEOTECHNICAL INVESTIGATION BY GEOTECHNICAL ENGINEERING GROUP, INC. REPORT DATED APRIL 16, 2002 FOR RECOMMENDATIONS REGARDING PAVEMENT, SLABS, FOUNDATIONS AND UNDERPINNING REQUIREMENTS.
 - UTILITY TO BE LOCATED BY UTILITY PROVIDER (CUBEL ENERGY).

FOR REVIEW - NOT FOR CONSTRUCTION

VORTEX ENGINEERING, INC.
 PROFESSIONAL ENGINEERS
 1234 Pinnacle Drive, Suite 100
 Grand Junction, CO 81505
 Phone: (970) 243-8800
 Fax: (970) 243-7800

James C. Atkinson
 PROFESSIONAL ENGINEER
 LICENSE NO. 10000

Subdivision Plan SHEET 1 OF 2
Pinnacle Ridge Subdivision
 Mariposa Drive
 Grand Junction, Colorado 81507

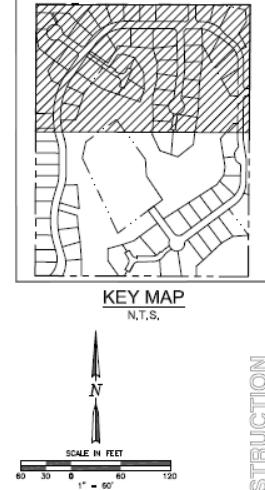
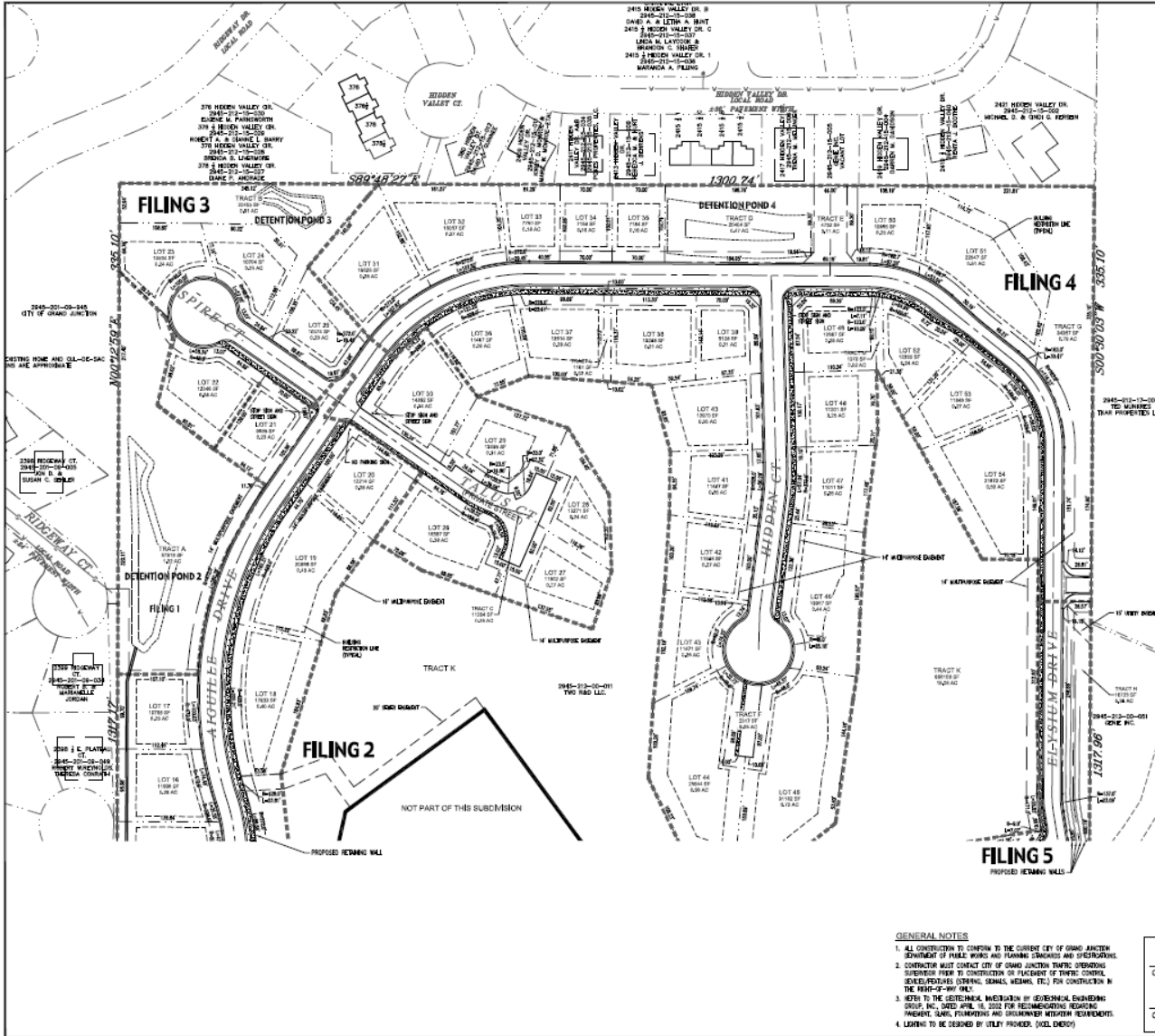
DATE: 10/15/2024
 SCALE: 1" = 60'
 SHEET NO: 5

APPROVAL/SIGNATURE BLOCK

CITY ENGINEER: _____ DATE: _____

COMMUNITY DEVELOPMENT: _____ DATE: _____

Preliminary Plan (Sheet 1)



- GENERAL NOTES**
1. ALL CONSTRUCTION TO CONFORM TO THE CURRENT CITY OF GRAND JUNCTION DEPARTMENT OF PUBLIC WORKS AND PLANNING STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR MUST CONTACT CITY OF GRAND JUNCTION TRAFFIC DEPARTMENT SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL, SCHEDULING SIGNALING, SIGNALS, SIGNS, ETC.) FOR CONSTRUCTION IN THE RIGHT-OF-WAY ONLY.
 3. REFER TO THE GEOTECHNICAL INVESTIGATION BY GEOTECHNICAL ENGINEERING GROUP, INC. DATED APRIL 16, 2008 FOR RECOMMENDATIONS REGARDING FOUNDATION, SLOPE, FOUNDATIONS AND DESIGNER'S INTERPRETATION THEREOF.
 4. LOTS 10 TO BE DEeded BY UTILITY PROVIDER (SUD ENERGY)

APPROVAL/SIGNATURE BLOCK

CITY ENGINEER	DATE
COMMUNITY DEVELOPMENT	DATE

FOR REVIEW - NOT FOR CONSTRUCTION

VORTEX ENGINEERING, INC.
 1504 Professional Plaza, Suite 100
 Grand Junction, CO 81508
 Phone: (970) 245-8881
 Fax: (970) 245-7835
 www.vortexeng.com

James C. Atkinson
 PROFESSIONAL ENGINEER
 LICENSE NO. 6088

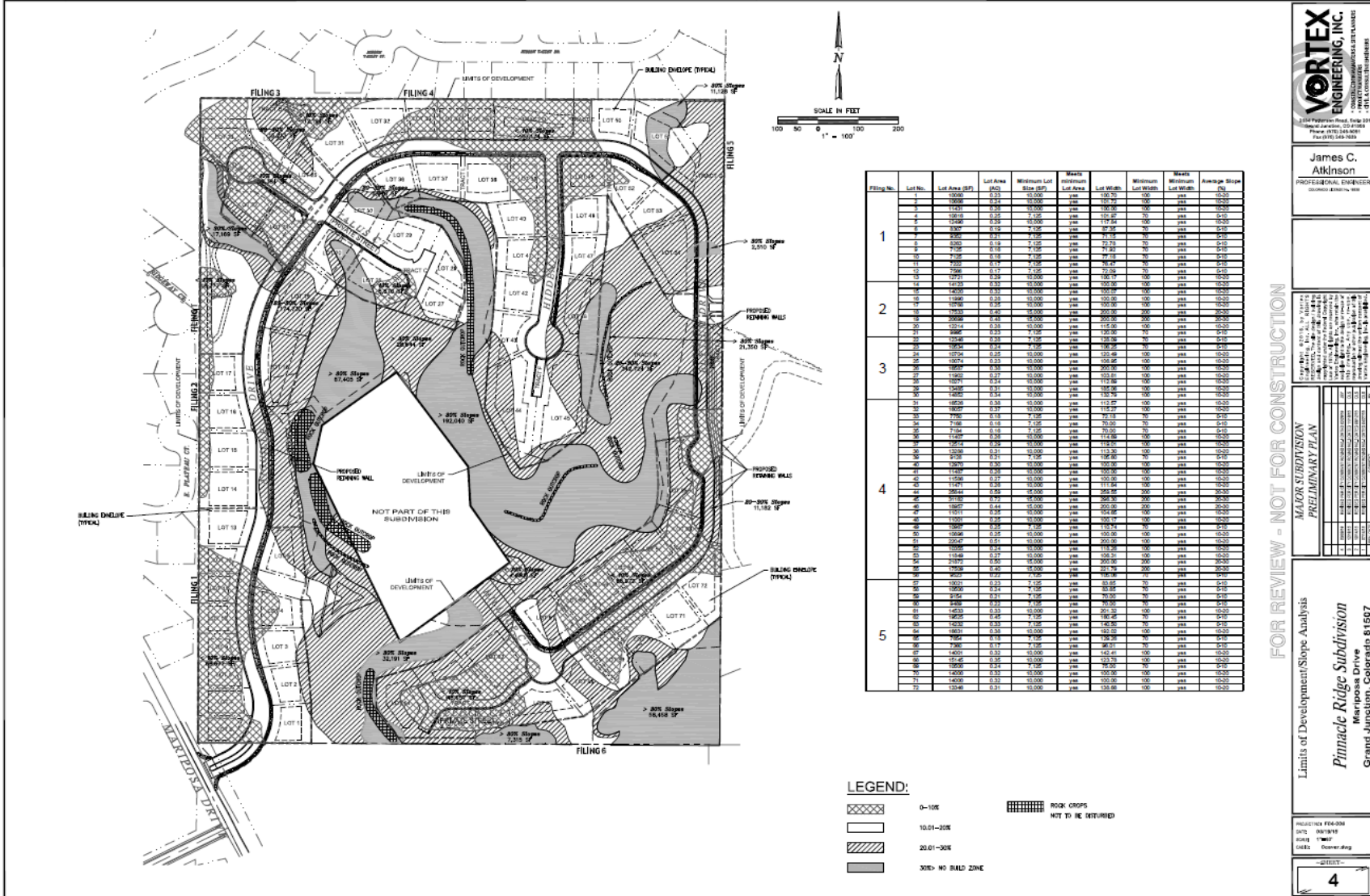
MAJOR SUBDIVISION PRELIMINARY PLAN	
OWNER	THOR PROPERTIES LLC
DESIGNER	VORTEX ENGINEERING, INC.
DATE	10/20/10
SCALE	AS SHOWN
PROJECT NO.	10-001
SHEET NO.	2 OF 2

Subdivision Plan
SHEET 2 OF 2
Pinnacle Ridge Subdivision
 Mariposa Drive
 Grand Junction, Colorado 81507

PLANNING DEPARTMENT
 DATE: 10/20/10
 BY: [Signature]
 TITLE: [Title]

6

Preliminary Plan (Sheet 2)



Limits of Development/Slope Analysis

FOR REVIEW - NOT FOR CONSTRUCTION

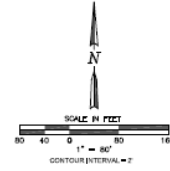
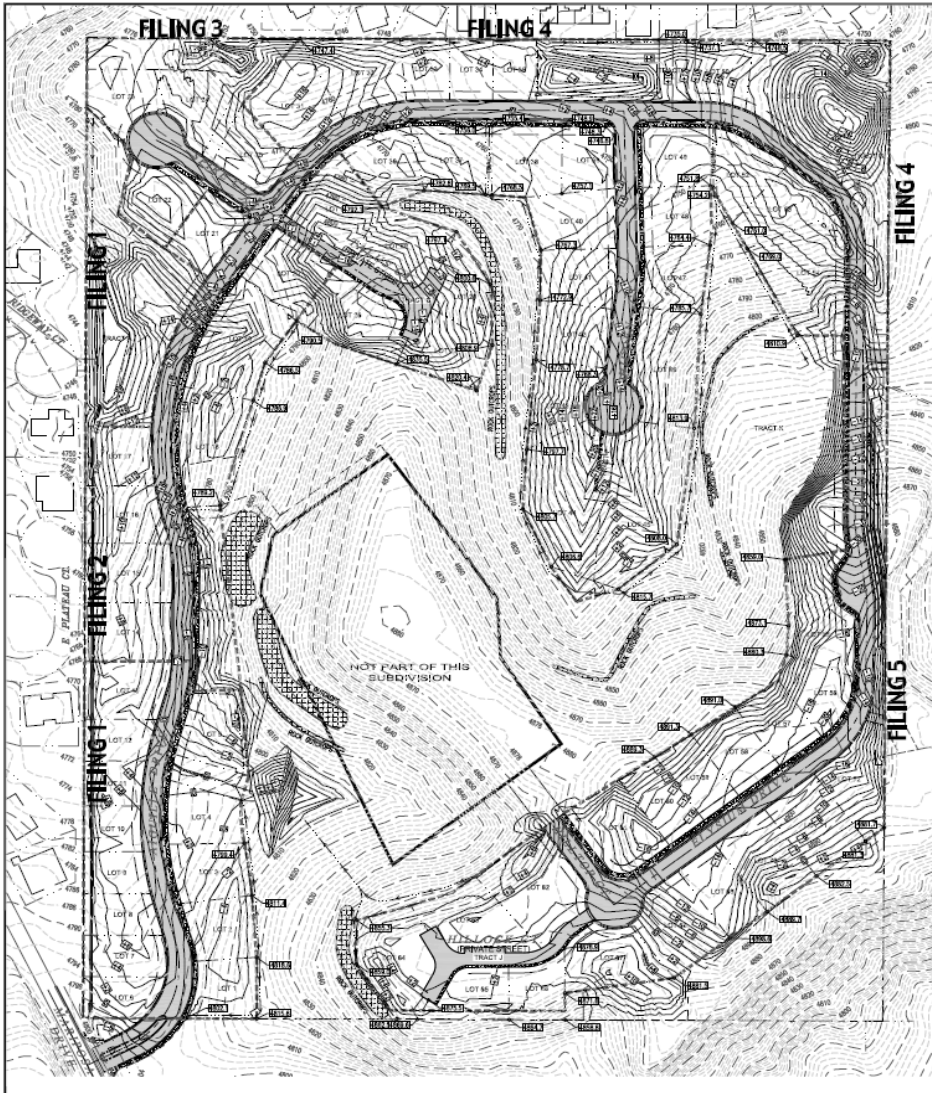
Limits of Development/Slope Analysis
Pinnacle Ridge Subdivision
Manitou Drive
Grant Junction, Colorado 81607

VORTEX ENGINEERING, INC.
10000 E. PLATYNE CT.
GRANT JUNCTION, CO 81607
TEL: (970) 244-1000
FAX: (970) 244-1000

James C. Atkinson
PROFESSIONAL ENGINEER
LICENSED 00000000000000000000

PRELIMINARY PLAN
DATE: 03/28/17
SCALE: AS SHOWN
CHECKED: JCA
DESIGNED: JCA

4



- GENERAL NOTES**
1. ALL CONSTRUCTION TO CONFORM TO THE CURRENT CITY OF GRAND JUNCTION REQUIREMENT OF PUBLIC WORKS AND PLANNING STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR MUST CONTACT CITY OF GRAND JUNCTION PUBLIC WORKS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES/REQUIRED CONTROL SIGNALS, SIGNS, ETC.) FOR CONSTRUCTION IN THE PUBLIC-OF-WAY ONLY.
 3. REFER TO THE GEOTECHNICAL INVESTIGATION BY GEOTECHNICAL ENGINEERING GROUP, INC. DATED APRIL 14, 2006 FOR RECOMMENDED BEARING CAPACITY, SLOPE, PARAMETERS AND GRADIENTS/WEATHER REVISIONS.
 4. WORKING TO BE DESIGN BY UTILITY PROVIDER. (SEE EXHIBIT)

LEGEND	
	CUT CONTOUR
	AT GRADE CONTOUR
	FILL CONTOUR

PINNACLE EARTHWORK PHASING				
FILING	CUT (CY)	FILL (CY)	IMPORT/EXCESS (CY)	BORROW AREA
1	7500	22042	14542 IMPORT	FILING 2 - 8046 FILING 3 - 2465
2	9046	19304	19304 IMPORT	FILING 3 - 18183 FILING 4 - 1121
3	23679	9903	9903 IMPORT	FILING 4 - 9903
4	18799	85762	78017 IMPORT	FILING 5 - 78017
5	101379	12278	11084 EXCESS	SPILL

*FILING 5 BORROW EXCESS IS SHOWN BY THE YELLOW AT TOP OF AS FIELD CONSTRUCTION WARNING.

VORTEX ENGINEERING, INC.
 PROFESSIONAL ENGINEERS
 2344 Palomares Road, Suite 101
 Grand Junction, CO 81505
 Phone: (970) 243-4450
 Fax: (970) 243-1800

James C. Atkinson
 PROFESSIONAL ENGINEER
 LICENSE # 60818 IN CO

FOR REVIEW - NOT FOR CONSTRUCTION

DATE: 03/28/17
 PROJECT: Pinnacle Ridge Subdivision
 SHEET: 14 OF 14
 DRAWN BY: JCA
 CHECKED BY: JCA
 APPROVED BY: JCA

MAJOR SUBDIVISION PRELIMINARY PLAN	
NO. 1	NO. 2
NO. 3	NO. 4
NO. 5	NO. 6
NO. 7	NO. 8
NO. 9	NO. 10
NO. 11	NO. 12
NO. 13	NO. 14
NO. 15	NO. 16
NO. 17	NO. 18
NO. 19	NO. 20
NO. 21	NO. 22
NO. 23	NO. 24
NO. 25	NO. 26
NO. 27	NO. 28
NO. 29	NO. 30
NO. 31	NO. 32
NO. 33	NO. 34
NO. 35	NO. 36
NO. 37	NO. 38
NO. 39	NO. 40
NO. 41	NO. 42
NO. 43	NO. 44
NO. 45	NO. 46
NO. 47	NO. 48
NO. 49	NO. 50
NO. 51	NO. 52
NO. 53	NO. 54
NO. 55	NO. 56
NO. 57	NO. 58
NO. 59	NO. 60
NO. 61	NO. 62
NO. 63	NO. 64
NO. 65	NO. 66
NO. 67	NO. 68
NO. 69	NO. 70
NO. 71	NO. 72
NO. 73	NO. 74
NO. 75	NO. 76
NO. 77	NO. 78
NO. 79	NO. 80
NO. 81	NO. 82
NO. 83	NO. 84
NO. 85	NO. 86
NO. 87	NO. 88
NO. 89	NO. 90
NO. 91	NO. 92
NO. 93	NO. 94
NO. 95	NO. 96
NO. 97	NO. 98
NO. 99	NO. 100

Grading Cut & Fill Exhibit
Pinnacle Ridge Subdivision
 Meriposa Drive
 Grand Junction, Colorado 81507

PROJECTING ENGINEER
 JCA
 DATE: 3/28/17
 SCALE: 1"=80'
 DRAWN BY: JCA
 CHECKED BY: JCA
 APPROVED BY: JCA

Grading Cut & Fill

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

**A RESOLUTION GRANTING CONDITIONAL APPROVAL OF PRIVATE STREETS
AND ALSO PUBLIC STREETS AND RESIDENTIAL LOTS TRAVERSING GREATER
THAN 30% SLOPES FOR THE PROPOSED PINNACLE RIDGE SUBDIVISION**

LOCATED EAST OF MARIPOSA DRIVE IN THE REDLANDS

Recitals:

A request for approval of certain items under City Codes and regulations that require either Planning Commission or City Council action regarding the Preliminary Plan application for the proposed Pinnacle Ridge Subdivision. These actions include Council approval of; 1) proposed private streets and 2) subdivision lots and public streets traversing greater than 30% slopes.

In a public hearing, the City Council reviewed the requests and determined that it satisfied the criteria as set forth and established in Sections 21.06.060 (g) (5) and 21.07.020 (f) of the Zoning and Development Code, where only City Council may authorize a subdivision to be served by private streets and Hillside Development Standards regarding development on slopes of greater than 30% is not permitted unless, after review and recommendation by the Planning Commission and approval by the City Council that the proposed development is consistent with the purpose and intent of the Zoning and Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS APPROVED FOR DEVELOPMENT AS THE PINNACLE RIDGE SUBDIVISION UNDER THE FOLLOWING CONDITIONS:

1. At final design, perform an in depth geotechnical engineering investigation and report with proper slope stability, rockfall, and earthwork analysis and requirements. This can be incremental to the phases where final design approval is being requested; however, if slope stability and/or rockfall analyses prove problematic, the Preliminary Plan could be nullified or may need to be redesigned and reapproved.
 - a. The geotechnical report must design the earthwork and streets to minimize vertical movement and construction must strictly adhere to the report and be documented by daily observations and proper testing during construction.
 - b. A secured seven-year warranty will be required.

- c. Landscaping shall be limited to low water requirement plants and irrigation systems. The details will be defined in conjunction with the geotechnical engineer at final design.
 - d. A site specific slope and rockfall analysis (based on field investigation) in the areas of concern will be required with each filing.
 - e. Lot specific grading and drainage plans will either be required with the final design for each filing or with each planning clearance.
2. Perfect an intermediate connection to Hidden Valley Drive, with Filing 4 according to the current phasing plan, as required by the January 2007 TEDS exception.
 3. Perfect the ability to loop water lines, if needed, and provide sanitary sewer to portions of the project via the Hidden Valley Drive connection with Filing 4 according to the current phasing plan.
 4. The HOA is required to remove snow along the north facing slope on Elysium Drive. Provide proper language and assessments in the CC & R's and signs must be conspicuously placed on the street stating such.
 5. Approval of the request to use private streets in two areas of the subdivision, Talus Court and Hillock Court.

PINNACLE RIDGE PROPERTY LEGAL DESCRIPTION

A parcel of land situated in the W ½ NW ¼ of Section 21, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being described as follows:

The south 10 acres of the NW ¼ NW ¼ and the SW ¼ NW ¼ of said Section 21.

EXCEPTING THEREFROM: Lots 1-9, Block 3 and the adjoining dedicated right-of-way know as Spur Drive and Lot 2, Block 2, Energy Center Subdivision, Phase I as platted and recorded in Plat Book 8 at Page 55 with a Reception Number 644620 of the Mesa County records.

Said parcels contains 45.11 +/- acres, more or less, as described.

PASSED on this _____ day of _____, 2017.

ATTEST:

City Clerk

President of Council