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**CITY COUNCIL AGENDA  
WEDNESDAY, APRIL 18, 2018  
250 NORTH 5<sup>TH</sup> STREET  
5:15 PM – PRE-MEETING – ADMINISTRATION CONFERENCE ROOM  
6:00 PM – REGULAR MEETING – CITY HALL AUDITORIUM**

*To become the most livable community west of the Rockies by 2025*

**Call to Order, Pledge of Allegiance, Moment of Silence**

**Proclamations**

Proclaiming the month of May and May 2, 2018 as Bike Month and Bike to Work Day in the City of Grand Junction

Proclaiming April 27, 2018 as Arbor Day in the City of Grand Junction

**Appointments**

To the Commission on Arts and Culture

To the Forestry Board

To the Horizon Drive Association Business Improvement District

**Citizen Comments**

*Individuals may comment regarding items scheduled on the Consent Agenda and items not specifically scheduled on the agenda. This time may be used to address City Council about items that were discussed at a previous City Council Workshop.*

**Council Reports**

**CONSENT AGENDA**

*The Consent Agenda includes items that are considered routine and will be approved by a single motion. Items on the Consent Agenda will not be discussed by City Council, unless an item is removed for individual consideration.*

**1. Approval of Minutes**

- a. Summary of the April 2, 2018 Workshop
- b. Minutes of the April 4, 2018 Executive Session
- c. Minutes of the April 4, 2018 Regular Meeting

**2. Set Public Hearings**

*All ordinances require two readings. The first reading is the introduction of an ordinance and generally not discussed by City Council. Those are listed in Section 2 of the agenda. The second reading of the ordinance is a Public Hearing where public comment is taken. Those are listed on the Regular Agenda.*

- a. Quasi-judicial
  - i. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the KOA Annexation of 9.636 Acres, Located at 2819 Highway 50
  - ii. Introduction of an Ordinance Approving an Outline Development Plan (ODP) for Elevation 4591 and a Rezone to Planned Development (PD) with an R-8 (Residential – 8 du/ac) Default Zone District, Located at 2524 F ½ Road and Set a Hearing for May 2, 2018

**3. Contracts**

- a. Chip Spreader Purchase

**REGULAR AGENDA**

*If any item is removed from the Consent Agenda by City Council, it will be considered here.*

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

*This is the opportunity for individuals to speak to City Council about any item and time may be used to address City Council about items that were discussed at a previous City Council Workshop.*

**5. Other Business**

**6. Adjournment**

# Grand Junction

State of Colorado

## PROCLAMATION

- WHEREAS, Colorado is a premier bicycling state and Grand Junction offers some of the most diverse bicycling opportunities; and*
- WHEREAS, May has been designated as Grand Valley Bike Month to celebrate bicycling for transportation, fun, and health; joining a nationwide effort to encourage cycling novices and enthusiasts to experience the fun and freedom of safely riding a bike to work, school, for errands and recreation; and*
- WHEREAS, the bicycle is a viable and environmentally sound form of transportation and studies have shown that biking to work is associated with a lower risk of cardiovascular disease, cancer, diabetes and many other causes of death; and*
- WHEREAS, the education of bicyclists and motorists as to the proper and safe operation of bicycles is important to ensure the safety and comfort of all users; and*
- WHEREAS, the City of Grand Junction Urban Trails Committee is taking actions to improve safety for bicycle riders and pedestrians of all ages and abilities; and*
- WHEREAS, bicycling activities and attractions have a positive impact on Grand Junction's economy and tourism industry by stimulating economic development by making the area attractive to businesses and citizens who enjoy the outdoors and healthy lifestyles; and*
- WHEREAS, Grand Junction has been designated a Bicycle Friendly Community by the League of American Bicyclists and recognizes that bicycle-friendly communities improve citizens' health, well-being, and quality of life, boost community spirit, improve traffic safety, and reduce pollution and congestion, all of which contribute to Grand Junction "Becoming the Most Livable Community West of the Rockies"; and*
- WHEREAS, the Urban Trails Committee and Healthy Mesa County, along with other local organizations throughout Mesa County will be promoting bicycling as an environmentally friendly and healthy alternative to the automobile with a number of activities during Bike Month and Bike to Work Day.*

*NOW, THEREFORE, I, J. Merrick Taggart, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the month of May and Wednesday, May 2<sup>nd</sup> as*

**"BIKE MONTH AND BIKE TO WORK DAY"**

*in the City of Grand Junction and call upon all citizens to participate by biking as an alternative form of transportation.*

*IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 18<sup>th</sup> day of April 2018.*



*J. Merrick Taggart*  
Mayor



# Grand Junction

State of Colorado

## PROCLAMATION

*WHEREAS, trees are an important asset to the City of Grand Junction, State of Colorado, providing shade, shielding properties from wind and storms, reducing noise levels, acting as homes for wildlife, and providing oxygen for the air we breathe; and*

*WHEREAS, trees enhance the beauty of the City of Grand Junction, State of Colorado, with various forms, textures and colors; and*

*WHEREAS, all citizens of Grand Junction, now and in the future, will benefit from the planting of trees; and*

*WHEREAS, the State of Colorado has officially declared the 20<sup>th</sup> day of April as Arbor Day; and*

*WHEREAS, the City of Grand Junction will celebrate the 21<sup>st</sup> day of April in our community with a fun and educational experience with kids to gain a greater understanding of the importance of trees; and*

*WHEREAS, the City of Grand Junction is a recipient of a Tree City USA Golf Leaf Award for its promotion of Arbor Day during 2016; and*

*WHEREAS, the City of Grand Junction has been recognized as a Tree City USA for thirty-four years by The National Arbor Day Foundation and desires to continue its tree-planting ways.*

*NOW, THEREFORE, I, J. Merrick Taggart, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim April 27, 2018 as*

### "ARBOR DAY"

*in the City of Grand Junction and encourage all citizens to support our City's Urban Forestry Program and to participate in this effort by planting a tree for a better future.*

*IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 18<sup>th</sup> day of April, 2018.*

\_\_\_\_\_  
Mayor





**Grand Junction City Council**

**Regular Session**

**Item #**

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**Meeting Date:** April 18, 2018

**Presented By:** City Council

**Department:** City Clerk

**Submitted By:** Wanda Winkelmann, City Clerk

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**Information**

**SUBJECT:**

To the Commission on Arts and Culture

**RECOMMENDATION:**

Appoint applicants recommended by the Commission on Arts and Culture Interview Committee.

**EXECUTIVE SUMMARY:**

There are four vacancies on the Commission on Arts and Culture.

**BACKGROUND OR DETAILED INFORMATION:**

N/A

**FISCAL IMPACT:**

N/A

**SUGGESTED MOTION:**

I move to (appoint/not appoint) the Commission on Arts and Culture Interview Committee's recommendations to the Commission on Arts and Culture for terms ending February 2021.

**Attachments**

None



Grand Junction City Council

Regular Session

Item #

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**Meeting Date:** April 18, 2018

**Presented By:** City Council

**Department:** City Clerk

**Submitted By:** Wanda Winkelmann, City Clerk

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**Information**

**SUBJECT:**

To the Forestry Board

**RECOMMENDATION:**

Appoint applicant recommended by the Forestry Board Interview Committee.

**EXECUTIVE SUMMARY:**

There is one vacancy on the Forestry Board.

**BACKGROUND OR DETAILED INFORMATION:**

N/A

**FISCAL IMPACT:**

N/A

**SUGGESTED MOTION:**

I move to (appoint/not appoint) the Forestry Board Interview Committee's recommendation to the Forestry Board for a term ending in November 2019.

**Attachments**

None



**Grand Junction City Council**

**Regular Session**

**Item #**

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**Meeting Date:** April 18, 2018

**Presented By:** City Council

**Department:** City Clerk

**Submitted By:** Wanda Winkelmann, City Clerk

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**Information**

**SUBJECT:**

To the Horizon Drive Association Business Improvement District

**RECOMMENDATION:**

Appoint applicants recommended by the Horizon Drive Association Business Improvement District Interview Committee.

**EXECUTIVE SUMMARY:**

There are three vacancies on the Horizon Drive Association Business Improvement District.

**BACKGROUND OR DETAILED INFORMATION:**

N/A

**FISCAL IMPACT:**

N/A

**SUGGESTED MOTION:**

I move to (appoint/not appoint) the Horizon Drive Association Business Improvement District Interview Committee's recommendation to the Horizon Drive Association Business Improvement District for terms ending in April 2022.

**Attachments**

None



**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY**  
**April 2, 2018 – Noticed Agenda Attached**

Meeting Convened: 5:30 p.m. in the City Hall Auditorium

Meeting Adjourned: 7:02 p.m.

City Councilmembers present: Councilmembers Boeschstein, Kennedy, McArthur, Norris, Traylor Smith, Wortmann, and Mayor Taggart.

Staff present: Caton, Shaver, LeBlanc, Allen, Prall, Portner, and Winkelmann.

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Mayor Taggart called the meeting to order.

**Agenda Topic 1. Discussion Topics**

a. **Utility Undergrounding Requirements**

Mr. Caton noted tonight's discussion is for staff to receive direction on potential modifications to the current utility undergrounding policy and related fee.

The Zoning and Development Code requires that all new utility lines are undergrounded and that any existing overhead utilities be installed underground except when the development has less than 700 feet of frontage, in which case the Director can accept a payment of cash in lieu. The burden to underground an overhead utility line is borne fully by the property owner in which the power poles have been installed upon and it is generally perceived that the requirement to underground along frontages less than 700 feet puts an unfair burden on development that happens to have overhead utilities along the property frontage. In addition, the in lieu fee rate was established in 2005 at a rate of \$25.65 per lineal foot while the actual estimated cost for undergrounding utilities is \$175 to \$200 per lineal foot.

Ms. Allen reviewed the following policy considerations:

1. Increase the in-lieu fee to cover close to 100% of the cost per lineal foot. Review the fee annually and adjust it to be consistent with actual cost for undergrounding the utility lines.
2. Modify the requirement for only properties with the lines either on their property or within the right of way adjacent to their lot. Expand the required in lieu payment to all properties that front the right of way that contains the overhead lines.
3. If a property owner/developer is required to bury a line, consider executing some form of a reimbursement agreement to help the property owner/developer recoup some of their cost from the directly adjacent properties that will benefit from the undergrounding.
4. Include development along alleys to also pay for undergrounding fees.

Discussion ensued about the possibility of making all property owners pay the same amount, regardless of the length of frontage with overhead lines.

Mr. Prall stated that a fund exists to underground utilities. As part of the franchise agreement, Xcel pays a portion and the fund is approximately \$3 million.

Discussion ensued about building a cost-of-construction adjustment to the fees so they keep up with inflation.

Support was expressed by Council for staff to bring back amendments to the Zoning and Development Code that address the four policy considerations noted above.

b. Cluster Development Regulations

Ms. Allen explained that the Planning Commission has been actively discussing the cluster development regulations of the City's land use code since concerns were expressed about the regulations in hearings before the City Council in November. The Planning Commission met with the City Council in a joint workshop on November 9th to discuss the Cluster Development regulations, amongst other topics. The Planning Commission has since met in and discussed these code provisions in seven workshops since November 2017.

When discussing the issues surrounding Cluster Development, the Planning Commission narrowed their concerns to four main issues:

1. Appropriateness of buffering
2. Appropriateness of lot sizes allowed
3. Appropriateness of level of review (Administrative)
4. Clarification of purpose

The Planning Commission noted that with a few modifications to the Zoning and Development Code, the cluster development regulations can continue to promote appropriately designed development, provided for needed flexibility in site and lot design, and promote housing options for City residents through allowing for a variety of lot sizes within subdivisions. The continued implementation of the cluster development provision will help housing growth meet the intended densities of the Comprehensive Plan thereby reducing growth pressures from happening further away from the city center; and will also provide the City and surrounding neighborhoods the ability to realize significant long-term benefit from the dedication of open space preservation, an important objective of the City's adopted Comprehensive Plan. In order to codify changes to the Cluster Development provisions of the Code, the Director of Community Development, the Planning Commission or City Council may initiate an amendment to Section 21.03.060 of the Zoning and Development Code.

Discussion ensued about the pros and cons of cluster developments, such as smaller lots sizes and additional open spaces.

Ms. Allen explained the level of administrative review for this type of development.

Based on the feedback from Councilmembers, staff will prepare a text amendment that captures these changes to the cluster development regulations.

**Agenda Topic 2. Next Workshop Topics**

Mr. Caton reviewed the topics for the April 30<sup>th</sup> Workshop:

- a. Community Development Block Grant Application Review
- b. Lodging Tax

**3. Other Business**

Councilmember Traylor Smith noted that an annexation will be considered at the April 4 Regular Council meeting and inquired if the County has been asked to participate in funding the needed improvements, as part of the Persigo agreement. Councilmember Norris stated she asks this question each time an annexation is brought forward and would like staff to inquire into the County's willingness to contribute to funding. Mayor Taggart stated he can send a letter to the Mesa County Commissioners, asking for their participation in funding fifty percent of the infrastructure (as paragraph nine of the agreement requires).

**Adjournment**

The Workshop adjourned at 7:02 p.m.



**GRAND JUNCTION CITY COUNCIL  
MONDAY, APRIL 2, 2018**

**PRE-MEETING (DINNER) 5:00 P.M. ADMINISTRATION CONFERENCE ROOM  
WORKSHOP, 5:30 P.M.  
CITY HALL AUDITORIUM  
250 N. 5<sup>TH</sup> STREET**

*To become the most livable community west of the Rockies by 2025*

**1. Discussion Topics**

- a. Utility Undergrounding Requirements
- b. Cluster Developments

**2. Next Workshop Topics - April 30, 2018**

- a. Community Development Block Grant Application Review
- b. Lodging Tax

**3. Other Business**

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*What is the purpose of a Workshop?*

The purpose of a Workshop is for the presenter to provide information to City Council about an item or topic that they may be discussing at a future meeting. The less formal setting of a Workshop is intended to facilitate an interactive discussion among Councilmembers.

*How can I provide my input about a topic on tonight's Workshop agenda?*

Individuals wishing to provide input about Workshop topics can:

- 1. Send an email (addresses found here [www.gjcity.org/city-government/](http://www.gjcity.org/city-government/)) or call one or more members of City Council (970-244-1504);
- 2. Provide information to the City Manager ([citymanager@gjcity.org](mailto:citymanager@gjcity.org)) for dissemination to the

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City Council. If your information is submitted prior to 3 p.m. on the date of the Workshop, copies will be provided to Council that evening. Information provided after 3 p.m. will be disseminated the next business day.

3. Attend a Regular Council Meeting (generally held the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of each month at 6 p.m. at City Hall) and provide comments during "Citizen Comments."

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## **GRAND JUNCTION CITY COUNCIL**

### **SPECIAL SESSION MINUTES**

**April 4, 2018**

The City Council of the City of Grand Junction, Colorado met in Special Session on Wednesday, April 4, 2018 at 5:00 p.m. in the Administration Conference Room, 2<sup>nd</sup> Floor, City Hall, 250 N. 5<sup>th</sup> Street. Those present were Councilmembers Bennett Boeschstein, Chris Kennedy, Duncan McArthur, Phyllis Norris, Barbara Traylor Smith, Duke Wortmann, and Mayor Rick Taggart.

Also present for the Executive Session was attorney Mami Nathan Kloster via phone.

Councilmember Norris moved to go into Executive Session for the purpose(s) of receiving legal advice regarding a possible claim(s) and/or possible litigation by an employee against the City and for a conference with an attorney under C.R.S. 24-6-402(4)(b) and/or instructing legal counsel relative to negotiations of a possible resolution of the possible claim(s) and/or possible litigation under C.R.S. 24-6-402(4)(e) of the Open Meetings Law and will not be returning to open session. Councilmember Boeschstein seconded the motion. Motion carried unanimously.

The City Council convened into Executive Session at 5:03 p.m.

Councilmember Traylor Smith moved to adjourn. Councilmember Wortmann seconded. Motion carried unanimously.

The meeting adjourned at 5:42 p.m.

Wanda Winkelmann  
City Clerk

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

**April 4, 2018**

The City Council of the City of Grand Junction convened into regular session on the 4<sup>th</sup> day of April 2018 at 6:00 p.m. Those present were Councilmembers Bennett Boeschstein, Chris Kennedy, Phyllis Norris, Duncan McArthur, Barbara Traylor Smith, Duke Wortmann, and Council President Rick Taggart. Also present were City Manager Greg Caton, City Attorney John Shaver, and City Clerk Wanda Winkelmann.

Council President Taggart called the meeting to order and Councilmember Boeschstein led the Pledge of Allegiance which was followed by a moment of silence.

**Presentations**

Council President Taggart presented Economic Development Funds to six organizations who bolster the economic development of Grand Junction through the services they provide which helps extend the reach of the City by providing services and programs the City does not.

The first check presented was to Hilltop Community Resources in the amount of \$20,000 to help fund the Latimer safehouse remodel.

The second check presented was to Mind Springs Inc., in the amount of \$100,000 for the Building Sanctuary/Rebuilding Lives campaign which will help to fund a new West Springs inpatient psychiatric hospital.

The third check presented was to STRiVE in the amount of \$19,650 to help with upgrades to the Botanical Gardens facility which they operate.

The fourth check presented was to Western Slope Center for Children in the amount of \$37,500 for general operational support of their mission to support sexually assaulted children.

The fifth check presented was to Grand Junction Housing Authority in the amount of \$327,622 for the development fees of Highlands II, an affordable senior housing complex and for the Bookcliff Squire Project which will provide new housing units.

The final check presented was to Homeward Bound of the Grand Valley in the amount of \$200,000 for the Pathways Family Center and to help finish a Respite Center homeless shelter on 29 Road.

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## **Proclamations**

### **Proclaiming April 2018 as Month of the Young Child in the City of Grand Junction**

Councilmember Kennedy read the proclamation. Lora Rohlman, Early Learning Ventures QI Specialist, was present to accept the proclamation. Ms. Rohlman gave an overview of Early Learning Ventures and thanked Council for the proclamation.

### **Proclaiming April 2018 as National Autism Awareness Month in the City of Grand Junction**

Councilmember Traylor Smith read the proclamation. Doug Sorter, Development Vice President of STRiVE, was present to accept the proclamation. Mr. Sorter thanked Council for the proclamation and spoke of plans to expand the program to help serve the autistic population in Mesa County.

### **Proclaiming April 2018 as Child Abuse Prevention Month in the City of Grand Junction**

Councilmember Boeschstein read the proclamation. Melissa Lytle, Executive Director of Western Slope Center for Children, was present to accept the proclamation. Ms. Lytle thanked Council for the proclamation, gave statistics on the population that they serve in Mesa County and told of the services they provide. She invited the public to their open house.

## **Citizens Comments**

Brian McRoberts spoke about an intersection next to Thunder Mountain Elementary School that he believes is dangerous. He spoke of several situations of children almost being hit crossing the street due to drivers running stop signs and speeding. He asked for a stoplight and more law enforcement presence.

Joshua Neil Brackensburg spoke about a chess camp he facilitated in 2011 and was requesting support to coordinate another camp and help to make this an annual event.

Bruce Lohmiller spoke about 911 violence reports and M-1 holds for child abuse cases. He spoke about applying for a Community Development Block Grant for the Veteran's Art Center.

City Manager Caton gave a report on the Rosevale fire. He reported that the first call was received by 911 dispatchers at 7:27 p.m. on April 2<sup>nd</sup> and within 10 minutes 45 more calls had been received. The fire burned over 10 acres and 363 homes were



evacuated. There were no fatalities but one home was destroyed. A unified command system was coordinated with twenty different agencies, of which eleven were fire agencies and sixty fire units were onsite. The fire was contained by midnight and fire crews stayed on scene for 22 hours to watch for hot spots. Due to the number of people impacted, 400 people have since signed up for the emergency notification system. City Manager Caton said he very pleased with the efforts of everyone involved and stressed what a phenomenal job was done in the containment of this fire.

### **Council Reports**

Councilmember McArthur attended the 5-2-1 Drainage Authority annual meeting on March 27<sup>th</sup>, on March 28<sup>th</sup> he attended an Energy Briefing at the Grand Junction Area Chamber of Commerce (GJACOC), on March 30<sup>th</sup> he attended the Las Colonias Business Park Ground Breaking. On April 3<sup>rd</sup> he went to a legislative video conference at GJACOC and on April 4<sup>th</sup> he facilitated the Associated Members for Growth and Development (AMGD) meeting.

Councilmember Wortmann attended the opening of the Riverfront at Las Colonias Park and is excited about the \$800,000 Department of Local Affairs (DOLA) grant for the project.

Councilmember Boeschstein attended the Horizon Drive Association Business Improvement District meeting on March 22<sup>nd</sup>. On March 27<sup>th</sup> he attended the 5-2-1 meeting, on March 30<sup>th</sup> he attended the Las Colonias Business Park Ground Breaking, on March 31<sup>st</sup> he attended the Cesar Chavez Day festivities and, on April 4<sup>th</sup> he went to the Business Incubator Meeting.

Councilmember Kennedy said he attended many of the same events mentioned. He then read a Maya Angelou poem to remember the 50<sup>th</sup> Anniversary of the assassination of Dr. Martin Luther King, Jr.

Councilmember Traylor Smith attended the active shooter training and thanked the Grand Junction Police Department for the training. She attended the Parks Improvement Advisory Board meeting on April 3<sup>rd</sup> and gave an update on the improvements. She also attended the Las Colonias Business Park Ground Breaking on March 30<sup>th</sup> and is excited about the progress.

Councilmember Norris attended the Las Colonias Business Park Ground Breaking on March 30<sup>th</sup> and thanked the Downtown Development Authority for their support on the project.

Council President Taggart also attended many of the same activities; he spoke about Las Colonias and thanked Parks and Recreation Director Rob Schoeber for his work on the ground-breaking event. On April 3<sup>rd</sup> he spoke at a Grand Junction Regional Airport event, where Denver Air Connection gave away 300 airline tickets to non-profit organizations. He attended the Grand Junction Regional Airport Workshop on April 3<sup>rd</sup> and on April 4<sup>th</sup> he attended the Engineering Days celebration.

### **Consent Agenda**

Councilmember Traylor Smith moved to approve items #1 - #5 on the Consent Agenda. Councilmember Boeschstein seconded the motion. Motion carried by unanimous roll call vote.

1. **Approval of Minutes**

- a. Summary of the March 19, 2018 Workshop
- b. Minutes of the March 21, 2018 Executive Session
- c. Minutes of the March 21, 2018 Regular Meeting

2. **Set Public Hearings**

- a. Quasi-judicial
  - i. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Tallman Annexation of 5.197 Acres, Located at 2734 B ¼ Road and 2723 Hwy 50

3. **Contracts**

- a. 2018 Contract Street Maintenance - Asphalt Overlays

4. **Resolutions**

- a. A Resolution Amending the 2018 City Council Meeting Schedule
- b. A Resolution Approving Trail Easement with Redlands Water and Power for the Monument Road (Lunch Loops) Trail

5. **Other Action Items**

- a. Orchard Ave Between Normandy and 29 Road Memorandum of Understanding Between the City of Grand Junction and Mesa County
- b. Downtown Grand Junction Partnership (DDA/BID) Organizational Change

**Public Hearing - 2018 Supplemental Appropriation Ordinance for Expansion of the School Resource Officer Program**

While not a singular solution to a comprehensive issue, expanding the City's School Resource Officer (SRO) program will help to address the recent need for additional safety in schools. It is recommended that the addition of two SRO's to the current program be authorized. This will allow for two officers at Grand Junction High School and will provide one officer at each of the four middle schools. Expanding the SRO program would improve the safety of students and the public and would be a welcomed and responsible investment in the community.

City Manager Caton presented the item. This topic was discussed at the March 7<sup>th</sup> City Council meeting at which point there was consensus to bring forward a supplemental appropriation ordinance to the 2018 budget in order to fund two additional SRO's. City Manager Caton reviewed the points shared with Council at the March 7<sup>th</sup> meeting including a School Safety Overview and School and City Boundaries map. He presented a breakdown of students per jurisdiction along with the distribution of SRO's that correlate with those numbers. With the addition of two sworn police officers, the SRO program could return to its intended level of staffing and better build a relationship with both students and school staff. Unlike hired security firms, SRO's receive specialized training and are capable of responding to the types of incidents that might occur in schools. SRO programs are proven to be valued within communities and an effective method by which police departments can address school safety. The officers act as a resource for students, the families of students, and District staff. They are a critical link between law enforcement and the safety of the public within District schools. Due to the crossing of school attendance and jurisdictional boundaries and the school of choice program, many students attend schools in jurisdictions different from where their home is located; therefore, this is a countywide issue and needs to be addressed as such.

Councilmember Kennedy said this is a great first step in providing safety and security to students but said the City needs to find a way to be proactive in finding the root of violence in the schools. He believes a social worker in the schools would be more beneficial than using the funds later on to incarcerate offenders. He asked if it was realistic to add more SROs if there are currently sworn positions unfilled, and asked

about the letter to the Mesa County Sheriff's Department and the response that was received.

City Manager Caton spoke to the first question and said it is a challenge they need to overcome in staffing those positions, especially by the proposed deadline of August and he hopes creative recruitment methods will fill those positions. The answer to the second question was that they did receive a response from the Sheriff, and that they believe it is more of a jurisdictional funding issue.

Mesa County Sheriff Matt Lewis took time to explain his response regarding monies requested from the public safety sales tax. He said he sees this as a Countywide issue, but the excess funds are already spoken for by the individual departments and will be used to catch up the needs of the Mesa County Sheriff's Office. He said he is dedicated to helping with this issue and will work closely with the other agencies to help solve the problem. He proposed the City use excess sales tax funds for the expansion of the SRO program.

Councilmember Kennedy added, regardless of jurisdictions, schools must be kept safe, and everyone should focus on the children and work together towards a solution.

Councilmember Norris stated the citizens of Grand Junction are also citizens of Mesa County and believes some of that money should also benefit them.

Sheriff Lewis responded the City gets a portion of the countywide sales tax and he recognizes that City citizens are also County citizens. He clarified public safety tax dollars are his responsibility and he has to take all needs into consideration.

Councilmember Boeschstein said his kids were bullied at Grand Junction schools and how this solution is just the tip of the iceberg. He supports this item in the budget, but feels these are misguided dollars. Root causes of school violence should be addressed through mental health solutions, anti-bullying programs, and drug and alcohol classes.

City Manager Caton addressed the 1A Public Safety Tax breakdown (Mesa County receives 85% and the City receives 6%) and the City's funds go toward funding the Communication Center and other capital costs. He stated the requested 75% of the SRO expansion cost was based off this breakdown.

The public hearing was opened at 7:34 p.m.

There were no public comments.

The public hearing was closed at 7:34 p.m.

Councilmember Traylor Smith moved to adopt Ordinance No. 4794, an ordinance making supplemental appropriations to the 2018 budget of the City of Grand Junction, Colorado in order to expand the School Resource Officer Program on final passage and ordered final publication in pamphlet form. Councilmember Kennedy seconded the motion. Motion carried by unanimous roll call vote.

**Public Hearing - An Ordinance Amending Ordinance No. 4772 Concerning the Issuance of DDA Bonds**

Section 3 of Ordinance No. 4772 authorized the 2018 Bonds to be issued in an aggregate principal amount not to exceed \$9,120,000; however, the City intends to issue the 2018 Bonds in an aggregate principal amount not to exceed \$10,000,000. To accommodate the change in principal amount and permit bond counsel to deliver an approving opinion with respect to the 2018 Bonds, Section 3 of Ordinance No. 4772 is being expressly amended by this ordinance to increase the principal amount of the 2018 Bonds up to a maximum of \$10,000,000.

With Ordinance No. 4772 City Council authorized the issuance of Downtown Development Authority (DDA) Tax Increment and Refunding Bonds, Series 2017 and Series 2018. Ordinance No. 4772 approved a total of \$19.12 million; \$10 million to be issued in 2017 and \$9.12 million in 2018; however, to keep both bonds bank-qualified, the order of the issuance was reversed and \$9.12 million was issued in 2017 and the \$10 million issuance will occur in 2018.

Jay Valentine, Deputy Finance Director presented this item. The previous ordinance lacked the specific amounts of the bonds, and therefore this language has been added.

Councilmember Traylor Smith asked for clarification that nothing changed except specific amounts were added. Mr. Valentine said that was correct.

The public hearing was opened at 7:39 p.m.

There were no public comments.

The public hearing was closed at 7:39 p.m.

Councilmember Boeschstein moved to adopt Ordinance No. 4795, an ordinance amending Ordinance No. 4772 relating to the issuance of the City of Grand Junction, Colorado, Downtown Development Authority Tax Increment Revenue and Refunding

Bonds, Series 2017, and Tax Increment Revenue Bonds, Series 2018; and related matters on final passage and ordered final publication in pamphlet form.

Councilmember Traylor Smith seconded the motion. Motion passed by unanimous roll call vote.

**Public Hearing - An Ordinance Amending Chapter 2 of the Grand Junction Municipal Code regarding Ballot Title Protests and the Deadline for Write-in Candidate Affidavits**

Wanda Winkelmann, City Clerk, presented the item. Due to a recent petition effort, City staff started reviewing the current City practices related to election procedures to identify opportunities for increasing citizen access and transparency. During that review, it was determined that the Grand Junction Municipal Code does not contain provisions related to ballot title protests, meaning that no process exists for how a citizen would protest the title of a ballot question. The Colorado Municipal Election Code contemplates that protests concerning a ballot title shall be conducted as provided by local charter, ordinance, or resolution.

As such, staff is recommending an amendment to Chapter 2 of the Grand Junction Municipal Code to identify a procedure for the submission of ballot title protests. Highlights of the procedure include: the protestor must be a registered elector of Grand Junction, the City Clerk provides a form for the protest, the protest must be filed by noon on the Tuesday immediately preceding the hearing of the ordinance or resolution setting the ballot title, and City Council will hear the protest and provide a ruling prior to considering the ordinance or resolution setting the ballot title.

Staff is also recommending a change to the deadline for write-in candidate affidavits. By way of Senate Bill 16-142, the Colorado Municipal Election Code was amended to change the required date of filing for a write-in candidate affidavit from twenty days prior to the day of election to sixty-four days (CRS 31-10-306). Staff recommends amending the Grand Junction Municipal Code to match this timeline.

Councilmember Traylor Smith asked about notification of the ballot title. Ms. Winkelmann spoke to the public notice that would be available in regard to this.

Councilmember Kennedy asked if protestors could register to vote the day of the protest or if they have to be registered for a certain amount of time. City Attorney Shaver said that would be based upon State Statutes for registrations and doesn't have to be referenced in this Code.

Councilmember Kennedy asked why staff is recommending the change from 20 to 64 days. Ms. Winkelmann said 20 days isn't long enough to allow municipalities to cancel elections if there were equal to or fewer candidates running as there were openings. City Attorney Shaver said it is about balancing those provisions.

Councilmember McArthur asked if it required being a City elector. Ms. Winkelmann said it did.

The public hearing opened at 7:49 p.m.

There were no comments.

The public hearing was closed at 7:49 p.m.

Councilmember Wortmann moved to adopt Ordinance No. 4796, an ordinance amending Chapter 2 of the Grand Junction Municipal Code concerning protest of ballot titles and/or submission clauses and the deadline to file write-in candidate affidavit on final passage and ordered final publication in pamphlet form. Councilmember McArthur seconded the motion. Motion carried by roll call vote with Councilmember Kennedy voting NO.

### **Resolution - Resolution Establishing a Colorado Creative District**

Colorado Creative Industries (CCI) is a division of the Colorado Office of Economic Development and International Trade (OEDIT). The Colorado Creative District Program is meant to recognize districts that are contributing to Colorado's economy through creativity, culture and the arts. The Program supports these districts in their endeavors to bolster investment, job growth and local incomes through their support of strategic investments in the development of creative places. The process of becoming a Creative District involves a rigorous application and certification process by CCI to become a Certified Creative District. One of the requirements of CCI is that City Council adopt a resolution to support the creation of a Creative District in Downtown Grand Junction. CCI would like to see that there is broad community buy in prior to certification.

Brandon Stam, Executive Director of the Downtown Development Authority, presented the item and said this process is to formally be recognized as a Creative District by the state of Colorado.

Councilmember Norris asked which community groups are involved in this request. Mr. Stam responded Mesa County Public Library, Colorado Mesa University, the Arts

Center, Grand Junction Economic Partnership, as well as a number of downtown businesses. Robbie Bro, Colorado Creative Industries Board Member, spoke about her excitement to consider Grand Junction's application.

Councilmember Norris thanked all the groups who have supported this effort.

Councilmember Kennedy asked if the creation of the district provides an avenue for funds. Mr. Stam said it does not, although it does make them eligible for marketing dollars.

Councilmember Boeschstein thanked the citizens for attending the City Council meeting and for their work on this project.

Councilmember Boeschstein moved to adopt Resolution 24-18, a resolution in recognition and support of establishing a certified Creative District within the City of Grand Junction, Colorado. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

### **Non-Scheduled Citizens & Visitors**

Ed Kowalski thanked Council for passing item 5.a. on the Consent Agenda.

### **Other Business**

There was none.

### **Adjournment**

The meeting adjourned at 8:00 p.m.

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Wanda Winkelmann, MMC  
City Clerk





**Grand Junction City Council**

**Regular Session**

**Item #2.a.i.**

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**Meeting Date:** April 18, 2018

**Presented By:** Kristen Ashbeck, Senior Planner/ CDBG Admin

**Department:** Community Development

**Submitted By:** Kristen Ashbeck, Senior Planner

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**Information**

**SUBJECT:**

A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the KOA Annexation of 9.636 Acres, Located at 2819 Highway 50

**RECOMMENDATION:**

Staff recommends adoption of a resolution referring the petition for the KOA Annexation, introducing the proposed Ordinance and setting a hearing for June 18, 2018.

**EXECUTIVE SUMMARY:**

The Applicant, Two Rivers RV Park, LLC, also known as Grand Junction KOA Holiday, has requested annexation of the 9.636-acre KOA campground located at 2819 Highway 50. The proposed annexation includes 351 linear feet of the north 30 feet of the B Road right-of-way that has been deeded to the City of Grand Junction. The property is currently used as a commercial campground. The owner is requesting annexation to be able to gain additional advertising through Visit Grand Junction. Consideration for zoning of the KOA Annexation will be heard in a future action.

**BACKGROUND OR DETAILED INFORMATION:**

The KOA Annexation consists of a single parcel of land plus deeded right-of-way totaling 9.636 acres located at 2819 Highway 50 on Orchard Mesa. The property is currently used as a year-round commercial campground with cabins and recreation vehicle and tent spaces. The office building has an apartment unit on the second floor

which is occupied by the owners. The Applicant has no plans to further develop the property other than to continue to improve it per franchise requirements as well as the desires of the recreational vehicle and camping market. For example, the Applicant does plan to replace some recreational vehicle spaces with cabins due to the KOA franchise suggestions.

Annexation is requested in order to gain additional advertising through Visit Grand Junction. The Applicant also believes the City's campground regulations and Code Enforcement assistance are conducive to their continued efforts to improve the property. The Applicant will be requesting a C-1 (Light Commercial) zoning designation which is the same as the current County zoning. A campground is an allowed use within the C-1 zone district. This designation is consistent with the Comprehensive Plan Future Land Use Designation for the property which is Commercial. Zoning will be considered in a future action and requires review and recommendation by the Planning Commission.

The property is adjacent to existing city limits via contiguity with properties on the north side of Highway 50 and is within the Persigo 201 service area boundary as well as within the City's Urban Development Boundary. Because this property is already developed it is not considered "Annexable Development" as defined in the Persigo Agreement, however future development, redevelopment or improvement may be considered "Annexable Development requiring annexation under the 1998 Persigo Agreement. The property owner has signed a petition for annexation of the property. The B Road right-of-way adjacent to the south side of the annexation was originally part of the property but was recently deeded to the City in anticipation of the annexation request, however it is still required to be annexed and thus the 351 linear feet of the north 30 feet of the B Road right-of-way has been included in this annexation request.

Staff has found, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the KOA Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;

- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

The proposed annexation and zoning schedule with a summary is attached.

### **FISCAL IMPACT:**

#### **Revenue**

The provision of municipal services will be consistent with adjacent properties already in the City. Property tax levies and municipal sales/use tax will be collected, as applicable, upon annexation.

Based on the current assessed values of the annexation area, the City property tax revenue is estimated to be \$2,300 annually. Sales and use tax revenues will be dependent on consumer spending on City taxable items for residential and commercial uses. Currently there is one business within the annexation that would be subject to licensing with the City and collecting City sales tax and lodging tax on rentals of less than 30 days.

Currently the property is in the Grand Junction Rural Fire District (Rural District) which is served by the Grand Junction Fire Department through a contract with the Rural District. The Rural District collects a 5.938 mill levy that generates \$1,700 per year in property taxes that are passed on to the City of Grand Junction per the contract. If annexed the Rural Fire District mill levy will be removed and the City's 8 mills that will generate \$2,300 per year will need to pay for not only fire and emergency medical services but also other City services provided to the area. City services as discussed below are supported by a combination of property taxes and sales/use taxes.

#### **Infrastructure**

The southern portion of the property has approximately 351 feet of frontage along B Road. The half road width is approximately 13 feet. Total amount of asphalt to be maintained as a result of this annexation is 606 square yards that has a pavement condition index near 60. The next chip seal cycle for this area is currently proposed for 2024. There is no access taken from this property to B Road.

There are no street lights present on B Road. Street sweeping, storm drain

maintenance and B Road striping within these areas would be limited and is estimated at \$50/year.

The northern portion of the property fronts Colorado Department of Transportation (CDOT) U.S. Highway 50 frontage road and as such transportation infrastructure appears sufficient to meet the demands of the existing and proposed development. Highway 50 is maintained by CDOT.

If future improvements on the site result in increased sewage generated, the downstream sewer capacity is adequate to accommodate the increase. The net impact of the additional service will be covered through plant investment fees and subsequent additional monthly rate increases.

### **Public Safety**

Grand Junction Police Department (GJPD) anticipates response to an average of 20 calls per year to this property. Based on this estimate, GJPD does not anticipate a need for an increase in personnel or equipment in order to provide law enforcement services to the property within this proposed annexation. However, the cumulative impact of future annexations and/or developments will have an eventual impact on services that will require an increase in law enforcement personnel and equipment in order to provide adequate services.

No changes in fire protection and emergency medical response are expected due to this annexation. Primary response is from Fire Station 4 at 2884 B ½ Road and secondary response from Fire Station 1 at 620 Pitkin Avenue. Response time from Fire Station 4 is within National Fire Protection Association guidelines and in the last five years there have only been 21 incidents at this location. This incident load is not predicted to change substantially as a result of this annexation and Fire Station 4 does have capacity if this changes in the future.

### **Other, Including Parks**

Weed abatement will occur on a complaint basis and will be minimal. There is no park maintenance required with this annexation. An existing neighborhood Park (Lions Club Park) owned and maintained by Mesa County is adjacent to the west of this property at the Mesa County Fairgrounds. The City also has an undeveloped park (Burkey Park south) located less than a quarter mile away.

### **SUGGESTED MOTION:**

I move to (adopt/deny) Resolution No. 25-18, a resolution referring a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, setting a hearing on such annexation, and exercising land use control as well as introduce a proposed ordinance annexing territory to the City of Grand Junction, Colorado, KOA annexation, approximately 9.636 acres, located at 2819 Highway 50, and set a hearing

for June 18, 2018.

**Attachments**

1. ATTACHMENT 1 - Annexation Schedule and Summary
2. ATTACHMENT 2 - MAPS
3. ATTACHMENT 3 - Proposed Resolution
4. ATTACHMENT 4 - Proposed Ordinance

**KOA ANNEXATION SCHEDULE**

<b>April 18, 2018</b>	Referral of Petition, Intro Proposed Ordinance, Exercise Land Use
<b>May 22, 2018</b>	Planning Commission Considers Zone of Annexation
<b>June 6, 2018</b>	City Council Intro Proposed Zoning Ordinance
<b>June 18, 2018</b>	City Council Accept Petition/Annex and Zoning Public Hearing
<b>July 19, 2018</b>	Effective Date of Annexation and Zoning

**ANNEXATION SUMMARY**

File Number		ANX-2018-131	
Location		2819 Highway 50	
Tax ID Number(s)		2943-303-00-280	
Number of Parcel(s)		1	
Existing Population		2	
No. of Parcels Owner Occupied		1	
Number of Dwelling Units		1 – apartment above office	
Acres Land Annexed		9.636	
Developable Acres Remaining		0	
Right-of-way in Annexation		One-half B Road Right-of-Way	
Existing County Zoning		C-1	
Proposed City Zoning		C-1	
Surrounding Zoning:	North	C-2 (Mesa County) and R-8	
	South	RSF-4 (Mesa County)	
	East	RSF-4 (Mesa County)	
	West	PUD (Mesa County)	
Current Land Use		Commercial KOA Campground	
Proposed Land Use		Same	
Surrounding Land Use:	North	Commercial and Single Family Residential	
	South	Single Family Residential	
	East	Single Family Residential	
	West	Mesa County Fairgrounds	
Comprehensive Plan Designation		Commercial	
Zoning within Comprehensive Plan Designation		Yes	X No
Values:	Assessed	\$287,860	
	Actual	\$1,081,240	
Address Ranges		2819 Highway 50	
Special Districts:	Water	Ute Water	
	Sewer	201 Service Area / City of Grand Junction	
	Fire	City of Grand Junction	
	Irrigation/Drainage	Orchard Mesa Irrigation and Drainage Districts	
	School	GJHS/OMMS/Mesa View	
	Pest	Grand River Mosquito Control	

# KOA ANNEXATION VICINITY MAP



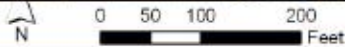
# KOA Annexation



 Annexation Boundary       City Limits

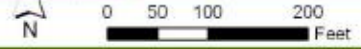
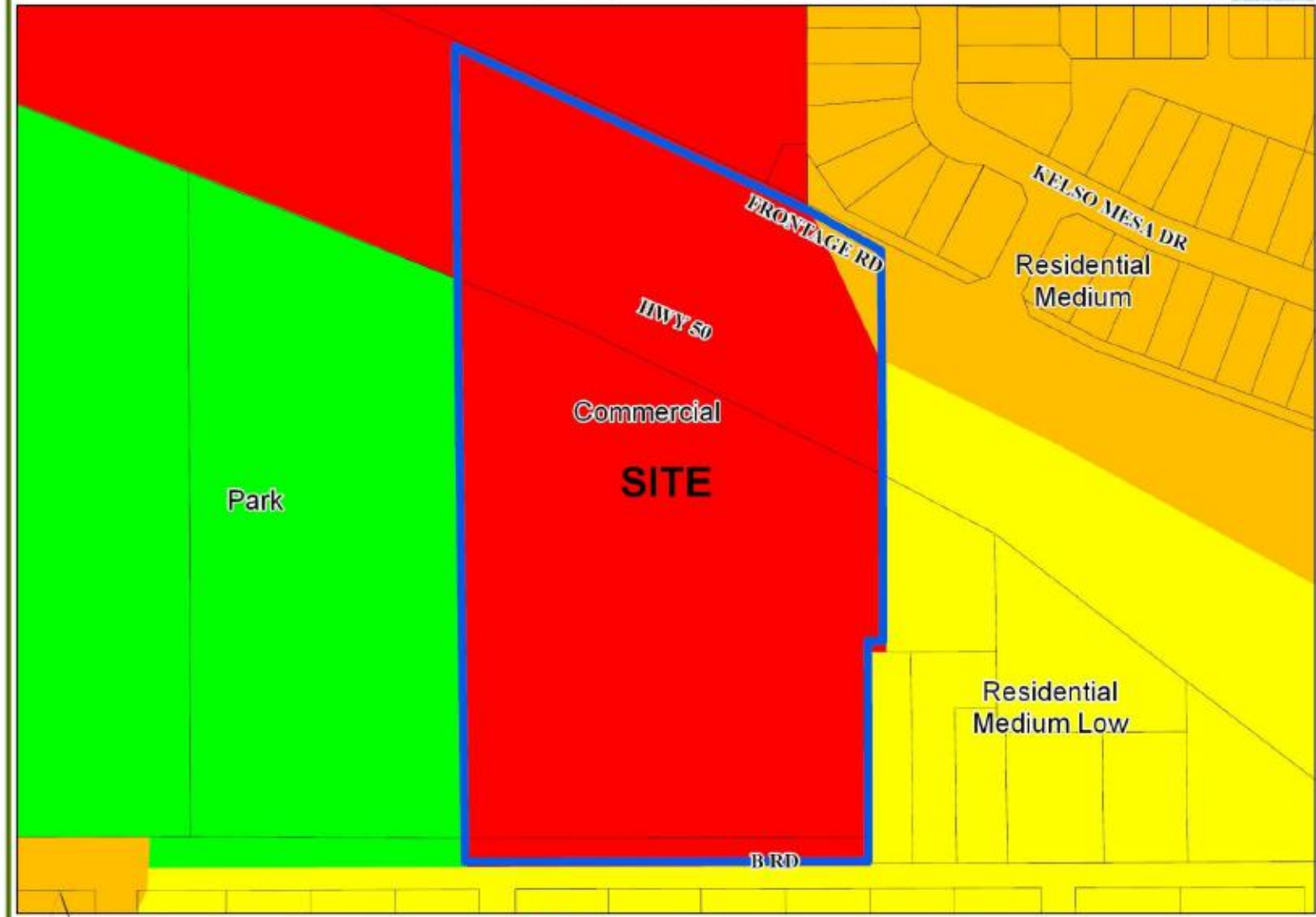


# KOA Annexation



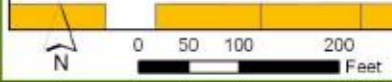
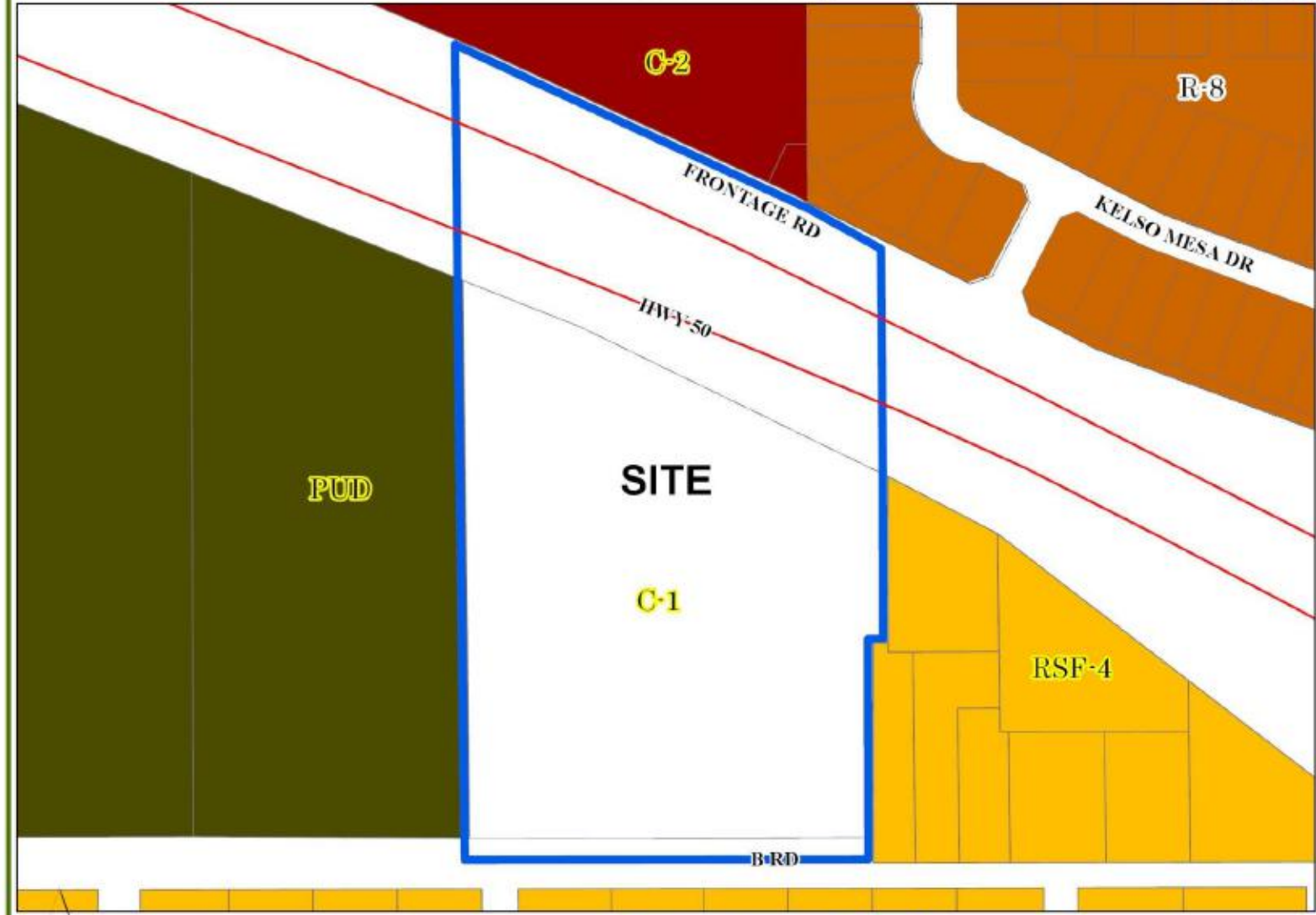
 Annexation Boundary       City Limits

# KOA Annexation - Future Land Use



 Annexation Boundary

# KOA Annexation - Zoning



**CITY ZONING** **COUNTY ZONING** Annexation Boundary

Date: 3/28/2013

**NOTICE OF HEARING  
ON PROPOSED ANNEXATION OF LANDS  
TO THE CITY OF GRAND JUNCTION, COLORADO**

**NOTICE IS HEREBY GIVEN** that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 18<sup>th</sup> day of April 2018, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. \_\_\_\_**

**A RESOLUTION  
REFERRING A PETITION TO THE CITY COUNCIL  
FOR THE ANNEXATION OF LANDS  
TO THE CITY OF GRAND JUNCTION, COLORADO,  
SETTING A HEARING ON SUCH ANNEXATION,  
AND EXERCISING LAND USE CONTROL**

**KOA ANNEXATION**

**APPROXIMATELY 9.636 ACRES LOCATED AT 2819 U.S. Highway 50**

WHEREAS, on the 18<sup>th</sup> day of April 2018, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

**KOA ANNEXATION**

A certain parcel of land lying in the South-Half of the Southwest Quarter (S 1/2 SW 1/4) of Section 30, Township 1 South, Range 1 East, Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian and assuming the South line of the SW 1/4 SW 1/4 of said Section 30 bears S 89°58'18" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°58'18" W along the South line of the SW 1/4 SW 1/4 of said Section 30, a distance of 351.08 feet; thence N 00°33'20" W, along that certain boundary line determined and established by those certain Quit Claim Deeds recorded in Book 5581, Pages 510 thru 513, Public Records of Mesa County, Colorado, a distance of 964.25 feet, more or less, to a point on the South line of Chipeta Pines Annexation No. 2, City of Grand Junction Ordinance No. 3191, as same is recorded in Book 2646, Page 301, Public Records of Mesa County, Colorado; thence Southeasterly along the arc of a 11,575.00 foot radius non-tangent curve, concave Southwest, whose long chord bears S 64°43'03" E, with a long chord length of 560.13 feet, thru a central angle of 02°46'22", an arc length of 560.18 feet; thence S 00°00'00" E, a distance of 463.73 feet; thence N 90°00'00" W, a distance of 18.04 feet; thence S 00°00'00" E, a distance of 261.00 feet, more or less, to a point on the South line of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of said Section 30; thence S 89°57'55" W, along said South line, a distance of 128.00 feet, more or less, to the Point of Beginning.

CONTAINING 419,753 Square Feet or 9.636 Acres, more or less, as described.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

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

1. That a hearing will be held on the 18<sup>th</sup> day of June, 2018, in the City Hall auditorium, located at 250 North 5<sup>th</sup> Street, City of Grand Junction, Colorado, at 6:00 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
President of the Council

Attest:

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

**NOTICE IS FURTHER GIVEN** that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

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

<i>DATES PUBLISHED</i>
<b>April 20, 2018</b>
<b>April 27, 2018</b>
<b>May 4, 2018</b>
<b>May 11, 2018</b>

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ANNEXING TERRITORY TO THE  
CITY OF GRAND JUNCTION, COLORADO**

**KOA ANNEXATION**

**APPROXIMATELY 9.636 ACRES LOCATED AT 2819 U.S. HIGHWAY 50**

**WHEREAS**, on the 18<sup>th</sup> day of April 2018, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 18<sup>th</sup> day of June 2018; and

**WHEREAS**, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit:

**KOA ANNEXATION**

A certain parcel of land lying in the South-Half of the Southwest Quarter (S 1/2 SW 1/4) of Section 30, Township 1 South, Range 1 East, Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian and assuming the South line of the SW 1/4 SW 1/4 of said Section 30 bears S 89°58'18" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°58'18" W along the South line of the SW 1/4 SW 1/4 of said Section 30, a distance of 351.08 feet; thence N 00°33'20" W, along that certain boundary line determined and established by those certain Quit Claim Deeds recorded in Book 5581, Pages 510 thru 513, Public Records of Mesa County, Colorado, a distance of 964.25 feet, more or less, to a point on the South line of Chipeta Pines Annexation No. 2, City of Grand Junction Ordinance No. 3191, as same is recorded in Book 2646, Page 301, Public Records of Mesa County, Colorado; thence Southeasterly along the arc of a 11,575.00 foot radius non-tangent curve, concave Southwest, whose long chord bears S



64°43'03" E, with a long chord length of 560.13 feet, thru a central angle of 02°46'22", an arc length of 560.18 feet; thence S 00°00'00" E, a distance of 463.73 feet; thence N 90°00'00" W, a distance of 18.04 feet; thence S 00°00'00" E, a distance of 261.00 feet, more or less, to a point on the South lie of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of said Section 30; thence S 89°57'55" W, along said South line, a distance of 128.00 feet, more or less, to the Point of Beginning.

CONTAINING 419,753 Square Feet or 9.636 Acres, more or less, as described.

be and is hereby annexed to the City of Grand Junction, Colorado.

**INTRODUCED** on first reading on the 18<sup>th</sup> day of April 2018 and ordered published in pamphlet form.

**ADOPTED** on second reading the \_\_\_\_\_ day of \_\_\_\_\_, 2018 and ordered published in pamphlet form.

\_\_\_\_\_  
President of the Council

Attest:

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





**Grand Junction City Council**

**Regular Session**

**Item #2.a.ii.**

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**Meeting Date:** April 18, 2018

**Presented By:** Scott D. Peterson, Senior Planner

**Department:** Community Development

**Submitted By:** Scott D. Peterson, Senior Planner

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**Information**

**SUBJECT:**

Introduction of an Ordinance Approving an Outline Development Plan (ODP) for Elevation 4591 and a Rezone to Planned Development (PD) with an R-8 (Residential – 8 du/ac) Default Zone District, Located at 2524 F ½ Road and Set a Hearing for May 2, 2018

**RECOMMENDATION:**

Planning Commission heard this item at their April 10, 2018 meeting and recommended approval of the Outline Development Plan and Planned Development Zoning.

**EXECUTIVE SUMMARY:**

The Applicant, Chronos Property LLC, is requesting a rezone to Planned Development (PD) with an R-8 (Residential – 8 du/ac) default zone district as well as the approval of an Outline Development Plan (ODP) for Elevation 4591, a residential subdivision located at 2524 F ½ Road. The proposed plan will develop 19 single-family detached lots with one additional lot proposed for a two-family attached dwelling unit for a total of 21 dwelling units on 3.23 acres. The Outline Development Plan establishes specific performance standards that the development will be required to meet and conform with through each development phase.

**BACKGROUND OR DETAILED INFORMATION:**

The Zoning and Development Code (“Code”) sets the purpose of a Planned Development (PD) zone and enables the PD to be used for unique single-use projects where design flexibility is desired and is not available through application of the

standards established in Chapter 21.03 GJMC. In this case, the only deviation from the required minimum standards R-8 zone district is the request to reduce the minimum lot width from 40 feet to 35 feet. The Code provides Planned Development zoning should be used when long-term community benefits will be derived and the vision, goals and policies of the Comprehensive Plan can be achieved.

The subject property is currently vacant, unplatted land with the exception of a manufactured home which will be removed prior to subdivision development. Current zoning is PD (Planned Development) with a default zone of R-8 (Residential – 8 du/ac). A previous ODP (City file #PP-2007-169) for this property was approved in May 2008, by the City Council for a project with 12 single-family detached lots, however, that plan has since lapsed. The property owner now wishes to apply for a new Planned Development zone district with a default zone of R-8 (Residential – 8 du/ac) and provide for 21-residential units on 20 lots for a project density of 6.50 dwelling units per acre.

The property was annexed into the City in 2000. The 2.99-acre parcel is a challenging property lot to develop due to its long narrow design of approximately 120 feet wide by 1,300 feet in length. The site is bounded on the west by Diamond Ridge Subdivision, Filing 2 (4.92 du/ac) and on the east by Westwood Ranch, Filing Two (5.44 du/ac). Valley Meadows Subdivision (2.67 du/ac) is directly to the north with Colonial Heights Subdivision (3.58 du/ac) to the northwest. The property is also bounded on the north by an existing irrigation canal which is operated by Grand Valley Irrigation Company (GVIC). The only access to the Applicant's property is from F ½ Road.

This parcel is bordered on all sides by existing development that has occurred over the years. Generally, sites such as these are considered "infill" sites and generally sit vacant because they were considered of insufficient size for development, property owners were unwilling to sell or want to work with developers or because there were other more desirable or less costly sites for development.

**Establishment of Uses:**

The Plan allows only single-family detached units on Lots 1-19 with one two-family attached dwelling proposed for Lot 20.

**Density:**

The proposed density of the subdivision is 6.50 dwelling units per acre (21 dwelling units on 3.23 acres). The Comprehensive Plan Future Land Use Map designates this property as Residential Medium (4 – 8 du/ac). The Applicant is requesting a default zone of R-8, which has a minimum density of 5.5 and a maximum density of 8 dwelling units/acre.

**Access:**

The only public access available to this property is from F ½ Road. The subdivisions on either side of the proposed development were not required to stub streets to the property lines for access to this parcel due to the previous property owner's demands, which has left the site constrained for access.

The internal street design was reviewed and approved by the City's engineering team as an alternative street standard (30 feet right-of-way including curb, gutter, sidewalk on the east side with 22.5 feet of asphalt width) with the condition that the Applicant provide sufficient parking. To meet the required parking (21 off-lot stalls) the Applicant has provided a total of 25 off-lot parking spaces (14 spaces within proposed Tract D and 11 on-street parking spaces). As part of the alternative streets review, the City's engineering team only allowed for on-street parking on one side of the street (east side). Each lot will contain the minimum required 2 off-street parking spaces (one in garage and one in driveway) as consistent with Section 21.06.050 (c) of the Zoning and Development Code.

A TEDS Exception (Transportation Engineering Design Standards) was also approved by the City to allow a dead-end street to be longer than the Code provision of 750 feet, provided that a Fire Department turn-around was installed (proposed Tract C). The Applicant proposed a dead-end street to be approximately 835 feet in length.

**Open Space and Pedestrian Amenities:**

Tract E is located adjacent to F ½ Road at the subdivision entrance and provides for the installation of a park bench/shelter, picnic shelter and a separate school bus shelter for the usage of the neighborhood. Tract E will also contain an underground stormwater detention facility to optimize above ground landscaped open space (turf grass, trees and shrubs). The installation of the underground stormwater detention facility, school bus shelters are considered a community benefit for the Planned Development zone district, since these subdivision amenities are not required by Code.

Within Tract B, at the north end of the property adjacent to the GVIC canal, the Applicant will dedicate and construct a 10-foot wide concrete trail for public use within a 15-foot public trail easement as required by the Urban Trails Master Plan. This trail connection would connect with other City owned open space in the area along the canal, north of Westwood Ranch Subdivision and within the Colonial Heights Subdivision to the northwest.

**Phasing:**

The Applicant is proposing to develop the subdivision in a single phase with the final plat being filed on or before December 31, 2021.

**Lot Layout:**

All proposed single-family detached lots are 3,011 sq. ft. in size with the exception of the two-family attached dwelling lot which will be 9,037 sq. ft. in size. The default zoning district of R-8 allows for a minimum lot size of 3,000 sq. ft. for detached single-family and 6,000 sq. ft. for a two-family dwelling.

**Landscaping & Fencing:**

Landscaping per Code requirements with trees and shrubs will be provided within proposed Tracts B, C, D and E. Six-foot tall privacy fencing will be provided where fencing does not currently exist which is along the southside of proposed Lot 1 to help screen and buffer the property from F ½ Road and along the west property line to screen the property adjacent to 2522 F ½ Road. Six-foot tall privacy fencing will also be installed on the eastside of the property adjacent to the existing open space located within Westwood Ranch subdivision at the northern end of the property. Additional fencing will not be required adjacent to Westwood Ranch nor Diamond Ridge Subdivision's since these existing properties already contain privacy fencing along their back yards adjacent to the Applicant's property. All proposed tracts of land will be conveyed to and maintained by the proposed Homeowner's Association with exception of Tract A that will be conveyed to GVIC.

**Subdivision Signage:**

The Applicant is proposing to have one subdivision sign located at the subdivision entrance. Subdivision signage will be placed in an HOA tract that abuts the public right-of-way (proposed Tract E) and will not exceed 8 feet in height and 32 sq. ft. in size as is consistent with Section 21.06.070 (h) (1) of the Zoning and Development Code.

**Long-Term Community Benefit:**

The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03.040 of the Zoning and Development Code. The Zoning and Development Code also states that PD (Planned Development) zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Long-term benefits include, but are not limited to:

1. More effective infrastructure;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;
5. Needed housing types and/or mix;
6. Innovative designs;
7. Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public art.

The Applicant provided justification within their application that addressed all of the

above listed long-term benefits. However, in review of the project, City Staff found that three of the seven long-term community benefits, are being met with this proposed development application:

*#3 Greater quality and quantity of public and/or private open space.* The Applicant intends to provide a landscaped open space tract (proposed Tract E – 0.17 acres) with amenities such as bench and picnic shelters and school bus shelter in an area that will also function as a detention facility (with underground detention to allow the surface to be utilized as active open space) which will all be owned and maintained by a homeowners' association. The installation of the proposed shelters/benches and underground detention facility are not required by Code and will serve a community amenity for the subdivision. A trail, as required by the Urban Trails Master Plan, will be constructed by the developer(s) and maintained by the HOA for the benefit and use of the public.

In order to maximize the open space provided, the Applicant has designed the detention facility to be underground so that the surface may be utilized as active open space without regard to if and when the detention basin is filled with stormwater. The Applicant notes that with these amenities they will create a more desirable residential community and will add additional value to the greater community. The Code requires only a minimum 14-foot landscaping strip along F ½ Road, however the additional 75 feet of open space identified within Tract E is in excess of Code requirements (6,565 sq. ft.) The Code also does not require the detention basin be buried. This feature will ensure uninterrupted use of the surface area as usable open space thereby providing for a greater quality of open space within the development.

*#5 Needed housing types and/or mix.* The Applicant is proposing to build homes that range between approximately 800 to 1,300 square feet on small lots that will require little to no maintenance. Recent conversations by the Applicant with local realtors indicate that there is a strong, local market demand for smaller, modern, wireless technology homes on small lots requiring little to no maintenance. There are very few homes in the local housing inventory or with new construction that meet this demand. Consequently, it has been represented that when this type of housing becomes available on the local market, they are immediately sold.

Concerning the changing housing market, the Grand Junction Comprehensive Plan states that “as the baby-boomer generations reach retirement age, the housing market is reflecting a desire for smaller yards, or no yards to maintain at all. At the same time, a younger generation is discovering the benefits of urban living: shorter commute times, more activities and less expensive housing. As a result of both of these trends, there is a resurging interest throughout the U.S. for smaller homes, townhomes, condominiums and urban living. Under these circumstances, providing opportunity for a variety of housing types (including higher density units) is sound, sustainable planning

strategies to accommodate market pressure. (See Guiding Principle 3: Housing Variety)”

The proposed housing product is a needed housing type and an important part of providing a mix of housing options within the City.

*#6 Innovative Designs.* The Applicant is proposing to build homes that range between 800 to 1,300 sq. ft. in size on smaller lots that require little maintenance.

Recent planning and housing trends nationwide indicate that as the baby-boomer generation ages, the housing market is reflecting a desire for smaller yards and homes. At the same time, the younger generation is also discovering the benefits of urban living with shorter commute times, living closer to City amenities and more moderately size homes.

The Applicant has commissioned an architect to design 3 model homes that seek to meet the strong, local market demand for smaller housing. Color renderings have been attached as an Exhibit to show what the homes will look like. The Applicant provides the following regarding the innovative design of their housing product “The exterior will be a compilation of metal, composite and stone façade for a modern look but with low maintenance requirements. The homes will be equipped with wireless technology to control thermostats, lighting, entertainment technology and garage doors. Interior finishes will be high end, modern materials such as quartz countertops, plank flooring and modern cabinets with splashes of industrial hardware to accent the modern look of the homes. Landscaping will combine a small amount of grass in the front yards with shrubs and trees and the back yards will have patios with xeric landscaping and a fire pit feature to create an active social area with low maintenance. The use of solar panels is currently being explored and will be installed with each home if it is not cost prohibitive. Provision of smaller, energy efficient, technology smart homes that are in great demand in the Grand Valley may be the most significant community benefit offered by the Elevation 4591 development.”

**Default Zone and Deviations:**

The Applicant is proposing to utilize the dimensional standards for the R-8 (Residential – 8 du/ac) zone district with three (3) deviations including and as shown in the following table:

1. Decreasing below the minimum standard the required width of a lot from 40 feet to 35 feet;
2. Increasing above the minimum requirement the rear yard setback from 10 feet to 15 feet;
3. Decreasing the maximum building height from 40 feet to 30 feet; and
4. A minimum increase in lot area from 3,000 to 3,011.



Dimensional Standard	R-8	Proposed ODP
Front yard setback (Principal/Accessory):	20 feet/25 feet	Same
Side yard setback (Principal/Accessory):	5 feet/3 feet	Same
Rear yard setback (Principal/Accessory):	10 feet/5 feet	15 feet/5 feet
Maximum building height:	40 feet	30 feet
Minimum Lot Coverage:	70%	Same
Minimum Lot Area:	3,000 sq. ft.	3,011 sq. ft.
Minimum Lot Width:	40 feet	35 feet

**Deviations:**

Section 21.05.040 (g) of the Zoning and Development Code allows for the Planning Commission to recommend the City Council deviate from the default district standards subject to the provision of any of the community amenities as identified below. In order for the Planning Commission to recommend and the City Council to approve the deviation, the listed amenities to be provided shall be in excess of what would otherwise be required by the code. These amenities include:

- 1. Transportation amenities including, but not limited to, trails other than required by multimodal plan, bike or pedestrian amenities or transit oriented improvements, including school and transit bus shelter;*

The Applicant has provided a covered school bus shelter to the open space area (proposed Tract E of .17 acres) at the entrance to the development adjacent to F ½ Road. The shelter will be constructed on a concrete pad with covered shelter for use by children waiting for school buses and could be used by the Grand Valley Transit (GVT) system in the future should GVT establishes a route in this area. The school bus shelter facility is not required by the Code and as such are in excess of what would otherwise be required.

- 2. Open space, agricultural land reservation or land dedication of 20% or greater;*

The size of this infill development does not allow for a large open space dedication, however, in order to maximize the open space provided, the Applicant has designed the detention facility to be underground so that the surface may be utilized as active open space (proposed Tract E of 0.17 acres) without regard to if and when the detention basin is filled with water. The open space will be landscaped and include amenities such as a shade shelter, picnic tables and covered school bus shelter.

There is no requirement for the detention facility to be constructed underground or for the park amenities to be provided. The Applicant notes that with these amenities they will create a more desirable residential community and will add additional value to the

greater community. The Code requires a 14-foot landscaping strip along F ½ Road, however the additional 75 feet of open space is in excess of Code requirements.

*3. Community facilities for provision of public services beyond those required for development within the PD;*

The Applicant is not proposing to provide any traditional community facilities for the provision of public service.

*4. The provision of affordable housing for moderate, low and very low income household pursuant to HUD definitions for no less than 20 years; and*

The Applicant is not proposing to provide any affordable housing for moderate, low or very low households consistent with HUD definitions for these households.

*5. Other amenities, in excess of minimum standards required by this Code, that the Council specifically finds provide sufficient community benefit to offset the proposed deviation.*

A direct benefit to the adjacent neighborhood will be the increased rear yard setback from 10 feet to 15 feet and the reduction of the maximum building height from 40 feet to 30 feet. The proposed increase of the minimum setback comes as direct result of discussions with area residents during the Neighborhood Meeting at which time residents expressed concern with homes being located close to their existing fences and with the maximum height allowed by the R-8 zone district. Both the rear yard setback and lowering of building height are restrictions in excess of the required Code.

## **NOTIFICATION REQUIREMENTS**

### **Neighborhood Meeting:**

A Neighborhood Meeting regarding the proposed Outline Development Plan (ODP) was held on July 10, 2017 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant's representative and City staff were in attendance along with over 22 citizens. Comments and concerns expressed by the attendees centered on the proposed density of the development, increased traffic on F ½ Road, drainage concerns, building setbacks and height, etc. Since the Neighborhood Meeting, City Staff has received numerous inquiries regarding the proposed subdivision requesting more information along with five emails and letters commenting on the proposed development, which are attached for review.

Notice was completed consistent to the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. Mailed notice of the application submittal in the form of notification cards was sent to surrounding property owners within 500 feet of the

subject property and the subject property was posted with an application sign on September 26, 2017. The notice of this public hearing was published April 3, 2018 in the Grand Junction Daily Sentinel.

## **ANALYSIS**

Pursuant to Section 21.02.150 (b) of the Grand Junction Zoning and Development Code, requests for an Outline Development Plan (ODP) shall demonstrate conformance with all of the following:

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

The proposed Outline Development Plan complies with the Comprehensive Plan, specifically, Goals 3 and 5 as provided below. Regarding the Future Land Use Map, the proposed development of 6.50 dwelling units per acre is within the residential density range of the Residential Medium (4 – 8 du/ac) category as identified on the Future Land Use Map. This Outline Development Plan request is consistent with the following vision, goals and/or policies of the Comprehensive Plan:

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

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

Policy C: Increasing the capacity of housing developers to meet housing demand.

Throughout the Comprehensive Plan, an emphasis is also placed on infill redevelopment of underutilized land. By growing inward (infill and redevelopment) allows the community to take advantage of land with existing services and reduces sprawl.

As proposed, the application is in conformance with the Grand Valley Circulation Plan, Urban Trails Master Plan, and other applicable adopted plans and policies.

b. The rezoning criteria provided in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code.

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

A previously adopted PD has lapsed (previous zoning before that was R-R (Residential – Rural), requiring that the property be rezoned. The Applicant is now requesting the same zone category of Planned Development and default R-8 zone district with a different Outline Development Plan. The lack of timely execution of the previously approved PD renders the previous plan invalidate; as it was not able to be developed/constructed according to the approved Plan. Staff has found 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 and/or condition of the area has not changed in recent years because the adjacent residential subdivisions have been existing for many years. The subject property continues to be underutilized in terms of the residential development potential anticipated by the Comprehensive Plan designation of Residential Medium (4 – 8 du/ac) for quite some time. The requested ODP and rezone to PD (with a R-8 default zone) furthers the goals and policies of the Comprehensive Plan by providing for density in the mid-range of the Residential Medium (4 – 8 du/ac) land use classification. Because there has been no apparent change of character and/or condition, Staff finds that this criterion has not been met.

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

Existing public and community facilities and services are available to the property and are sufficient to serve the single-family residential land uses allowed in the PD zone district. Ute Water and City sanitary sewer are both located within the F ½ Road right-of-way. The property can also be served by Xcel Energy electric and natural gas. Located within approximately one mile of the Mesa Mall commercial center along Patterson Road and Highway 6 & 50 that includes retail stores, general offices, grocery store, banks, restaurants, etc. Community Hospital is also located a little over a mile and half directly to the west on G Road. Also along G Road is Canyon View Park.

Grand Junction Fire Department finds the public and community facilities regarding fire and emergency medical services are adequate to serve the type and scope of the residential land use proposed. The location of this development meets response time parameters from Fire Station 3, the primary response station located at 582 25 1/2 Road. Station 3 has a significant call volume and while any increase in population or development can add to call volume, the number of units and level of this development is not expected to significantly effect current levels. The City is currently evaluating relocating Fire Station 3 to a site farther northwest, which should not effect this development. Long range planning recommends an additional fire station north of Interstate 70, which would provide for quicker back-up response to this area.

Grand Junction Police Department estimates this development will increase at a 'normal' rate as estimated by utilizing calls values from nearby residential areas similar in size and location. The estimated average call volume increase is 17.5 calls per year. GJPD will not need an increase in personnel or equipment in order to provide services to those within this proposed development.

The public and community facilities are adequate to serve the type and scope of the residential land use proposed, therefore, staff finds 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 Elevation 4591 property is an undeveloped parcel of land that would be considered an infill development project that is adjacent to all existing utility infrastructure and is ready for development. The Applicant is requesting to develop a residential subdivision within an existing residential zone, as a Planned Development that provides additional community benefits that would not otherwise be required under conventional zoning. This property is proposed to be zoned PD to allow for design flexibility and additional long-term community benefits. Because PD is a zone category based on specific design and is applied on a case-by-case basis, staff finds this criterion is not applicable to this request, and, therefore has not been met.

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

The community will benefit from this infill development of a property that is substantially constrained and challenging to develop. The proposed density is within the allowable range of the Residential Medium Future Land Use Map category. As discussed in the section titled Long-Term Community Benefit, the area will also derive benefits from the zoning of PD (Planned Development) by the proposed development by the installation of park and picnic bench/shelters and separate school bus shelter to be located within proposed Tract E adjacent to F ½ Road. The construction of an underground detention facility so that the open space (Tract E) can be utilized as turf grass and a landscaped subdivision amenity. In order to maximize the open space provided, the Applicant has designed the detention facility to be underground so that the surface may be utilized as active open space without regard to if and when the detention basin is filled with water. A 10-foot wide concrete trail will also be constructed adjacent to the existing canal along the north property line to provide interconnectivity with existing, adjacent subdivisions per the requirements of the Urban Trails Master Plan. This project also provides for a smaller lot size and housing type that is not regularly available within the City. Staff, therefore finds this criterion has been met.

c. The planned development requirements of Section 21.05.040 (f) of the Zoning and Development Code;

(1) **Setback Standards.** Principal structure setbacks shall not be less than the minimum setbacks for the default zone.

The Applicant is proposing to deviate but increase (not lessen) the rear yard building setback to create a larger buffer from the adjacent neighborhood than is required from the default R-8 zone district minimum standard of 10 feet to 15 feet, to help mitigate the impact of the proposed development on the adjacent neighborhood to the east. The proposed development complies with this standard.

(2) **Open Space.** All residential planned developments shall comply with the minimum open space standards established in the open space requirements of the default zone.

The Applicant is proposing five tracts of land in which four (4) tracts will be dedicated to the homeowner's association for ownership and maintenance. Of these, one (Tract B) will contain a 10-foot wide concrete trail that connects to City owned property to the west as a required trail connection on the Urban Trails Map (4.68% of the overall project site). One tract (Tract E) will be used as open space in accordance with the plan. This open space is equivalent to 5.34% of the total project. For this Tract, the Applicant is also proposing the installation of park and picnic bench/shelters and separate school bus shelter to be located adjacent to F ½ Road along with the construction of an underground detention facility so that the open space can be utilized as turf grass and a landscaped subdivision amenity. In order to maximize the open space provided, the Applicant has designed the detention facility to be underground so that the surface may be utilized as active open space without regard to if and when the detention basin is filled with stormwater.

The remaining tracts (Tract D and C) will be landscaped in accordance with City requirements. Section 21.96.020 requires the owner of any residential development of 10 or more lots or dwelling units shall dedicate 10 percent of the gross acreage of the property or the equivalent of 10 percent of the value of the property. For this project, the trail and open space combine for a total of 10.02% of the overall site and therefore meets the requirements of the Zoning and Development Code.

(3) **Fencing/Screening.** Fencing shall comply with GJMC 21.04.040(i).

Six-foot tall privacy fencing will be provided where fencing does not currently exist which will be along the southside of proposed Lot 1 to help screen and buffer the property from F ½ Road and along the west property line to screen the property adjacent to 2522 F ½ Road. Six-foot tall privacy fencing will also be installed on the eastside of the property adjacent to the existing open space located within Westwood

Ranch subdivision at the northern end of the property. Additional fencing will not be required adjacent to Westwood Ranch nor Diamond Ridge Subdivision since these existing properties already contain privacy fencing along their back yards adjacent to the applicant's property. All fencing will comply with all applicable requirements of the Code.

(4) Landscaping. Landscaping shall meet or exceed the requirements of GJMC 21.06.040.

Landscaping with trees, shrubs, turf grass and native grass seed mix is being provided in all open space tracts and will meet or exceed the requirements of the Code. Section 21.06.040 (g) (5) of the Zoning and Development Code requires a minimum 14-foot wide landscape buffer outside a perimeter enclosure adjacent to arterial and collector streets (F ½ Road is classified as a Major Collector). The proposed width of Tract E is 89 feet adjacent to F ½ Road. Tract E will also include picnic and park bench/shelters and a school bus shelter. Construction of a 10-foot-wide concrete trail will also be developed adjacent to the Grand Valley Irrigation Company canal along the north side of the property per the requirements of Urban Trails Master Plan. All proposed landscaped areas meet or exceed the requirements of the Zoning and Development Code.

(5) Parking. Off-street parking shall be provided in accordance with GJMC 21.06.050.

The Applicant has provided a total of 25 off-lot parking spaces (14 spaces within proposed Tract D and 11 on-street parking spaces) per the conditions of the City engineering team's review and approval of an Alternative Street section. On-street parking shall only be allowed on one side of the street (east side). Each lot will contain the minimum required two (2) off-street parking spaces (one in garage and one in driveway) per Section 21.06.050 (c) of the Zoning and Development Code.

(6) Street Development Standards. Streets, alleys and easements shall be designed and constructed in accordance with TEDS (GJMC Title 29) and applicable portions of GJMC 21.06.060.

The proposed subdivision can only take access from F ½ Road. The internal street was approved by the City as an alternative street standard (30-foot right-of-way including curb, gutter, sidewalk on the east side with 22.5 feet asphalt width) with the condition that the Applicant provide 21 off-lot parking spaces. A separate TEDS Exception (Transportation Engineering Design Standards) was also approved by the City to allow a dead-end street to be longer than the Code provision of 750 feet, provided that a Fire Department turn-around was installed. This was accomplished in the proposed Tract C. The Applicant proposed a dead-end street to be over 835 feet in length. With the approved TEDS Exception and approved Alternative street design, the

streets will be constructed in accordance with TEDS and applicable portions of the Code.

d. The applicable corridor guidelines and other overlay districts.

There are no corridor guidelines or overlay district that are applicable for this development.

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

Existing public and community facilities and services are available to the property and are sufficient to serve the single-family residential land uses allowed in the PD zone district. Ute Water and City sanitary sewer are both located within the F ½ Road right-of-way. The property can also be served by Xcel Energy electric and natural gas. Located within a mile to a mile and half of the property is the Mesa Mall commercial area along Patterson Road and Hwy 6 & 50 that includes retail stores, general offices, grocery store, banks, restaurants, etc. Community Hospital is also located a little over a mile and a half directly to the west on G Road. Also along G Road is Canyon View Park. The public and community facilities are more than adequate to serve the type and scope of the residential land use proposed.

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

The proposed subdivision can only take access from F ½ Road. All necessary design standards have been incorporated into the Alternative Streets review that was administratively approved by the City. In addition to street circulation of traffic, a trail along the canal will be constructed to provide pedestrian and bicycle circulation between adjoining subdivisions. The ODP is consistent with the City's adopted Circulation Plan for this area.

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

As noted in the previous discussion of (3), Six-foot tall privacy fencing will be provided where fencing does not currently exist which will be along the southside of proposed Lot 1 to help screen and buffer the property from F ½ Road and along the west property line to screen the property adjacent to 2522 F ½ Road. Six-foot tall privacy fencing will also be installed on the eastside of the property adjacent to the existing open space located within Westwood Ranch subdivision at the northern end of the property. All HOA tracts will also be landscaped. Staff has found the proposed screening and buffering to be appropriate for the proposed residential development.



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

The proposed density for Elevation 4591 is 6.50 dwelling units per acre (21 dwelling units on 2.99 acres). The Comprehensive Plan Future Land Use Map designates this property as Residential Medium (4 – 8 du/ac). The Applicant is requesting a default zone of R-8, which has a minimum density of 5.5 and a maximum density of 8 dwelling units/acre and is thus considered an appropriate range of density for the proposed development.

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 an R-8 default zone district for establishing density. The Applicant is proposing to deviate from the R-8 standards regarding the minimum lot width, required to be 40 feet to a proposed 35 feet minimum lot width. The Applicant, in turn, is proposing an increase in the rear yard setback from the minimum required 10 feet to 15 feet along with a reduction of the maximum building height from 40 feet to 30 feet. Staff has found the standards as proposed are appropriate for the development.

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

The Applicant is proposing to develop the subdivision in a single phase with the final plat to receive approval on or before December 31, 2021. Staff find this development schedule to be appropriate for the proposed development.

In accordance with Section 21.05.040 (e) of the Zoning and Development Code, a minimum of five acres is recommended for a Planned Development unless the Planning Commission recommends and the City Council finds that a smaller site is appropriate for the development as a Planned Development. In approving a Planned Development smaller than five acres, the Planning Commission and City Council shall find that the proposed development:

1. Is adequately buffered from adjacent residential property;

Typically, residential zones abutting residential zones do not require additional buffering or screening. However, the Applicant is proposing an increase in the rear yard setback from the minimum required R-8 standards of 10 feet to 15 feet along with a reduction of the maximum building height from 40 feet to 30 feet in order to help mitigate impacts of the proposed subdivision development on adjacent residential properties to the east. Staff has found the proposed development to be adequately

buffered from adjacent residential property

2. Mitigates adverse impacts on adjacent properties; and

As stated above in (1), to help address the impacts of development, the Applicant is proposing an increase in the rear yard setback from the minimum required R-8 standards of 10 feet to 15 feet along with a reduction of the maximum building height from 40 feet to 30 feet. Also, six-foot tall privacy fencing will be provided where fencing does not currently exist which is along the west property line to screen the property adjacent to 2522 F ½ Road. Six-foot tall privacy fencing will also be installed on the eastside of the property adjacent to the existing open space located within Westwood Ranch subdivision at the northern end of the property. Additional fencing will not be required adjacent to Westwood Ranch nor Diamond Ridge Subdivision's since these existing properties already contain privacy fencing along their back yards adjacent to the Applicant's property. Staff has found the proposed development adequately mitigates adverse impacts on adjacent properties.

3. Is consistent with the goals and policies of the Comprehensive Plan.

The proposed Outline Development Plan complies with the Comprehensive Plan, specifically, Goals 3 and 5 as provided below. Therefore, Staff has found this Outline Development Plan request to be consistent with the following vision, goals and/or policies of the Comprehensive Plan:

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

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

Policy C: Increasing the capacity of housing developers to meet housing demand.

Throughout the Comprehensive Plan, an emphasis is also placed on infill redevelopment of underutilized land. By growing inward (infill and redevelopment) allows the community to take advantage of land with existing services and reduces sprawl.

**FISCAL IMPACT:**

This land use action does not have any direct fiscal impact. Subsequent actions such as future residential development may have direct fiscal impact. For example, for every \$100,000 in actual valuation of residential land and buildings, \$58 in annual property

tax revenue will be generated based on the current assessment rate for residential properties of 7.2% of actual value.

In addition, should the related development be approved and constructed, the project will result in the creation of 835 lineal feet of additional public roadway approximately 22.5 feet wide. It is estimated that it will cost \$710 annually to sweep, street lighting, and otherwise maintain these roads. The roadway surface will be new, but a chip seal is proposed within 3 years to preserve the original asphalt at an estimated cost of \$4,700. No other significant surface treatment is anticipated for 15 years.

**SUGGESTED MOTION:**

I move to introduce an ordinance approving a rezone to Planned Development (PD) with an R-8 (Residential – 8 du/ac) default zone district and an Outline Development Plan to develop 19 single-family detached lots with one additional lot proposed for a two-family attached dwelling unit for a total of 21 dwelling units on 3.23 acres and set a hearing for May 2, 2018.

**Attachments**

1. Site Location & Zoning Maps, etc.
2. Outline Development Plan
3. Landscape Plan
4. Parking & Auto Turn Exhibit
5. Conceptual House & Floor Designs
6. Proposed Subdivision Entrance Sign
7. Proposed Picnic-Bench Shelter Designs
8. Correspondence Received From Public
9. Stoneburner Background Materials
10. Ordinance





# Comprehensive Plan Future Land Use Map





FOR REVIEW - NOT FOR CONSTRUCTION

NO.	DATE	REVISION	BY	COMMENT
1	11/09/17	REVISED PER CITY COMMENTS DATED OCTOBER 19, 2017	JST	
2	10/17/17	REVISED PER CITY COMMENTS DATED NOVEMBER 17, 2017	JST	

**Site Plan**  
**Elevation 4591**  
 2524 F 1/2 Road  
 Grand Junction, Colorado

PROJECT NO: F17-021  
 DATE: 09/08/17  
 SCALE: 1" = 40'  
 CAD ID: elevation-site.dwg

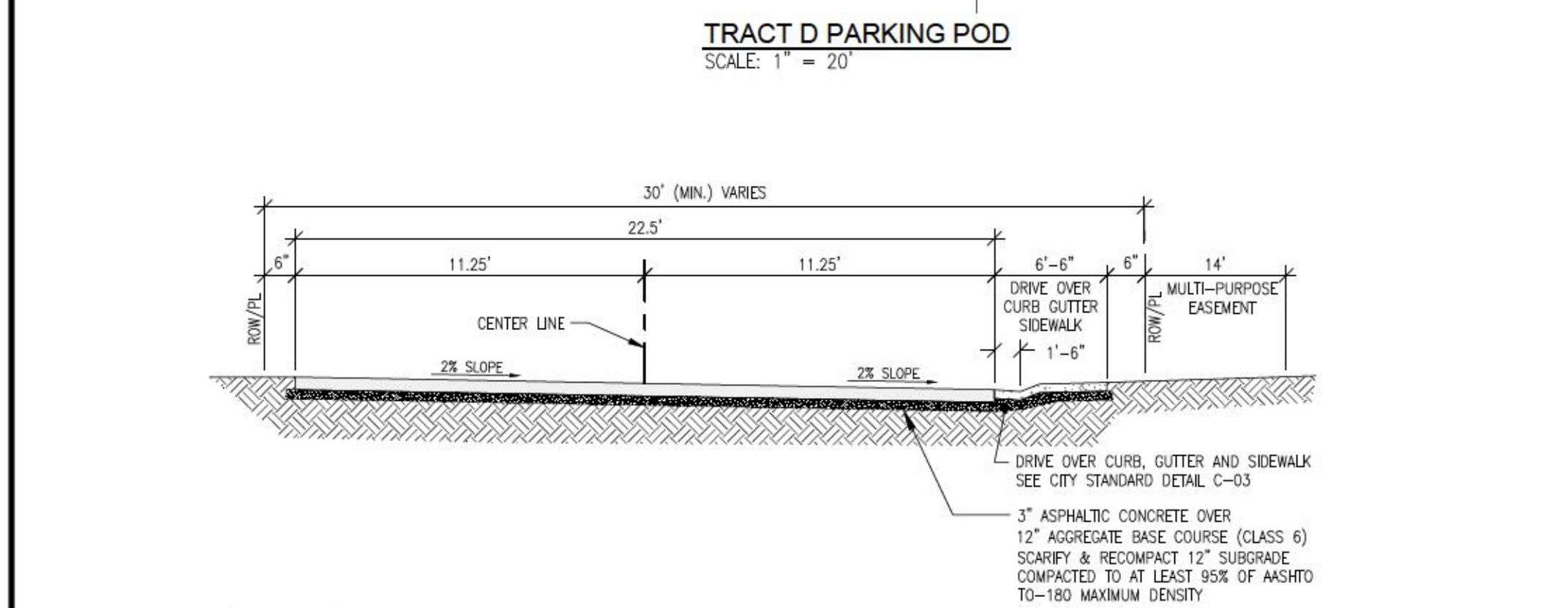
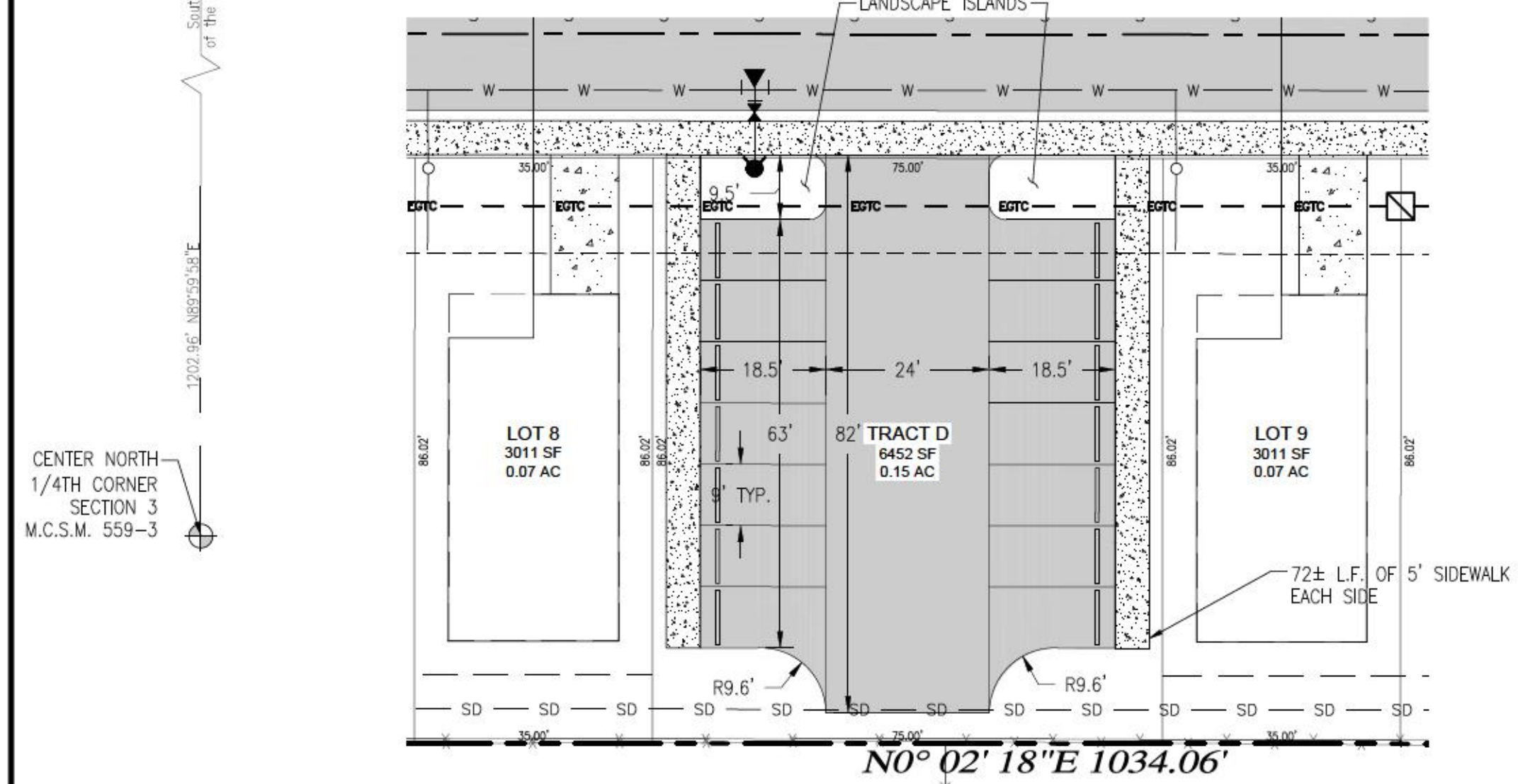
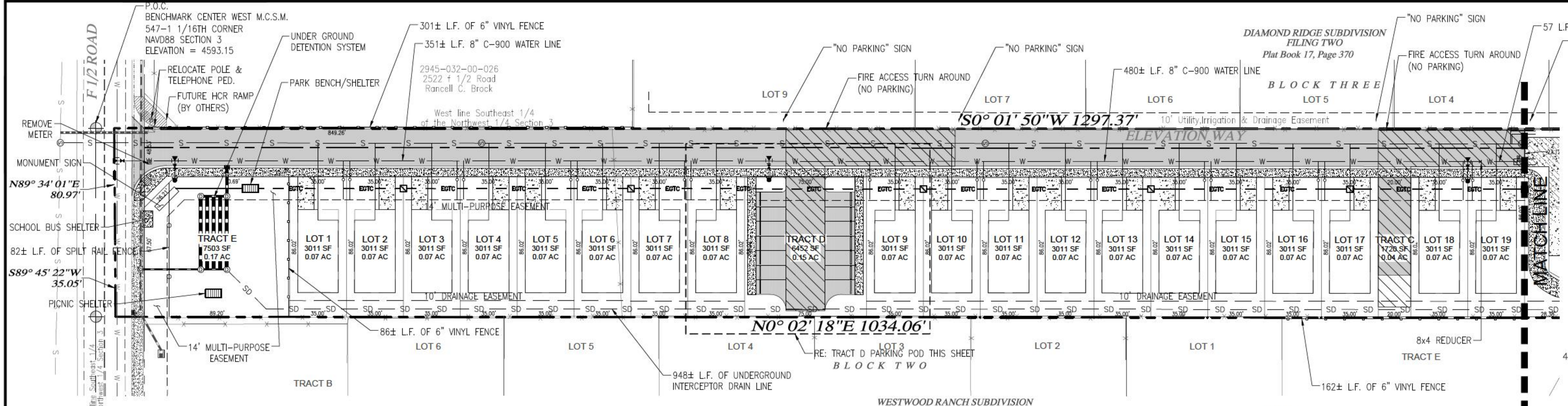
USE	AREA	AC	% OF TOTAL	OWNER
SINGLE FAMILY LOTS (20 TOTAL)	66,242.56 S.F.	1.52	47.14%	PRIVATE
RIGHT-OF-WAY:	25,698.83 S.F.	0.59	18.29%	PUBLIC
RIGHT-OF-WAY: F 1/2 ROAD	2,125.49 S.F.	0.05	1.51%	PUBLIC
TRACT A - CIVIC RIGHT OF WAY	24,210.36 S.F.	0.56	17.23%	CVIC
TRACT B - PEDESTRIAN TRAIL	6,581.58 S.F.	0.15	4.68%	HOA
TRACT C - FIRE ACCESS TURN AROUND	1,720.48 S.F.	0.04	1.22%	HOA
TRACT D - PARKING/FIRE ACCESS TURN AROUND	6,451.81 S.F.	0.15	4.59%	HOA
TRACT E - DETENTION POND/OPEN SPACE	7,503.47 S.F.	0.17	5.34%	HOA
TOTAL SITE AREA:	140,534.59 S.F.	-	3.23 AC	



	PROPERTY BOUNDARY
	ADJACENT BOUNDARY
	EASEMENT
	RIGHT-OF-WAY
	LOT LINE
	SET BACK LINE
	EXISTING FLOW LINE
	EXISTING FENCE LINE
	EXISTING FENCE LINE
	CONTROL LINE
	ROAD CENTER LINE
	EDGE OF SIDEWALK
	EXISTING EDGE OF ASPHALT
	PROPOSED EDGE OF ASPHALT
	PROPOSED ASPHALT
	EXISTING CONCRETE
	PROPOSED CONCRETE
	FIRE LANE "NO PARKING"
	EXISTING STORM PIPE
	EXISTING STORM MANHOLE
	PROPOSED STORM PIPE
	PROPOSED STORM MANHOLE
	EXISTING STORM INLET
	PROPOSED STORM INLET
	EXISTING SEWER LINE
	EXISTING SEWER MANHOLE
	PROPOSED SEWER LINE
	PROPOSED SEWER MANHOLE
	PROPOSED SEWER SERVICE
	EXISTING WATER PIPE
	EXISTING WATER METER
	PROPOSED WATER PIPE
	PROPOSED WATER SERVICE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER BLOW OFF
	PROPOSED 8" TEE
	PROPOSED 4" CAP
	EXISTING ELECTRICAL TRANSFORMER
	EXISTING ELECTRICAL METER
	EXISTING TELEPHONE METER
	EXISTING IRRIGATION VALVE
	EXISTING GAS METER
	PROPOSED MAILBOX
	PROPOSED 6" VINYL FENCE
	PROPOSED SPLIT RAIL FENCE
	PROPOSED COMBINED DRY UTILITIES
	PROPOSED TRANSFORMER

**ACCEPTANCE BLOCK**  
 THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.  
 CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY DEVELOPMENT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



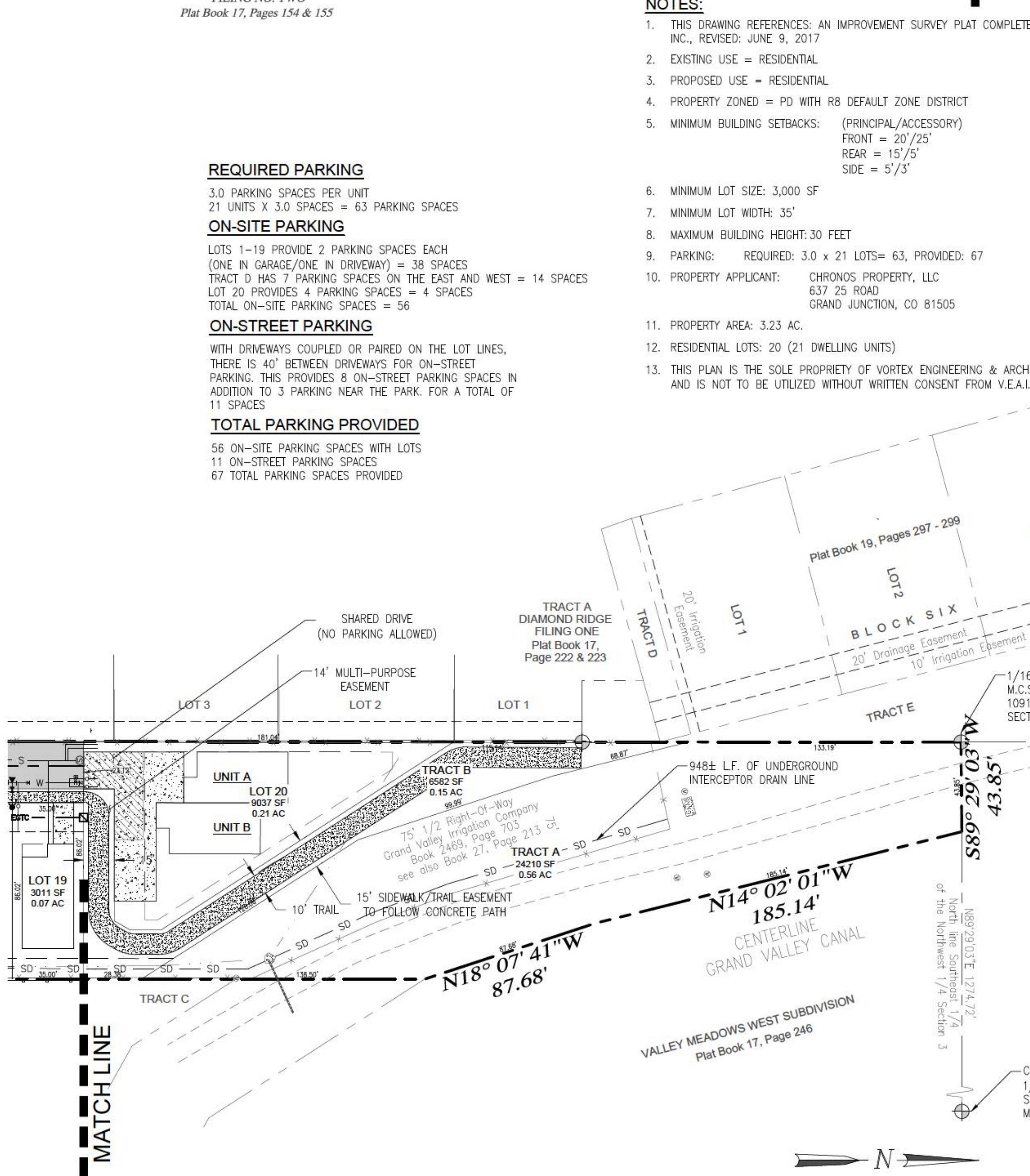
**PAVEMENT NOTES:**  
 1. ALL CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, RAMPS, DRAINAGE PANS AND OTHER CONCRETE WORK SHALL BE UNDERLAIN WITH AGGREGATE BASE COURSE (CLASS 6) COMPACTED TO NO LESS THAN 95% OF ASTM D-698 MAXIMUM DENSITY. SEE DETAILS FOR BASE THICKNESS. THE TOP 12" OF SUBGRADE UNDER THE AGGREGATE BASE COURSE SHALL BE COMPACTED TO NO LESS THAN 95% OF ASTM D-698 MAXIMUM DENSITY. ALL SATURATED OR UNSTABLE SUBGRADE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.  
 2. THIS PAVEMENT SECTION WAS BASED UPON A PROVIDED GEOTECHNICAL INVESTIGATION PREPARED BY CAPSTONE ENTERPRISES WEST, LLC, DATED FEBRUARY 26, 2007. ALL RECOMMENDATIONS AND SPECIFICATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION SHALL BE ADHERED TO. DEVIATIONS FROM THE REPORT RECOMMENDATIONS AND SPECIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO IMPLEMENTING.

**PROPOSED STREET SECTION**  
 N.T.S.

LOCATION OF UTILITIES SHOWN HEREON WAS PROVIDED BY OTHERS. CONTRACTOR MUST VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

**Know what's below. Call before you dig.**  
 Colorado 811  
 1-800-922-1987  
 co811.org

UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF GRAND JUNCTION	970-244-1554
DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT	970-242-4343
DOMESTIC WATER	UTE WATER CONSERVANCY DISTRICT	970-242-7491
IRRIGATION	GRAND VALLEY IRRIGATION	970-242-7162
ELECTRICITY	XCEL ENERGY	800-895-4999
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	CENTURYLINK	800-623-6000
CABLE TELEVISION	CHARTER COMMUNICATIONS	877-273-7626



**REQUIRED PARKING**  
 3.0 PARKING SPACES PER UNIT  
 21 UNITS X 3.0 SPACES = 63 PARKING SPACES

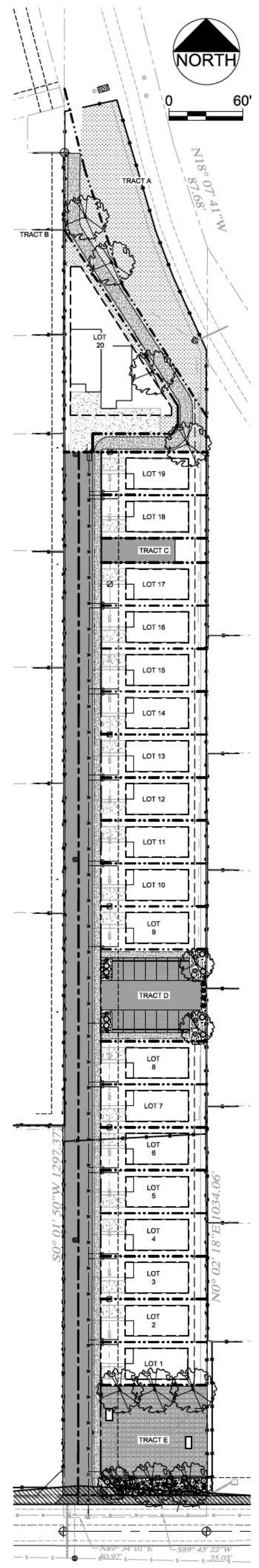
**ON-SITE PARKING**  
 LOTS 1-19 PROVIDE 2 PARKING SPACES EACH (ONE IN GARAGE/ONE IN DRIVEWAY) = 38 SPACES  
 TRACT D HAS 7 PARKING SPACES ON THE EAST AND WEST = 14 SPACES  
 LOT 20 PROVIDES 4 PARKING SPACES = 4 SPACES  
 TOTAL ON-SITE PARKING SPACES = 56

**ON-STREET PARKING**  
 WITH DRIVEWAYS COUPLED OR PAIRED ON THE LOT LINES, THERE IS 40' BETWEEN DRIVEWAYS FOR ON-STREET PARKING. THIS PROVIDES 8 ON-STREET PARKING SPACES IN ADDITION TO 3 PARKING NEAR THE PARK. FOR A TOTAL OF 11 SPACES.

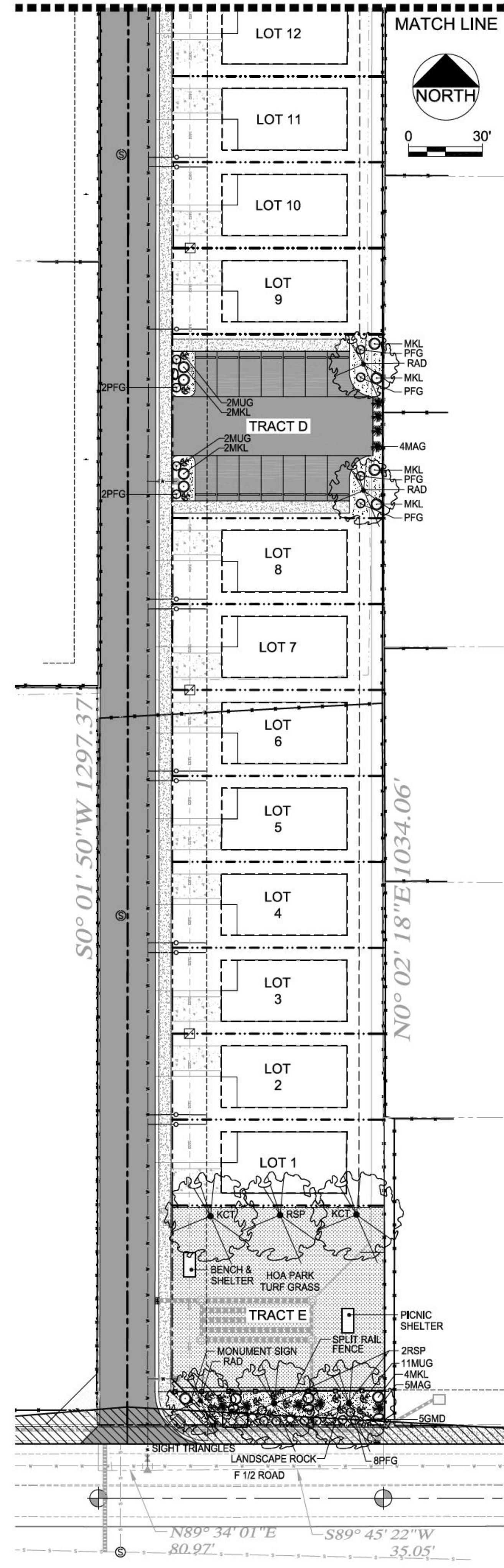
**TOTAL PARKING PROVIDED**  
 56 ON-SITE PARKING SPACES WITH LOTS  
 11 ON-STREET PARKING SPACES  
 67 TOTAL PARKING SPACES PROVIDED

- NOTES:**
- THIS DRAWING REFERENCES AN IMPROVEMENT SURVEY PLAT COMPLETED BY D H SURVEYS INC., REVISED: JUNE 9, 2017
  - EXISTING USE = RESIDENTIAL
  - PROPOSED USE = RESIDENTIAL
  - PROPERTY ZONED = PD WITH R8 DEFAULT ZONE DISTRICT
  - MINIMUM BUILDING SETBACKS: (PRINCIPAL/ACCESSORY)  
 FRONT = 20'/25'  
 REAR = 15'/5'  
 SIDE = 5'/3'
  - MINIMUM LOT SIZE: 3,000 SF
  - MINIMUM LOT WIDTH: 35'
  - MAXIMUM BUILDING HEIGHT: 30 FEET
  - PARKING: REQUIRED: 3.0 X 21 LOTS= 63, PROVIDED: 67
  - PROPERTY APPLICANT: CHRONOS PROPERTY, LLC  
 637 25 ROAD  
 GRAND JUNCTION, CO 81505
  - PROPERTY AREA: 3.23 AC.
  - RESIDENTIAL LOTS: 20 (21 DWELLING UNITS)
  - THIS PLAN IS THE SOLE PROPRIETY OF VORTEX ENGINEERING & ARCHITECTURE, INC. (V.E.A.I.) AND IS NOT TO BE UTILIZED WITHOUT WRITTEN CONSENT FROM V.E.A.I.

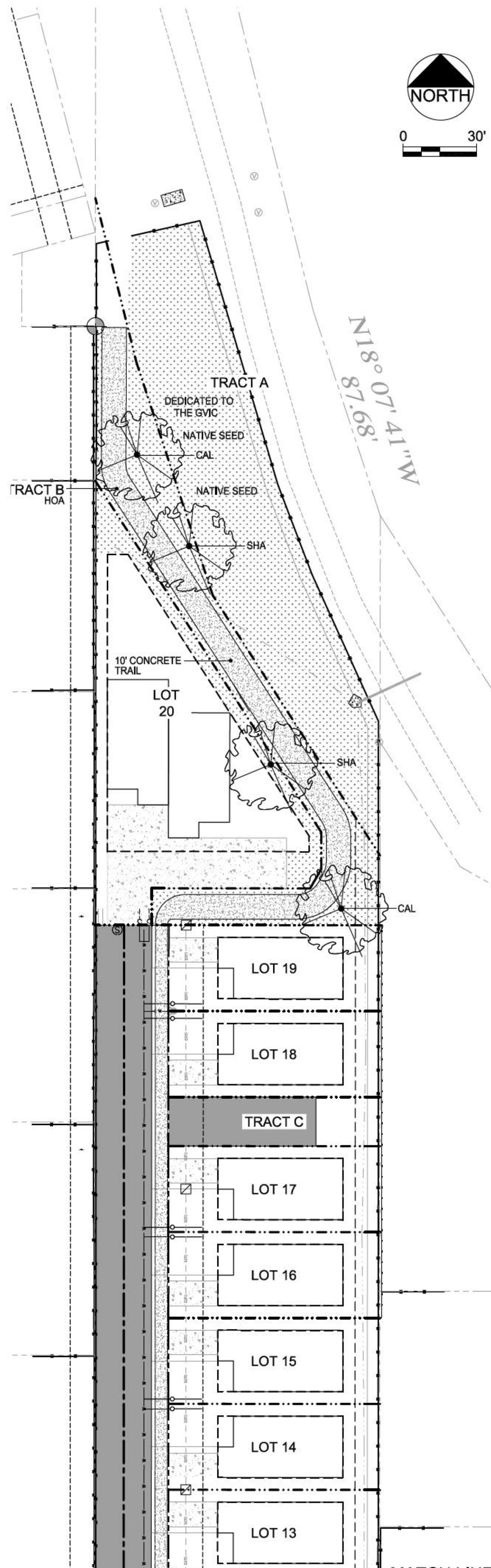




1 Key Plan  
Scale: 1"=60'-0"



2 Landscape Plan  
Scale: 1"=30'-0"



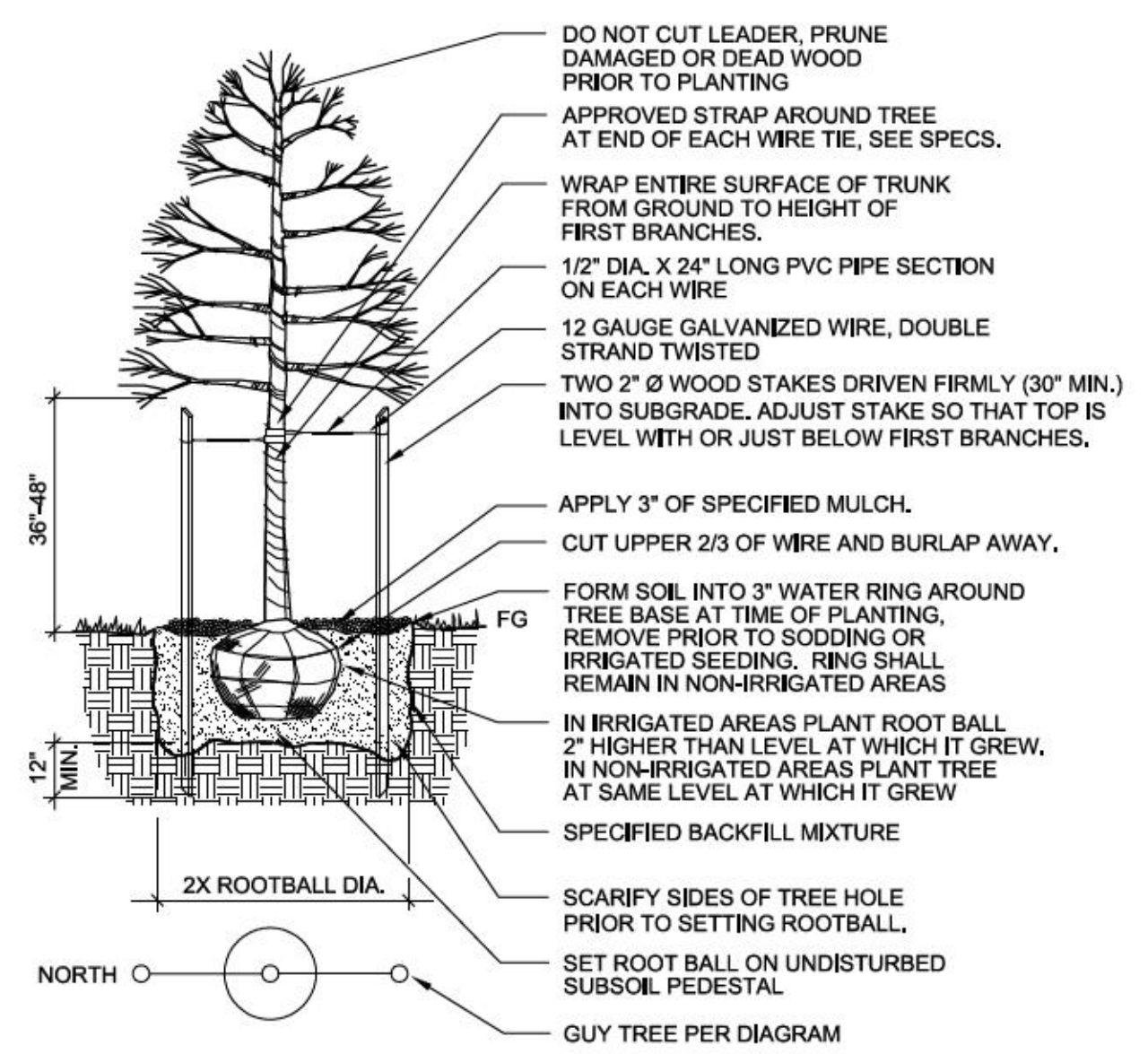
MATCH LINE

**PLANT LIST**

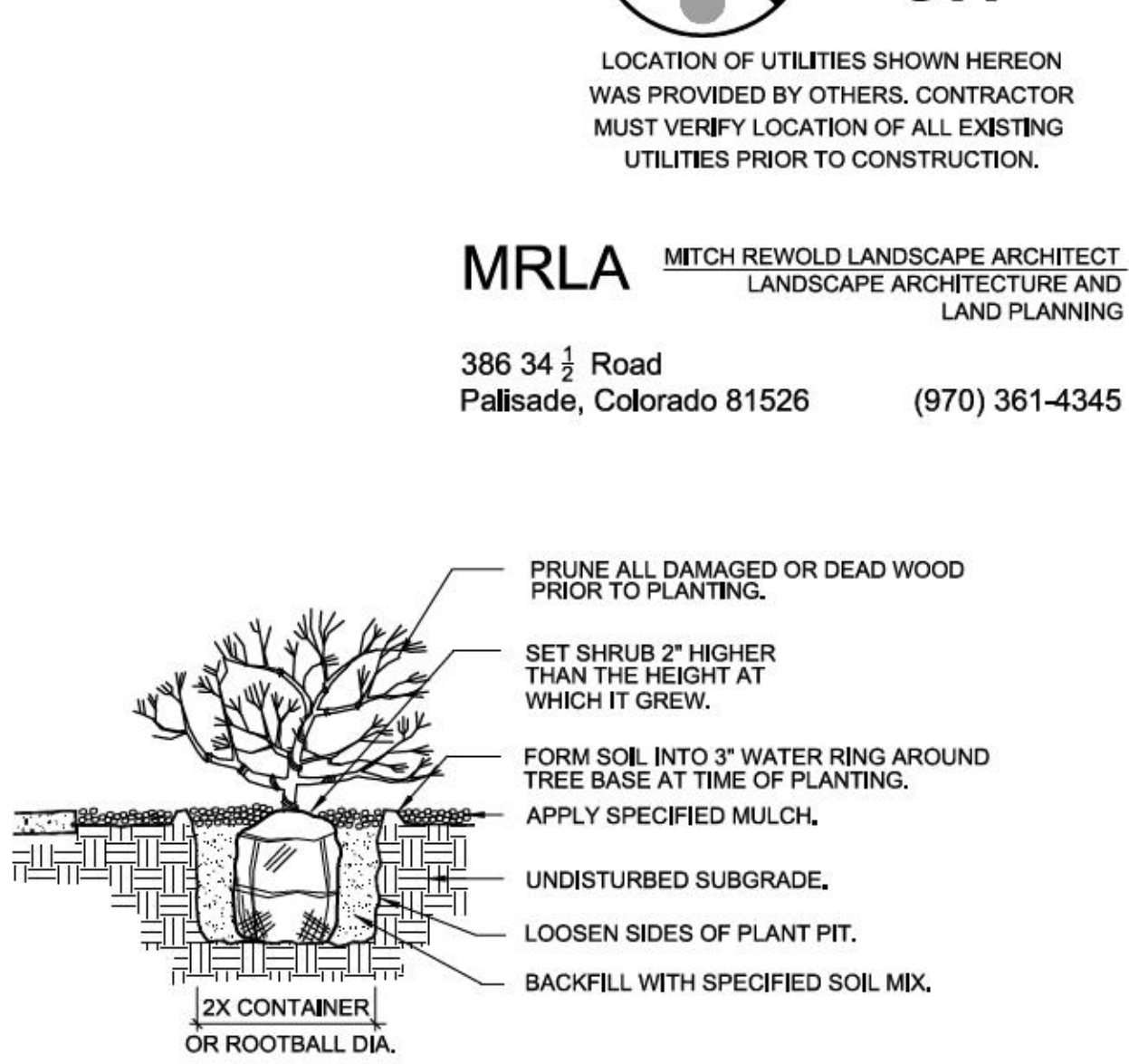
No.	Sym.	Common Name/ Biological Name	Planting Size/ Remarks	Mature Size
<b>Deciduous Trees:</b>				
2	CAL	Western Catalpa/ Catalpa speciosa	2" cal/ B&B	50' Ht. & 30' Spd.
2	KCT	Kentucky Coffinwee/ Gymnocladus dioica	2" cal/ B&B	60' Ht. & 50' Spd.
3	RSP	Redspire Pear/ Pyrus calleryana 'Redspire'	2" cal/ B&B	40' Ht. & 30' Spd.
2	SHA	Shademaster Locust/ Glodisia hirsutantha 'Shademaster'	2" cal/ B&B	50' Ht. & 35' Spd.
3	RAD	Radlant Crab/ Malus x Radlant	2" cal/ B&B	15' Ht. & 15' Spd.
<b>Deciduous Shrubs and Large Grasses:</b>				
12	MKL	Miss Kim Lilac/ Syringa patula 'Miss Kim'	18"-24" Spread/ #5	5' Ht. & 5' Spd.
16	PFG	Goldfinchier Potentilla/ Potentilla fruticosa	18"-24" Spread/ #5	2' Ht. & 2' Spd.
9	MAG	Maiden Grass/ Miscanthus sinensis	18"-24" Spread/ #5	4' Ht. & 4' Spd.
<b>Evergreen Shrubs:</b>				
5	GMD	Green Mound Juniper/ Juniperus procumbens Green Mound'	18"-24" Spread/ #5	1' Ht. & 6' Spd.
15	MUG	Mugo Pine/ Pinus mugo	18"-24" Spread/ #5	5' Ht. & 6' Spd.

**LANDSCAPE AND IRRIGATION NOTES**

- Planting areas are to have 3" of Crushed Buff Colorado Landscape Rock over landscape fabric. All plant material shall have a planting ring at the base of each plant with 3" of western red cedar mulch over landscape fabric.
- An underground, pressurized irrigation system will be provided. All planting beds are to be irrigated with an automatic drip system and turf areas with a pop-up spray system. An approved backflow prevention device is required. The protective cover for a backflow prevention device must be tamper-resistant.
- Steel edging is to be installed along the edge of the landscape rock areas.
- All turf grass areas shall receive 4" to 6" of planting soil prior to planting.
- The landscape contractor shall collect soil samples and run soils testing for the proposed planting areas. Add soil amendments and fertilizers as recommended in the soil testing report to ensure a good planting medium. Any imported planting soil shall also be tested and be three parts screened topsoil and one part manure.



3 Tree Planting Detail  
SCALE: NTS

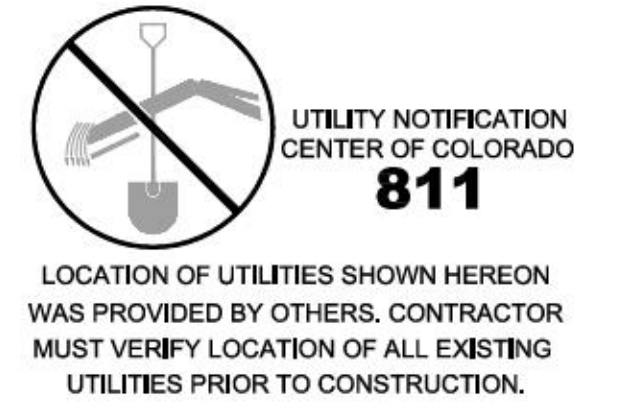
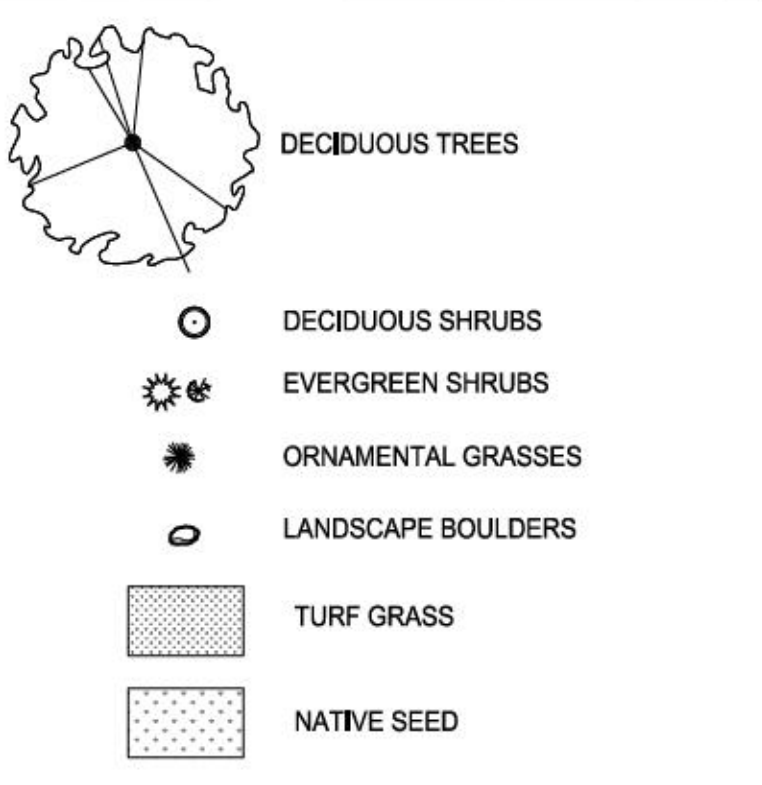


4 Shrub Planting Detail  
SCALE: NTS

**SOIL PREPARATION AND PLANTING SPECIFICATIONS**

- PREPARATION - GENERAL**
  - Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.
- PREPARATION OF PLANTING SOIL**
  - The landscape contractor shall collect soil samples and run soils testing for the proposed planting areas. Add soil amendments and fertilizers as recommended in the soil testing report to ensure a good planting medium. Delay mixing any fertilizer if planting will not follow plans of planting soil within a few days.
  - Any imported planting soil shall also be tested and be three parts screened topsoil and one part manure.
  - Before mixing, clean topsoil of roots, plants, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
  - For pit and trench type backfill, mix planting soil prior to backfilling, and stockpile at site.
  - For planting beds mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
- PREPARATION OF PLANTING BEDS**
  - Spread planting soil mixture to minimum depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
  - Remove 8 inches to 10 inches of soil and replace with prepared planting soil mixture. Backfill for each bed with three parts topsoil and one part manure thoroughly mixed prior to placing.
- EXCAVATION FOR TREES AND SHRUBS**
  - Excavate pits, beds, and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
    - For balled and burlapped trees, make excavations at least half again as wide as the ball diameter and equal to the ball depth, plus following allowance for settling of ball on a layer of compacted backfill.
    - Allow for 3 inch thick settling layer of planting soil mixture.
    - For container grown stock, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
  - Dispose of subsoil removed from planting excavations. Do not mix with planting soil or use as backfill.
  - Fill excavations for trees and shrubs with water and allow water to percolate out prior to planting.
  - Backfill pits with three parts topsoil and one part manure thoroughly mixed prior to placing.
  - Place Agriform tablets in planting pit prior to backfilling at the following rate: three per each tree, one per each shrub.
- PLANTING TREES AND SHRUBS**
  - Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burfap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
  - Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter an from plantball so as not to damage root balls.
  - Dist top of backfill to allow for mulching.
  - Apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
    - If deciduous trees or shrubs are moved when in full-leaf, spray with anti-desiccant at nursery before moving and spray again 2 weeks after planting.
  - Remove and replace excessively pruned or misformed stock resulting from improper pruning.
  - Wrap tree trunks of 2 inches calliper and larger, start at ground and cover trunk to height of first branches and securely attach. Inspect tree trunks for injury, improper pruning and insect infestation and take corrective measures before wrapping.
  - Guy and stake trees immediately after planting, as indicated.

**LANDSCAPE LEGEND**



**MRLA MITCHELL REWOLD LANDSCAPE ARCHITECT**  
LANDSCAPE ARCHITECTURE AND LAND PLANNING

386 3/4 Road  
Palsade, Colorado 81526 (970) 361-4345



**James C. Atkinson**  
PROFESSIONAL ENGINEER  
COLORADO LICENSE No. 18628



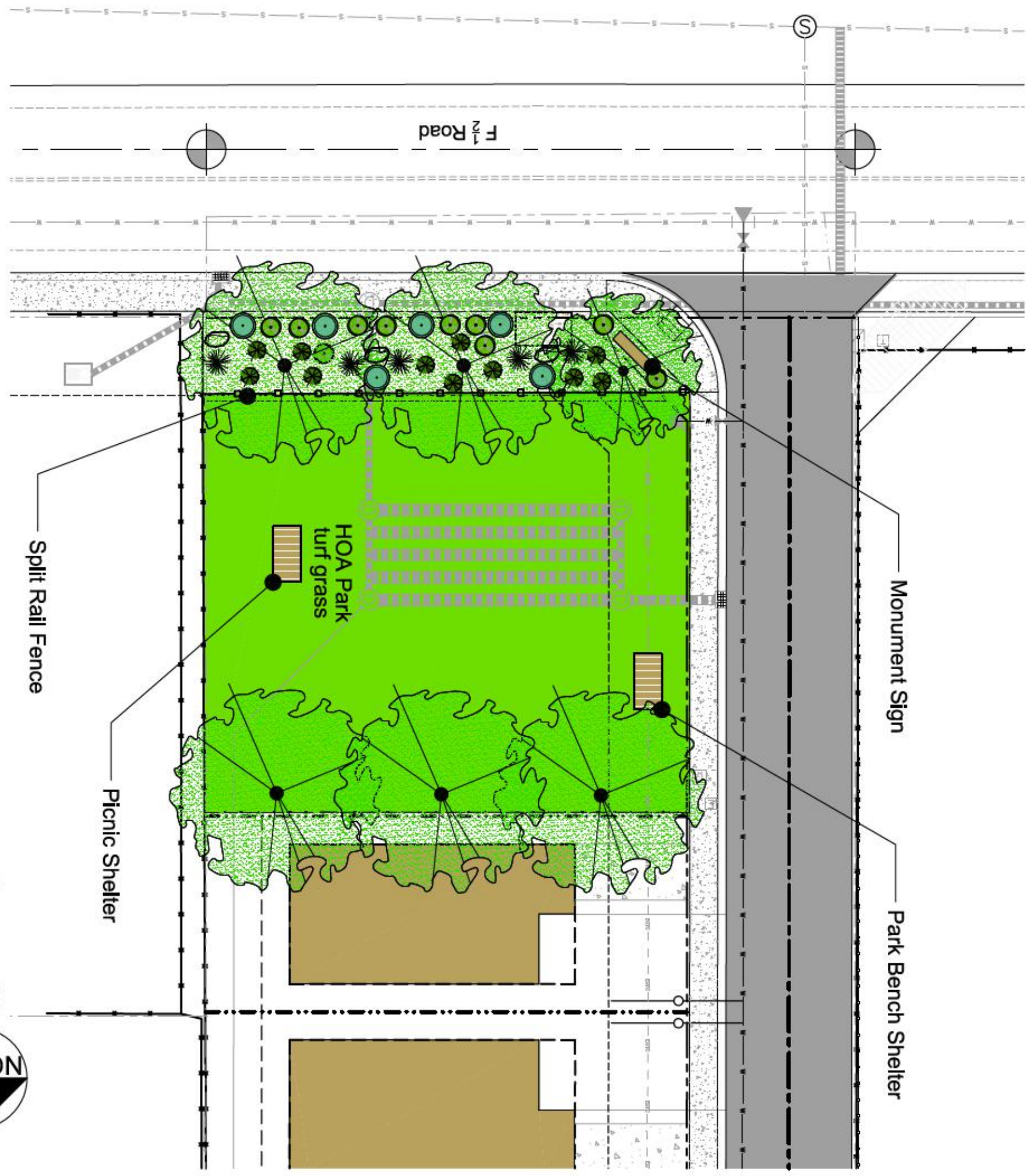
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SY	RL	DL	BY	COMMENT	REV. DATE

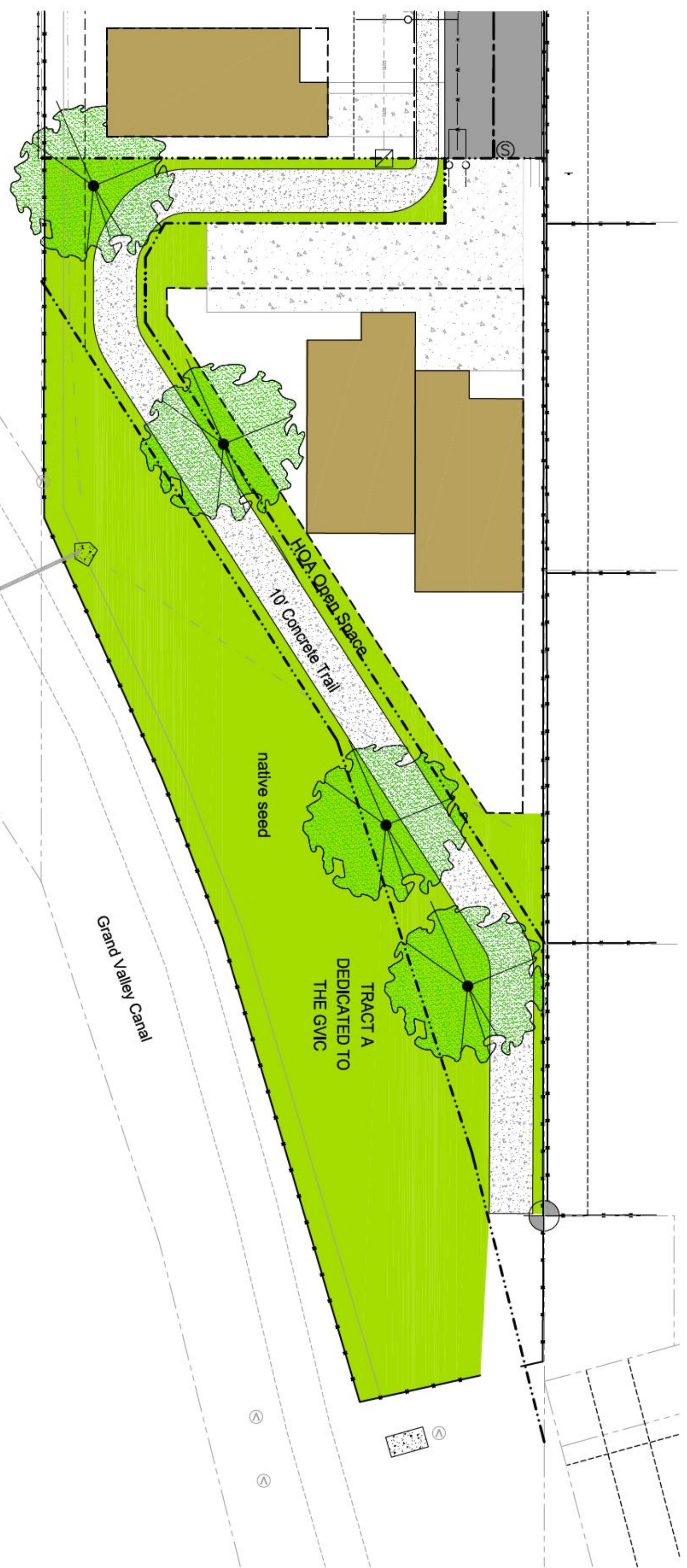
LANDSCAPE PLAN  
ELEVATION 4591  
2524 F 1/2 ROAD  
Grand Junction, Colorado

PROJECT NO: 17223  
DATE: 01/18/18  
SCALE: 1"=30'-0"  
CAD ID: LANDSCAPEPLAN.DWG

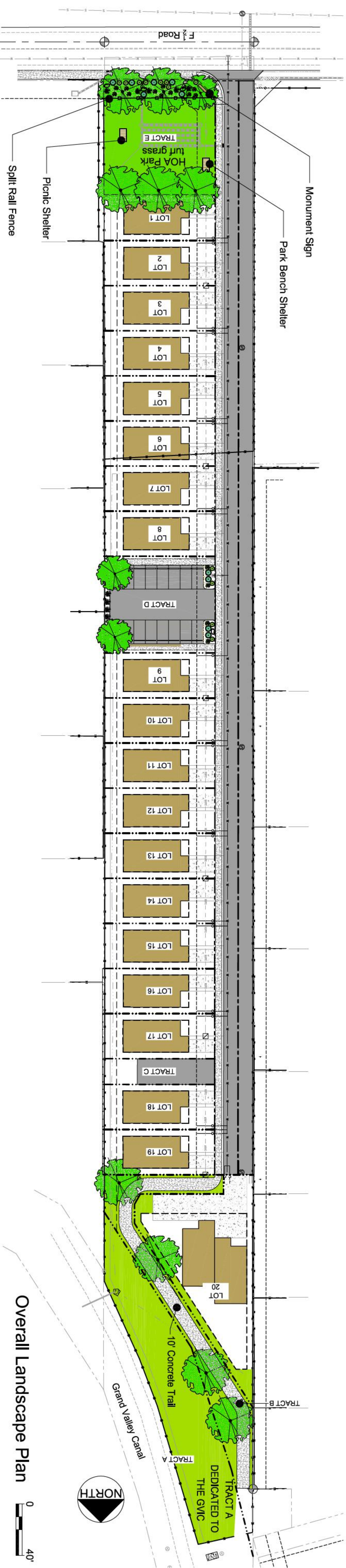




HOA Park Plan  
0 40'  
NORTH



HOA Open Space Plan  
0 40'  
NORTH



Overall Landscape Plan  
0 40'  
NORTH

MRLA  
MITCH REYNOLD LANDSCAPE ARCHITECT  
LANDSCAPE ARCHITECT  
LAND PLANNING  
386 3/4 Road  
Palisade, Colorado 81526 (970) 361-4345

LANDSCAPE PLAN  
ELEVATION 4591

2524 F 1/2 ROAD  
Grand Junction, Colorado

MAJOR SUBDIVISION  
FINAL PLAN

REV.	DATE	COMMENT

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James C. Atkinson  
PROFESSIONAL ENGINEER  
COLORADO LICENSE NO. 1888

**VORTEX ENGINEERING, INC.**  
2524 Sherman Road, Suite 201  
Palisade, CO 81526  
Phone: (970) 245-6059  
Fax: (970) 245-7839  
• CONSTRUCTION MANAGERS & SITE PLANNERS  
• PROJECT MANAGERS  
• CIVIL & CONSULTING ENGINEERS

PROJECT NO: 17223  
DATE: 01/18/18  
SCALE: 1"=40'-0"  
CADD: LANDSCAPE/PLANDWG  
SHEET  
L1

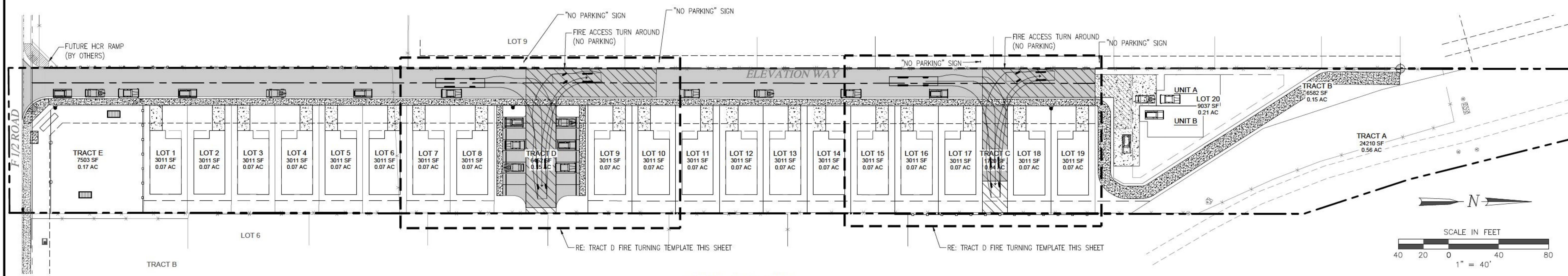
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REV.	DATE	BY	COMMENT
2	07/17/18	JST	REVISED PER CITY COMMENTS DATED NOVEMBER 17, 2017
1	11/09/17	JST	REVISED PER CITY COMMENTS DATED DECEMBER 19, 2017

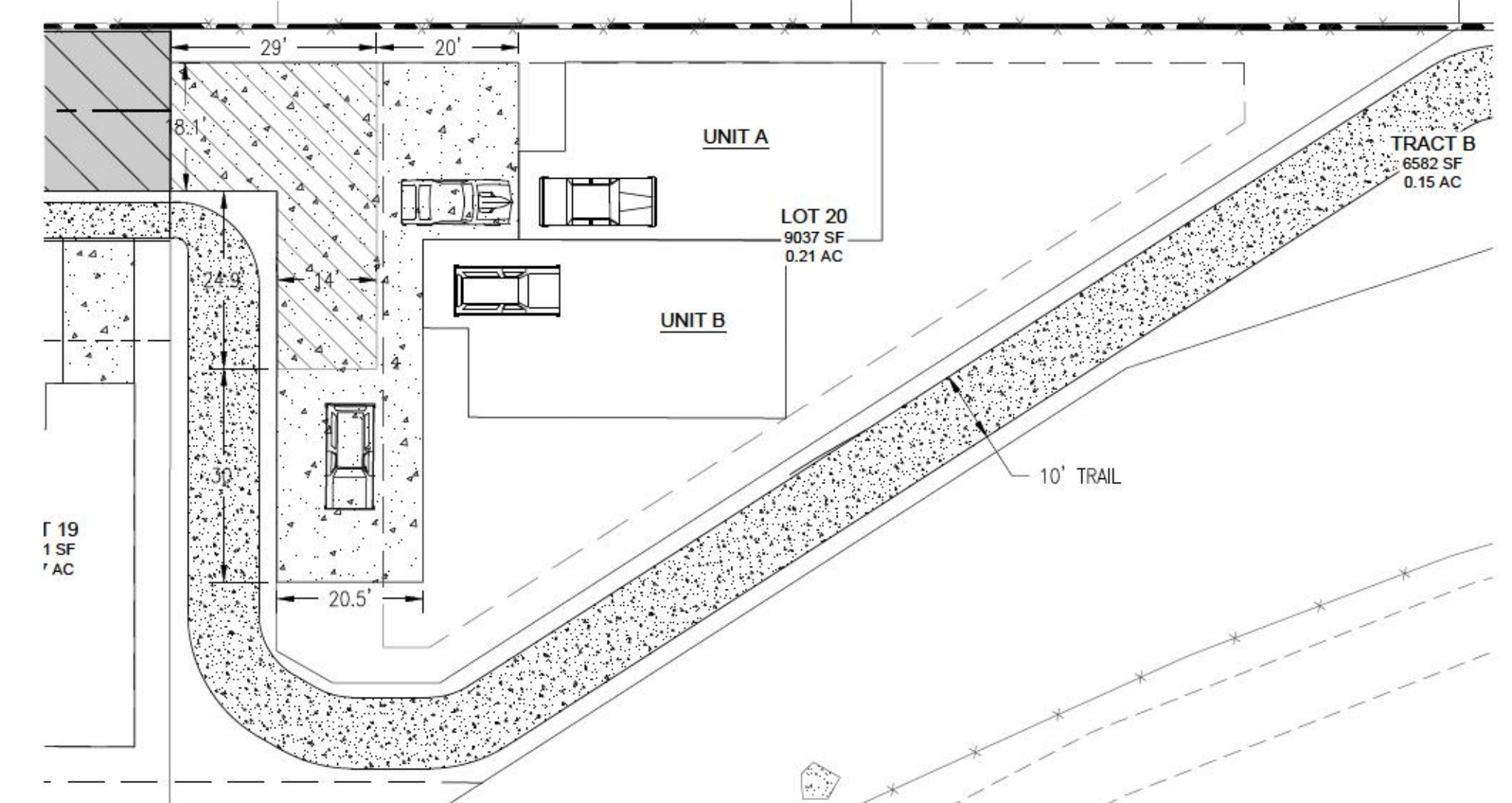
**Parking and Auto Turn Exhibit**  
**Elevation 4591**  
2524 F 1/2 Road  
Grand Junction, Colorado

PROJECT NO: F17-021  
DATE: 09/08/17  
SCALE: SEE PLAN  
CAD ID: elevation-parking.dwg

~SHEET~  
**C2.0**



**PARKING PLAN EXHIBIT**  
SCALE: 1" = 40'



**LOT 20 PARKING LAYOUT**  
SCALE: 1" = 20'

**REQUIRED PARKING**

3.0 PARKING SPACES PER UNIT  
21 UNITS X 3.0 SPACES = 63 PARKING SPACES

**ON-SITE PARKING**

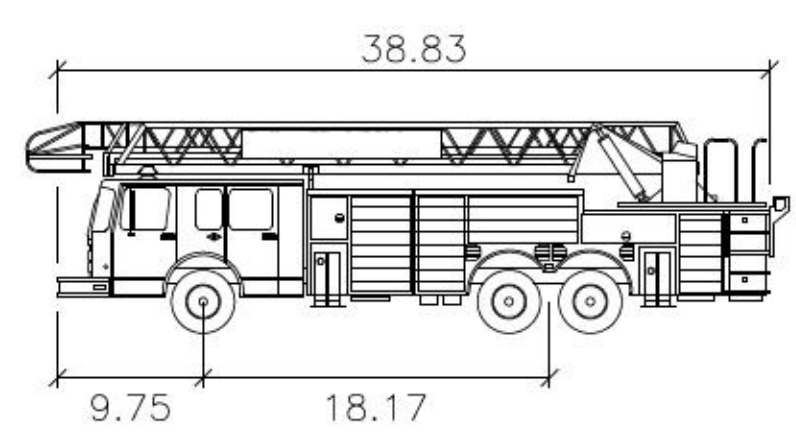
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LOT 20 PROVIDES 4 PARKING SPACES = 4 SPACES  
TOTAL ON-SITE PARKING SPACES = 56

**ON-STREET PARKING**

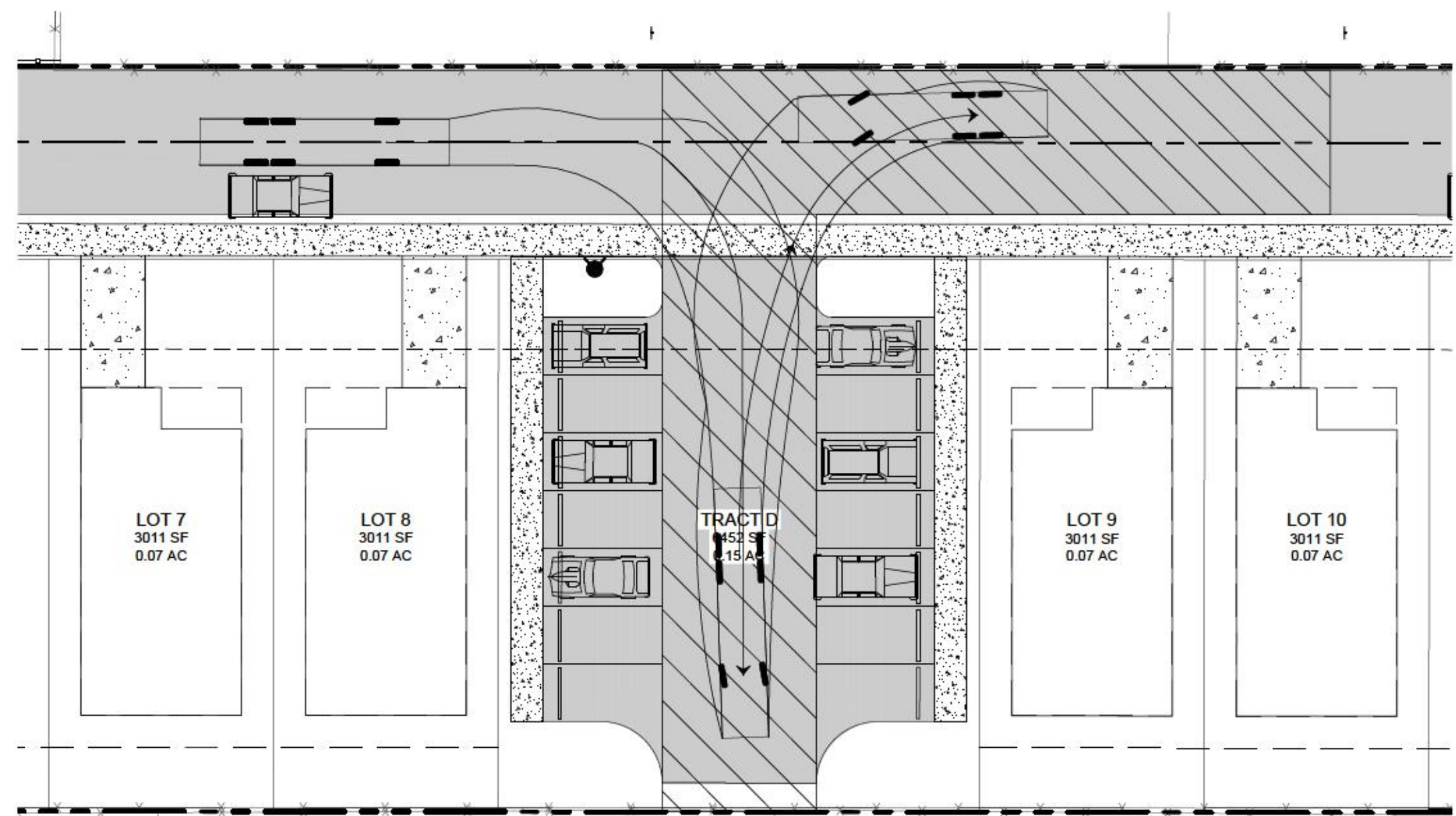
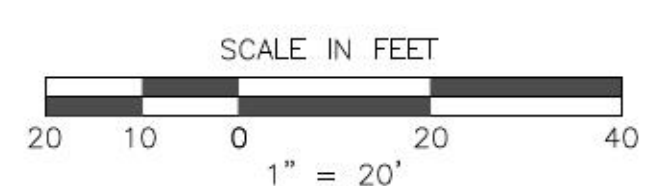
WITH DRIVEWAYS COUPLED OR PAIRED ON THE LOT LINES, THERE IS 40' BETWEEN DRIVEWAYS FOR ON-STREET PARKING. THIS PROVIDES 8 ON-STREET PARKING SPACES IN ADDITION TO 3 PARKING NEAR THE PARK. FOR A TOTAL OF 11 SPACES

**TOTAL PARKING PROVIDED**

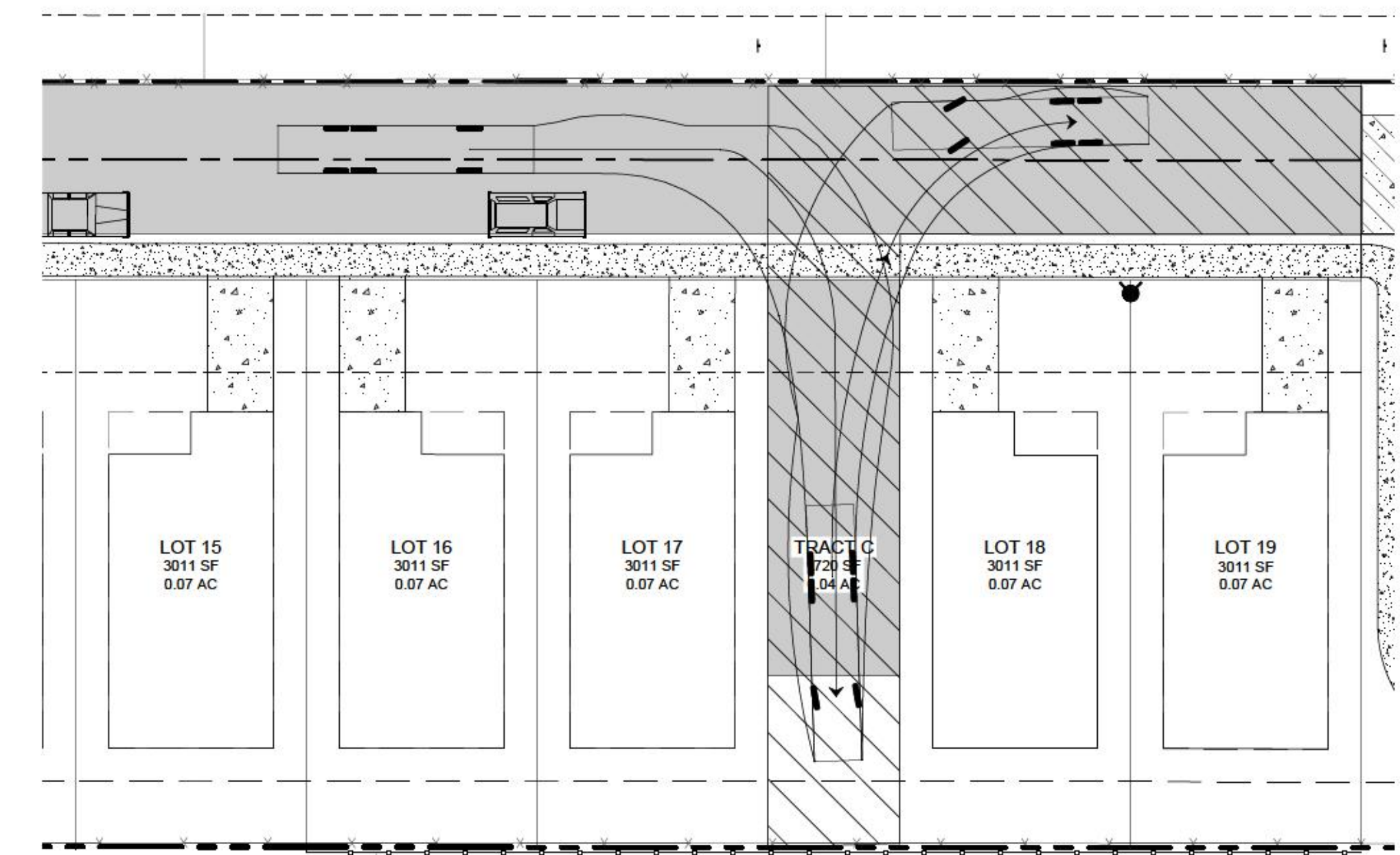
56 ON-SITE PARKING SPACES WITH LOTS  
11 ON-STREET PARKING SPACES  
67 TOTAL PARKING SPACES PROVIDED



FireAP-39	feet
Width	: 7.22
Track	: 7.22
Lock to Lock Time	: 6.0
Steering Angle	: 33.3



**TRACT D FIRE TURNING TEMPLATE**  
SCALE: 1" = 20'



**TRACT C FIRE TURNING TEMPLATE**  
SCALE: 1" = 20'

**ACCEPTANCE BLOCK**  
THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.  
CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY DEVELOPMENT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF GRAND JUNCTION	970-244-1554
DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT	970-242-4343
DOMESTIC WATER	LUTE WATER CONSERVANCY DISTRICT	970-242-7491
IRRIGATION	GRAND VALLEY IRRIGATION	970-242-2782
ELECTRICITY	XCEL ENERGY	800-955-4999
NATURAL GAS	XCEL ENERGY	800-955-4999
TELEPHONE	CENTURYLINK	800-603-6000
CABLE TELEVISION	CHARTER COMMUNICATIONS	877-273-7626

LOCATION OF UTILITIES SHOWN HEREON WAS PROVIDED BY OTHERS. CONTRACTOR MUST VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

**811**  
Know what's below.  
Call before you dig.  
Colorado 811  
1-800-922-1987  
co811.org

FOR REVIEW - NOT FOR CONSTRUCTION



ELEVATION 4591

plan 1  
840 s.f.  
conceptual 1-a

chronos  
builders







subdivision sign concept 1-a



POLODA PARK BENCH SHADE STRUCTURE - 8'X10' FLAT TRUSS



DANAH (CL 800) - 4' METAL PARK BENCH



POLODA POND SHADE STRUCTURE - 10'X10' LOW PITCH RECTANGULAR SHELTER, DARTLEVER STYLE



DANAH (PT 000) - 6' METAL PIONEER TABLE

...



WESTWOOD RANCH HOMEOWNERS ASSOCIATION  
2525 SHETLAND AVENUE  
GRAND JUNCTION, CO 81505

August 2, 2017

Robert W. Jones, II, P.E.  
Vortex Engineering, Inc.  
2394 Patterson Road, Suite 201  
Grand Junction, CO 81505



Dear Mr. Jones:

Following our quarterly Board meeting on July 28, I have been instructed to write to you with comments we have concerning the proposed subdivision on 2524 F 1/2 Road next to the Westwood Ranch Subdivision. We are sorry that none of our Board members could attend the July 10 meeting.

We have been in contact with Ron Stoneburner, who did attend as a resident so we know that the houses will be built on the west side of the land rather than our side. We are pleased with this design because it gives our residents more privacy and it also lessens the drainage problem for our subdivision homes which have crawl spaces. You may not know that we have had problems with ground water drainage even before the subdivision was turned over to us. In fact, the City asked John Davis, the developer, to put in an extra drainage line along Longhorn because of water coming up in the streets.

We also know that you intend to complete the fence between our property and yours but we are wondering what your plans are for the existing fence? Property owners have been able to care for their side of the fence for the past 17 years, but no one has ever maintained the west side which also has all the posts and lateral supports. We know from experience with our other outside fences that the posts and laterals will likely need to be repaired all along the perimeter and a good preservative or paint be applied. Because there will be no homes on that side, I assume this cost will have to be paid for by the developer. We would also like to have your subdivision fenced so that foot traffic won't be coming into our "Natural Park" space. I'm sure by now you have discovered that the Grand Valley Canal is private ground.

Our final request is that you plan for a slope on the sidewalk which will guarantee that the water will drain into your street rather than the adjoining back yards.

Thank you for this opportunity to voice our comments while there is still time to plan for a successful construction. Westwood Ranch, having gone through the water issues blindly, would like to have others benefit from our experience.

Sincerely yours,

Carol McManus, Secretary

CC: ✓ Scott Peterson, City Planning  
A. Berg - P. Hawkins - B. Spacek - J. Gracey

September 14, 2017

Carol McManus  
Westwood Ranch Home Owners Association  
2525 Shetland Avenue  
Grand Junction, CO 81505

Re: Elevation 4591

Dear Ms. McManus,

Thank you for your recent letter outlining the concerns of the Westwood Ranch Home Owners Association regarding the proposed Elevation 4591 development. This letter is to let you know that the plans for the proposed development have been submitted to the City of Grand Junction Community Development Department for review. I have attached a copy of the plan, known as an Outline Development Plan, for your convenience.

When reviewing the plan you will notice that the street has been relocated to the west side of the property. This is not where the street was located on the plans that were reviewed during the Neighborhood Meeting, held on July 10, 2017. The street has been moved to the west side of the property at the request of City Development Engineer Rick Dorris. The City would like street access provided to the property located adjacent to the west property line for possible future development and requested that it be moved accordingly.

Drainage from the new development will be directed from each lot toward the street where it will be captured in the gutters and directed to the detention area located at the entrance on F ½ Road. We do not expect any issues with drainage to be a problem with the new location of the street, gutter and sidewalk. I realize that drainage is a matter of concern for the residents in Westwood Ranch and want to assure you that it will be addressed in accordance with City design regulations.

Another issue that your letter raised concerned fencing. I have attached an aerial photo showing the location of the proposed new fencing. Construction of the fencing will address your concern for foot traffic entering the Natural Park space in Westwood Ranch. The maintenance of fences, both new and existing, will be the property owner's responsibility, which is a standard practice.

I hope this information has been helpful. Please don't hesitate to contact me at (970) 245-9051, or by email at [rjones@vortexeng.us](mailto:rjones@vortexeng.us), should you have any questions. Thank you.

Sincerely,

**Robert W. Jones II, P.E.**  
**Vortex Engineering, Inc.**

Attachments: Proposed Outline Development Plan  
Proposed new fencing

cc: Cody Davis, Bookcliff Orchards, LLC  
Scott Peterson, Senior Planner  
File



**Scott Peterson**

---

**From:** Kim Leonard and Jerry Green <LEONARD\_GREEN@msn.com>  
**Sent:** Thursday, October 12, 2017 2:53 PM  
**To:** Scott Peterson  
**Subject:** Elevation 4591

Sent from [Mail](#) for Windows 10

I have serious concerns with the proposed Elevation 4591 that is proposed in an already residential community. 21 two story houses does not fit the desired neighborhoods that surround this project. I hope you have respect for the families that have already made this their home and not to be invaded by a project such as this one being presented to you.

Please update me on this project as the surrounding neighborhoods will be adversely affected.

Thanks

Jerry M Green

October 3rd, 2017

Mr. Dorris,

I am writing to you concerning the subdivision plan/proposal for the property at 2524 F 1/2 Road. I own a home on a parcel of property located at 653 Longhorn Street, in the Westwood Ranch Subdivision which abuts up to the east property boundary for the newly proposed subdivision.

On July 10th, 2017 I attended a public meeting to discuss concerns with the initial plan as submitted by the builder/developer via Vortex Engineering. The initial plot plan was designed and drawn with the houses being built on the west boundary of the property abutting up to the parcels of the Diamond Ridge Subdivision and the street location being on the east boundary to the Westwood Ranch Subdivision parcels.

On October 1st, 2017 I was notified via email from a neighbor in my subdivision that the parcel/plot planned had been changed to propose the houses now be constructed on the East boundary of the Westwood Ranch Subdivision and the street now on the West boundary of the Diamond Ridge subdivision. As a result on October 2nd, 2017 I went to Grand Junction City Hall and met with Planner Scott Peterson. Mr. Peterson informed me the reason for the redesign change is due to your recommendation in order to plan for future needs for the possible development of the property at 2522 F 12/ Road. According to Mr. Peterson the design change was made so only one street curb cut would be made to allow access to F 1/2 Road from the aforementioned properties. I am submitting this email to object to the design change for this accommodation regarding street access. I will address the issues for the objection as documented below.

As you are aware, there is a significant problem and history of a pre-existing high water table in the Westwood Ranch Subdivision. I have attached several past letters of correspondence for your reference dealing with the high water table issues when and after the Westwood Subdivision was built. Not only do I feel that the high water table is a concern but also the density of houses planned for this size of property is not practical. The small lots and setbacks reasonably do not fit the characteristics of the two adjoining subdivisions. The density is simply too high which will detract from the resale value of the already existing subdivisions.

Having so many units "crammed" into this parcel looks simply like greed on behalf of the builder/developer so they can make as much money as possible in spite of these concerns. Having this type of attitude tends to equalize things in the end when no consideration is given

to the homeowners of the adjoining subdivisions. At the July 10th meeting the builder/developer could not even take the time to be present to hear the concerns of the adjacent property owners and let the poor Vortex Engineering folks do their "dirty work". So it is plainly obvious the builder/developer has no interest in these issues. They just want to make their money regardless of the impacts and consequences.

This leads in to the issues regarding the pre-existing high water table. With a greater density in the number of houses planned, obviously more water will be used for more lawns. This amount of water will only add to the already existing issue of the high water table for my property and the others on the East boundary of the newly proposed subdivision. The last time a developer wanted to build on the property city planning department reduced the number of housing units allowed due to the issues I have just raised to you.

In order to avoid more changes before the presentation to city council why not address these issues right now with the builder/developer and possibly have them actually meet with the adjoining parcel owners face to face. I as well as other residence in my subdivision are fully prepared to stop this new/changed proposed plan from proceeding by any legal means necessary if need be. This can certainly be avoided with prudent, reasonable, common sense measures. I am certain the builder/developer would be more than willing to engage the residents of both subdivisions to accomplish this rather than be subjected to costly litigation in the future due to the high water table issues as well as other concerns.

For example, would it not be a much simpler and less costly and a common sense solution on behalf of the builder/developer to leave the properties as is in the original plan on the west side by simply redesigning the street to curve on a tangent over to the East boundary that could still allow for street access to the 2522 F 1/2 Road property with T intersection incorporated to the access road for the 2524 F 1/2 Road parcel? Thus still only having one curb cut on F 1/2 road as you propose? Taking into consideration the possibility of problems with pre-existing high water table in Westwood Ranch I hope you as an engineer will address this with builder/developer and express to them the potential of future problems that could possibly involve costly litigation for the them. The attached letters clearly state the high water table is a major concern thus could easily be defended in litigation.

It should also be noted that the builder/developer of the Westwood Subdivision was done by John Davis. Per the attached documentation it is clear Mr. Davis was not exactly forthcoming about the high water table issues as well as not taking the initiative or responsibility under warranty to remedy the problems without having to be reminded to do so several times by your department. Mr. Davis's sons have now acquired his company so if high water table

issues again arise due to the design proposal by you I have great concern issues will not be appropriately dealt with. As such, I as well as the other parcel owners in my subdivision who will be affected if high water issues occur due to the redesign of houses now proposed to be built on the East boundary of the 2524 F 1/2 Road property, will seek legal remedies to the fullest extent for compensation.

Thank you for your attention to this matter. I look forward to having a response from you to address these issues.

Respectfully submitted,  
Ronald N. Stoneburner  
653 Longhorn Street  
Phone: 970.778.2696  
Email: ndstoney@q.com



**Scott Peterson**

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**From:** Debbie Roberts <debrobe125@aol.com>  
**Sent:** Tuesday, February 06, 2018 2:15 PM  
**To:** Scott Peterson; DebRobe125@aol.com  
**Subject:** 2524 F 1/2 Road New Subdivision

Dear Mr. Peterson

My name is Debra Roberts and I live at 667 Gemstone Ct in Diamond Ridge Subdivision. I writing in regard to the subdivision proposed at 2524 F 1/2.

I was not able to make the last public meeting, so all the information I have is second hand, so please forgive me if my facts are wrong. My property does not abut the new subdivision, but I am extremely concerned that the new subdivision will contain 21 new homes on a mere 3 acres. Is that true? 1/14th of an acre per house?

I moved from Main Street. It was nice when I moved in but as the years progressed, it went from a family neighborhood to rentals. Crime increased, my property was broken into and homeless people squatted in my garage. Drug incidents, wandering pitbulls, the list was endless. So I sold up and bought in Diamond Ridge. We have strict covenants and they are enforced. It is safe and clean. It is good for families and good for retirees. It is a much sought after neighborhood because we work hard to keep it safe and clean.

I can't imagine how tiny the homes will be to squeeze in 21 homes onto 3 acres. These would not be family homes. Transition homes at best meaning there would be a lot of short term rentals. Short term rentals inevitably turn into unkempt neighborhoods and crime moves in. Not conducive to family living and it will affect our property values. I cannot afford to move again.

If you must approve a subdivision on that three acre plot, please, I implore you, make it family homes that will blend with the neighborhood. Be considerate of the people that have already live here. Please consider no more than one house per quarter acre. Single level so there is a degree of privacy for both sides of the fence. Please ensure they will have strict covenants that will protect those of us that already live here.

Lastly, the traffic on 25 Road and F 1/2 is already intolerable and dangerous. We need a traffic light on 25 and F 1/2. Better lighting along F 1/2 would mot go amiss either!

Thank you for your time and consideration.

Debra Roberts

## Scott Peterson

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**From:** Ross Barefoot <ross.a.barefoot@gmail.com>  
**Sent:** Tuesday, February 06, 2018 12:05 PM  
**To:** Scott Peterson  
**Subject:** Elevation 4591, 2524 F 1/2 Road, Proposed Development

Dear Scott,

This email is to express our objection to the plans for the development of the lot at 2524 F 1/2 Road.

We live at 2519 Onyx Dr, so our house is right at the edge of this development. Our objection to the development plans are as follows:

1) The density of the proposed construction is not in keeping with the neighborhood and represents a radical departure from the character of the surrounding parcels. I (Ross) put together a brief video illustrating my non-technical observation of the density of the homes along Miranda, not to mention the homes to the East of the property in question. Although I'm not a surveyor, looking at satellite imagery it's easy to see that 21 homes crammed into those 3 acres is not just more dense than the surrounding neighborhood, but more dense by an order of magnitude.

See my video illustrating this here: <http://bit.ly/2E8yCJ5>

Please note that the difference in density is not because the lot size on Miranda are overly large. In fact the lots for the homes along Miranda are not spacious at all, and the distance between each home is fairly tight. Yet it appears as though that level of density would allow only about 9 or 10 homes, not 21.

2) The size of the setback as well as the decision of the property owners to develop 2 story properties will dramatically change the quality of life of the people who own the homes that are next to this development, especially those on the West, namely the homeowners on Miranda. Having a dense row of 2-story houses only six feet away from the back yard fence of those homeowners means they will forever lose light from the rising sun and will forever have bedroom windows almost on top of their back yards with an unobstructed view from those bedrooms into the windows along the East side of their homes. Since this passive invasion of privacy would occur from the second floor of these proposed new houses, the folks on Miranda cannot build a fence high enough to give them privacy again.

3) For the above stated reasons, common sense indicates that this development will significantly reduce the marketability and value of the homes along Miranda, and to a lesser degree, most likely the homes along Longhorn Street as well. This represents a significant cost to existing homeowners in order to maximize the profits of the developers, in effect taking money out of the pocket of those who actually live in the neighborhood in order to line the pockets of those who don't.

Based on these factors, I would request that the City Planners exercise their authority and their responsibility to protect the interests of all homeowners in this area to a proper enjoyment of their property.

Many of these people bought their homes with limited funds and are trying their best to enjoy their retirement years on fixed incomes. While a reduction in the density of this development might reduce the profit of the developers, it will mean the difference between a satisfactory and unsatisfactory quality of life for the people who already live here.

Please weigh the relative impact on the lives of the people involved and help protect the interests of those who are counting on the City Planners to fulfill this role.

Thank you for listening.

Ross and Tina Barefoot  
2519 Onyx Dr.

Proposed Project: Elevation 4591  
Location: 2524 F 1/2 Road



I'm All For it. Curtis Rick Stevenson  
2517 Onyx Drive.  
much better than the mosquito  
nests there now! Oh and nice!

A handwritten signature in black ink, appearing to be "Curtis Rick Stevenson".

Steverson  
2512 Ompa Drive  
GJ CO. 81505

GRAND JUNCTION CO 815

01 JUL 2017 PM 2 T



Vontex Engineering Inc  
2384 Patterson Rd. #201,  
Grand Junction, CO. 81505

81505\$1472



## Scott Peterson

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**From:** Lorraine Feher <Lorraine.Feher@sothebysrealty.com>  
**Sent:** Wednesday, April 04, 2018 10:18 AM  
**To:** Scott Peterson  
**Subject:** 2524 F 1/2 Road

Scott,

Just wanted to shoot you an email as I will be unable to attend the meeting on April 10. I own a unit at 2530A Shetland Drive and wanted to let you know again that I am in FAVOR of approving this project as proposed for the parcel located at 2524 F ½ Road. This proposal seems to meet the needs of the area and in my opinion is aesthetically pleasing and a very good use of space while preserving site lines from both neighboring subdivisions. Good luck at the meeting, I understand that there will be some resistance from some of the neighbors but hope that this will not delay the approval any further for this parcel.

Best regards,

**Lorraine Hanyak Feher**

Licensed Personal Broker Assistant

50 Snowmass Village Mall  
Snowmass Village, CO 81615

o. 970.923.2006

c. 970.379.1215

[Lorraine.Feher@SothebysRealty.com](mailto:Lorraine.Feher@SothebysRealty.com)

[www.AspenSnowmassSIR.com](http://www.AspenSnowmassSIR.com)



July 25, 2001

To Whom It May Concern:

We, as homeowners living in the Westwood Ranch Subdivision, have concerns about the approval of Colonial Subdivision proposed by John Davis. Colonial Subdivision is file #RZP 2001-034. We are worried that if future problems develop, these problems will not be addressed.

In our subdivision, we have had many problems that have not been taken care of for over a year. Our retention pond is a health hazard and does not properly drain. Our "natural" space has debris everywhere. We were told that dead trees in this area would be cut down to eliminate the danger of them falling on houses. Our biggest concern is the water in the crawl spaces of all houses, and the leaching of ground water on the streets. We have met with Sundance three times and received a verbal promise that they would take care of the problem, and to date nothing has been done. We voiced our concerns before we took over the subdivision.

The high salt level in the soil, the high water table, and the rental units in Westwood Ranch were never disclosed to the homeowners.

We believe you should tour Westwood Ranch before you give final approval to Colonial.

Thank you for your consideration.

Westwood Ranch Homeowners

cc: Lisa Girstenberger  
Grand Junction City Council

The City has not yet accepted Westwood Ranch for warranty purposes. As such, Sonshine Construction is still responsible for maintenance and repair of the Subdivision. The groundwater, settlement, and detention basin problems must be resolved prior to City acceptance. Please review these concerns and propose a solution to fix the problems by August 17, 2001.

Please call me if you have questions.

Sincerely,

A handwritten signature in cursive script that reads "Rick Dorris".

Rick Dorris, PE  
City Development Engineer

cc: Dave Chase – Vista Engineering  
John Shaver  
Mike McDill









City of Grand Junction  
Public Works Department  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501-2668  
Phone: (970) 256-4034  
FAX: (970) 256-4031

FPP-1999-012

July 27, 2001

Mr. John Davis  
Sonshine Construction  
1460 North Ave., Unit H  
Grand Junction, CO 81501

RE: Groundwater, Settlement, and Detention Pond Problems at Westwood Ranch

Dear John,

Westwood Ranch is experiencing serious groundwater and settlement problems. Water is bubbling up in the control joints in the curb and gutter and at the joint of the asphalt at the lip of the gutter throughout most of the subdivision. There is evidence of water surfacing at the asphalt joint in the center of the street, near the northwest corner of the project on Brenna Way, and in the center of the northbound lane of Longhorn Street near the detention basin. This groundwater is causing serious problems for the streets, not to mention foundation and landscaping problems for the homeowners. The asphalt on Shetland Court has settled beneath the lip of gutter in many places. This may be present in other areas as well.

These problems came to our attention because of homeowner complaints. Please see the attached letter dated July 25, 2001 from Westwood Ranch Residents. They will be speaking at the August 15, 2001 City Council meeting.

The rock lining of the detention basin is lower than the concrete v-pan conveying water from the street to the outlet pipe. Water is therefore standing in a large portion of the bottom of the detention basin. This is causing excessive weed growth, stagnant water, and mosquito breeding. The detention basin was not designed to hold water.



City of Grand Junction  
Public Works Department  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501-2668  
Phone: (970) 256-4034  
FAX: (970) 256-4031

July 30, 2001

Mr. John Davis  
Sonshine Construction  
1460 North Ave., Unit H  
Grand Junction, CO 81501

RE: Groundwater, Settlement, and Detention Pond Problems at Westwood Ranch

Dear John,

This is a follow up letter to my letter dated July 27, 2001. Contrary to the previous letter, the City has accepted Westwood Ranch; however, it is still under warranty until October 31, 2001.

The requirements of the previous letter are still valid.

Please call me if you have questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rick Dorris".

Rick Dorris, PE  
City Development Engineer

cc: Dave Chase -- Vista Engineering  
John Shaver  
Mike McDill  
FPP-1999-021

# VISTA ENGINEERING CORP.

CONSULTING ENGINEERS & LAND SURVEYORS

August 10, 2001

**RECEIVED**

AUG 13 2001

COMMUNITY DEVELOPMENT  
DEPT.

Mr. Richard A. Dorris, P.E.  
CITY OF GRAND JUNCTION  
250 N. 5<sup>th</sup> Street  
Grand Junction, CO 81501

RE: Groundwater at Westwood Ranch Subdivision

Dear Rick,

On behalf of Mr. John Davis of Sonshine Construction, the developer of Westwood Ranch Subdivision, I am writing this letter which is intended to be a follow-up to our site visit on Tuesday, August 7<sup>th</sup>, in which we observed and discussed the existing groundwater issues in this subdivision. In addition, we would like to use this letter as means to address several of the concerns and to develop some suggested actions that can be taken regarding these issues. Those present at this visit to the site were Mr. Davis, Mr. Alan Parkerson, the contractor, yourself and Mr. Eric Hahn representing the City, Mr. Ron Stoneburner, representing the homeowners, and myself, representing the engineers of the development, Banner Associates, although Banner no longer has an office in Grand Junction.

From observations made during our site visit, it is clear that there are areas of high groundwater in this subdivision. In your letter sent to Mr. Davis, dated July 27<sup>th</sup>, 2001, you indicate that this condition may exist through out most of the subdivision, however, during our meeting we concentrated our observations to the northwest, near the intersection of Brenna Way and Longhorn Street, and the southwest, near the detention pond, areas of the development. As discussed at the site, there may be several contributing factors to this high groundwater which would include excessive watering of landscaping and groundwater being introduced into the area due to the Grand Valley Canal located on the north side of the development. However, another possible major source of groundwater that was observed is that of an apparent leak in an irrigation line. A significant flow of water was observed along the surface of the ground on the west side of Longhorn Street, flowing south in the rear of several lots and discharging into the street just north of the v-pan draining on into the detention pond. It is unknown how long this flow has occurred, however, in discussions with Mr. Stoneburner, it seems to have been flowing for at least five weeks.

I would not venture to say that this apparent leak is the cause for all of the areas of high groundwater that were observed, but it may be a significant source. During our visit, Mr. Davis indicated that he would initiate repairs immediately to correct this problem. It is proposed that once these repairs have been made, we observe what influence this will have to the groundwater. As you know, this impact will not happen "overnight", but may take several weeks for any effects to be visible.

Mr. Richard Dorris, P.E.  
CITY OF GRAND JUNCTION  
August 10, 2001  
Page 2

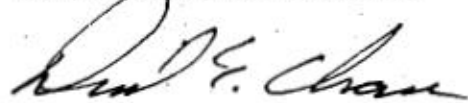
In understanding that there may be additional sources to the high groundwater, we realize that there also may be additional efforts that will require action. One of these was installing a subsurface drain beneath the street near the detention pond and providing an outlet to this drain in the pond area. However, without knowing where these sources may be and to what extent they may contribute to this issue, it does not seem to be prudent to proceed with costly efforts until more information is known. In addition, if some of the groundwater is due to a seasonal source, i.e. irrigation water, then waiting until late fall or winter may be the appropriate time for proceeding with corresponding work.

One simple action that was discussed with Mr. Stoneburner was that of implementing a watering schedule within the development. He indicated that this was a topic for discussion in upcoming meetings with the homeowners. We strongly feel that a watering schedule needs to be implemented to help reduce excessive watering that is occurring within the subdivision. Excessive watering can have influence on the water table and reducing the amount of irrigation water that is introduced from the surface should have an effect.

I believe that we had a good and productive meeting at the site today and it is clear that everyone involved would like to see this issue resolved in a timely manner. If there are any questions that I can answer or if I can be of any further assistance, please do not hesitate to contact me at your convenience.

Sincerely,

VISTA ENGINEERING CORP.



David E. Chase, P.E.  
President

DEC/dc

xc: Mr. John Davis, Sonshine Construction

cc Blanchard Wilson  
Kelph Kelly Arnold  
McDell Lisa C.



**City of Grand Junction**  
**Public Works Department**  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501-2668  
Phone: (970) 256-4034  
FAX: (970) 256-4031

August 17, 2001

Mr. John Davis  
Sunshine Construction  
1460 North Ave., Unit H  
Grand Junction, CO 81501

RE: Warranty Extension

Dear John,

As noted in recent letters, Westwood Ranch has experienced settling asphalt, groundwater surfacing in the streets and other problems. The asphalt settling is a warranty issue. The groundwater surfacing in the streets is also a warranty issue due to the damage it is causing to the subgrade, asphalt, and concrete. The warranty for Westwood Ranch filings 1 and 2 is therefore being extended indefinitely.

Please have your engineer prepare a detailed plan of problem identification and resolution.

Thank you for your quick response in resolving these problems. Please call me if you have questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Dorris". The signature is fluid and cursive, written over a white background.

Rick Dorris, PE  
City Development Engineer

cc: Dave Chase - Vista Engineering

file



# REVIEW AGENCY COVER SHEET

Community Development Department  
250 North 5th Street, Grand Junction, CO 81501  
(970)244-1430

FILE NO. R2P-96-2

Petitioner Please Fill In:

Review Agency  
PH # 242-2762  
G. V. IRRIGATION CO.

Petitioner Please Fill In:

PROPOSAL WESTWOOD RANCH  
LOCATION NW COR. 25 1/2' F 1/2' RD  
ENGINEER/REPRESENTATIVE \_\_\_\_\_  
BANNER ASSOC./Tom Dixon  
PETITIONER JOHN DAVIS  
ADDRESS 1460 NORTH 1st E., #H  
PHONE NO 243-2308

Return to Community Development Dept By 12/18/96

Staff Planner Michael

### COMMENTS - For Review Agency Use Only

Need additional information, clarification and intended use of:

1. Will the subdivision have irrigation water, where is the source of water and point of delivery?
2. Need to see original deed of trust for property.
3. Our Mainline Canal abutts the development on the north. A 25 feet from water's edge canal right-of-way must be declared and not encroached upon on<sup>64</sup> the proposed plat.
4. NO TRESPASS or encroachment of the canal facilities will be allowed.
5. We are placing an official hold on this proposed plat. Written, signed approval must be obtained from Grand Valley Irrigation Co. before final approval.
6. High water table is a problem in this area. Good construction and below surface drain must be addressed correctly.
7. What type of fencing will there be for the north sides of lots 1 - 11, including height
8. Do not understand open lot in the north west corner of proposed plat. What is its purpose & function?

Use Additional Sheets If Necessary And Refer To File Number & function?



To: Rick Dorris and the City of Grand Junction.

Here are my observations about what needs to be done in Westwood Ranch Subdivision.

1. Reconstruct the retention pond by removing the rock and planting grass, and re-engineer the pond to provide adequate drainage.
2. Put a French drain behind the property line all along the Grand Valley Irrigation Canal. This should have been done before the subdivision was approved.
3. French drains and storm drains should be put in throughout the subdivision.
4. Blacktop seal should be put through out the subdivision, where the blacktop meets the concrete curbs.

Our water problems have gotten worse since we met and toured the subdivision. I am not an expert in how to deal with these problems, but I know a quick and cheap fix will not do the job. I believe major work must be done by Mr. Davis if we as homeowners need to be satisfied.

Your attention and recommendations are greatly appreciated.

Ron Stoneburner  
August 17, 2001





**City of Grand Junction**  
Public Works Department  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501-2668  
Phone: (970) 244-1555  
FAX: (970) 256-4022

September 12, 2001

Mr. Ed Morris  
Lincoln DeVore, Inc.  
1441 Motor Street  
Grand Junction, CO 81505

RE: Westwood Ranch Subdivision High Water Table Problems

Dear Ed;

This letter is to confirm our conversation last Tuesday, September 4, in your office regarding the above project. I appreciate you taking the time to show me the research you have done to date on this problem.

During our visit I tried to emphasize the need for a clear picture of what is causing the problem (is it seepage from the canal, over watering or generally high groundwater). You explained very well that you believe it is the result of thin horizontal aquifers that have been interrupted by the various segments of the development. You also expressed a concern that a single point of interception may not be sufficient to depress the water level completely across the subdivision.

My concerns were that any solution should deal with this groundwater BEFORE it reaches any publicly maintained infrastructure or any private homes. Pumping the water out of crawl spaces and draining utility trenches will not be considered an acceptable permanent solution. Developing this type of permanent solution may require more analysis and may be more difficult to implement, but this extra effort now will be offset by the long-term value protection of the neighborhood homes and public facilities.

I think the last item I asked you to provide at our meeting was a time line for the development and accomplishment of your study program and any recommended improvements. I still look forward to receiving your study plan. This information will at least assure the residents that there is some progress toward an ultimate solution to this serious problem. Please try to have a schedule to my office by the end of next week.

If there are any items of our discussion which I have omitted please response in kind so that we will all know what to expect as your efforts continue.

Sincerely,



Michael G. McDill, P.E.  
City Engineer

Cc: Rick Dorris, Development Engineer  
Mark Relph, Director of Public Works & Utilities  
Tim Moore, Public Works Manager  
John Davis, Sonshine Construction, 1460 North Ave., Unit H, GJ, CO 81501  
Ron Stoneburner, 653 Longhorn Street, GJ, CO 81505



GRAND JUNCTION  
LINCOLN DeVORE, Inc.  
GEOTECHNICAL ENGINEERS - GEOLOGISTS

1441 Motor St.  
Grand Junction, CO 81505

September 26, 2001

TEL: (970) 242-8968  
FAX: (970) 242-1561

Sonshine Construction  
PO Box 2867  
Grand Junction, CO 81502

Re: **Preliminary Study, High ground water levels,  
Westwood Ranch Subdivision, Grand Junction, CO**

At the request of Mr. David Chase, PE, Vista Engineering, Grand Junction, CO, Edward M. Morris, PE, met with Mr. Chase, Mr. John Davis, Developer and later with Alan Parkerson of Parkerson Construction at the above referenced subdivision on 8-23-01. The purpose of these meetings was to discuss methods of lowering the ground water levels within portions of the subdivision.

This subdivision is located within the area south of the Main Line Grand Valley Canal, east of 25 Road and north of F 1/2 Road. This letter report is a result of this meeting, subsequent field observations, a search of existing subsurface soils reports and verbal communications with experienced persons. No drill holes or test pits were constructed as a part of this project except, construction of a shallow, short drain by Parkerson Construction, in the southwest corner of the subdivision. This letter is to describe present and future shallow ground water concerns as they relate to the existing residential development, civil improvements and presents a basis to properly study and remediate the specific ground water problem in the Westwood Ranch Subdivision.

#### Site Specific Report

This subdivision was the subject of a Geotechnical Investigation prepared by Western Colorado Testing of Grand Junction, CO, 2-10-98, Job # 200998. This Geotechnical Investigation was prepared prior to site development, as part of the development application process in the City of Grand Junction. As noted in this geotechnical investigation, *'free ground water was encountered in the test pits at depths of 4 1/2 to 8 plus feet; however, the soils were very moist at higher depths and the water table is anticipated to fluctuate near the irrigation ditches and at different seasons of the year. In addition, it has been our experience that local perched water table conditions can develop after construction. The source of water could be from excessive irrigation or poor surface drainage accumulating in backfill areas, with subsequent seepage to foundation depths'*. The report then goes to describe specific protection measures for individual structures.

The use of perimeter drain systems and site surface drainage construction was specifically mentioned in the Geotechnical Investigation. Grand Junction Lincoln DeVore does not believe that significant movement of foundation elements is a problem at this time. The substantial warnings in the report of Geotechnical Investigation by Western Colorado Testing do indicate the potential of ground water problems and some items which can be controlled and maintained by individual homeowners/residents. The potential for high ground water both 'natural' and as a result of development was addressed in this report. However, no discussion was presented in the report regarding possible ground water elevations after development was completed.

The Geotechnical Investigation prepared by Western Colorado Testing, 2-10-98 indicated that free water was encountered in early February at 4 1/2 feet adjacent to 25 1/2 Road, 7 to 8 1/2 feet in the interior portions of the subdivision and no free water was encountered at a depth of 9 1/2 feet in the southwest portion of the subdivision. It must be emphasized these water level elevations were obtained after the ditch flow had ceased at the end of the previous irrigation season and during a period of the year which is notorious for relatively low

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amounts of precipitation. It would be reasonable to assume that at the time of the subsurface exploration in February, 1998, the soil moisture conditions and the ground water elevations would be fairly low but, possibly not at the yearly low. The limited number of soil samples and even lower number of soil moisture contents performed during this exploration program make it very difficult to determine the original soil moisture conditions, to include the normal amount of 'capillary rise' above the water table and the actual effect of the soil stratification on the observed soil moisture conditions at that time.

Portions of this subdivision were designed and constructed with some lowering of the original ground surface. It is believed the west end of Brenna Way and some of the lots along the north side of Brenna Way were 'cut' (lowered) up to 12 to 18 inches. We have not researched for information regarding the actual design and constructed cut elevations associated with original development of this site.

### **Nearby Reports**

Grand Junction Lincoln DeVore has considerable experience in the vicinity of the Westwood Ranch Subdivision. Geotechnical Investigations have been conducted in the Valley Meadows Subdivision, 1994, immediately north of this subdivision and the Main Line Grand Valley Canal. We have also conducted Subsurface Investigations in the Moonridge Falls Subdivision further north. We have also conducted quality control testing/observations for the Valley Meadows Subdivision, east of 25-1/2 Road. Our experience immediately north of this canal, to include frequent site visits during the construction of the utilities, streets and many of the single family residences has provided significant information regarding ground waters levels and the actual influence of the Main Line Grand Valley Canal, Leach Creek further north and the affect of irrigation of the new landscaping.

Our experience has been the ground water elevation adjacent to the Main Line Grand Valley Canal is quite high, as to be expected. The ground water elevation tends to drop rather rapidly as one goes north, northeast (up gradient) from the canal.

Grand Junction Lincoln DeVore does have experience within the Diamond Ridge, Garrett Estates, Cimarron North and the Westwood Ranch subdivisions along the north side of F 1/2 Road during construction of utilities and some residential units. Our observations of the ground moisture and ground water conditions south of the canal indicates the F 1/2 Road prism and utility construction has created a slight to significant 'dam' for shallow ground water and ground moisture migration from the north to the south. The construction of subdivision roads and utilities immediately north of F 1/2 Road also appear to have created small 'dams' which restrict the southern flow of the shallow ground water.

Grand Junction Lincoln DeVore has performed significant amounts of subsurface drilling and construction quality control in the Foresight Park area, south of F 1/2 Road, and the Fall Valley Subdivision, east of 25-1/2 Road. South of F 1/2 Road, includes a subsurface drain south of the shoulder which is maintained by the Grand Valley Drainage District. The ground water levels south of F 1/2 Road have been observed to be quite erratic, partially due to erratic soil types and most likely based upon the actual soil type and consistency as related to the original soil deposition by the ancient debris flows. Subsurface information available to this office, since the late 1970's, indicates ground water in the Foresight Park area can vary from 12 feet to 30 feet deep and the saturated or nearly saturated zone above the water table, to include the capillary fringe, may extend to within 5 feet of the ground surface in some areas.

Our experience south of the Main Line Grand Valley Canal has indicated the ground water elevation tends to drop rather slowly as one travels south, southwest (down gradient) from the canal.

#### **Preliminary Conclusions**

Our preliminary conclusions are based upon our experience in this general area and our review of the several Geotechnical Reports of developments in the area. The Westwood Ranch Subdivision would be expected to experience ground water conditions, during and after development, similar to neighboring developments on both the South side and immediately North of the Main Line Grand Valley Canal. Elevated soil moisture conditions near the ground surface and high ground water levels are the 'norm' in the neighboring developments.

The site grading, especially the amount of cut during site development in the northwest portion in the Westwood Ranch Subdivision, exacerbate the pre-existing conditions at the west end of this subdivision.

After the construction of site improvements, whether within residential subdivisions, commercial subdivisions or major road improvements, water evaporation from the soils is significantly reduced, often times to the point of virtually no net evaporation loss occurring within an area. This condition is usually reached when landscape irrigation is added. The net effect is while the actual, true water table (Phreatic Surface) may only rise a small amount, the zone of near saturated to saturated soils above the water table usually approaches the finished ground surface.

An added complication is the application of water for landscaping, which will produce 'high areas' of saturated soils, which are often times associated with local rises or 'highs' in the water table. These localized 'highs' are often times associated with slight changes in the soil gradation, and therefore, soil drainage, characteristics. With the injudicious application of landscape irrigation, the ground water and saturated soil 'highs' may become extreme and troublesome.

A localized 'high' is probably present in the interior portion of the Westwood Ranch Subdivision, particularly in the lots at the west end of Laredo Court cul-de-sac. Virtually all drainage which is apparent at or above the sidewalk level for the interior lots bounded on the north by Brenna Way, on the west by Longhorn Drive and on the south by Shetland Drive can only be explained as a ground water 'hump', mostly likely created by excessive landscape irrigation. It is probable that some subsurface strata which are either slightly denser or contain slightly more clay are also hindering the downward migration of these waters.

#### **General Ground Water Hydrology**

The following discussion of the general ground water hydrology is presented, based upon our experience in this general area, subsurface soils sampling and testing immediately north, northwest and south of this site.

The soil profile in this general area is composed of 35 to 55 feet of low density silty clays, clayey silts and sandy clays which have been deposited by the action of ancient debris flow activity. This debris flow activity originates in the Bookcliffs, to the northeast. This particular site is within the low to middle portion of the Leach Creek debris fan feature.

The native soils were deposited as a series of thin to moderately thick strata, ranging from less than 1/4 inch thick to some instances of 2 feet or more. These strata are of variable permeability for water movement, with

some strata exhibiting a significantly greater capacity to transmit water than other strata. This layering tends to result in variable rates of water infiltration, both in the near surface and at depth. It is also common for surface water to be partially trapped in upper strata which are more permeable, effectively resting on lower strata which are less permeable. These 'perched water' areas can be very troublesome, particularly within residential developed areas.

These native soils also have a greater tendency to transmit water in the horizontal direction, along the more permeable strata, rather than water moving in the vertical direction, crossing the strata. This significantly higher horizontal permeability compared to the vertical permeability also accounts for water being moved across significant horizontal distances. This horizontal permeability can be broken, by the construction of utility trenches with the new soil/water boundary conditions created by the trench and the backfill. Road construction also tends to decrease horizontal permeability in the upper 3 to 10 feet of the soil profile, due to compaction of these soils. This reduced horizontal permeability serves to act as small 'dams' which can aggravate perched water conditions, particularly within subdivisions.

The Main Line Grand Valley Canal is located immediately north of this subdivision. Our experience in this area, to include drill hole data north of the canal and to the northwest of this site indicates the seepage from this canal has formed a ground water 'ridge' or high area. This 'ridge' drops off fairly rapidly to the north and northeast (up the ground water gradient) and drops slowly to the south and southwest (down the ground water gradient). This ground water ridge has been very evident during subsurface exploration drilling in the month of February and March of various years. The soils in this particular area are not known to drain very rapidly, interpreted as due to the relatively low vertical permeability. This ground water ridge has also affected other subdivisions with similar geometry, east of 25 ½ Road. To our knowledge, some minor problems have been experienced in these subdivisions to the east but, has been controlled with maintenance of the existing storm water system and control of the on site irrigation water usage by the individual homeowners/residents.

#### **Ground Water Control**

The relatively high ground water levels within residential subdivisions, adjacent to an unlined irrigation canal generally lend themselves to four types of control, with some variations. Each type of control will have varying degrees of the positive effects on the site and may have adverse affects off the site. Very seldom is a single method of control entirely effective as individual lot conditions and landscaping watering will vary.

The 4 types of Ground Water Control considered for this site are:

- ▶ Interior subsurface drainage system, often times along foundations, lot lines or roadways.
- ▶ Reduction of interior landscape irrigation water application and improve site drainage.
- ▶ Interception and removal of water seepage from the irrigation canal.
- ▶ Subsurface blocking of water seepage from the irrigation canal.

#### ***Interior subsurface drainage system, often times along foundations, lot lines or roadways.***

This type of control is implied when 'foundation perimeter drains' or short 'French Drains' are installed to deal with troublesome wet areas. Such interior subsurface drainage system are usually constructed to deal with specific problem areas and is probably the most common method practiced in the Grand Junction area.



The road cut and drain installation by Parkerson Construction at the intersection of Long Horn Drive and Shetland Drive could be the start of some interior drainage within this project. This initial, very limited drain appears to have reduced the amount of ground water which is seeping up and through the asphalt pavement and the joint at the asphalt pavement/concrete curb areas, all in the middle to lower (southern) portion of Longhorn Drive. Construction of such a drainage, either in the roadway or immediately behind the sidewalk and along property lines will have limited effect in this subdivision, due to the shallow depths of the drain which are allowed by gravity flow. Increased performance could be obtained with a deeper drain, which would require the installation of a pumping system.

Utilization of constructed drains or portions of drains within the utility trenches is also considered an interior type of control. Utilizing geotechnical/ground water hydrology concepts, interior drainage of the utility gravel bedding/backfill is feasible and appropriate. After initial drainage is accomplished, maintenance of the ground water level 1 to 2 feet lower throughout the roadways is anticipated to be uncomplicated. Final ground water seepage velocity into the drainage are anticipated to be slow to very slow. Piping/migration of soil into the gravel drain should not be a problem. Personal communication with personnel of the City of Grand Junction Public Works Department indicates utilization of drainage from utility backfill/bedding materials will not be acceptable to the City. ?

***Reduction of interior landscape irrigation water application and improve site drainage.***

Reduction of interior landscape irrigation water application seems rather obvious but, is normally very difficult to actually accomplish with unmetered distribution systems. During my visits to this site, the landscape irrigation appeared to be normal for the Grand Valley area, which is to say that at least two times and up to ten times as much water is being applied as compared to what is actually required to keep the plantings in very good condition. As the soluble sulfate salts have migrated up to and have accumulated at the ground surface, the need for excessive irrigation to flush the salts is now required, resulting in a worsening of the adverse ground water elevations.

It is my opinion that the only effective way to accomplish reasonable landscape irrigation requires the installation of individual lot meters on the irrigation water and appropriate financial incentives (large cost per unit of water) and any appropriate penalties to encourage proper usage. While the concept seems relatively simply, installation and maintenance of the meters and the ongoing bookkeeping concerns would be costly.

***Interception and removal of water seepage from the irrigation canal.***

Interception of the offending water seepage is the normal 'first choice' during discussion but, is often times the most difficult to actually accomplish. The construction of an effective subsurface drain/collection system in fine grained soils is not a trivial undertaking.

Interception of water seepage from the irrigation canal normally requires the installation of an underground drain. The obvious location for such a drain is along the north property line, south of the Main Line Grand Valley Canal. Installation of such a drain prior to development is significantly easier than installation after development. In this case of after development installation, the depth of the drain will vary depending upon the amount of protection which is desired as compared to the amount of disruption to property which is allowed. A drain which is less than 4 feet below the base of the canal will probably provide quite limited protection, in the long term.

I believe the drain will have to be 5 to 10 feet below the bottom of the canal to be effective. It must be emphasized that installation of a drain radically changes the ground water hydraulics, which may take several years to stabilize. It has been our experience that immediate relief can be provided but, after a period of time, the effectiveness of the drain may be reduced. It is our experience that when drain installation is difficult, long-term performance of the drain is problematic. Excessive excavation in the near vicinity of the canal may disrupt the integrity of the bank of the canal, particularly if the majority of the soil profile is saturated. It is our experience that the soils adjacent to this canal do not drain well, even during the winter and early spring months when the canal is not in use.

***Subsurface blocking of water seepage from the irrigation canal.***

Blocking of water-seepage from the irrigation canal can take two forms. Providing an actual barrier between the subdivision and the actual canal structure could be accomplished using sheet piling, compacted soil in a trench, a bentonite slurry trench, sheet grouting or other methods of placing a physical barrier. The installation of a physical barrier can be either be partial (to a depth of 10 to 25 feet below the ground surface) or near total (extending to the underlying sandy gravel and cobble terrace/Mancos Shale). Each method may have serious subsurface hydrology and financial consequences.

It is reported the Grand Valley Irrigation District has had reasonable success using a compacted soil (clayey) dam placed within a trench (trench barrier). The trench is excavated a very short distance and is immediately backfilled with a compacted clayey soil.

Blocking the water seepage can also be accomplished by physically 'lining' the canal. Such a canal lining could be accomplished with a concrete surface, a flexible (geomembrane) surface or a partial lining utilizing a compacted soil blanket. The limited use of a highly swelling clay additive ( bentonite) may be considered but, considerations regarding actual soil mixing and future soil shrinkage during periods of canal non-use must be carefully considered. In our experience, moderate amounts of compaction (90% of standard proctor density, ASTM D-698) can result in significant reductions in soil permeability.

**Recommended Ground Water Control**

It is the recommendation of Grand Junction Lincoln DeVore that a multiple approach be utilized to control the high ground water levels within this subdivision. While it is acknowledged that a single method may lower the water table to acceptable levels, a certain amount of redundancy or 'extra action' would be prudent. A scheme with carefully placed interior subsurface drainage in troublesome areas combined with blockage of the **normal** water seepage from the canal using a 'trench barrier' and subdivision wide control of the application of interior landscape irrigation waters is recommended by Grand Junction Lincoln DeVore. Some additional study will be required prior to actual construction.

We recommend that a survey of the structures to determine which crawl spaces are damp, wet or have free water. Individual site drainage should be evaluated to determine if roof down spouts, site grading or specific irrigation construction/use requires attention by the individual home owners. A limited number of shallow, protected and 'secure' monitor wells should be installed so the effectiveness of the remediation can be evaluated. A limited Level Survey of the subdivision final grades should be completed, to assist in diagnosing the individual site problems.

Actual design of this entire Ground Water Control project will require some relatively long term monitor wells, conduct field sampling, field testing and laboratory testing of the native alluvial soils. This field and laboratory work will be required to develop field soil mixing/compaction requirements and to monitor the success of the project.

Construction of interior drainage, is implied by the on lot; each home site drain and drainage recommendations in the Western Colorado Testing Geotechnical Investigation for this subdivision, 2-10-98. New interior drainage could be a continuation of the recently placed 'exploration drain' placed in the extreme southwest corner of the subdivision, in the intersection of Shetland Drive and Longhorn Drive. It is recommended this drain be continued north, with stubs to include some drainage from the interior lots, at the west end of Laredo Court. We also recommend the drain trench be placed in Longhorn Drive, and turn east up Brenna Way about 150-200 feet. Assuming that a new drain will be required, this drain trench would be most effective if placed between the existing sewer and domestic water lines. We further recommend this drain be placed 6" to 12" lower than the sewer flow line. The drain would tend to dewater the utility trenches. It must be noted that interior drainage will probably not provide significant relief for those structures on the north side of Brenna Way.

Blockage of water seepage from the Main Line Grand Valley Canal using a partial penetrating relatively lower permeability, compacted soil 'dam' is recommended. The trench barrier could be constructed along or immediately north of the subdivision boundary. The anticipated length of the trench barrier will probably be 400 to 600 feet long. The effective barrier should be 10 to 14 feet deep. The trench will probably begin at the lot line between the existing open space (extreme northwest corner of the subdivision) and Lot 1, Block 1 (Brenna Way) and extend east to Lot 5, Block 1 (Brenna Way) or further.

Included with this Preliminary Report are 2 figures. Figure 1 depicts the general site location and placement of relevant features. Figure 2 presents our proposed Monitor Well Location, Proposed Survey Lines and Proposed Interior Drain Main Line and Proposed Trench Barrier along the Main Line Grand Valley Canal.

If interior drainage works, shallow compacted trench blocking of canal seepage and control of landscape irrigation waters is not entirely successful, partial lining of the canal may be required. We believe that a partial lining of the canal utilizing compaction of the existing soils within the canal prism would be the most cost effective, least disruptive to the general area and most easily repaired if required. Limited use of a swelling clay additive or soil mixing may be required. We believe the greatest obstacle to this approach will be the concerns, requirements and final consent of the entity which manages the Main Line Grand Valley Canal. We recognize that the concerns and requirements of the managing entity are justified based upon prior experience and the problems of setting precedence.

It is our belief that any compaction of the Main Line Grand Valley Canal will have to be accomplished in the very late winter or early spring months, immediately prior to the new irrigation season. Construction of the soil lining will probably require some removal of the existing soil within the canal, placement of geotextile fabric in very soft or unstable areas (to include any sandy areas which may undergo significant 'piping' and replacement of the low plastic, slightly clayey soils as a liner. Due to the amount of compaction which will occur in both the liner and the subgrade soils, additional material will have to be imported to achieve the final canal grade. It is anticipated that a 'densified' soil thickness of 2 feet will be required. The actual amount of

required densification will depend upon the soil types encountered, the amount of soil variability in both the vertical and horizontal direction and possible construction problems which may be encountered. Preliminary analysis of the soil permeability at different densities, for each soil type, will be determined by both the field and laboratory testing.

It is believed that all pertinent points for this preliminary report have been addressed. If any further questions arise regarding this project or if we can be of any further assistance, please do not hesitate to contact this office at any time.

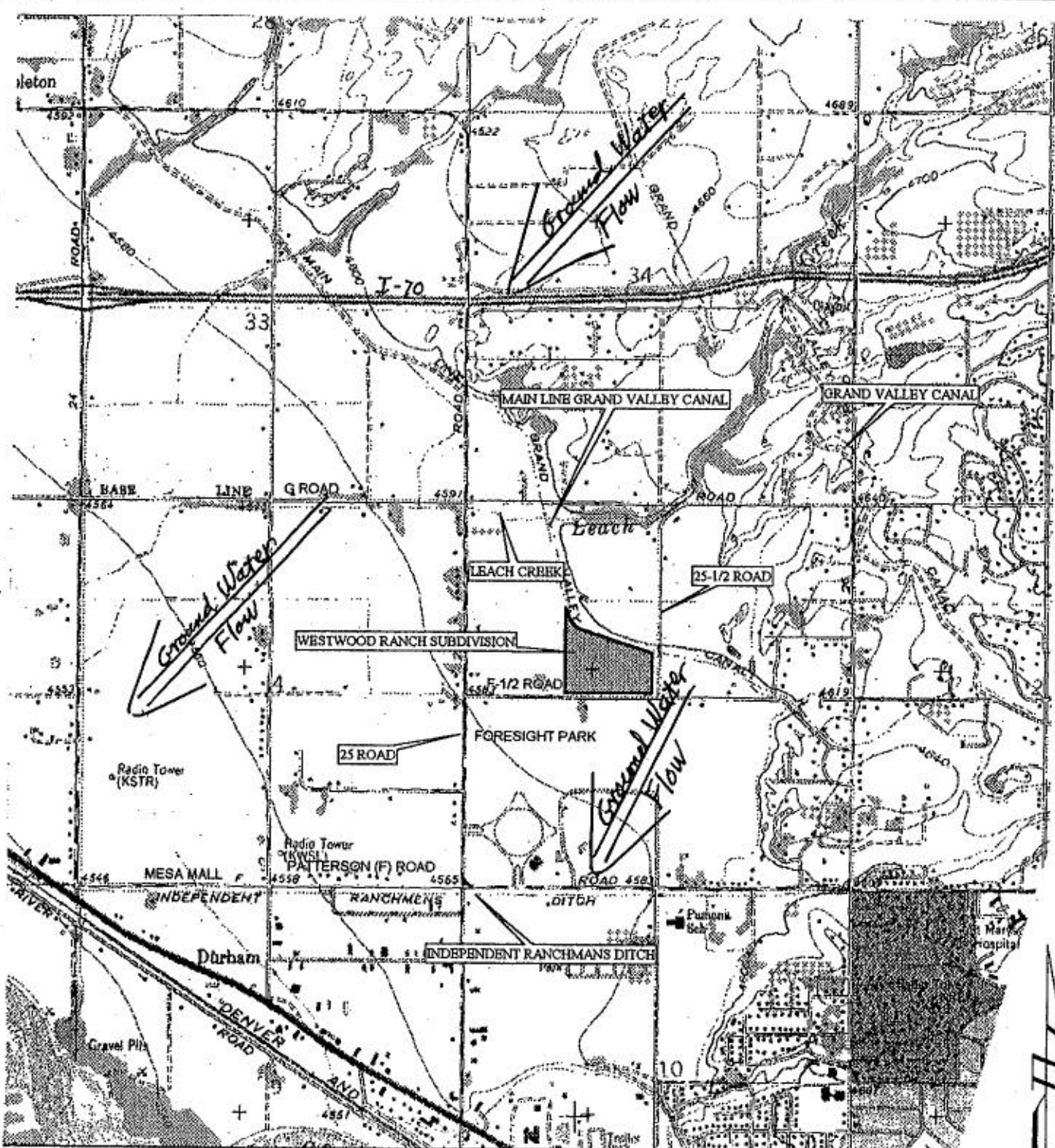
Respectfully Submitted,

GRAND JUNCTION  
LINCOLN DeVORE, Inc.



by: Edward M. Morris PE  
Principal Engineer

GJLD Job No.: 88866-GJ



3-D TopoQuada Copyright © 1999 DeLorme Yarmouth, ME 04096 Source Data: USGS 1950 ft Scale: 1 : 24,000 Detail: 13-0 Datum: WGS84

**SITE LOCATION DIAGRAM**

**SHALLOW GROUND WATER**

**F-1/2 & 25-1/2 Roads, Grand Junction, CO.**

<b>SONSHINE CONSTRUCTION</b>		Date
Grand Junction, Colorado		9-27-2001
Job No.	Drawn	
88866-GJ	EMM	1/2



**GRAND JUNCTION  
LINCOLN - DEVORE, Inc.**  
Geotechnical Consultants  
Grand Junction, Colorado



December 3, 2002



John Davis  
Sonshine Construction Development, LLC  
2826 North Avenue  
Grand Junction CO 81501

City of Grand Junction, Colorado  
250 North 5<sup>th</sup> Street  
81501-1000  
Phone: (970) 244-2200  
FAX: (970) 244-2200

*Re: Westwood Ranch Water*

Dear John,

The City's Engineer has discussed with me the problems that some of the homeowners in the Westwood Ranch Subdivision continue to experience with water in their crawl spaces. We assume that similar concerns apply to the City's infrastructure.

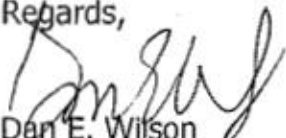
As you will recall when last we dealt with the water problems, Project Engineer Dave Donohue granted your request to "do what you thought would work." As was stated at the time, the City expressed doubt that your approach would solve the problem. At that time, you acknowledged that if your plan did not work, you would be liable for the problem and would be responsible for fixing it.

The City has received a letter from a homeowner saying they still had water in their crawl space during the summer of 2002. HOA president, Mr. Stoneburner, has informed City engineering staff several times that water continues to surface under homes and in the street.

I think it would be appropriate for you to meet with the City Engineers and myself to determine the best solution to this persistent problem. I copy this letter to your Counsel in the hope that he might join us.

Please contact my office at the above number to schedule a meeting.

Regards,

  
Dan E. Wilson  
City Attorney

Dan/westwoodranchwater

cc: Dave Donahue, Project Engineer  
Mike McDill, City Engineer  
Rich Livingston, Esq.  
File



**City of Grand Junction**  
Public Works Department  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501-2668  
Phone: (970) 244-1555  
FAX: (970) 256-4022

Mr. Ron Stoneburner  
653 Longhorn  
Grand Junction, CO 81505

RE: Groundwater Issues in Westwood Ranch Subdivision

Dear Ron,

I just wanted to let you know that the City is still pursuing this problem with the developer, Mr. Davis. The attached letter from the City Attorney indicates our continued expectation that Mr. Davis still needs to resolve this problem. The City has not concluded the warranty on this project and does not intend, at this time, to do so until this problem is satisfactorily resolved.

I will continue to keep you advised as things progress.

Sincerely,

A handwritten signature in black ink that reads "Michael G. McDill".

Michael G. McDill, P.E.  
City Engineer

C: Mark Wells, 2534 Brenna Way

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**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4243**

**AN ORDINANCE REZONING THE COBBLE CREEK SUBDIVISION FROM R-R (RESIDENTIAL RURAL) TO PD (PLANNED DEVELOPMENT) ZONE BY APPROVING A PRELIMINARY DEVELOPMENT PLAN WITH A DEFAULT R-8 (RESIDENTIAL – 8) ZONE, WITH DEVIATIONS, FOR THE DEVELOPMENT OF 12 SINGLE-FAMILY DETACHED DWELLING UNITS, LOCATED AT 2524 F 1/2 ROAD**

Recitals:

A request for a rezone from R-R (Residential – Rural, 1 dwelling unit per 5 acres) to PD (Planned Development) on approximately 3.0 acres by approval of a Preliminary Development Plan (Plan) with a default R-8 zone, with deviations, has been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning (R-8) and deviations and adopt the Preliminary Development Plan for Cobble Creek Subdivision. If this approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards of the R-8 zone district.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed Preliminary Development Plan approval and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Growth Plan. Furthermore, it was determined that the proposed Plan has achieved "long-term community benefits" by proposing more effective infrastructure, a greater quantity of public open space, needed housing types and innovative design.

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

- A. Beginning at the SW corner of the SE 1/4 NW 1/4 of Section 3 T1S R1W of the Ute Meridian, thence East 116 ft, thence North to the right of way of the Grand Valley Irrigation Canal, thence Northerly along the West right of way line of said Canal to the North boundary line of the said SE 1/4 NW 1/4, thence West to the West boundary line of the said SE 1/4 NW 1/4, thence South to the Point of Beginning;

EXCEPTING THEREFROM those portions thereof conveyed to the City of Grand Junction for Public Roadway and Utilities Right-of-Way purposes by instruments recorded March 22, 2001 in Book at Pages 451 and 453, Mesa County, Colorado.

Also known by the street and number as 2524 F 1/2 Road, Grand Junction, Colorado 81505.

Said parcel contains 3.002 acres more or less.

- B. Cobble Creek Subdivision Preliminary Development Plan is approved with the Findings of Facts, Conclusions and Conditions listed in the Staff Presentations dated May 5, 2008 and May 19, 2008 including attachments and Exhibits.
- C. The default zoning will be R-8 with the following deviations:
  - a. Minimum front yard setbacks shall be 15 feet;
  - b. Minimum rear yard setbacks shall be 15 feet;
  - c. All structures shall be limited to a single story.

**INTRODUCED** on first reading on the 5<sup>th</sup> day of May 2008 and ordered published.

**ADOPTED** on second reading this 19<sup>th</sup> day of May 2008.

ATTEST:

/s/ Gregg Palmer  
Gregg Palmer  
President of the Council

/s/ Stephanie Tuin  
Stephanie Tuin  
City Clerk

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE APPROVING THE OUTLINE DEVELOPMENT PLAN AS A PLANNED DEVELOPMENT WITH A DEFAULT ZONE OF R-8 (RESIDENTIAL –8 DU/AC) FOR THE DEVELOPMENT OF 19 SINGLE-FAMILY DETACHED LOTS WITH ONE ADDITIONAL LOT PROPOSED FOR A TWO-FAMILY ATTACHED DWELLING UNIT FOR A TOTAL OF 21 DWELLING UNITS TO BE KNOWN AS ELEVATION 4591**

**LOCATED AT 2524 F 1/2 ROAD**

Recitals:

The applicant, Chronos Property LLC, proposes to develop 19 single-family detached lots with one additional lot proposed for a two-family attached dwelling unit for a total of 21 dwelling units to be located at 2524 F ½ Road on a total of 3.23 acres to be constructed within one phase (Exhibit A).

The request for an Outline Development Plan as a Planned Development with a default R-8 (Residential—8 du/ac) has been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning, deviations and conditions of approval for the Outline Development Plan for Elevation 4591.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed Outline Development Plan and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed Plan has achieved “long-term community benefits” by providing;

*#1 Greater quality and quantity of public and/or private open space.* The Applicant intends to provide a landscaped open space tract (proposed Tract E – 0.17 acres) with amenities such as bench and picnic shelters and school bus shelter in an area that will also function as a detention facility (with underground detention to allow the surface to be utilized as active open space) which will all be owned and maintained by a homeowners’ association. The installation of the proposed shelters/benches and underground detention facility are not required by Code and will serve a community amenity for the subdivision. A trail, as required by the Urban Trails Master Plan, will be constructed by the developer(s) and maintained by the HOA for the benefit and use of the public.

In order to maximize the open space provided, the Applicant has designed the detention facility to be underground so that the surface may be utilized as active open space without regard to if and when the detention basin is filled with stormwater. The Applicant notes that with these amenities they will create a

more desirable residential community and will add additional value to the greater community. The Code requires only a minimum 14-foot landscaping strip along F ½ Road, however the additional 75 feet of open space identified within Tract E is in excess of Code requirements (6,565 sq. ft.) The Code also does not require the detention basin be buried. This feature will ensure uninterrupted use of the surface area as usable open space thereby providing for a greater quality of open space within the development.

*#2 Needed housing types and/or mix.* The Applicant is proposing to build homes that range between approximately 800 to 1,300 square feet on small lots that will require little to no maintenance. Recent conversations by the Applicant with local realtors indicate that there is a strong, local market demand for smaller, modern, wireless technology homes on small lots requiring little to no maintenance. There are very few homes in the local housing inventory or with new construction that meet this demand. Consequently, it has been represented that when this type of housing becomes available on the local market, they are immediately sold.

Concerning the changing housing market, the Grand Junction Comprehensive Plan states that “as the baby-boomer generations reach retirement age, the housing market is reflecting a desire for smaller yards, or no yards to maintain at all. At the same time, a younger generation is discovering the benefits of urban living: shorter commute times, more activities and less expensive housing. As a result of both of these trends, there is a resurging interest throughout the U.S. for smaller homes, townhomes, condominiums and urban living. Under these circumstances, providing opportunity for a variety of housing types (including higher density units) is sound, sustainable planning strategies to accommodate market pressure. (See Guiding Principle 3: Housing Variety)”

The proposed housing product is a needed housing type and an important part of providing a mix of housing options within the City.

*#3 Innovative Designs.* The Applicant is proposing to build homes that range between 800 to 1,300 sq. ft. in size on smaller lots that require little maintenance.

Recent planning and housing trends nationwide indicate that as the baby-boomer generation ages, the housing market is reflecting a desire for smaller yards and homes. At the same time, the younger generation is also discovering the benefits of urban living with shorter commute times, living closer to City amenities and more moderately size homes.

The Applicant has commissioned an architect to design 3 model homes that seek to meet the strong, local market demand for smaller housing. Color renderings have been provided to show what the homes will look like. The Applicant provides the following regarding the innovative design of their housing product “The exterior will be a compilation of metal, composite and stone façade for a modern look but with low maintenance requirements. The homes will be equipped with wireless technology to control thermostats, lighting, entertainment technology and garage doors. Interior finishes will be high end, modern materials such as quartz countertops, plank flooring and modern cabinets with splashes of industrial hardware to accent the modern look of the homes. Landscaping will

combine a small amount of grass in the front yards with shrubs and trees and the back yards will have patios with xeric landscaping and a fire pit feature to create an active social area with low maintenance. The use of solar panels is currently being explored and will be installed with each home if it is not cost prohibitive. Provision of smaller, energy efficient, technology smart homes that are in great demand in the Grand Valley may be the most significant community benefit offered by the Elevation 4591 development.”

After reviewing the application for a rezone to PD with an R-8 default zone district and an Outline Development Plan for the proposed Elevation 4591, PLD-2017-435, the following findings of fact have been made:

1. The Planned Development is in accordance with all criteria in Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development Code.
2. Pursuant to Section 21.05.010, the Planned Development has been found to have long term community benefits including:
  - a. A greater quality and quantity of public and/or private open space;
  - b. A needed housing type and/or mix; and
  - c. Innovative designs.
3. Pursuant to 21.05.040(e), it has been found that a smaller site (3.23 acres) is appropriate for the development as a Planned Development.
4. The Planned Development is consistent with the vision, goals and policies of the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE OUTLINE DEVELOPMENT PLAN AS A PLANNED DEVELOPMENT FOR ELEVATION 4591 IS APPROVED WITH THE FOLLOWING STANDARDS AND DEFAULT ZONE:

A. This Ordinance applies to the following described property:

A parcel of land situate in the southeast 1/4 of the northwest 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the center west 1/16th corner of said Section 3, being a found Mesa County survey marker, the basis of bearing being N89°59'58"E to the center 1/4 corner of said Section 3, also being a found Mesa County survey marker; thence N00°01'50"E along the west line of said southeast 1/4 of the northwest 1/4, a distance of 11.26 feet to the north right-of-way of F 1/2 Road as described in Book 2821 at Pages 451 & 452 of the Mesa County records, and the Point of Beginning; thence N00°01'50"E a distance of 1297.37 feet to the northwest 1/16th corner of said Section 3, also being a found Mesa County survey marker; thence N89°29'03"E along the north line of said southeast 1/4 of the northwest 1/4, a distance of 43.85 feet to the centerline of the Grand Valley Canal;

thence along the said centerline the following 2 courses;

1.) S14°02'01"E a distance of 185.14 feet

2.) S18°07'41"E a distance of 87.68 feet

thence S00°02'18"W a distance of 1034.06 feet to the said north right-of-way of F 1/2 Road;

thence along the said north right-of-way the following 2 courses:

1.) S89°45'22"W a distance of 35.05 feet

2.) S89°34'01"W a distance of 80.97 feet to the Point of Beginning.

Said parcel contains 3.23 acres more or less.

- B. This Property is zoned PD (Planned Development) with the following standards and requirements:

**Establishment of Uses:**

The Plan allows only single-family detached units on Lots 1-19 with one two-family attached dwelling proposed for Lot 20.

**Density:**

The proposed density of the subdivision is 6.50 dwelling units per acre (21 dwelling units on 3.23 acres). The Comprehensive Plan Future Land Use Map designates this property as Residential Medium (4 – 8 du/ac). The Applicant is requesting a default zone of R-8, which has a minimum density of 5.5 and a maximum density of 8 dwelling units/acre.

**Access:**

The only public access available to this property is from F 1/2 Road. The internal street design was reviewed and approved by the City's engineering team as an alternative street standard (30 feet right-of-way including curb, gutter, sidewalk on the east side with 22.5 feet of asphalt width) with the condition that the Applicant provide sufficient parking. To meet the required parking (21 off-lot stalls) the Applicant has provided a total of 25 off-lot parking spaces (14 spaces within proposed Tract D and 11 on-street parking spaces). As part of the alternative streets review, the City's engineering team only allowed for on-street parking on one side of the street (east side). Each lot will contain the minimum required 2 off-street parking spaces (one in garage and one in driveway) as consistent with Section 21.06.050 (c) of the Zoning and Development Code.

A TEDS Exception (Transportation Engineering Design Standards) was also approved by the City to allow a dead-end street to be longer than the Code provision of 750 feet, provided that a Fire Department turn-around was installed (proposed Tract C). The Applicant proposed a dead-end street to be approximately 835 feet in length.

**Open Space and Pedestrian Amenities:**

Tract E is located adjacent to F 1/2 Road at the subdivision entrance and provides for the installation of a park bench/shelter, picnic shelter and a separate school bus shelter for the usage of the neighborhood. Tract E will also contain an underground stormwater detention facility to optimize above ground landscaped open space (turf grass, trees and shrubs). The installation of the underground stormwater detention facility, school

bus shelters are considered a community benefit for the Planned Development zone district, since these subdivision amenities are not required by Code.

Within Tract B, at the north end of the property adjacent to the GVIC canal, the Applicant will dedicate and construct a 10-foot wide concrete trail for public use within a 15-foot public trail easement as required by the Urban Trails Master Plan. This trail connection would connect with other City owned open space in the area along the canal, north of Westwood Ranch Subdivision and within the Colonial Heights Subdivision to the northwest.

**Phasing:**

The Applicant is proposing to develop the subdivision in a single phase with the final plat being filed on or before December 31, 2021.

**Lot Layout:**

All proposed single-family detached lots are 3,011 sq. ft. in size with the exception of the two-family attached dwelling lot which will be 9,037 sq. ft. in size. The default zoning district of R-8 allows for a minimum lot size of 3,000 sq. ft. for detached single-family and 6,000 sq. ft. for a two-family dwelling.

**Landscaping & Fencing:**

Landscaping per Code requirements with trees and shrubs will be provided within proposed Tracts B, C, D and E. Six-foot tall privacy fencing will be provided where fencing does not currently exist which is along the southside of proposed Lot 1 to help screen and buffer the property from F ½ Road and along the west property line to screen the property adjacent to 2522 F ½ Road. Six-foot tall privacy fencing will also be installed on the eastside of the property adjacent to the existing open space located within Westwood Ranch subdivision at the northern end of the property. Additional fencing will not be required adjacent to Westwood Ranch nor Diamond Ridge Subdivision's since these existing properties already contain privacy fencing along their back yards adjacent to the Applicant's property. All proposed tracts of land will be conveyed to and maintained by the proposed Homeowner's Association with exception of Tract A that will be conveyed to GVIC.

**Subdivision Signage:**

The Applicant is proposing to have one subdivision sign located at the subdivision entrance. Subdivision signage will be placed in an HOA tract that abuts the public right-of-way (proposed Tract E) and will not exceed 8 feet in height and 32 sq. ft. in size as is consistent with Section 21.06.070 (h) (1) of the Zoning and Development Code.

**Default Zone and Deviations:**

The Applicant is proposing to utilize the dimensional standards for the R-8 (Residential – 8 du/ac) zone district with three (3) deviations including and as shown in the following table:

- 1) Decreasing below the minimum standard the required width of a lot from 40 feet to 35 feet;
- 2) Increasing above the minimum requirement the rear yard setback from 10 feet to 15 feet;
- 3) Decreasing the maximum building height from 40 feet to 30 feet; and

4) A minimum increase in lot area from 3,000 to 3,011.

Dimensional Standard	R-8	Proposed ODP
Front yard setback (Principal/Accessory):	20'/25'	Same
Side yard setback (Principal/Accessory):	5'/3'	Same
Rear yard setback (Principal/Accessory):	10'/5'	15'/5'
Maximum building height:	40'	30'
Maximum Lot Coverage:	70%	same
Minimum Lot Area:	3,000 sq. ft.	3,011 sq. ft.
Minimum Lot Width:	40'	35'

**Deviations:**

Section 21.05.040 (g) of the Zoning and Development Code allows for the Planning Commission to recommend the City Council deviate from the default district standards subject to the provision of any of the community amenities as identified below. In order for the Planning Commission to recommend and the City Council to approve the deviation, the listed amenities to be provided shall be in excess of what would otherwise be required by the code. These amenities include:

*1. Transportation amenities including, but not limited to, trails other than required by multimodal plan, bike or pedestrian amenities or transit oriented improvements, including school and transit bus shelter;*

The Applicant has provided a covered school bus shelter to the open space area (proposed Tract E of .17 acres) at the entrance to the development adjacent to F ½ Road. The shelter will be constructed on a concrete pad with covered shelter for use by children waiting for school buses and could be used by the Grand Valley Transit (GVT) system in the future should GVT establishes a route in this area. The school bus shelter facility is not required by the Code and as such are in excess of what would otherwise be required.

*2. Open space, agricultural land reservation or land dedication of 20% or greater;*

The size of this infill development does not allow for a large open space dedication, however, in order to maximize the open space provided, the Applicant has designed the detention facility to be underground so that the surface may be utilized as active open space (proposed Tract E of 0.17 acres) without regard to if and when the detention basin is filled with water. The open space will be landscaped and include amenities such as a shade shelter, picnic tables and covered school bus shelter.

There is no requirement for the detention facility to be constructed underground or for the park amenities to be provided. The Applicant notes that with these amenities they will create a more desirable residential community and will add additional value to the



greater community. The Code requires a 14-foot landscaping strip along F ½ Road, however the additional 75 feet of open space is in excess of Code requirements.

*3. Community facilities for provision of public services beyond those required for development within the PD;*

The Applicant is not proposing to provide any traditional community facilities for the provision of public service.

*4. The provision of affordable housing for moderate, low and very low income household pursuant to HUD definitions for no less than 20 years; and*

The Applicant is not proposing to provide any affordable housing for moderate, low or very low households consistent with HUD definitions for these households.

*5. Other amenities, in excess of minimum standards required by this Code, that the Council specifically finds provide sufficient community benefit to offset the proposed deviation.*

A direct benefit to the adjacent neighborhood will be the increased rear yard setback from 10 feet to 15 feet and the reduction of the maximum building height from 40 feet to 30 feet. The proposed increase of the minimum setback comes as direct result of discussions with area residents during the Neighborhood Meeting at which time residents expressed concern with homes being located close to their existing fences and with the maximum height allowed by the R-8 zone district. Both the rear yard setback and lowering of building height are restrictions in excess of the required Code.

Introduced for first reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2018 and ordered published in pamphlet form.

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018 and ordered published in pamphlet form.

ATTEST:

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

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





**Grand Junction City Council**

**Regular Session**

**Item #3.a.**

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**Meeting Date:** April 18, 2018

**Presented By:** Trent Prall, Public Works Director, Jay Valentine, Deputy Finance Director

**Department:** Internal Services

**Submitted By:** Tim Barker

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**Information**

**SUBJECT:**

Chip Spreader Purchase

**RECOMMENDATION:**

Staff recommends the purchase of a Chip Spreader machine from Faris Machinery in Grand Junction Colorado for \$306,325.00.

**EXECUTIVE SUMMARY:**

The purchase of the Street Chip Spreader for \$306,325.00 will be an addition to the City fleet, and was an approved Capital expenditure for 2018.

**BACKGROUND OR DETAILED INFORMATION:**

The City's street preservation program has been in place for over 30 years. Chip seal is one of the main tools that helps seal the streets against water intrusion and helps prevent deterioration of the asphalt surface from the effects of aging and oxidation due to water and sun. The "chipper" spreads 3/8 inch rock "chips" evenly across a thin layer of oil providing for a skid resistant wearing surface. The two key pieces of equipment for this program are the chipper and the oil distributor.

The existing chip spreader was purchased in 2003 and will remain in the fleet as it provides both redundancy for the new chip spreader. Retaining the existing chip spreader creates the potential to expand the capacities of the street preservation program.

The new chip spreader has a long manufacturing lead time and is not anticipated to be available until the 2019 season.

A formal invitation for bids was completed through the Rocky Mountain Bid System, an on-line site for Government agencies to post solicitations, and advertised in the *Daily Sentinel*. One Vendor responded.

Company	Location	Amount
Faris Machinery	Grand Junction	\$306,325.00

**FISCAL IMPACT:**

This expenditure is budgeted within the 2018 capital improvement program utilizing funds approved as part of ballot measure 2B in 2017. The ballot language specified that funds authorized by 2B may be used to "...pay any portion or all of the costs of...repair of any street..." Since street repair is the only designated use for the chipper, 2B funds will be properly used for the expenditure.

**SUGGESTED MOTION:**

I move to approve/deny the City Purchasing Division to enter into a contract with Faris Machinery for the purchase of one Etnyre Chip Spreader.

**Attachments**

None

CITY COUNCIL MEETING CITIZEN PRESENTATION		Date
Citizen's Name	Duce Hemmley	
Subject	Las Vegas - School Supplies	
Phone Number (optional)	Also let's Art Center New Building \$50,000, <sup>00</sup> Down Payment	Including your phone number is helpful if we would like to contact you in response to your questions, comments, or concerns. Thank you!

CITY COUNCIL MEETING CITIZEN PRESENTATION		Date
Citizen's Name	Andrey Krievs	
Subject	Community Center Update	
Phone Number (optional)		Including your phone number is helpful if we would like to contact you in response to your questions, comments, or concerns. Thank you!