

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 21-17

**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 one-year warranty will be required and accepting an additional one-year warranty that was offered by the developer.
 - 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.

The Developer is proposing appropriate engineering measures to minimize the impact of cuts, fills, erosion and stormwater by incorporating retaining walls, detention and water quality basins, and proper site grading in their design, based on Preliminary Geotechnical Investigation. If subsequent Geotechnical Investigation reveals significant slope instability issues, as determined by City staff based on input from the Colorado Geologic Survey, redesign of the Preliminary Plan will be required. If a minor revision is required, the review of the revised preliminary subdivision plan may, at the discretion of the Director, proceed concurrently with final plat review. Nullification/revocation of this approval shall require review by the Planning Commission.

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 19th day of April, 2017.

ATTEST:



City Clerk



President of Council