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**CITY COUNCIL AGENDA
WEDNESDAY, MAY 2, 2018
250 NORTH 5TH 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, GJPD Honor Guard and Posting of the Colors, Pledge of Allegiance, Moment of Silence

Proclamations

Proclaiming May 13 - 19, 2018 as Police Week in the City of Grand Junction

Proclaiming May 7 - 11, 2018 as Teacher Appreciation Week in the City of Grand Junction

Appointments

Election of Council President/Ex-Officio Mayor and Council President Pro Tem/Ex-Officio Mayor Pro Tem

Certificate of Appointments

To the Commission on Arts & Culture

To the Forestry Board

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

REVISED

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. Minutes of the April 18, 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. Introduction of an Ordinance Zoning the Tallman Annexation R-8 (Residential with a Maximum Density of 8 Units per Acre) and C-2 (Heavy Commercial), Located at 2734 B 1/4 Road and 2723 Highway 50, and Setting a Hearing for May 16, 2018
 - ii. Introduction of an Ordinance Amending the Comprehensive Plan Future Land Use Map Designation to Estate and Rezoning to R-2 (Residential, 2 du/ac) 37 Acres, Located at 2064 South Broadway, and Setting a Hearing for May 16, 2018
 - iii. Introduction of an Ordinance Zoning the York Annexation I-1 (Light Industrial), Located at 2122 H Road, and Setting a Hearing for May 16, 2018

3. Contracts

- a. Purchase of Two Re-chassis Ambulances
- b. Construction Contract for the 2018 Sewer Line Replacement Project - Phase A

REGULAR AGENDA

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

4. Public Hearings

- a. Quasi-judicial
 - i. A Resolution Amending Resolution No. 65-97 to Designate an Expanded Area of the Lincoln Park Residential Historic District in the City Register of Historic Sites, Structures, and Districts
 - ii. 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

5. Resolutions

- a. Resolution to Ban the Sale or Trade of Fireworks

6. 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.

7. Other Business**8. Adjournment**

Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, there are more than 900,000 law enforcement officers serving in communities across the United States, including the dedicated members of our local law enforcement agencies, to include the Mesa County Sheriff's Office, the Grand Junction Police Department, the Palisade Police Department, the Fruita Police Department and the Colorado State Patrol; and

WHEREAS, nearly 60,000 assaults against law enforcement officers are reported each year, resulting in approximately 16,000 injuries; and

WHEREAS, since the first recorded death in 1791, more than 20,000 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty, including three from local law enforcement agencies. Deputy Edward Innes was killed on September 27, 1906, during an inmate jail escape. Fruita Police Department lost Acting Chief Dan Dalley in a motorcycle accident in June 2001. Most recently, Deputy Derek Geer, of the Mesa County Sheriff's Department, died after being shot by an armed suspect in February 2016; and

WHEREAS, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, D.C.; and

WHEREAS, 129 officers were killed in the line of duty in 2017, one of which was a fallen Colorado hero; Deputy Zackari Parrish, of the Douglas County Sheriff's Office, whose name will be added to the National Law Enforcement Officers Memorial located in Washington, D.C., this year; and

WHEREAS, the service and sacrifice of all officers killed in the line of duty will be honored locally during the memorial vigil, on the evening of May 18, 2018; and

WHEREAS, May 15 is designated as Peace Officers Memorial Day and the week of May 13 through May 19, 2018 is National Police Week.

NOW, THEREFORE, I, J. Merrick Taggart, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim May 13 - 19, 2018 as

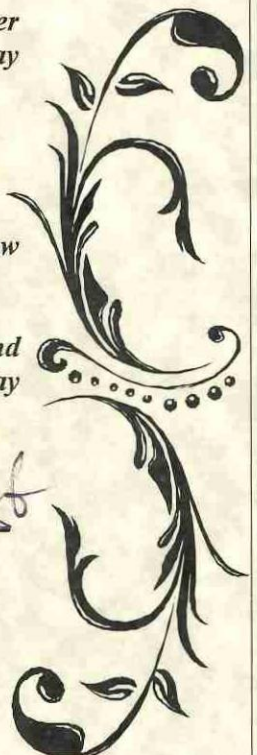
"POLICE WEEK"

in the City of Grand Junction, and publicly salute the service of law enforcement officers in our community and in communities across the nation.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 2nd day of May, 2018.



J. Merrick Taggart
Mayor



Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, Mesa County Valley School District 51 employs 2,844 teachers and staff currently serving 22,084 students in 46 schools throughout the Grand Valley; and

WHEREAS, teachers work hard in schools throughout the nation every day to provide a safe, high quality, and stable learning environment for children; and

WHEREAS, our future is written in schools across our country, and we know a student's circumstances do not dictate his or her potential; and

WHEREAS, having an effective teacher is the most important in-school factor for student success by providing them with opportunities to develop skills for the fulfillment of achievable goals in life and in work, which strengthens our economy and society as a whole; and

WHEREAS, teachers often do not receive the pay or praise they deserve for dedicating their lives to educating the children of our community; and

WHEREAS, teachers should be accorded in high public esteem, reflecting the value placed on their skills and abilities, and the importance of public education.

NOW, THEREFORE, I, J. Merrick Taggart, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim May 7 -11, 2018 as

"TEACHER APPRECIATION WEEK"

in the City of Grand Junction and call upon all members of our community to express their appreciation for the educators who engage, equip, and empower our learning community today for a limitless tomorrow.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 2nd day of May 2018.

Mayor





Grand Junction City Council

Regular Session

Item #

Meeting Date: May 2, 2018

Presented By: City Council

Department: City Manager

Submitted By: John Shaver, City Attorney, and Wanda Winkelmann, City Clerk

Information

SUBJECT:

Election of Council President/Ex-Officio Mayor and Council President Pro Tem/Ex-Officio Mayor Pro Tem

RECOMMENDATION:

Nominate and elect a Council President/Ex-Officio Mayor and a Council President Pro Tem/Ex-Officio Mayor Pro Tem.

EXECUTIVE SUMMARY:

The Charter sets forth the process for selecting a President of the Council and a President of the Council Pro Tem. Article V, Section 39 provides that during the first regular City Council Meeting in May of each year, a Council President/Ex-Officio Mayor and Council President Pro Tem/Ex-Officio Mayor Pro Tem are nominated and voted on to fulfill the obligations of those duties through April of the following year. President of the Council Taggart has been in the position of Council President/Ex-Officio Mayor since May 2017 and President of the Council Pro Tem Boeschenstein has been in the position of Council President Pro Tem/Ex-Officio Mayor Pro Tem since May 2017.

BACKGROUND OR DETAILED INFORMATION:

Article V (President of the Council), Section 39 (Term-Duties) of the Grand Junction Municipal Charter states that "each Council, at its first regular meeting and thereafter when a vacancy occurs, shall elect from its membership a president of the council. He shall serve for a term of one year and until his successor is elected and qualified. During such term he shall be a member of the council with the same right to speak and vote therein as any other member, but without the right of veto. He shall be recognized

as the official head of the city for all ceremonial purposes, by the courts for the purpose of serving civil process, and by the governor for military purposes. In case of his absence or disability, his duties shall be performed by a president pro tempore, chosen by the council from among its own members."

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

Nominations can be entertained by the President of the Council. Nominations that are seconded will be voted upon via voice vote; no secret ballots are allowed.

Attachments

1. MEM-Election of Mayor 2018

TO: Mayor Taggart and Members of City Council
CC: City Manager Greg Caton
FROM: City Attorney John Shaver
DATE: April 23, 2018
RE: Mayoral Selection

This memo concerns the upcoming (May 2nd) selection of the President of the Council, also known as Mayor.

In Article V, Paragraph 39 the City Charter (Charter) provides:

Each Council, at its first regular meeting and thereafter when a vacancy occurs, shall elect from its membership a president of the council. He shall serve for a term of one year and until his successor is elected and qualified. During such term he shall be a member of the council with the same right to speak and vote therein as any other member, but without the right of veto. He shall be recognized as the official head of the city for all ceremonial purposes, by the courts for the purpose of serving civil process, and by the governor for military purposes. In case of his absence or disability, his duties shall be performed by a president pro tempore, chosen by the council from its own members.

The Charter does not define “the first regular meeting” but for many years that term has been construed to be the first formal meeting in May. That interpretation is perfectly consistent with Paragraph 35 of the Charter which establishes that the terms of elective office commence on the first Monday in May.

Paragraph 39 specifies that the Council “elects” a president; historically the Council has also elected a president *pro tempore* on the same date. The process for those elections has been the same for president and president *pro tempore* with the Council generally establishing the procedure with each election. There are a few legal requirements and lessons learned over the years which are as follows:

- 1) By law, secret ballots are not allowed, as such all of the election proceedings, other than the City Clerk’s written tallies, are spoken. The City Clerk will report her tallies as part of the selection process and will keep those in her records. Of course you can during the process ask for assistance from her, me and/or the City Manager;
- 2) Nominations and seconds are required; self-nominations are allowed. Typically, a short statement is made by each member making a nomination and by the nominee when accepting a nomination. A nominee may decline a nomination and withdraw her/his name either at the time of nomination or later (but preferably before being elected). Usually the president of the council is chosen first but Council may order the process as a majority determines. After discussion, the sitting Mayor begins the process by announcing that the nominations are open and will be entertained. At the conclusion of

the nominations and seconds, a motion to close nominations should be made, seconded and voted on before the voting begins;

- 3) It is not uncommon that there are multiple nominations and multiple rounds of voting. When that happens the nominees with the highest number of votes (without achieving a majority of four) have been advanced to subsequent rounds of voting. Typically, the Council has required at least three votes to advance but in the event of two nominees receiving two votes a “run-off” is held between those nominees with the highest number of votes advancing to a ballot with the nominee previously receiving 3 votes.
- 4) Votes from round to round are non-binding.
- 5) The same process is used for president and president *pro tempore*.

With the exception of the law specifying no secret ballots, the Council may establish the selection process as a majority prefers. The process described above has worked well over the years and should serve well again this year. Please let me know if you have questions or if I may offer additional assistance.

pc: City Manager Greg Caton
City Clerk Wanda Winkelmann

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

April 18, 2018

The City Council of the City of Grand Junction convened into regular session on the 8th day of April 2018 at 6:00 p.m. Those present were Councilmembers Bennett Boeschstein, Duncan McArthur, Phyllis Norris, 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. Councilmember Chris Kennedy was absent.

Council President Taggart called the meeting to order, Councilmember Traylor Smith led the Pledge of Allegiance which, and a moment of silence followed.

Proclamations

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

Councilmember Boeschstein read the proclamation. Kristin Heumann, Chair of the Urban Trails Committee, along with other members of the committee, were present to accept the proclamation. Ms. Heumann thanked Council for the proclamation and outlined a schedule of events for Bike Month taking place at various locations in the City.

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

Councilmember Wortmann read the proclamation. Randy Coleman, Parks & Recreation Forestry/Horticulture Supervisor, was present to accept the proclamation. Mr. Coleman thanked Council for the proclamation and for their support of forestry programs, and outlined some activities that will be held for Arbor Day and Kids to Park Day. He also spoke of some improvements to local parks.

Appointments

To the Commission on Arts and Culture

Councilmember Traylor Smith moved to appoint Gary Ambrosier, Kristian Hartter, and Donna Fullerton to the Commission on Arts and Culture. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

To the Forestry Board

Councilmember Boeschstein moved to appoint A. Vince Urbina to the Forestry Board. Councilmember Traylor Smith seconded the motion. Motion carried by unanimous roll call vote.

To the Horizon Drive Association Business Improvement District Board

Councilmember Wortmann moved to appoint Jay Moss and Darshann Ruckman to the Horizon Drive Association Business Improvement District Board. Councilmember Traylor Smith seconded the motion. Motion carried by unanimous roll call vote.

Citizens Comments

Andrey Krievs with PLACE provided an update on the feasibility study for the Recreation Center. After several community meetings, the committee has come up with a vision for the Recreation Center. They will survey the public on their thoughts of this vision through a mailing of 400 random voters in the City of Grand Junction. There will also be a public survey that citizens can access through a link. The survey results will be kept separate.

Bruce Lohmiller showed a sculpture that he made, spoke of "Stuff the Bus", the need for donations for local teachers, and an email thread between him and an art collector in Las Vegas.

Council Reports

Councilmember Norris attended the Regional Communications Center Awards on April 11th and spoke of the value of those awards that were presented to employees given that they were voted on by their peers. She spoke of a display in the Mesa County Public Library about the Las Colonias history, and invited people to go and see it.

Council President Taggart spoke of the Volunteer Recognition Event and the impact it had on the volunteers, and City Council: it was an honor to recognize the volunteers who put in tireless hours. He thanked City Manager Caton for initiating the event.

Consent Agenda

Councilmember Boeschstein moved to adopt items #1 - #3 on the Consent Agenda. Councilmember Traylor Smith seconded the motion. Motion carried by unanimous roll call vote.

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

- a. Quasijudicial
 - 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 R8 (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

Non-Scheduled Citizens & Visitors

There were none.

Other Business

Councilmember Boeschstein will be out next week attending the American Planning Association Conference in New Orleans, Louisiana.

Adjournment

The meeting adjourned at 6:29 p.m.

Wanda Winkelmann, MMC
City Clerk



Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: May 2, 2018

Presented By: David Thornton, Principal Planner

Department: Community Development

Submitted By: David Thornton

Information

SUBJECT:

Introduction of an Ordinance Zoning the Tallman Annexation R-8 (Residential with a Maximum Density of 8 Units per Acre) and C-2 (Heavy Commercial), Located at 2734 B 1/4 Road and 2723 Highway 50, and Setting a Hearing for May 16, 2018

RECOMMENDATION:

The Planning Commission recommended approval of the requested zoning at their April 24, 2018 meeting.

EXECUTIVE SUMMARY:

The Applicant, Joyce Luster, is requesting zoning of two properties associated with the 5.197-acre Tallman Annexation. The request includes seeking an R-8 (Residential, 8 dwelling units per acre) zone district for 1.41 acres located at 2734 B 1/4 Road and a C-2 (Heavy Commercial) zone district for 3.79 acres of property located at 2723 Highway 50. The 2734 B 1/4 Road property proposed as R-8 is currently being used as residential with five residential buildings containing six dwelling units. The 2723 Highway 50 property proposed as C-2 has a residential duplex (2 units), not allowed in C-2 located at the north end with a commercial RV outdoor storage yard, allowed in C-2 on the south end. The middle portion of the lot is vacant. The proposed zoning is consistent with the Comprehensive Plan Future Land Use Map.

BACKGROUND OR DETAILED INFORMATION:

The Tallman Annexation consists of two parcels of land for a total of 5.197 acres located at 2734 B 1/4 Road & 2723 Highway 50. There is no right-of-way included in the annexation. The property owner has requested annexation for future development of

the properties, which is anticipated to constitute “Annexable Development” and, as such, will be required to annex in accordance with the Persigo Agreement. Future development might include subdividing 2734 B ¼ Road into five lots and expanding the RV Storage facility on the 2723 Highway 50 property. In addition, annexation is being requested to resolve County Code violations, see below.

2734 B ¼ Road property

This property is 1.41 acres in size and is currently being used for residential purposes. The property is currently fully developed with five residential buildings containing 6 dwelling units located on it. The property owner has submitted a request to subdivide the property into five lots, each with a single detached dwelling unit except one lot will have a duplex.

The property owner is requesting a R-8 (Residential – 8 units per acre) zone district. The R-8 zone district allows single family, duplex and multi- family development, amongst other uses. The property is currently zoned in the County as RSF-4 (Residential Single Family, 4 dwelling units per acre). The R-8 zone district implements the Comprehensive Plan’s Future Land Use designation of Residential Medium (4 to 8 units per acre) and is needed to bring the existing property density into conformance with the Comprehensive Plan and allow for the property to be divided into individual lots, each with an existing residential structure. The 2734 B ¼ property is in violation of County zoning for density and building permit violations, the proposed zoning of R-8 will bring this property into conformance and allow for the Building Department to issue certificates of occupancy for these residential dwellings.

2723 Highway 50 property

This property is 3.79 acres in size and is currently developed with a residential duplex (2 units) located at the north end of the property and has a RV outdoor storage yard on the south end of the property. The middle portion of the lot is vacant. The Applicant is requesting a zoning of C-2 (Heavy Commercial).

The C-2 zone district is a district for heavier commercial uses such as outdoor storage, but does not allow for residential land uses. C-2 is proposed for this property due to the existing land use of RV storage, adjacent commercial uses and zoning, and existing property access coming from the Highway 50 frontage road. The Future Land Use Map shows a split land use designation of Commercial and Residential Medium (4 to 8 units per acre) on the property allowing for either designation to be considered. The owner is seeking C-2 zoning for the entire approximate 3.79-acre property which would result in the existing RV storage being a conforming land use while rendering the existing duplex a legal but non-conforming use. Under Section 21.08.020(a) Nonconforming uses in the Zoning Code, “A lawful use made nonconforming by the adoption of this code or other City ordinances may continue only for so long as such use is not abandoned, expanded, increased or changed” except as provided in the

Code which includes language related to expansion, abandonment and destruction. This property is currently zoned in the County as RSF-4 which allows for the residential duplex use, but is in violation with County zoning for the establishment of a commercial RV storage facility in RSF-4 where the land use is not allowed. The proposed C-2 zoning will permit this land use.

NOTIFICATION REQUIREMENTS:

A Neighborhood Meeting was held on February 1, 2018 consistent with the requirements of Section 21.02.080 (e) of the Zoning and Development Code. One neighbor attended the meeting along with the Applicant, Applicant's representative and City Staff. The Applicant discussed the proposed annexation and zoning and the plan to annex both properties and request zoning of R-8 and C-2, subdividing the existing residential structures into multiple lots and potential future request for an expansion of the existing RV storage were discussed. The neighbor expressed his concern with potential future residential development on other undeveloped properties along B ¼ Road that are not part of this application and the need to provide vehicular access from these potential developments to the Highway 50 frontage and road and pedestrian access through this area to the B 1/2 Road overpass.

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 public hearing in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on April 12, 2018. The subject property was posted with an application sign on April 6, 2018 and notice of the public hearing was published April 17, 2018 in the Grand Junction Sentinel.

ANALYSIS:

Pursuant to Section 21.02.140 (a) of the Grand Junction Zoning and Development Code, the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

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

The current zoning in unincorporated Mesa County is RSF-4 (Residential Single Family, 4 units per acre) for the entire annexation area. However, the Future Land Use Map adopted in 2010, designated the southern portion of the annexation area as Residential Medium which can be implemented by the requested R-8 zone district, and the northern portion as Commercial, which can be implemented by the requested C-2 zone district. In addition, the Adams Annexation, also within this Residential Medium area was approved for R-8 zoning in February 2018, a change from the RSF-4 zoning previously zoned in

Mesa County. Though the current zoning of RSF-4 is not in the City, the subsequent event of adopting the 2010 Comprehensive Plan and its associated land use designations has invalidated the current zoning; therefore, Staff finds that 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

Properties to the east of the Tallman Annexation are still outside the City limits and zoned C-2 in Mesa County as commercial businesses. Some properties to the west and south are inside the City limits and zoned City R-8 and Residential Planned Development and County RSF-4. Development on those properties include a mobile home park (Western Hills) and single family and agricultural lands uses that have been there for 20 plus years. The area to the north is US Highway 50 and the B ½ Road overpass.

Staff has not found that the character of the area has changed and therefore finds 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

Adequate public and community facilities and services are available to the property and are sufficient to serve future development of uses allowed with the R-8 and C-2 zone districts. Ute Water and City sanitary sewer are both presently available in Highway 50 frontage road and B ¼ Road. Property can also be served by Xcel Energy natural gas and electric. Due to the proximity and availability of services and facilities, 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 portion of this property that is proposed for C-2 zoning is within the commercial designation on the Future Land Use Map of the Comprehensive Plan. Commercial along this area of Highway 50 were identified along major highways in the community to serve business and citizen needs with a mix of commercial uses. The commercial designation includes a large area to the east that is already zoned C-2 in Mesa County and the City.

Nine percent of the City is zoned R-8. The R-8 zone district is the most flexible residential zone district in the City since it allows for a variety of housing types and choice. Housing types include single family, two family and multiple family

type housing. Zoning land to R-8 within the Residential Medium land use designation on the Future Land Use Map provides for the anticipated densities of the Comprehensive Plan. The R-8 zone district has a minimum density requirement of 5.5 units per acre which better aligns with the Residential Medium Land Use designation of 4 to 8 units per acre. In contrast, the R-4 zone district has a minimum of 2 dwelling units per acre which does not meet the 4 to 8 dwelling unit range anticipate by the Comprehensive Plan.

Three percent of the City is zoned C-2, and the proposed C-2 zoning is conforming to the Future Land Use map's commercial designation in this area.

Based on both the Comprehensive Plan's recognition of these needed land use designations as well as the small percentages of the availability of these zoning districts, Staff finds that there is an inadequate supply of these zoning designations in this area and, therefore, has found this criterion to have been met.

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

The area and community, in general, would derive benefits from the proposed zoning of this property as it would provide additional commercial opportunities in the vicinity of Highway 50 and have the potential to increase population near a neighborhood center that includes an existing grocery store and other services located north of Highway 50. This supports the Comprehensive Plan and furthers the goal of promoting infill development. Because the community and area will derive benefits, staff has found this criterion has been met.

Section 21.02.140 of the Grand Junction Zoning and Development Code states that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan.

The Comprehensive Plan Future Land Use Map designates the property as Residential Medium and Commercial. The request for a R-8 zone district is consistent with the Residential Medium designation and a request for C-2 zone district is consistent with the commercial designation. Both work to implement the Comprehensive Plan. Further, the zoning request is consistent with the following goals and policies of the Comprehensive Plan.

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Policy A: City and County land use decisions will be consistent with the Future

Land Use Map.

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 number of trips generated for shopping and commuting and decrease vehicle miles traveled.

Section 21.02.160(f)

Section 21.02.160(f) of the Grand Junction Municipal Code, states that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. The Comprehensive Plan shows this area to develop in the Residential Medium and Commercial categories. The Applicants' request to zone the property to R-8 and C-2 is consistent with the Comprehensive Plan.

FINDINGS OF FACT:

After reviewing the Zoning of the Tallman Annexation, ANX-2018-90, a request to zone the 1.41-acre property to the R-8 zone district and the 3.79-acre property to the C-2 zone district, the following findings of fact have been made:

1. For each property, the requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. For each property more than one of the applicable review criteria in Section 21.02.140 of the Grand Junction Municipal Code have been met.
3. For each property the applicable review criteria in Section 21.02.160(f) of the Grand Junction Municipal Code have been met.

FISCAL IMPACT:

This zone of annexation request does not have any direct fiscal impact. The fiscal impact related to the annexation of the property was previously provided as part of the Council's resolution introducing proposed annexation and will also be provided as part of the information related to the second reading of the request that combines both the annexation and zoning into one action for consideration by the Council.

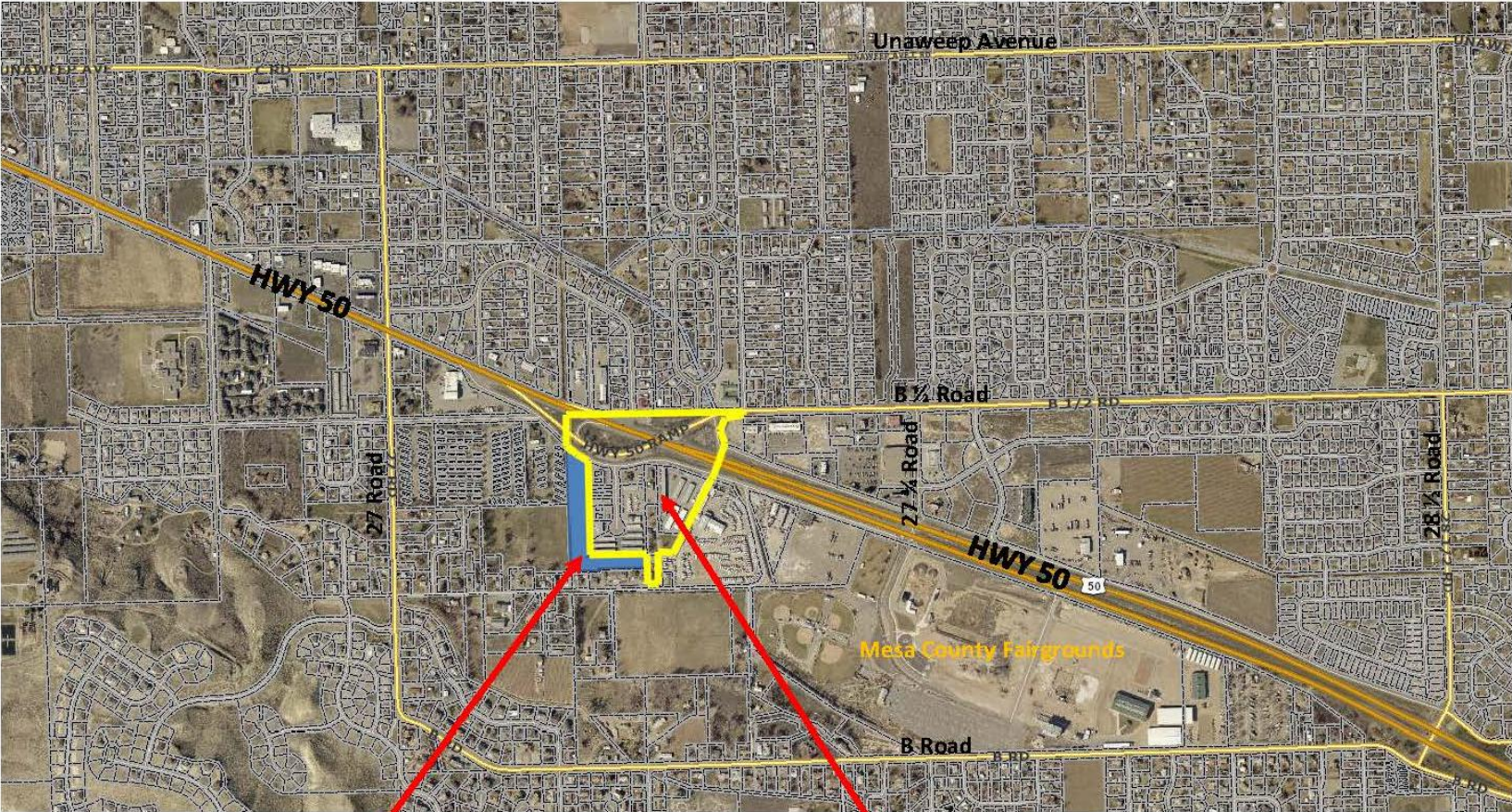
SUGGESTED MOTION:

I move to introduce an ordinance zoning the Tallman Annexation to R-8 (residential with a maximum density of 8 dwelling units per acre) and C-2 (heavy commercial) located at 2734 B 1/4 Road and 2723 Highway 50 and set a hearing for May 16, 2018.

Attachments

1. Site Maps - Tallman Annexation Zoning
2. Site Photos - Tallman Annexation Zoning
3. Tallman Zoning Ordinance

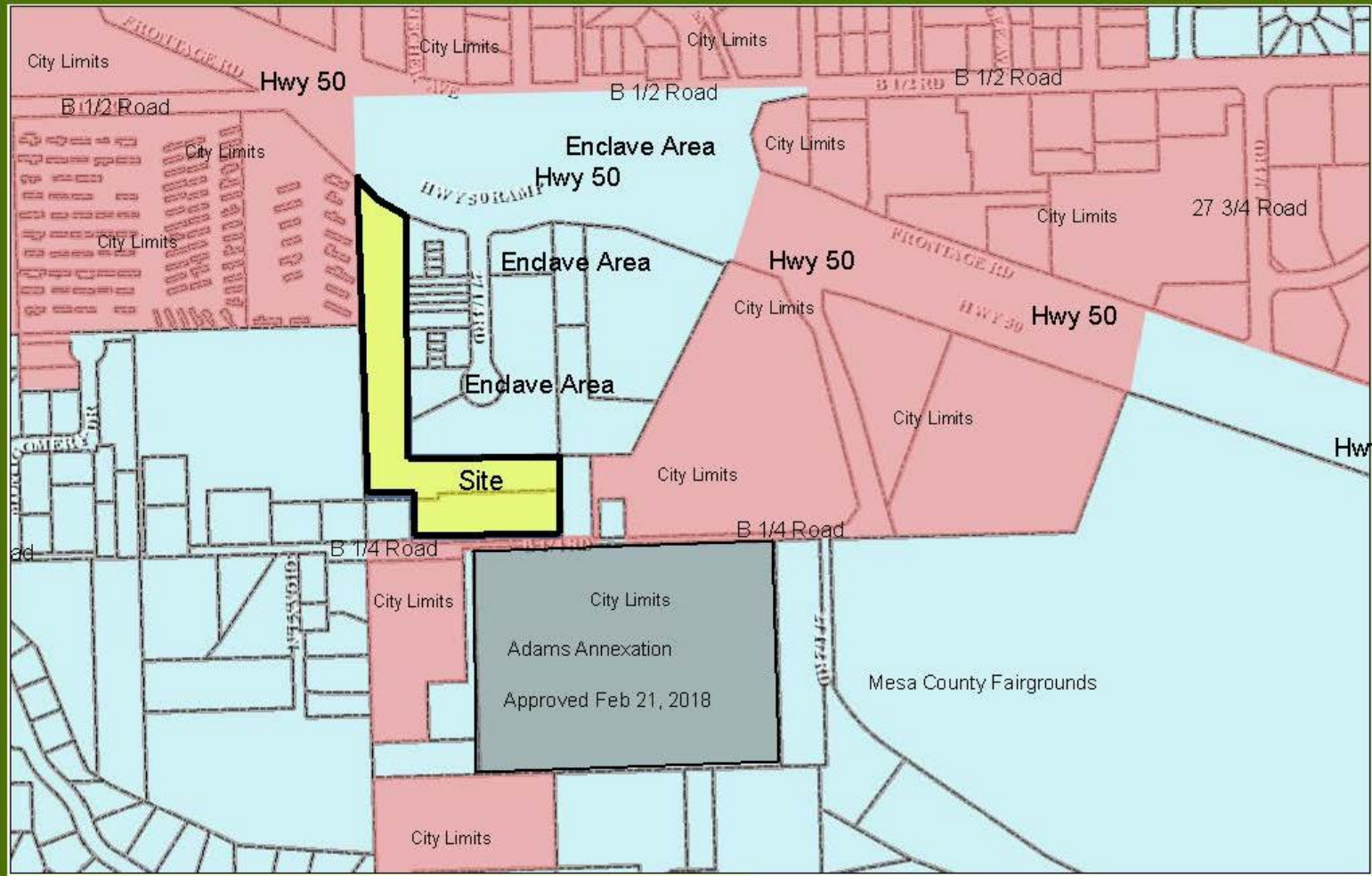
Vicinity Map – Tallman Annexation



Annexation Area

Enclave Area

Tallman Annexation Location Map

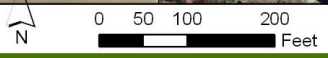


Printed: 3/9/2018

1 inch = 376 feet



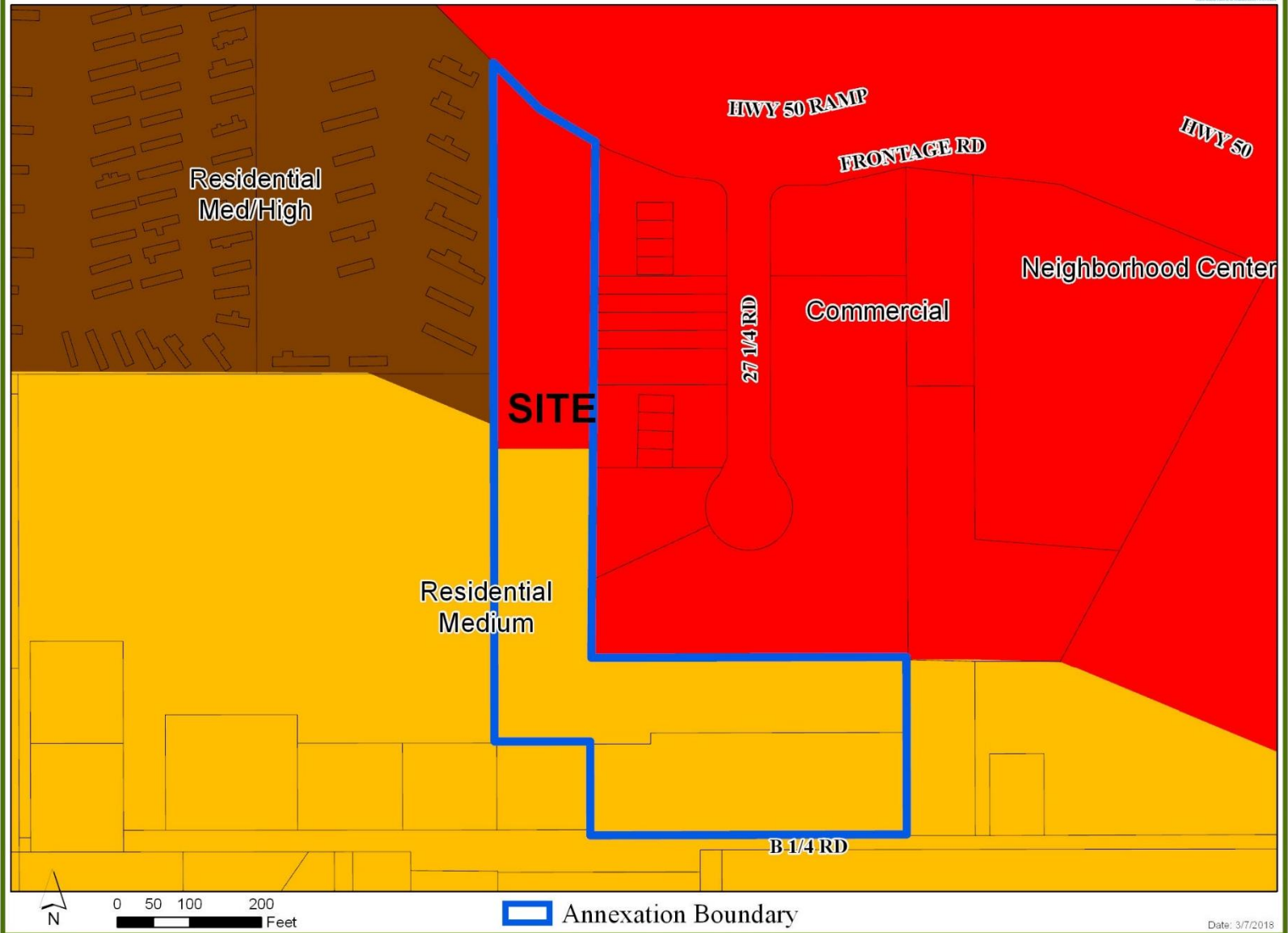
Tallman Annexation

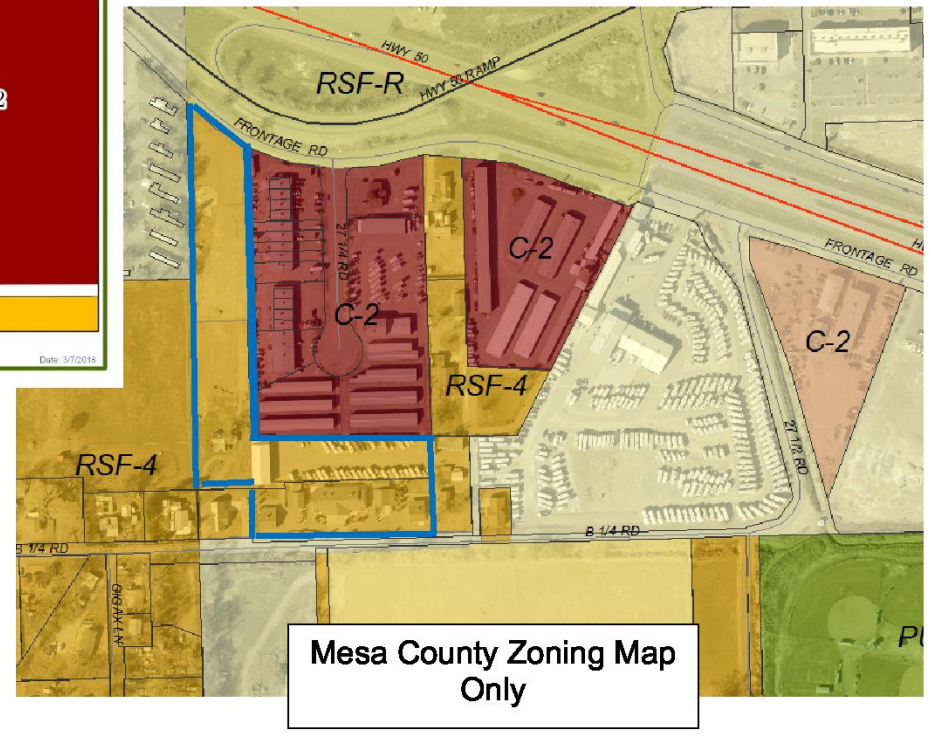
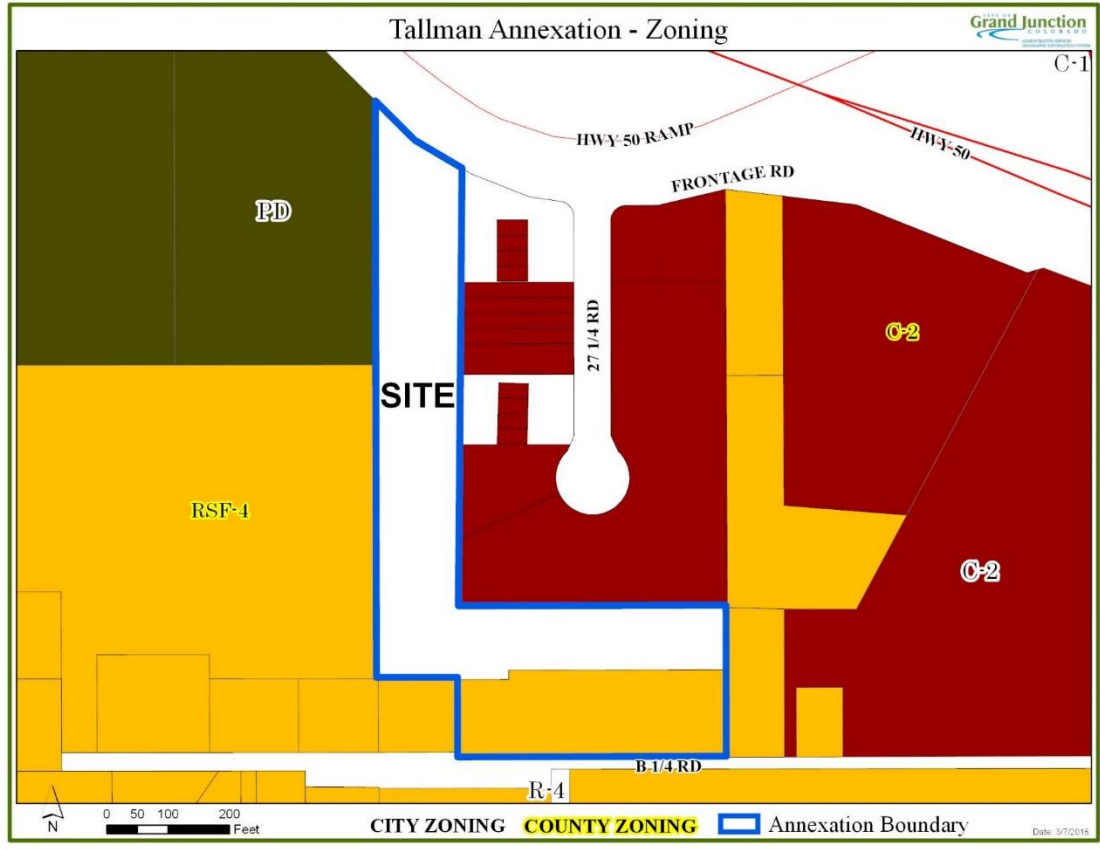


— Annexation Boundary — City Limits

Date: 3/7/2018

Tallman Annexation - Future Land Use







2734 B ¼ Road - View from B ¼ Road looking north



2723 Highway 50 - View from Hwy 50 Frontage Road looking south

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING THE TALLMAN ANNEXATION
R-8 (RESIDENTIAL WITH A MAXIMUM DENSITY OF 8 UNITS PER ACRE)
AND C-2 (HEAVY COMMERCIAL)**

LOCATED AT 2734 B ¼ ROAD AND 2723 Highway 50

Recitals

The Applicant is requesting zoning of R-8 (Residential with a maximum density of 8 units per acre) for 1.41 acres located at 2734 B ¼ Road and C-2 (Heavy Commercial) for 3.79 acres of the property located at 2723 Highway 50 currently being considered for annexation. The proposed zoning is consistent with the Comprehensive Plan Future Land Use Map. The 2734 B ¼ Road property is currently being used as residential with five residential buildings containing six dwelling units. The 2723 Highway 50 property has a residential duplex (2 units) at the north end with a commercial RV outdoor storage yard on the south end. The middle portion of the lot is vacant. The owner has requested annexation for future development of the property, which is anticipated to constitute "annexable development" and, as such, is required to annex in accordance with the Persigo Agreement.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of zoning the Tallman Annexation to the R-8 (Residential with a maximum density of 8 units per acre) and C-2 (Heavy Commercial) zone districts, finding that it conforms with the designation of Residential Medium and Commercial respectively, as shown on the Future Land Use Map of the Comprehensive Plan; and is in conformance with the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-8 (Residential with a maximum density of 8 units per acre) and C-2 (Heavy Commercial) zone districts are in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property be zoned R-8 (Residential with a maximum density of 8 units per acre):

A parcel of ground situated in the NE1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian being described as follows:

Commencing at the SW corner of the NE1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, and considering the West line of the NE1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian to bear N00°00'30"W

1321.66 feet with all other bearings contained herein to be relative thereto; thence along the South line of the NE1/4 SW1/4 of Section 25, Township 1 South, Range

1 West of the Ute Meridian, N89°55'45"E 132.00 feet;

thence N00°00'30"W 20.00 feet to the North right-of-way line for B1/4 Road and the Point of Beginning;

thence N00°00'30"W 128.20 feet;

thence N89°59'30"E 80.30 feet;

thence N00°04'15"W 15.28 feet;

thence N89°59'30"E 357.25 feet;

thence S00°01'18"E 143.00 feet to the North right-of-way line for B1/4 Road;

thence along the North line of B1/4 Road S89°55'45"W 437.56 feet to the point of beginning, containing 1.41 acres as described.

Mesa County, Colorado

See Exhibit A.

The following property be zoned C-2 (Heavy Commercial):

A parcel of ground situated in the NE1/ 4 SW1/ 4 of Section 25, Township 1South, Range 1West of the Ute Meridian, being described as follows:

Commencing at the NW corner of the NE1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, and considering the West line of the NE1/4 SW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian to bear N00°00'30"W

1321.66 feet with all other bearings contained herein to be relative thereto;

thence along the West line of the NE1/4 SW1/4 of said Section 25, S00°00'30"E

233.00 feet to the Point of Beginning also being on the South right-of-way line of that tract of land conveyed to The Department of Highways, State of Colorado described at Reception

#694676;

thence along said right-of-way line the following three (3) courses:

(1) S45°07'00"E 91.00 feet; (2) S59°28'00"E 57.47 feet;

(3) S59°04'51"E 31.59 feet to the NW corner of Orchard Mesa Commercial Park (Reception #1149093);

thence along the West line of Orchard Mesa Commercial Park (Reception

#1149093), S01°06'24"W 374.68 feet; thence continuing along the West line of

Orchard Mesa Commercial Park (Reception #1149093), S00°00'01"E 338.05 feet to the SW corner of Orchard Mesa Commercial Park (Reception #1149093);

thence along the South line of Orchard Mesa Commercial Park (Reception #1149093), N89°59'59"E 435.00 feet to the SE corner of Orchard Mesa Commercial Park

(Reception

#1149093);

thence S00°10'23"E 1.68 feet;
thence N89°55'45"E 0.77 feet;
thence S00°01'18"E 101.00 feet
thence S89°59'30"W 357.25 feet;
thence S00°04'15"E 15.28 feet;
thence S89°59'30"W 80.30 feet;
thence N00°00'30"W 1.53 feet;
thence N89°56'05"W 132.00 feet to the West line of the NE1/4 SW1/4 of said Section 25; thence along the West line of the NE1/4 SW1/4 of Section 25, N00°00'30"W 938.65 feet to the point of beginning, containing 3.79 acres as described.

Mesa County, Colorado
See Exhibit A.

INTRODUCED on first reading this 2nd day of May, 2018 and ordered published in pamphlet form.

ADOPTED on second reading this _____ day of _____, 2018 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk



Grand Junction City Council

Regular Session

Item #2.a.ii.

Meeting Date: May 2, 2018

Presented By: Kathy Portner, Community Services Manager

Department: Community Development

Submitted By: Kathy Portner

Information

SUBJECT:

Introduction of an Ordinance Amending the Comprehensive Plan Future Land Use Map Designation to Estate and Rezoning to R-2 (Residential, 2 du/ac) 37 Acres, Located at 2064 South Broadway, and Setting a Hearing for May 16, 2018

RECOMMENDATION:

The Planning Commission recommended approval (5-2) of the requested Comprehensive Plan amendment and rezoning at their April 24, 2018 meeting.

EXECUTIVE SUMMARY:

The City owns 80 acres at 2064 South Broadway across from the Tiara Rado Golf Course. Approximately half of the property is being used for the existing driving range and irrigation ponds. The City intends to sell 37 acres of the unused property for purposes of future development and is requesting to change the Future Land Use Map designation from "Park" to "Estate" and rezone the property from CSR (Community Services and Recreation) to R-2 (Residential, 2 du/acre).

BACKGROUND OR DETAILED INFORMATION:

The City owns 80 acres at 2064 South Broadway across from the Tiara Rado Golf Course. Approximately half of the property is being used for the existing driving range and irrigation ponds. The property was purchased in 1993 for possible expansion of the Golf Course. The driving range and irrigation ponds were completed in 1999. In 2006 a private developer proposed a residential development in conjunction with a possible expansion of the Golf Course. With a continuing downturn in the golf market and the prior development proposal being non-viable, the City has determined that an

expansion of this facility is not feasible and therefore proposing to dispose of the 37 acres for the purpose of future residential development.

Notwithstanding that the property has never been planned or programmed as a park or for a park use, the Comprehensive Plan/Future Land Use (FLU) designation for the property is "Park." The purchase of the subject property was anticipated to initiate an expansion of Tiara Rado, but that did not occur. Due to changes in the golf business and a continued downward trend in the sport the expansion is not planned to ever occur. Plans for this site have never included traditional community park development, but rather a combination of residential development with limited golf expansion. The property was purchased through the golf fund, an enterprise account that is held separate from the City's General Fund. The golf enterprise is specific to golf and does not fund, support or finance parks/park operations. The rezone and possible sale would be for the benefit of the golf enterprise and that program's operations. In the event that another community use was desired for this property, it would require a purchase from the golf fund. The "Park" FLU designation in the Comprehensive Plan would be more appropriately applied to an active park or recreation site with significant public access. The "Park" FLU designation on this property reasonably may be found to be in error. The properties surrounding the 37 acres are designated "Estate" by Comprehensive Plan/ Future Land Use map.

In addition to the Future Land Use Map, the Comprehensive Plan also includes a Blended Residential Land Use Categories Map ("Blended Map"). The Blended Map shows residential densities in three categories, Low, Medium and High and within each of those categories, although the zoning densities of each parcel may be different, compatibility is apparent because all uses are residential. The Blended Map provides some flexibility to accommodate residential market preferences and trends, streamline the development process and support the Comprehensive Plan's vision of providing for a mix of housing types by recognizing that use not specific density is an important consideration in determining compatibility. Having some "overlap" of zoning all within same residential use category allows for a mix of density for an area while still being compatible with adjacent development. The area surrounding the 37 acres is designated as Residential Low (maximum of 5 du/acre) on the Blended Map.

The property is currently zoned CSR (Community Services and Recreation) as is all of the Tiara Rado Golf property. The Zoning and Development Code defines uses in the CSR zone district to include parks, open space, schools, libraries and recreational facilities, as well as environmentally sensitive areas. Because the intended use of the 37 acres is proposed to change to residential, a rezone is being requested.

Properties to the north and east are not in the City limits – the County zone designations on those are RSF-4 (Residential Single Family, 4 du/acre.) Properties to the south (across Desert Hills Road) are in the City limits and are zoned R-E

(Residential Estate, 1 du/acre).

NOTIFICATION REQUIREMENTS

As required by § 21.02.080 (e) of the Zoning and Development Code a Neighborhood Meeting was held on January 29, 2018. Fifty people attended the meeting along with City Staff. The City presented information on the history of the property, the proposal to sell a portion of the property and the proposed rezone. Many concerns were voiced by those in attendance, including keeping the property in public ownership, the need for parks and open space in the area, the proposed zoning density being too high, not being compatible with the surrounding area and traffic issues.

Notice was provided in accordance with §21.02.080 (g) of the Zoning and Development Code. On April 13, 2018 notice of the application was mailed to property owners within 500 feet of the subject property. An application sign was posted on the property on or before April 13, 2018 and notice of the public hearing was published April 17, 2018 in the Daily Sentinel.

ANALYSIS – Comprehensive Plan Amendment

Pursuant to §21.02.130 the City may amend the Comprehensive Plan if the proposed changes are consistent with the vision (intent), goals and policies of the Comprehensive Plan and meets one or more of the following criteria:

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

The subject property is currently within the Future Land Use category of “Park”. The “Park” designation is for active park and recreation sites with significant public access. When the Comprehensive Plan was adopted in 2010, the entire 80 acres was considered for expansion of golf facilities. It has now been determined that the eastern 37 acres will not be developed as a golf course. Due to this portion of the property not being used as, or planned for use as an active park or recreation site with significant public access as this designation intends, Staff finds 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 majority of the development that has occurred since the adoption of the Comprehensive Plan is south and west of South Broadway, adjacent to Tiara Rado Golf Course. The character and/or condition of the area adjacent to the Golf Course has seen significant development ranging in density from approximately 4 du/acre to 12 du/acre. While the area directly adjacent to the property has had very little development activity, the proximate area as a whole (within ½ to ¼ mile) has seen significant residential development in a variety of densities, therefore, Staff finds that this criterion has been met.

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

Adequate public and community facilities and services are available to the property and are sufficient to serve the future use as allowed with the Estate future land use designation; an 8-inch Ute water line with fire hydrants is currently located in Desert Hills Road while access to sanitary sewer is also available as sewer is currently located in Desert Hills Road. Xcel Energy currently provides electric and gas to this area. A neighborhood commercial center, including an office complex, bank, medical clinic, veterinary clinic, convenience store and car wash is located at Highway 340 and the Redlands Parkway. In addition, Fire Station No. 5 is located within 2 miles of the property and the property is located nearby to Broadway Elementary School, Redlands Middle School and Wingate Elementary School. 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

This larger area of the Redlands, south of Highway 340, between Monument Road and 20 Road where it adjoins the Cooperative Planning Area ("Buffer"), has a variety of Future Land Use designations, from Rural (1 du/5 acres) to Residential Medium High (8-16 du/acre to accommodate a variety of residential densities and housing types. Because of the variety of designations in the proximate area, Staff finds that there is not an inadequate supply of any one designation and therefore this criterion has not been met.

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

The proposed amendment to the Comprehensive Plan Future Land Use Map to Estate is consistent with the designation of the surrounding properties and would allow for consideration of Residential zoning and development compatible with the surrounding area.

The community will derive benefits from the proposed amendment by creating an opportunity for future residential development on this property which will provide additional residential housing opportunities for residents of the community. The property is located within the highly desirable Redlands area and near neighborhood commercial centers, elementary and junior high schools, which could contribute positively to employers' ability to attract and retain employees. Therefore, staff finds that this criterion has been met.

This Comprehensive Plan amendment request is consistent with the following vision,

goals and/or policies of the Comprehensive Plan.

Guiding Principle 3: Housing Variety—allow, encourage more variety in housing types (more than just large lot single family homes) that will better meet the needs of our diverse population—singles, couples, families, those just starting out, children who have left home, retirees, etc.

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

Policy B: Encourage mixed-use development and identification of locations for increased density.

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

ANALYSIS-Rezone

Pursuant to §21.02.140 (a) of the Zoning and Development Code, the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

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

The current zoning of CSR reflects the ownership and intended use of the property for expansion of the golf facilities. The request to amend the Future Land Use designation to Estate would allow for the rezone to R-2. In addition to the Future Land Use Map, the Comprehensive Plan also includes a Blended Residential Land Use Categories Map (“Blended Map”). The Blended Map combines compatible residential densities in three categories, Low, Medium and High, allowing overlapping of zones to provide flexibility to accommodate residential market preferences and trends, streamline the development process and support the Comprehensive Plan’s vision. The overlap of zones allows for a mix of density for an area without being limited to a specific land use designation, while still being compatible with adjacent development. The surrounding area is designated as Residential Low (maximum of 5 du/acre) on the Blended Map.

The Future Land Use designation of Estate in conjunction with the Blended Map designation of Residential Low, allows for consideration of zoning of up to five dwelling units per acre. Therefore, the request to amend the Future Land Use designation to Estate would allow for the rezone to R-2 which has no minimum density but has a maximum density of 2 dwelling units per acre

The determination that the 37 acres will not be developed for public purposes and the adoption of the Blended Map in 2010 are subsequent events that have invalidated the original zoning of CSR. Staff therefore finds 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 majority of the development that has occurred since the adoption of the Comprehensive Plan is south and west of South Broadway, adjacent to Tiara Rado Golf Course. The character and/or condition of the area adjacent to the Golf Course has seen significant development ranging in density from approximately 4 du/acre to 12 du/acre. While the properties directly adjacent to the property has had little development activity, the proximate area as a whole (within ½ to ¼ mile) has seen significant development and therefore, Staff finds that this criterion has been met.

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

Adequate public and community facilities and services are available to the property and are sufficient to serve the future use as allowed with the Estate future land use designation; an 8-inch Ute water line with fire hydrants is currently located in Desert Hills Road while access to sanitary sewer is also available as sewer is located in Desert Hills Road. Xcel Energy currently provides electric and gas to this area. A neighborhood commercial center, including an office complex, bank, medical clinic, veterinary clinic, convenience store and car wash is located at Highway 340 and the Redlands Parkway. In addition, Fire Station No. 5 is located within 2 miles of the property and the property is located nearby to Broadway Elementary School, Redlands Middle School and Wingate Elementary School. 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

This larger area of the Redlands, south of Highway 340, between Monument Road and 20 Road where it adjoins the Cooperative Planning Area ("Buffer"), has many different Future Land Use designations and zone districts ranging from R-R (Residential Rural) to R-12 (Residential, 12 du/acre) which serve to accommodate a variety of residential

densities and housing types. While there is a variety of zone district designations in the proximate area, there is very little R-2 zoning; therefore, Staff finds that there is an inadequate supply of the R-2 zone district and as a result this criterion has been met.

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

The community will derive benefits from the proposed rezone by creating an opportunity for future residential development on this property which will provide additional residential housing opportunities for residents of the community. The property is located within the highly desirable Redlands area and near neighborhood commercial centers, elementary and junior high schools, which could contribute positively to employers' ability to attract and retain employees.

The proposed R-2 zoning will provide a transition from the higher densities surrounding the Tiara Rado Golf Course to the large lot development to the south and east. Staff therefore finds this criterion has been met.

Section 21.02.140 of the Grand Junction Zoning and Development Code states that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan.

This rezone request is consistent with the following vision, goals and/or policies of the Comprehensive Plan:

Guiding Principle 3: Housing Variety—allow, encourage more variety in housing types (more than just large lot single family homes) that will better meet the needs of our diverse population—singles, couples, families, those just starting out, children who have left home, retirees, etc.

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

Policy B: Encourage mixed-use development and identification of locations for

increased density.

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

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Tiara Rado East Comprehensive Plan Amendment and Rezone (CPA-2018-182 and RZN-2018-181) a request to change the Future Land Use Map designation to “Estate” and rezone to R-2 (Residential, 2 du/acre) 37 acres, located at 2064 South Broadway, the following findings of fact have been made:

1. The requested Comprehensive Plan Amendment and Rezone is consistent with the goals and policies of the Comprehensive Plan.
2. More than one of the applicable review criteria in §21.02.130 of the Grand Junction Municipal Code have been met.
3. More than one of the applicable review criteria in §21.02.140 of the Grand Junction Municipal Code have been met.

FISCAL IMPACT:

This land use action does not have any direct fiscal impact. Subsequent actions such as future development may have direct fiscal impact.

SUGGESTED MOTION:

I move to introduce an ordinance amending the Comprehensive Plan Future Land Use Map Designation to Estate and Rezoning to R-2 (Residential, 2 du/ac) 37 acres located at 2062 South Broadway and set a hearing for May 16, 2018.

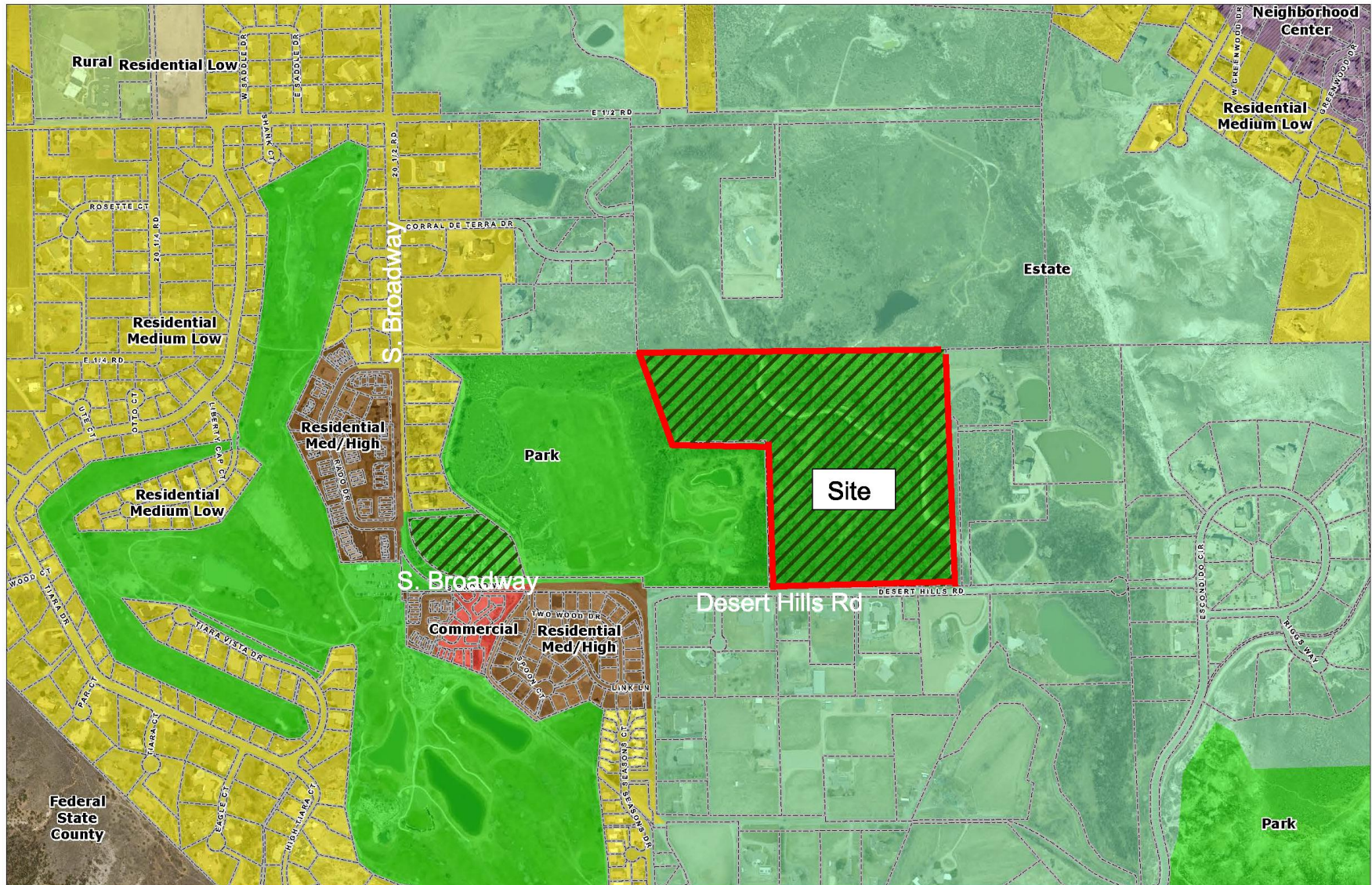
Attachments

1. Site Maps and Photos
2. Public Comments
3. Ordinance

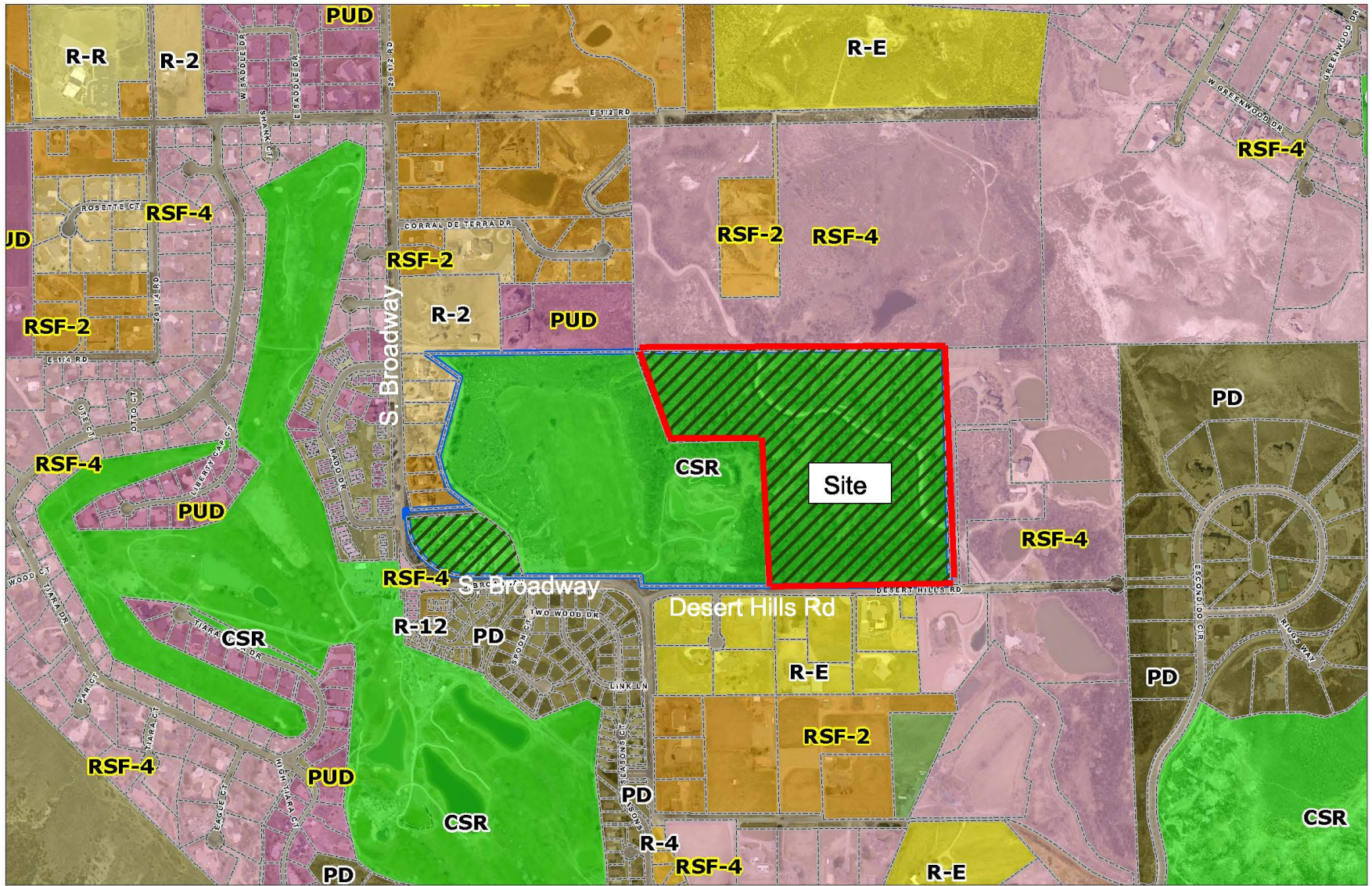
Proposed Tiara Rado East Subdivision



Proposed Tiara Rado East Subdivision - Future Land Use



Proposed Tiara Rado East Subdivision - Zoning





Desert Hill Road looking west



Tiara Rado East Property

East end of property looking north

TIARA RADO EAST
PROPOSED REZONE AND SUBDIVISION

NEIGHBORHOOD MEETING
January 29, 2018, 5:30 P.M.

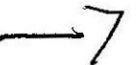
Comment Sheet

Please include your name and address:

Don: Deb Ghiloni 2074 South Broadway
deb@customindustriesinc.com

Our major concern with the re-zoning is the traffic increase on an already over used street we feel the road street issue should be addressed BEFORE rezoning. Once its rezoned its too late. We also feel that it will be a disruption to existing homeowners who live on Desert Hills. We do feel they bought their homes with the knowledge across the street from them would never be homes. There has got to be a better plan for this land. Figure out the access to the property before. I do not feel like this valley does not or will never see the need for golf maybe sell Lincoln Park and put the resources

Comments can also be emailed to kathyp@gjcity.org or dropped off at City Hall, 250 N. 5th St.



to Tiara Rado.

We have also heard that Tiara Rado does make money.

Since Tiara Rado is a City owned course are their financials available to see for the public. I also have to agree with one of the attendees that the City should not be the ones to make a decision on property they would profit from. Doesn't seem ethical to me. One other thought would be if this does happen and it is beyond could the City maybe think about designating the portion of property right along Desert Hills street as open space and make sure the access to the property is not on desert hills street. Seems like there could be a compromise here too. I still feel the streets being only 2 lane and no room for widening would not be safely handle the extra traffic.

DATE: February 8, 2018

TO: Kathy Portner, AICP
Community Services Manager
250 N. 5th Street
Grand Junction, CO 81501

FROM: Patrick Green and Kacey Conway
2045 S. Broadway
Grand Junction, CO 81507

RE: Potential sale of City property adjacent to Tiara Rado Driving Range

Dear Kathy:

We understand that the City is considering the sale of some of its property for development at Tiara Rado Golf Course. We live in the vicinity, and have a number of concerns in that regard: **Road access for maximum population density; and safety for pedestrians and cyclists along South Broadway – a section of the Tour of the Moon Byway.**

We believe that before any development by the City or private developers is to take place, a comprehensive road plan has to be put in place to address the issue of **road access** to CO State Highway 340 (Broadway).

We know that eventually this entire area will become part of the City of Grand Junction. Therefore, it is imperative that a road system be put in place to facilitate safe travel to the major highway for the maximum population density of the area. At present there are only two roads that service this entire area: South Broadway and 20 ½ to 20 ¾ Road. They both have several 90° curves and narrow sections, and in no way will be able to handle the full development of the area.


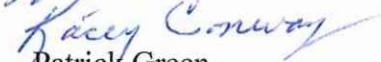
It appears to us that two major roads need to be developed at a minimum. E ½ Rd. needs to be extended to the east and connected to W. Greenwood Drive, as an access to Highway 340. This would require the purchase of the property at 551 W. Greenwood Dr. The city could develop the road; and to pay for the road, sell the remainder of the property to a developer. The second connecting road would be to develop a road along the east side of the current City property and extend it to E ½ Road. This along with the full development of Desert Hills Road to Escondido Circle, which is in an existing Right-of-Way, would help to eliminate the existing poor road circulation that exists.

All of that being said, we believe that another option for the City's property adjacent to the golf course would be to retain it, and manage it as some type of park for the region. Currently, the Redlands area is the only part of the City without a major park. It would be a minimal cost for the City to develop the east side of the parcel as a rustic nature park. Currently, there is no place for citizens to walk, or to take their dogs for walks, except for the driving range at the golf course. The park is a much needed public area for the future of Grand Junction.

In addition, the issues surrounding the Tour of the Moon Byway, outlined in the information delivered a few weeks ago to the City and County Public Works staff, City and County law enforcement, City Council Members and County Commissioners would need to be addressed as part of the structural improvements planned for additional development in the South Broadway corridor.

We would appreciate your considering the future of the area, and giving our suggestions some serious thought.

Respectfully,

Patrick Green

Kacey Conway

(970) 256-7853

kcandpgj@msn.com

TIARA RADO EAST
PROPOSED REZONE AND SUBDIVISION
NEIGHBORHOOD MEETING
January 29, 2018, 5:30 P.M.
Comment Sheet

Please include your name and address:

Mike MacLeod
491 Spoon Court

Thank you for hosting the neighborhood meeting on January 29 and for taking comments from neighbors. Your presentations and consideration of citizen input was very much appreciated.

Although I understand and appreciate the City's position with respect to re-zoning these parcels, I would like to ask that more consideration be given to re-zoning this land as park land or open space. I do not disagree that the property has significant value to the City as land to be sold for development, but I believe that it has greater intrinsic value as an open space. The area provides meaningful wildlife habitat from the ever dwindling supply in this area. It is frequented by deer, smaller mammals and a variety of bird species. This is a unique natural zone that could complement the City's other parks and open spaces. It is a precious parcel that will be lost forever once sold to a developer. As the Grand Valley continues to be developed we may find ourselves in a position one day where we wish we had kept at least a few remaining land parcels like this. The demand for golf may not be growing in Grand Junction but it does appear that the demand for parks and open spaces is. The land was originally purchased for public outdoor use. Re-zoning of this nature would maintain the spirit of that intent.

Outside of this reconsideration, I ask that you please consider re-zoning for low density, consistent with the surrounding estate properties. Also, that the larger parcel to the north be subdivided to preserve at least some natural habitat in the area. In addition, the smaller parcel to the west of the driving range seems like a "throw in". I encourage you to consider not including this small parcel for re-zoning. Its proximity to the driving range, golf club and numerous neighborhoods in the area makes this a high pedestrian traffic area. This small section of S. Broadway is along a steep and tight turn in the roadway making it quite dangerous for pedestrians. Instead of wedging a few houses into this parcel I recommend that it be utilized as a pedestrian corridor. Easy enough to do considering the fact that the City already owns this stretch of property along S. Broadway.

The impact of continually increasing traffic along S. Broadway was a popular topic of discussion at the meeting and I would like to continue to encourage you to explore options to improve this corridor for the safety of motorists, pedestrians and cyclists. Added development of this parcel will make what is already a tenuous public safety situation even worse. I am hopeful that you will *please* make this a priority with the re-zoning process so that we are prepared before we see even more increases in traffic. I wonder if perhaps the location of the parcels under consideration for re-zoning provides an opportunity to construct a S. Broadway bypass from the golf club to the entrance of Dessert Hills? Taking the pedestrians and cyclists off that section of S. Broadway might be easier than trying to improve the roadway, especially with limited right-of-way options.

Finally, I am concerned about traffic issues related to a single access point to a newly developed parcel at the entrance to Dessert Hills. Adding several hundred cars per day turning at this point will be quite hazardous at that location. Please consider road improvements at that location as part of the development process and a secondary access point.

Again, thanks for hosting this public meeting and your consideration of my input. If the area is to be re-zoned and developed it is my sincere hope that it will be done in a way that improves motorist/cyclist/pedestrian use on the surrounding roadways; is consistent with other development in the immediate vicinity; and, takes the natural habitat into consideration.

Kind Regards,
Mike MacLeod

Sale of City Property along Desert Hills Road

Bob Barrett <bob@gsi.us>

Mon 2/5/2018 11:23 AM

To: Katherine Portner <kathyp@gjcity.org>;

Cc: Linda Barrett <lbarrett202@gmail.com>;

Ms. Porter,

As per our conversation this date, I built and named Desert Hills Road and the two dwellings at 2108 and 2110 Desert Hills Road. I currently own a 900 foot by 50 foot parcel along the eastern border of your property that the City is considering offering for sale. I will support the City's position either way. I was hoping for a golf course, and I also think that parcel would be a great place for family dwellings. I would offer my property to be used as a road corridor under most conditions.

Regards,

Robert Barrett

[549 South Broadway](#)

[Grand Junction, CO 81507](#)

[P. O. Box 4](#)

[Boca Grande, FL 33921](#)

TIARA RADO EAST
PROPOSED REZONE AND SUBDIVISION

NEIGHBORHOOD MEETING
January 29, 2018, 5:30 P.M.

Comment Sheet

Please include your name and address: Sandi MacLeod, 491 Spoon Ct.

Thank you for hosting this neighborhood meeting and for asking for comments from neighbors.

I am not in favor of the proposal to rezone and sell the land at Tiara Rado East. I believe that the City of Grand Junction has a great opportunity to use this land as a park, open space and/or trail system. Many communities in Colorado are struggling to preserve open spaces and prevent over development, but they are finding it difficult to identify available land to purchase. Grand Junction is in the enviable position of already owning this kind of land. While I understand the idea of eliminating property that is not being used for its original intent, I think that this property is valuable in other ways. I think it would be unfortunate for the City of Grand Junction to sell off this property now, only to find itself searching for open spaces to purchase in the future.

If the decision is made, however, to move forward with rezoning and selling this land, I believe that the smaller parcel to the west of the driving range should not be included. Instead of adding to the infrastructure issues that will result from more development, this parcel could actually be used to help alleviate them by possibly allowing South Broadway to be widened or by creating a cycling/pedestrian path that would allow those users to be off of the roadway for some distance.

Finally, my observation is that South Broadway already has significant issues that would only become worse with this development. It continues to be used more and more by cyclists and pedestrians, while motor vehicle traffic is also increasing. It cannot effectively handle the ever increasing use. I believe that those issues should be researched, and viable solutions should be identified, before a decision is made to sell this land for development. The City of Grand Junction should ensure that solutions actually exist before it is too late.

I appreciate the opportunity to provide input. Thank you again.

To: Kathy Portner
Community Services Manager
Re: Rezoning city-owned parcel of 40 acres from CSR, in order to sell acreage.

The notes below are a compilation of a consensus of opinion with input from 2 households:

- 1) Thomas and Janet Abbott, 2105 Desert Hills Rd.
- 2) William and Roberta Abbott, 2072 South Broadway

Therefore, the correspondence is the same, or similar, and is submitted separately, by each household.

Our preference is for zoning to remain the same: CSR/recreational use.

Reasons for property to remain as zoned/CSR:

- There exists a conflict of interest. The property is city owned. The city would determine alternative zoning, and the city council would vote for approval.
- There exists further conflict of interest. The city's "real estate specialists" obviously may be chosen to market and sell the property, thereby receiving compensation/commissions. Would they really advise NOT to sell the property?
- The property itself, is unique, with wetlands and abundant wildlife, which is worth preserving.
- Would an environmental impact study prove that this property should remain as is, that is, not developed into residential lots?
- This property helps to maintain a pristine setting in the Redlands and Monument area, perhaps the prime reason we all chose this Redlands area in which to live.
- A highly developed area detracts from the beauty of our unique area, adjacent to the Colorado National Monument, a tourist attraction that generates revenue for the Valley.
- There is already approved additional residential development in the area. Will there be a future need for recreational areas/facilities, and open space, for which this area may be used?
- The city should look into a long-term need for more parks and recreational areas, as there are no parks in the area.
- There is already high volume traffic in the area, on South Broadway, with numerous hills, curves and blind spots. This already presents safety issues for auto traffic. It also presents safety issues for cyclists, as this is already a popular bike route, with limited areas for bike lanes.
- Given limited information, it appears that the only access would be from Desert Hills Road. Desert Hills Road and Desert Hills Court, now includes 14 residences, therefore the auto traffic is extremely limited. If the property is rezoned, the number of residences could increase by 76 (2 X approximately 38 usable acres, if the city rezones at 2 per acre), thereby increasing traffic by approximately five times the current amount of traffic!

If we must be forced into a rezoning, our preference is to rezone to residential estate, with minimum 2 acres per single family dwelling, the same as the 3 sides of the bordering property. We all feel that any rezoning, will have an adverse effect on our property values, particularly rezoning to ½ acre lots! We all purchased our lots/homes knowing that the adjoining property was zoned for recreational use, and that our home values would not decline due to smaller, less expensive properties.

After the January 29 meeting held at Tiara Rado, an informal poll showed an overwhelming support to maintain the existing zoning, by those directly affected residents. We concur. Retain the existing zoning.

We appreciate your concern in passing on our thoughts and objections to/for this project.
Thank you.

Thomas and Janet Abbott
2105 Desert Hills Rd.
janetlabbott@yahoo.com
tbabbott0908@yahoo.com
970-985-4568

TIARA RADO EAST
PROPOSED REZONE AND SUBDIVISION

NEIGHBORHOOD MEETING
January 29, 2018, 5:30 P.M.

Comment Sheet

Please include your name and address:

Bill Lintott 516 South Blvd
G.J. CO 81507

1st consideration of city should be safety, not money.

1) High density zoning of corner 3 acre lot would be very dangerous = additional traffic content.

2) Has any consideration been given to an additional road to the main traffic arteries to alleviate high traffic on South Broadway?

TIARA RADO EAST
PROPOSED REZONE AND SUBDIVISION

NEIGHBORHOOD MEETING
January 29, 2018, 5:30 P.M.

Comment Sheet

Please include your name and address:

1) I Am interested in the density
of entrances & exits to the proposed
developed 37 acres.

2) Also how can you possibly
provide for the increased
road traffic on 2034th Rd
& South Broadway with all
the proposed "new" houses &
properties?

Thank you

Louis Ludington
2101 Desert Hills Rd
81507

TIARA RADO EAST
PROPOSED REZONE AND SUBDIVISION

NEIGHBORHOOD MEETING
January 29, 2018, 5:30 P.M.

PLEASE SIGN IN

Name ERIC + DANA Cooper Address 514 S. BROADWAY Email Cooprem@gmail

We would appreciate it if the property was kept in parks + rec. for dog park, nature, trails etc. Drawing more people to open space might help increase interest in the golf course.

If the proposal goes through, we would appreciate 2 acre lots per parcel with lots of green space + nature walks to help alleviate the impact on the wild life in the area + minimize the loss of beauty + views.

Due to increase in traffic, more dangerous roads - that will impact Tour of the Moon + decrease interest in ~~that~~ tourism. Along with more traffic comes more issues.

Please do not destroy why we chose to live here.

TIARA RADO EAST
PROPOSED REZONE AND SUBDIVISION

NEIGHBORHOOD MEETING
January 29, 2018, 5:30 P.M.

Comment Sheet

Please include your name and address: Karen Anton
5111 Desere Hills RD

- 1- donate property to McLand Conservatory
- 2- If zoned, all property to be 1 home per acre
we would all back you.

TIARA RADO EAST
PROPOSED REZONE AND SUBDIVISION

NEIGHBORHOOD MEETING
January 29, 2018, 5:30 P.M.

Comment Sheet

Please include your name and address:

Very concerned about our wildlife
in this area - and we are in need
of a park and maybe a dog park -
the corner that has been developed by
the club house is ridiculous &
disgusting.


TIARA RADO EAST
PROPOSED REZONE AND SUBDIVISION

NEIGHBORHOOD MEETING
January 29, 2018, 5:30 P.M.

Comment Sheet

Please include your name and address: Dr. Grant & Allison Armour 2103 Desert Hills Rd.

The Property should not be sold, first of all. The impact to Wildlife and the surrounding area would be impsotal very negatively, from displing wildlife, to stressing existing infrastructure, and would potentially decrease surrounding property values drastically. People live in Grand Junction, and more specifically the Redlands, for the SOLE purpose of NOT wanting to Live in Denver. Grand Junction is the Best kept secret in Colorado. It would be an absolute Travesty to allow re-zoning of the property to a higher density than the surrounding area; meaning, One ~~Home~~ Dwelling per Two Acres.

 Allison Armour

TIARA RADO EAST
PROPOSED REZONE AND SUBDIVISION

NEIGHBORHOOD MEETING
January 29, 2018, 5:30 P.M.

Comment Sheet

Please include your name and address: Robin Maddox

497 Desert Hill Crt robinemaddox@gmail.com

- We own a home on a 2 acre lot just off Desert Hill Rd + are very saddened by the proposal of the city rezoning + selling the land for ~~commercial~~ residential development.
- I have personally witnessed 1/2 dozen accidents from cars out of control at that tight turn on S. Broadway + Desert Hill Rd. I think the comment that the road's sharp turns prohibits high speed was very careless + made zero sense.
- I am, of course, VERY against the idea of developing this property in any way + least of all to anything LESS THAN

Comments can also be emailed to kathyp@gjcity.org or dropped off at City Hall, 250 N. 5th St.

1 home per 2 acres which IS what the homes on Desert Hill Estates are zoned for.
I have already endured the development directly

access the street from my backyard.
That development is horrible; people looking
into each other's bedrooms.

Please, consider we homeowners and
1. Think about other (out-of-the-box)
options for generating funds from this
land.

2. Please, nothing less than 1 home/acre.

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Community Services Manager
Re: Rezoning city-owned parcel of 40 acres from CSR, in order to sell acreage.

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- A highly developed area detracts from the beauty of our unique area, adjacent to the Colorado National Monument, a tourist attraction that generates revenue for the Valley.
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We appreciate your concern in passing on our thoughts and objections to/for this project.
Thank you.

William and Roberta Abbott
2072 South Broadway
122ott@comcast.net
rjfrancis1949@comcast.net
970-985-4018

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE
MAP DESIGNATION TO ESTATE AND REZONING TO R-2 (RESIDENTIAL, 2
DU/AC) 37 ACRES**

LOCATED AT 2064 SOUTH BROADWAY

Recitals

The City owns 80 acres at 2064 South Broadway across from the Tiara Rado Golf Course. Approximately half of the property is being used for the existing driving range and irrigation ponds. The City intends to sell 37 acres of the unused property for purposes of future development and is requesting to change the Future Land Use Map designation from "Park" to "Estate" and rezone the property from CSR (Community Services and Recreation) to R-2 (Residential, 2 du/acre).

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of amending the Comprehensive Plan Future Land Use Map designation to Estate and rezoning the property to the R-2 (Residential, 2 du/ac) zone districts, finding that it conforms with the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the Estate Future Land Use Designation and R-2 (Residential, 2 du/ac) zone district are in conformance with at least one of the stated criteria of Section 21.02.130 and Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property be designated Estate and zoned R-2 (Residential, 2 du/ac):

A certain 37.00 Acre parcel of land lying in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian and the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) Section 23, Township 11 South, Range 101 West of the 6th Principal and being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 22 and assuming the South line of the SE 1/4 SE 1/4 of said Section 22 bears S 88°20'35" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°03'27" W, along the East line of the SE 1/4 SE 1/4 of said Section 22, a distance of 25.01 feet to a point on the North right of way for Desert Hill Road, as same is described in Book 901, Page 298, Public Records of Mesa County, Colorado and the POINT OF BEGINNING; thence from said Point of Beginning, N 88°20'35" W, along the North right of way for Desert Hill Road, a distance of 636.00 feet; thence N 00°00'00" E, a distance of 806.92 feet; thence N 90°00'00" W, a distance of 519.25 feet; thence N 18°49'33" W, a distance of 532.97 feet to a point being the Northwest corner of the SE 1/4 SE

1/4 of said Section 22; thence S 88°53'41" E, along the North line of the SE 1/4 SE 1/4 of said Section 22, a distance of 1325.53 feet, more or less, to a point being the Northeast corner of the SE 1/4 SE 1/4 of said Section 22; thence S 89°49'44" E, along the North line of the SW 1/4 SW 1/4 of said Section 23, a distance of 350.79 feet; thence S 03°22'48" E, along the West line of that certain parcel of land described in Book 1816, Page 122, Public Records of Mesa County, Colorado, a distance of 455.62 feet; thence S 00°01'49" W, a distance of 848.51 feet to a point on the North line of said Desert Hill Road; thence N 89°58'24" W, along said North line, a distance of 375.50 feet; thence N 88°20'35" W, along said North line, a distance of 0.39 feet, more or less, to the Point of Beginning.

CONTAINING 37.00 Acres, more or less, as described. See Exhibit A.

INTRODUCED on first reading this ____ day of ____, 2018 and ordered published in pamphlet form.

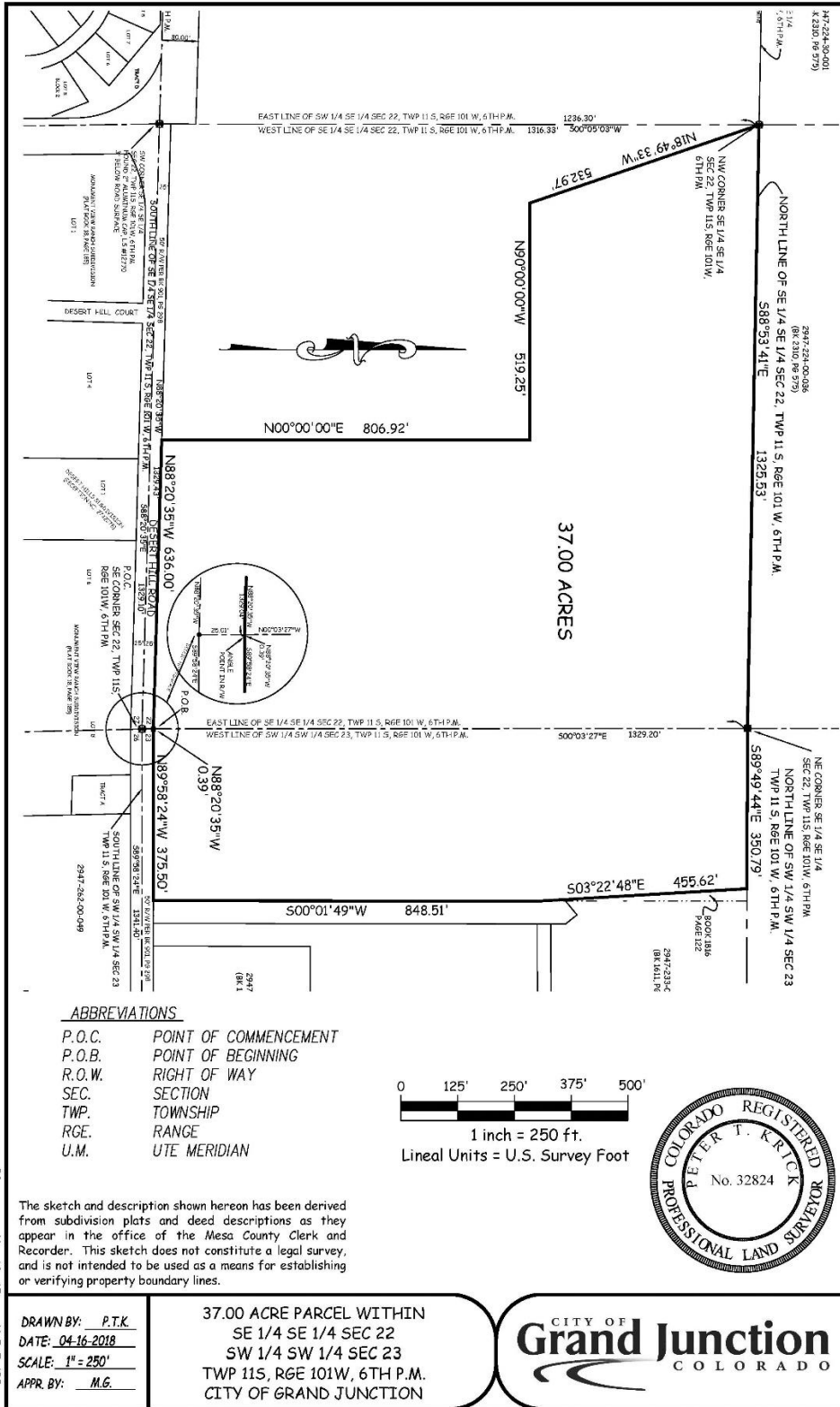
ADOPTED on second reading this _____ day of _____, 2018 and ordered published in pamphlet form.

ATTEST:

President of the Council

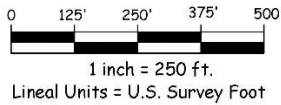
City Clerk

Exhibit A



ABBREVIATIONS

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: P.T.K.
 DATE: 04-16-2018
 SCALE: 1" = 250'
 APPR. BY: M.G.

37.00 ACRE PARCEL WITHIN
 SE 1/4 SE 1/4 SEC 22
 SW 1/4 SW 1/4 SEC 23
 TWP 11 S, R6E 101 W, 6TH P.M.
 CITY OF GRAND JUNCTION

CITY OF
Grand Junction
 COLORADO

NCA/DD/PETERK/SURVEYS BY P.T.K./T14RA SUBDIVISION



Grand Junction City Council

Regular Session

Item #2.a.iii.

Meeting Date: May 2, 2018

Presented By: Kathy Portner, Community Services Manager

Department: Community Development

Submitted By: Kathy Portner

Information

SUBJECT:

Introduction of an Ordinance Zoning the York Annexation I-1 (Light Industrial), Located at 2122 H Road, and Setting a Hearing for May 16, 2018

RECOMMENDATION:

The Planning Commission recommended approval (7-0) of the requested zoning at their April 24, 2018 meeting.

EXECUTIVE SUMMARY:

The Applicants, Dale and Cindy York, are requesting zoning of I-1 (Light Industrial) for 5.9 acres located at 2122 H Road currently being considered for annexation. The proposed zoning is consistent with the Comprehensive Plan Future Land Use Map. The property is currently being used as a large lot single-family residence. The owners have requested annexation for future development of the property for outdoor storage, which will constitute "Annexable Development" and, as such, is required to annex in accordance with the Persigo Agreement.

BACKGROUND OR DETAILED INFORMATION:

The York Annexation consists of one 5.943-acre parcel of land located at 2122 H Road, and also includes 196.07 lineal feet of half of the developed H Road which is not currently dedicated as Right-of-Way, but will be dedicated as part of the annexation. The property is currently used as a large lot single-family residence. The owners have requested annexation for future development of the property as an outdoor storage yard with a business residence for a traffic control business, which constitutes "Annexable Development" and, as such, is required to annex in accordance with the

Persigo Agreement.

The property was zoned RSF-R (Residential Single Family, Rural) in the County. The Applicant is requesting I-1 (Light Industrial) zoning, which is consistent with the Comprehensive Plan Future Land Use Map designation of Commercial/Industrial.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting was held on February 22, 2018 consistent with the requirements of Section 21.02.080 (e) of the Zoning and Development Code. Two citizens attended the meeting along with the Applicants and City Staff. The Applicant discussed the proposed annexation, zoning and the plan to establish a business with outdoor storage on the property. No concerns or objections were stated by the attendees.

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 on April 13, 2018. The subject property was posted with an application sign on April 13, 2018 and notice of the public hearing was published April 17, 2018 in the Grand Junction Sentinel.

ANALYSIS

Pursuant to Section 21.02.140 (a) of the Grand Junction Zoning and Development Code, the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

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

The current zoning in unincorporated Mesa County is RSF-R (Residential Single Family, Rural), which is inconsistent with the Comprehensive Plan Future Land Use Map designation of Commercial/Industrial that was adopted in 2010 subsequent to the county zoning designation. The Commercial/Industrial designation can be implemented by the requested I-1 zone district. Though the current zoning is not in the City, the subsequent event of adopting the 2010 Comprehensive Plan and its associated land use designations has invalidated the current/original zoning and therefore Staff finds that 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

Properties to the east and west of the York Annexation are still outside the City limits and zoned RSF-R with large-lot single family uses. Properties to the south that are

outside the City limits are zoned RSF-R and C-2, and those that are inside the City limits are zoned I-1. Properties to the north are inside the City limits and are zoned I-1. The surrounding properties have developed with uses consistent with the Commercial/Industrial Comprehensive Plan designation.

Staff finds that the character of the area has changed as the surrounding properties have developed in a manner consistent with the Light Industrial zone district category and consistent with the Comprehensive Plan and therefore finds this criterion has been met.

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

The property is served by Ute Water and the existing water distribution system adjacent to or near the site consists of 2 inch lines, which would likely be inadequate to serve major development in the area. Further, the closest sewer lines are in 21 ½ Road, approximately 1,312 feet from this property. While the Applicants' existing use and proposed storage yard would not require extension of either of these services, significant upgrades would be required for most development allowed in the I-1 zone district. Though upgrade of the facilities are certainly feasible, given existing conditions, Staff finds this criterion has not 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 property and surrounding area is designated Commercial/Industrial on the Future Land Use Map of the Comprehensive Plan. Applicable zone districts in Commercial/Industrial designation include C-2 (General Commercial), MU (Mixed Use), BP (Business Park), I-O (Industrial Office), and I-1 (Light Industrial). The Comprehensive Plan designated this area as Commercial/Industrial as it anticipated the need for the northwest area to accommodate a significant portion of the commercial and industrial development for the community. All of the surrounding properties that have been annexed into the City have been zoned I-1.

Consistent with the Comprehensive Plan, Staff finds that there is an inadequate supply of this zoning designation in this area to serve the community need and, therefore, has found this criterion to have been met.

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

The area and community, in general, would derive benefits from the proposed zoning

of this property as it would provide additional property to accommodate the needed commercial/industrial development for the community. Because the community and area will derive benefits, staff has found this criterion has been met.

Section 21.02.140 of the Grand Junction Zoning and Development Code states that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan.

The Comprehensive Plan Future Land Use Map designates the property as Commercial/Industrial. The request for I-1 zone district is consistent with the designation and works to implement the Comprehensive Plan. Further, the zoning request is consistent with the following goals and policies of the Comprehensive Plan:

Goal 1 / Policy A.: Land use decisions will be consistent with the Future Land Use Map.

Goal 12 / Policy B: The City will provide appropriate commercial and industrial development opportunities.

Section 21.02.160(f)

Section 21.02.160(f) of the Grand Junction Municipal Code, states that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. The Comprehensive Plan shows this area to develop in the Commercial/Industrial category. The Applicants' request to zone the property to I-1 is consistent with the Comprehensive Plan.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Zoning of the York Annexation, ANX-2018-110, a request to zone the 5.943-acre property to the I-1 zone district, the following findings of fact have been made:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. More than one of the applicable review criteria in Section 21.02.140 of the Grand Junction Municipal Code have been met.
3. The applicable review criteria in Section 21.02.160(f) of the Grand Junction Municipal Code have been met.

FISCAL IMPACT:

This zone of annexation request does not have any direct fiscal impact. The fiscal impact related to the annexation of the property was previously provided as part of the Council's resolution introducing proposed annexation and will also be provided as part

of the information related to the second reading of the request that combines both the annexation and zoning into one action for consideration by the Council.

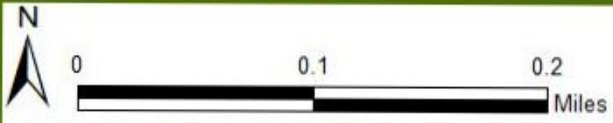
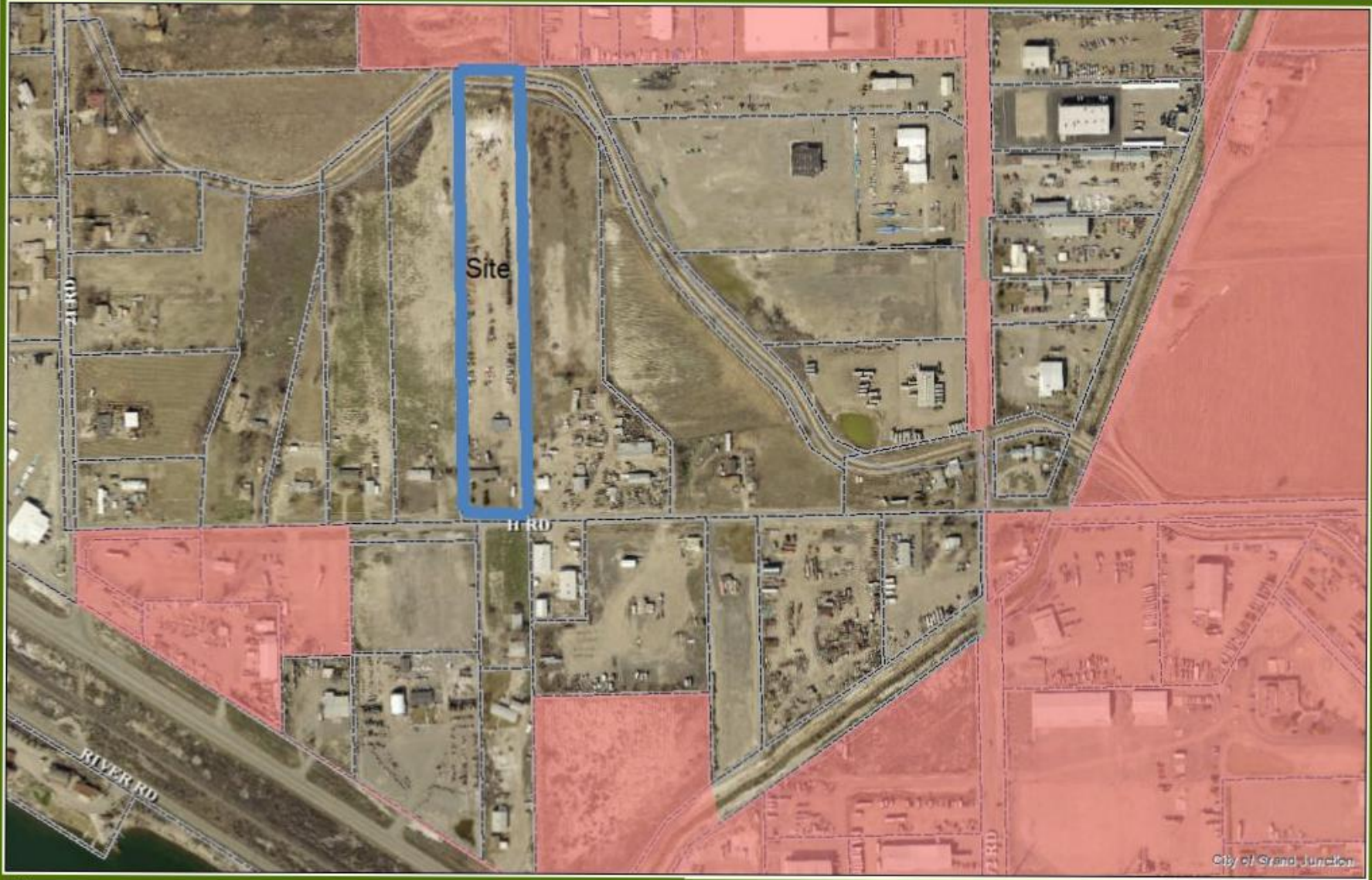
SUGGESTED MOTION:

I move to introduce an ordinance zoning the York Annexation to I-1 (Light Industrial) and set a hearing for May 16, 2018.

Attachments

1. Site Maps and Photos
2. Applicant Project Report
3. PC Memo H Road and Northwest Area Plan
4. York Zoning Ordinance

Expanded City Limits Location Map

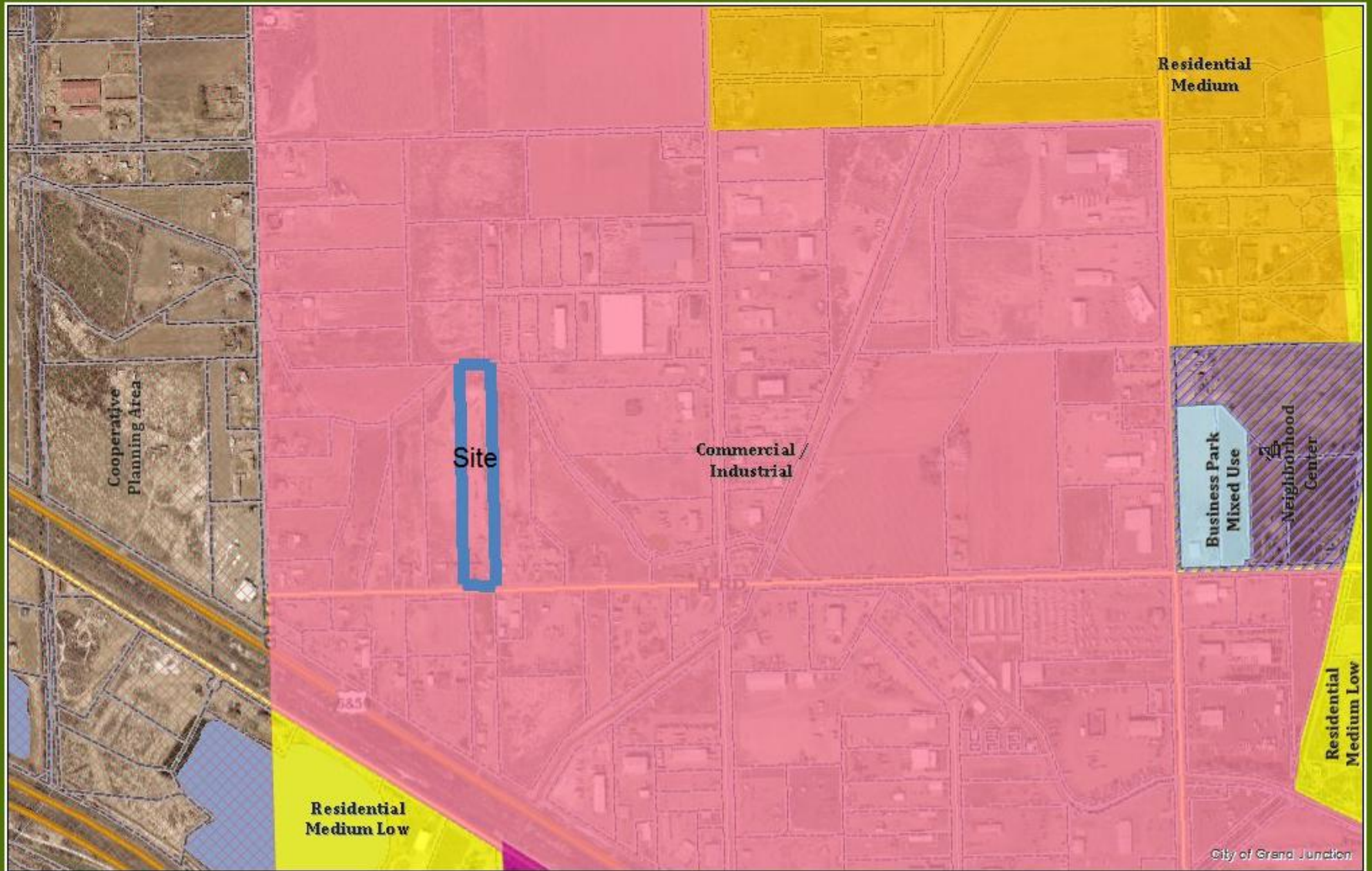


Printed: 3/31/2018

1 inch = 376 feet



York Annexation Future Land Use

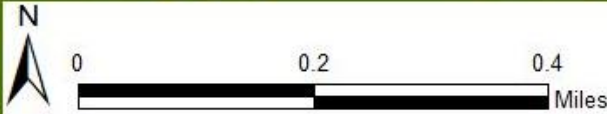
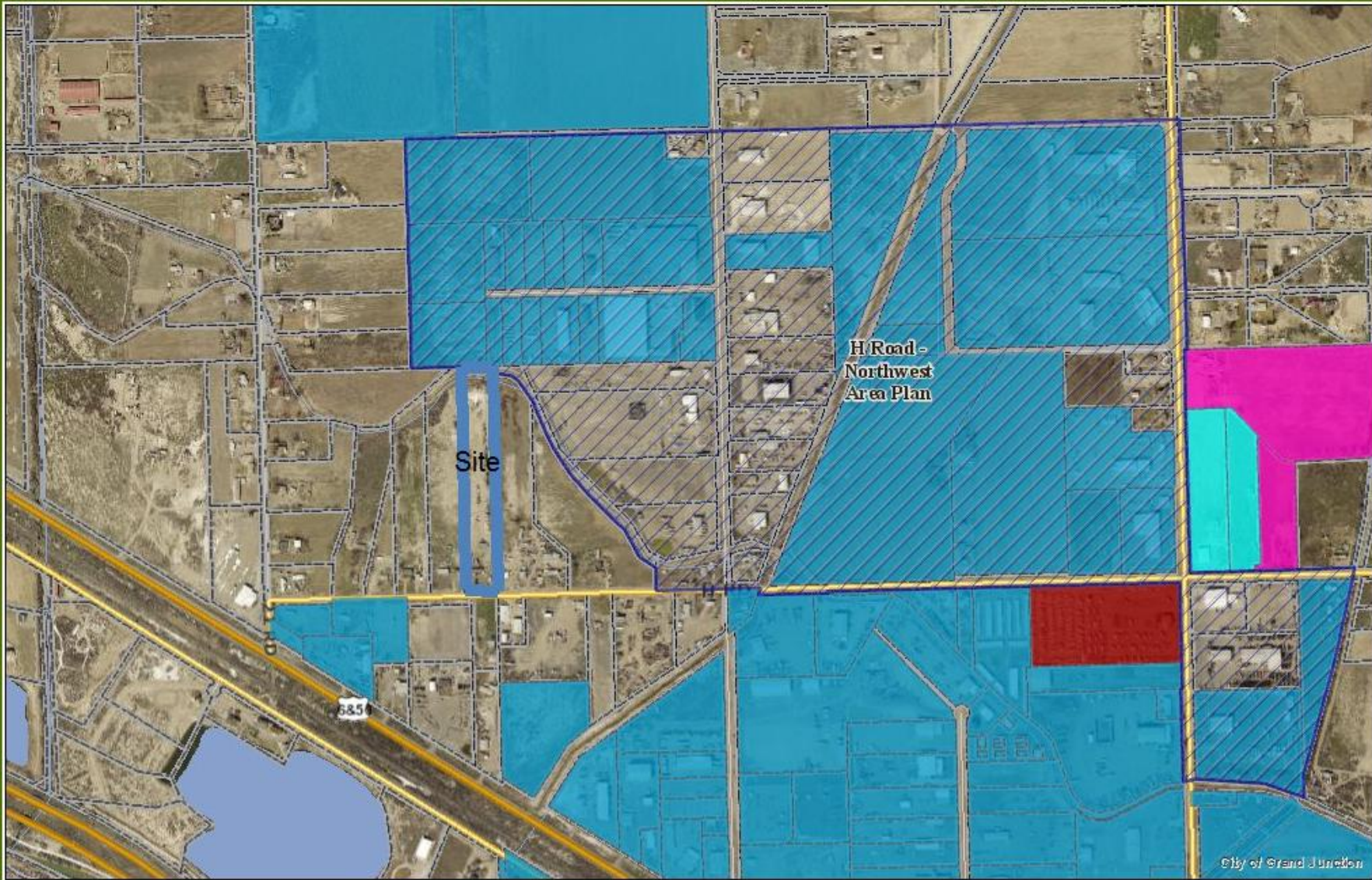


Printed: 3/31/2018

1 inch = 752 feet



York Annexation Zoning



Printed: 3/31/2018

1 inch = 752 feet



2122 H Road looking north



Dale and Cindy York
2122 H Road
Grand Junction, CO 81505

February 27, 2018

City of Grand Junction
205 North 5th Street
Grand Junction, CO 81501

RE: General Project Report - Property location: 2122 H Road

To Whom It Concerns,

We, Dale York and Cindy York are converting the property at 2122 H Road to a storage yard for equipment. We own a traffic control business with offices located at 830 21 ½ Road. We intend to use the storage yard for storing our equipment and vehicles while not in use. The property will have yard lights, chain link fence and two access gates.

The yard lights will have photo cells to turn on only when needed and the light beam will be restricted to our property.

The chain link fence is 6 feet high topped with three strand barbed wire.

The access gate on the south side of property will have an electric gate opener. A Fire Box has been installed by Taylor Fence that meets the City of Grand Junction specifications. The gate on the north side of the property will have a number combination-lock. The Drainage District will be given the combo for access.

Gravel has been installed on the property with drainage ditches on the east and west side of the property. The gravel was placed with a crown in the middle of the property allowing drainage to flow to the east and west the entire length. The ditches drain into the existing drainage ditch on the south side of the property.

Sincerely,



Dale York



Cindy York

MEMO

TO: City of Grand Junction Planning Commission
FROM: Tamra Allen, Community Development Director and David Thornton, Principal Planner
DATE: January 5, 2018
SUBJECT: H Road/Northwest Area Plan

The following provides a summary of the H Road/Northwest Area plan that is a part of the City's adopted Comprehensive Plan.

PLAN BACKGROUND

This area plan was established to develop appropriate future urban land uses and policies to ensure the future development of the study area was compatible with the adjacent development. The H Road/Northwest Area Plan addresses a 250-acre area consisting of 37 parcels, located in the 21 ½ Road and H Road vicinity. The Plan area includes both incorporated and unincorporated properties and was added to the Persigo 201 sewer service area (which is the Urban Growth Boundary) in March 2006.

The planning process for this area began in the fall of 2006 with initial meetings among City, County and Colorado Department of Transportation staff. Focus groups were held to discuss traffic/transportation needs and commercial/industrial needs for vacant land.

Planning staffs conducted baseline inventories of existing land uses and met with in-house and external service providers to help identify key issues prior to meeting with the public. Focus group meetings were held with Grand Junction economic development representatives, oil and gas representatives and property

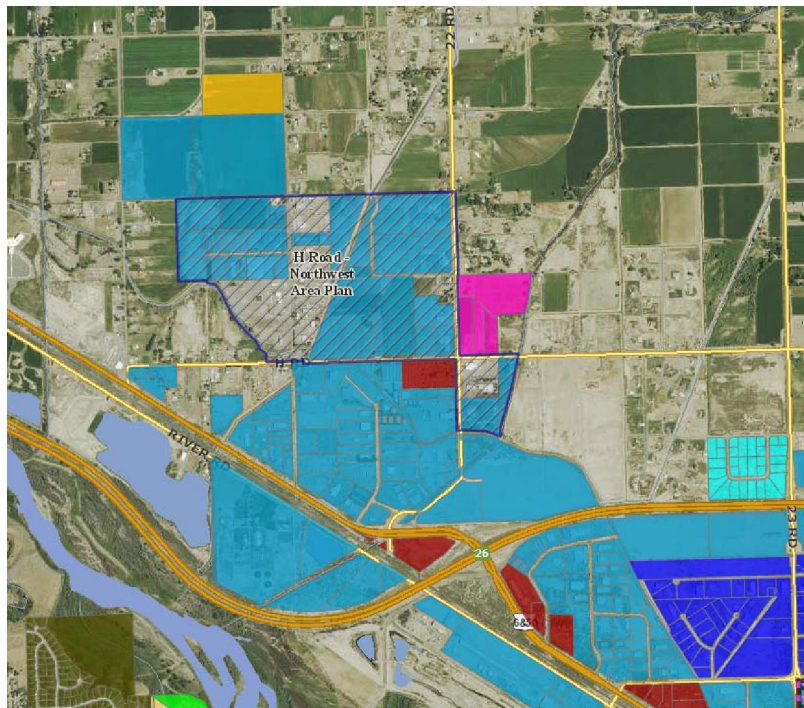


Figure 1: Today's Current Zoning Showing City Zoned Parcels as Primarily Light-Industrial (I-1) and Mixed Use General – Low (MXG-3)

owners along the 22 Road and H 1/2 Road corridors. The plan was adopted jointly by Mesa County and Grand Junction Planning Commissions on March 27, 2007 and by City Council on April 18, 2007.

PLAN COMPONENTS

The Plan recommended three implementation strategies including:

1. A recommended amendment to the City and County's Future Land Use Map from "Rural" to Commercial/ Industrial (C/I) for all properties located within the Plan Area that are currently designated as "Rural". This amendment to the Comprehensive Plan was subsequently adopted in April 2007.
2. Recommended adoption of Policies and Performance Standards that would help mitigate impacts to the adjacent residential neighborhood(s) outside of the Plan area. Adoption of these policies and performance standards occurred as part of the adoption of this plan.
3. A recommended amendment to the Grand Valley Circulation Plan to include the Plan area and establish an appropriate street network that will accommodate future growth in the area. An amendment to the Grand Valley Circulation Plan was adopted at the same time of Plan adoption.

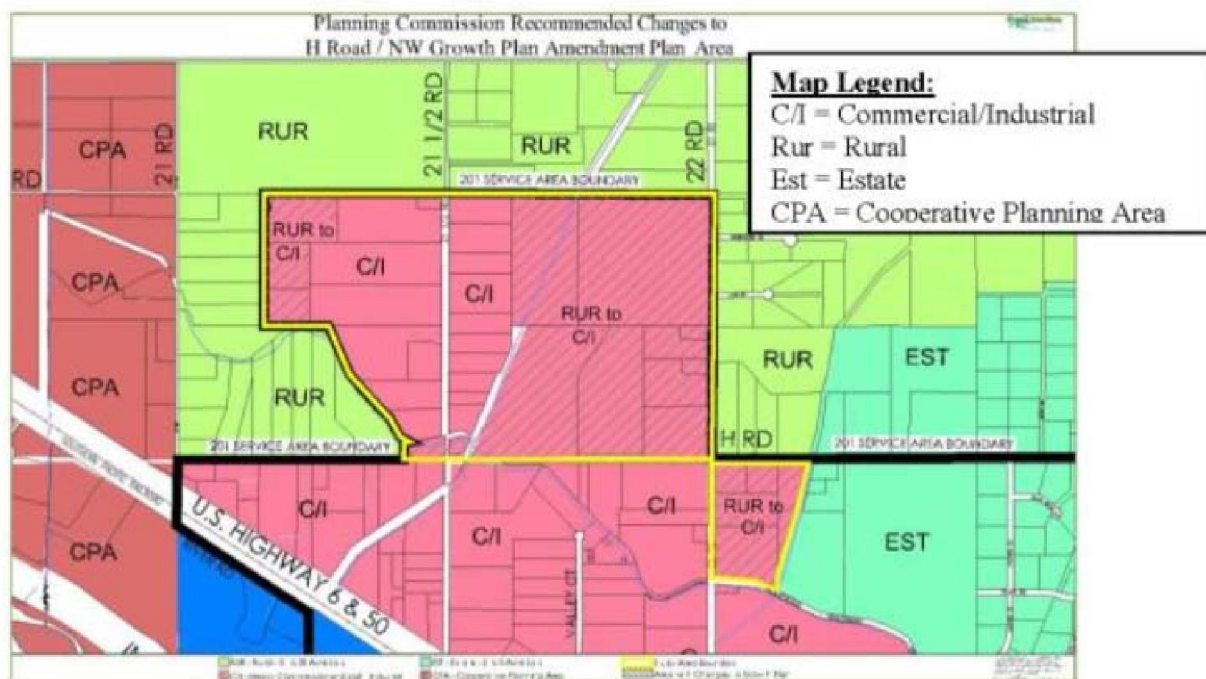


Figure 2: Future Land Use Map in 2006 showing H Road Area Surrounded by Rural and Estate Future Land Uses

Though it is called a "plan," the plan functions more like an overlay zone district in that it includes specific regulations and design requirements and does not include a broader set of vision, goals or strategies for this area. As an example, the Plan includes several policies such as directing truck traffic to the 21 ½ Road Corridor and not allowing off-premises signage within the Area Plan boundaries. These policies function more similarly to design standards despite being listed as policies. The Plan is attached for review.

LOOKING FORWARD

This plan was established for the purpose of planning for the future development in this area and was focused on the need to ensure that future development of this area would be compatible with the then rural nature of the adjacent properties. The tools provided in the plan are almost exclusively focused on buffering, landscaping and, in general, providing standards of design to make future commercial/industrial uses transition into lesser intensity uses more smoothly. Adjacent properties have since transitioned in more commercial/ industrial types of uses. As well, surrounding properties are also transitioning into medium density residential.

It is staff's opinion in reviewing this "plan" that this plan could benefit from an update for reasons related to the changing character of this area. Since this plan was adopted in 2006, the City and County have changed the land use designation with the 2010 Comp Plan for much of the adjacent lands from a rural designation to a more intensive use. In addition, the City has considered and approved significant zoning changes in these areas changed on the Future Land Use Map in 2010 from rural/residential to commercial/industrial. For example, the city rezoned an 80-acre tract of land at H ½ Road and 21 ½ Road to I-1 in 2009. Using this rezone as an example, there is no obvious reason to require the buffering or landscaping (south side of H ½ Road) between this light industrially zoned land and the area within the Plan that is also zoned I-1 (light industrial). The other plan policies and Performance Standards should be reviewed and modified, as found necessary, to ensure they are working and intended/desired.

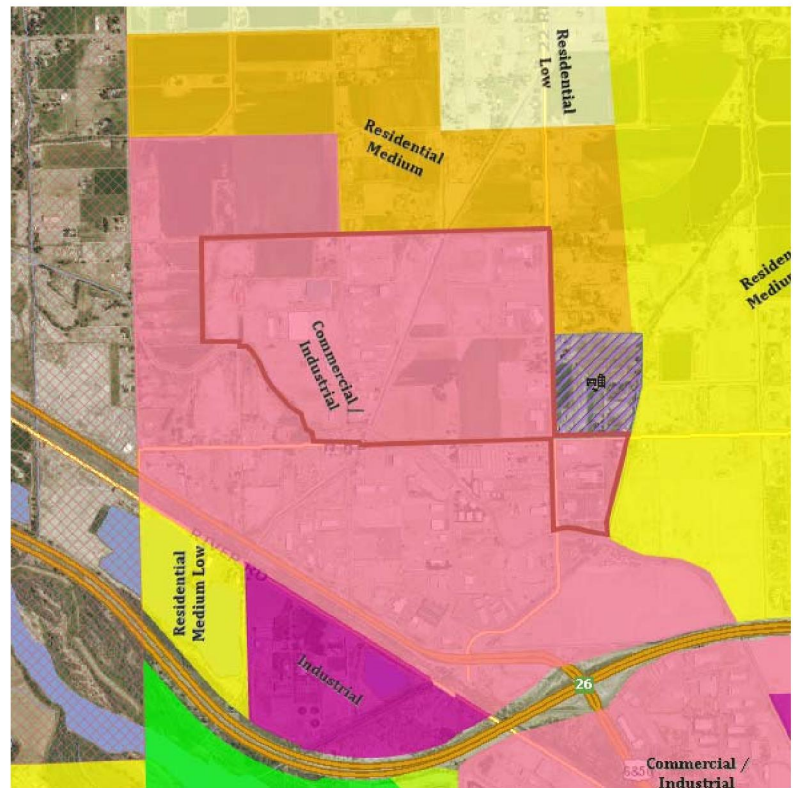


Figure 3: Today's Future Land Use Map Showing Surrounding Area Designated as Commercial/Industrial, Neighborhood Center and Residential Medium

Chapter 22.12
Policies and Performance Standards

Article I. Policies

22.12.010 Affected area.

The following performance standards shall affect the entire H Road/Northwest Area Plan.

(Ord. 4066, 4-18-07; (City) GPA 2007-025, (County) 2007-027 MP1)

22.12.020 Truck traffic.

Site design shall direct truck (operations) traffic to the 21 1/2 Road Corridor. All other traffic including customer or light vehicle traffic may also use 22 Road and H 1/2 Road.

(Ord. 4066, 4-18-07; (City) GPA 2007-025, (County) 2007-027 MP1)

22.12.030 Billboards.

All signage as defined under the existing development codes and regulations of the City and County as off-premises signs are not allowed anywhere within the H Road/Northwest Area Plan boundaries.

(Ord. 4066, 4-18-07; (City) GPA 2007-025, (County) 2007-027 MP1)

Article II. Performance Standards

22.12.040 Affected area.

Development on all parcels abutting the west side of 22 Road from H Road to H 1/2 Road and the south side of H 1/2 Road from 21 Road to 22 Road shall be required to meet the following performance standards.

(Ord. 4066, 4-18-07; (City) GPA 2007-025, (County) 2007-027 MP1)

22.12.050 Corridor aesthetics/landscaping.

All property frontages along these corridors shall provide at a minimum:

- (a) A 25-foot-wide landscaping strip the entire length of the frontage (excluding driveways).
- (b) A berm the entire length of the frontage with a minimum of 36 inches in height.

Fencing shall not be allowed within the 25-foot landscape strip with the exception of split rail fences with up to three rails and not more than four feet in height.

(Ord. 4066, 4-18-07; (City) GPA 2007-025, (County) 2007-027 MP1)

22.12.060 Loading docks and fleet parking.

All loading docks and fleet/equipment parking shall be located in the rear half of the lot or behind the principal structure (i.e., south side of buildings fronting on H 1/2 Road and west of buildings fronting on 22 Road).

(Ord. 4066, 4-18-07; (City) GPA 2007-025, (County) 2007-027 MP1)

22.12.070 Outdoor storage and display.

Outdoor storage areas shall be:

- (a) Adequately screened so as not to be visible from adjacent public roads (i.e., H 1/2 Road and 22 Road);
- (b) In the rear half of the lot or behind the principal structure (i.e., south of buildings fronting on H 1/2 Road and west of buildings fronting on 22 Road);
- (c) Trash dumpsters shall be fully screened and located in the rear half of the lot or behind the principal structure.

(Ord. 4066, 4-18-07; (City) GPA 2007-025, (County) 2007-027 MP1)

22.12.080 Parking lots.

All parking lots located within the front half of the parcel or front of the principal structure (adjacent to 22 Road and H 1/2 Road rights-of-way) shall only be used for customer parking.

(Ord. 4066, 4-18-07; (City) GPA 2007-025, (County) 2007-027 MP1)

22.12.090 Architectural standards.

Applies only to building facades facing the 22 Road and H 1/2 Road rights-of-way. Building form shall incorporate projected and recessed elements to provide architectural variety, such as entryways, special functional areas, rooflines, and other features, including the following requirements:

- (a) Blank, windowless walls are discouraged. Where the construction of a blank wall is necessary, the wall shall be articulated.
- (b) Large monolithic expanses of uninterrupted facades (greater than 50 feet) are not allowed. Pilasters, texture transitions, windows and stepping of the wall plane are required.
- (c) Buildings with flat roofs shall provide a parapet with an articulated cornice.
- (d) All primary buildings shall use materials that are durable, economically maintained, and of quality that will retain their appearance over time including but not limited to stone, brick, stucco, and pre-cast concretes.

(Ord. 4066, 4-18-07; (City) GPA 2007-025, (County) 2007-027 MP1)

22.12.100 Signage standards.

Only monument style signs at a maximum of eight feet in height with a maximum total of 64 square feet per sign face shall be allowed. Signs shall not be internally illuminated. External illumination is allowed.

(Ord. 4066, 4-18-07; (City) GPA 2007-025, (County) 2007-027 MP1)

22.12.110 Other standards.

The following are adequately addressed under existing development codes and City of Grand Junction and Mesa County regulations and therefore conformance must be met through the development process under then-existing code requirements:

- (a) Retail sales/wholesale sales area;
- (b) Odors;
- (c) Glare;
- (d) Parking lots;
- (e) Lighting standards;
- (f) Noise (regulated in § [25-12-103](#), C.R.S., maximum permissible noise levels, and GJMC [8.16.010](#)).

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING THE YORK ANNEXATION
I-1 (LIGHT INDUSTRIAL)**

LOCATED AT 2122 H ROAD

Recitals

The Applicants, Dale and Cindy York, are requesting zoning of I-1 (Light Industrial) for 5.9 acres located at 2122 H Road currently being considered for annexation. The proposed zoning is consistent with the Comprehensive Plan Future Land Use Map. The property is currently being used as a large lot single-family residence. The owners have requested annexation for future development of the property for outdoor storage, which will constitute "Annexable Development" and, as such, is required to annex in accordance with the Persigo Agreement.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of zoning the York Annexation to the I-1 (Light Industrial) zone district, finding that it conforms with the designation of Commercial/Industrial as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the I-1 (Light Industrial) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property be zoned I-1 (Light Industrial):

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 25, Township 1 North, Range 2 West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Northeast corner of the SW 1/4 SW 1/4 of said Section 25 and assuming the East line of the SW 1/4 SW 1/4 of said Section 25 bears S 00°01'26" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°01'26" W, along the East line of the SW 1/4 SW 1/4 of said Section 25, a distance of 390.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°01'26" W, along said East line, a distance of 930.43 feet to a point being the Southeast corner of the SW 1/4 SW 1/4 of said Section 25; thence N 89°52'23" W, along the South line of the SW 1/4 SW 1/4 of said Section 25, a distance of 196.07 feet; thence N 00°01'26" E, a distance of 1310.46 feet; thence S 89°51'42' E, along a line 10.00 feet South of and parallel with, the North line of the SW 1/4 SW 1/4 of said Section 25, a distance of 186.07 feet; thence S 00°01'26" W, along a line 10.00 feet

West of and parallel with, the East line of the SW 1/4 SW 1/4 of said Section 25, a distance of 380.02 feet; thence S 89°58'34" E, a distance of 10.00 feet, more or less, to the Point of Beginning.

CONTAINING 253,139 Square Feet or 5.811 Acres, more or less, as described, and as depicted on attached Exhibit A.

INTRODUCED on first reading this ____ day of ____, 2018 and ordered published in pamphlet form.

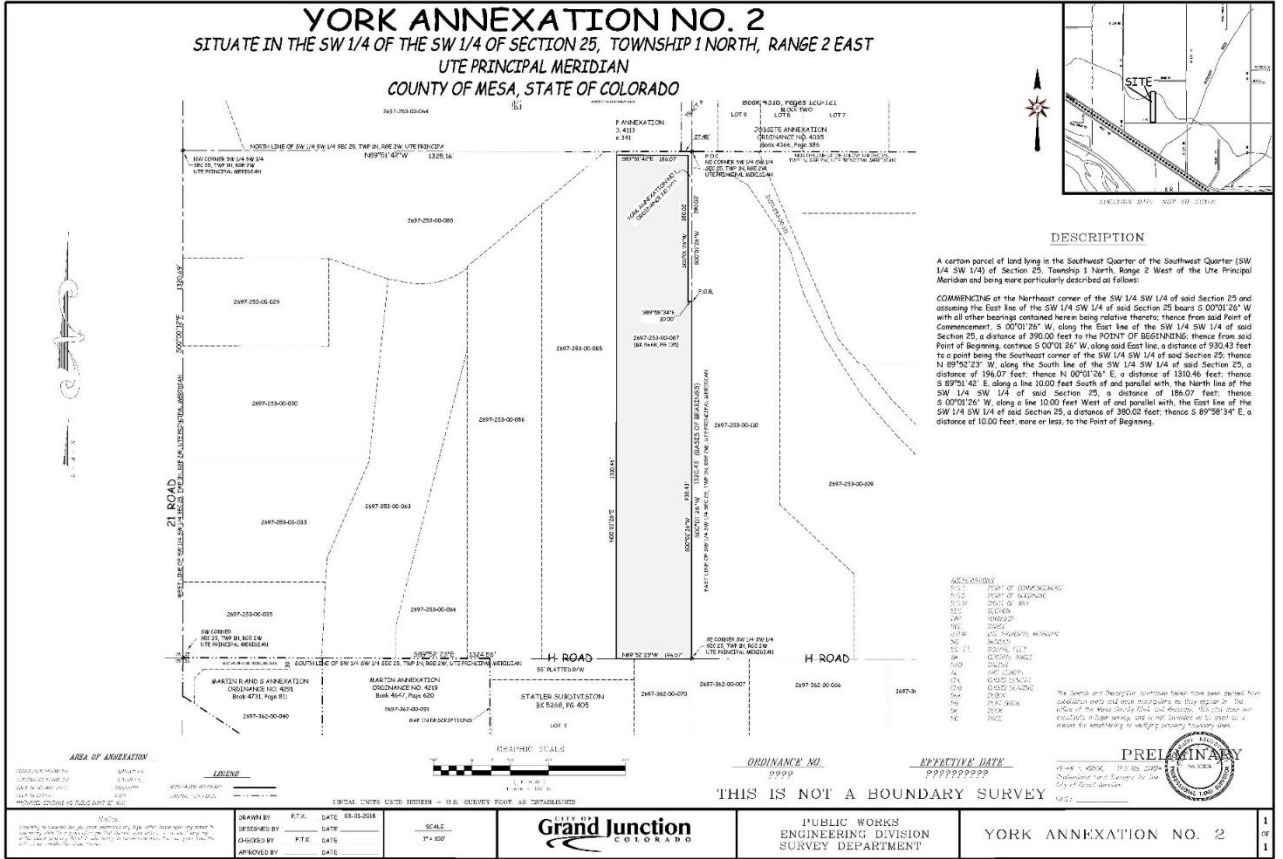
ADOPTED on second reading this _____ day of _____, 2018 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk

Exhibit A



PUBLIC WORKS
ENGINEERING DIVISION
SURVEY DEPARTMENT

YORK ANNEXATION NO. 2



Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: May 2, 2018

Presented By: Jay Valentine, Deputy Finance Director

Department: Internal Services

Submitted By: Tim Barker

Information

SUBJECT:

Purchase of Two Re-chassis Ambulances

RECOMMENDATION:

Staff recommends purchasing two re-chassis ambulances from Rocky Mountain Emergency Vehicles in Denver Colorado for \$298,166.00.

EXECUTIVE SUMMARY:

This purchase will replace two ambulances that are at the end of their useful life by mounting the existing, refurbished ambulance body onto a new truck chassis. The old ambulance body will receive new interior floors and updated interior cabinetry, an updated electrical system and emergency lights, new paint and decals and be mounted on a 2018 Dodge Ram 5500 ambulance package truck chassis.

BACKGROUND OR DETAILED INFORMATION:

These vehicles are replacements to the fleet and will be purchased through accruals in Fleet Replacement Fund. The old ambulance body will receive new interior floors and updated interior cabinetry, an updated electrical system and emergency lights, new paint and decals and be mounted on a 2018 Dodge Ram 5500 ambulance package truck chassis. The current units are Lifeline brand ambulances and the re-chassis of these units is the most economical way to replace the existing units that have become very problematic for the City. The cost of a new ambulance of the same quality is approximately \$200,000, whereas the cost of a re-chassis is \$149,000 each.

The Lifeline ambulance bodies have a lifetime warranty and when remounted by

Lifeline on a new chassis the original owner retains the warranty.

The Fleet Services division administers the equipment replacement program and vehicle operating budgets. This includes evaluation and determination of equipment replacement and preparation of specifications which ensure acquisition of effective equipment and asset management.

FISCAL IMPACT:

The budgeted amount in the Fleet Replacement Fund for these two units is \$300,000.

SUGGESTED MOTION:

I move to (authorize/deny) the City Purchasing Division enter into a contract with Rocky Mountain Emergency Vehicles for the purchase of two Dodge Ram 5500 ambulance package truck chassis mounted with existing, refurbished ambulance bodies.

Attachments

None



Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: May 2, 2018

Presented By: Randi Kim, Utilities Director

Department: Public Works - Utilities

Submitted By: Lee Cooper, Persigo Project Engineer

Information

SUBJECT:

Construction Contract for the 2018 Sewer Line Replacement Project - Phase A

RECOMMENDATION:

Authorize the City Purchasing Division to Execute a Construction Contract with M.A. Concrete Construction, Inc. for the Construction of the 2018 Sewer Line Replacement Project - Phase A in the amount \$947,332.00.

EXECUTIVE SUMMARY:

This request is to award a Construction Contract for the 2018 Sewer Line Replacement Project - Phase A. This project will be replacing sewer lines at various locations within the Persigo Wastewater Treatment Plant 201 Service Boundary. This annual sewer replacement fund replaces aging sewer lines that are in poor condition. This Phase A project will replace 6,520 lineal feet of sewer mainline pipe.

BACKGROUND OR DETAILED INFORMATION:

The existing sewer pipes that are being replaced are primarily made of vitrified clay pipe or concrete pipe. These existing sewer pipes range in age, but the oldest clay pipes being replaced as part of this project are about 90 years old. The existing pipe will be replaced with new Polyvinyl Chloride (PVC) sewer pipe. In addition, new concrete sanitary sewer manholes will be installed and the individual sanitary sewer service lines to the properties will be replaced within the streets right-of-way.

This sewer line project is schedule to begin on May 14, 2018 with an expected completion date of August 31, 2018. Construction will take place during the weekdays;

however, there will be a few occasions where weekend work will be required to accommodate local business operations.

This project will be replacing sewer lines in South 7th Street, South 9th Street, South 10th Street, Horizon Drive, and North 7th Street near St. Mary's hospital.

A formal Invitation for Bids was issued via BidNet (an online site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractor's Association, and advertised in *The Daily Sentinel*. Four companies submitted responsive and responsible formal bids as follow:

<u>CONTRACTOR</u>	<u>LOCATION</u>	<u>AMOUNT</u>
M.A. Concrete Construction	Grand Jct., CO	\$947,332.00
Oldcastle SW Group (United Co.)	Grand Jct., CO	\$1,191,119.15
Dirtworks Construction, LLC	Grand Jct., CO	\$1,782,452.00
Milestone Companies, LLC	Grand Jct., CO	\$1,726,313.00

FISCAL IMPACT:

Sewer Line Replacement Project - Phase A

Sewer Line Replacement Budget **\$1,400,000**

Project Costs:

Construction Contract Amount - MA Concrete	947,332
City Const. Inspection & Contract Admin. (Estimate)	25,000
Consultant Design Fee	71,840
Total Project Costs	\$1,044,172

Remaining Budget To Be Used on Later Phase \$355,828

SUGGESTED MOTION:

I move to (authorize/deny) the City Purchasing Division to enter into a Contract with M.A. Concrete Construction, Inc. for the 2018 Sewer Line Replacement Project - Phase A in the amount of \$947,332.00.

Attachments

None



Grand Junction City Council

Regular Session

Item #4.a.i.

Meeting Date: May 2, 2018

Presented By: Kristen Ashbeck, Senior Planner/ CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck, Senior Planner

Information

SUBJECT:

A Resolution Amending Resolution No. 65-97 to Designate an Expanded Area of the Lincoln Park Residential Historic District in the City Register of Historic Sites, Structures, and Districts

RECOMMENDATION:

The Historic Preservation Board, at its April 3, 2018 meeting, recommended approval of the historic designation to expand the Lincoln Park Historic District.

EXECUTIVE SUMMARY:

Consider a request by the Lincoln Park Neighborhood Association to designate an expanded area of the Lincoln Park Historic District in the City Register of Historic Sites, Structures and Districts (City Register). The amended District would include five more blocks containing 58 properties adjacent to, and south and east of the existing District.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

City Council adopted Section 21.07.040, Historic Preservation, in the Zoning and Development Code in 1994 which established a City Register of Historic Sites, Structures and Districts, to which eligible historic resources may be designated. The criteria by which the Historic Preservation Board and Council shall review a proposed designation are specified in the ordinance and are included in the Analysis section of this report.

The purpose and effect of designation is:

- To assist local interests in preservation of physical structures, sites or districts and to recognize locally significant structures, sites or districts;
- To provide a mechanism to educate the public on local history, development of the community, architectural styles and housing and business development;
- To enable the owners of the property in the City to take advantage of historic preservation programs and opportunities; and
- To make all properties listed on the City Registry eligible for such incentive programs as may be developed.

Designation in the City Register of Historic Sites, Structures and Districts does not place any restrictions or additional regulations on the properties included in the District.

In 1995 an historic survey of the homes in this neighborhood was conducted by the Museum of Western Colorado. At that time, it was recommended by the Museum, working with History Colorado that a four block area between 12th and 14th Streets and Gunnison and Ouray Avenues that encompassed the large homes bordering Lincoln Park (including a mix of Tudor, English/Norman, Colonial Revival and Spanish Revival) be placed on the National Register of Historic Places. The significance of the four block area is due the higher style architecture, the larger size of the homes and the merchants and professional residents that lived there. Some of these large homes include stucco surfaces, curved corners with curved windows, and roof terraces. The existing Lincoln Park Historic District was designated in 1997 that encompassed this four-block area. The residents in the area at the time elected to seek local designation rather than National Register due to the timing that was required to pursue national designation.

The Museum survey also recommended that a local historic district surrounding these homes be formed. The proposed expansion of the Lincoln Park Historic District includes a portion of the larger area determined to be eligible for the City Register.

The Lincoln Park neighborhood (named for the adjacent 42-acre city park) consists of the Dundee Place subdivision created in 1909 and the Lincoln Park Addition in 1925. The growth of this area, east of the original square mile, reflected the prosperous times of the Grand Junction community during that period. Many of the people who constructed and/or lived in these homes were successful merchants and professionals who played important roles in the history of Grand Junction. Among these community leaders were: Leo Prinster (first president of City Market), Al Look (advertising manager for the Daily Sentinel and historian), Clyde Biggs (western Colorado businessman, community leader, and humanitarian), Dr. Jones (dentist who helped Grand Junction become the first municipality in the state to fluoridate the water supply), Dr. Maynard Porter (pioneer dentist), Coe Van Deren (secretary of the School Board, co-owner of

several orchards, and a building contractor), Elmer Long (proprietor of E.F. Long Dry Goods store), and Sidney McIntyre (sheepman instrumental in the woolgrowers association as well as serving on the advisory board for the Taylor Grazing Act).

The single family homes in this area display a wide variety of architectural styles, with the majority of the homes constructed in the 1920s and 1930s. Most of the homes have maintained their original architectural integrity, and are of the Bungalow, Craftsman and Vernacular styles. Specific architectural elements include: casement windows, cobblestone foundations, brick walls laid in a precise Flemish bond, porticos with large hip on gable and substantial beams, wide gables with staggered wall beams, well laid, multi-color brickwork, and sun porches. Garages are typically detached structures at the rear of the property. The Lincoln Park School located on the southeast corner of 14th Street and Gunnison Avenue was built in 1910 of brick construction with a gable or hip roof. Although there have been several additions to the school throughout the years, the core of the original building remains.

The proposed expansion area includes 58 properties. Petitions indicating approval of the District were signed and returned by owners of 37 of the properties which constitutes 64 percent of the of the properties within the proposed district boundaries. The petitions for expansion of the historic district were circulated by representatives of the Lincoln Park Neighborhood Association.

PUBLIC NOTICE

A Neighborhood Meeting was held on January 25, 2018 consistent with the requirements of Section 21.02.080(g). Nineteen neighbors attended the meeting along with City Staff. The representative for the request noted that historic designation of an expanded district had been identified at a previous meeting as a desirable pursuit for the Lincoln Park Neighborhood Association. Discussion included an overview of the requirements for designation and the benefits of expanding the District as well as regulations that could be applied if the District chose to adopt guidelines and standards with the designation.

Notice was completed consistent to the provisions in Section 21.02.080(g) of the City's Zoning and Development Code by publication of an advertisement in the Grand Junction Daily Sentinel on March 27, 2018 for the Historic Preservation Board meeting.

ANALYSIS

Pursuant to Section 21.07.040(f)(2) of the Zoning and Development Code, designation of a District in the City Register of Historic Sites, Structures and Districts shall conform to the following criteria.

A. Nominations/applications for historic district designation shall not be approved unless the application contains written approval from owners of at least 60 percent of

the properties within the proposed district boundaries.

The proposed expansion area includes 58 properties. Petitions indicating approval of the District were signed and returned by owners of 37 of the properties which constitutes 64 percent of the of the properties within the proposed district boundaries.

B. Historic district boundaries shall be defined by visual changes, historical documentation of different associations or patterns of development, or evidence of changes in site type or site density as established through testing or survey.

The proposed historic district boundaries were established by a combination of factors exhibited in this area. Initial potential boundaries were determined by analysis of the area during the historic survey in the early 1990s. This area included blocks further east as well as south of Grand Avenue. The homes in the blocks east of 15th Street have different characteristics since most of the homes in that area are post-World War II (late 1940s and 1950s) in design and character. Additionally, Grand Avenue was determined to be a significant physical barrier in the area and coincides with the boundary between the Lincoln Park and Emerson Park Neighborhood Associations.

C. The designated contributing sites and structures within the district must be at least 50 years old.

All structures within the proposed district are at least 50 years old, with the majority of homes being constructed in the 1920s and 1930s which makes them between 90 to nearly 100 years old. A few properties date to just after the turn of the century, including the Lincoln Park school constructed in 1910. There are also a few homes that were constructed in the 1940s.

D. Historic districts shall meet one or more of the following:

(1) Architectural

- a. Exemplifies specific elements of an architectural period or style;*
- b. Is an example of the work of an architect or builder who is recognized for expertise nationally, Statewide, regionally or locally;*
- c. Demonstrates superior craftsmanship or high artistic value;*
- d. Represents an innovation in construction, materials, or design;*
- e. Represents a built environment of a group of people in an era of history;*
- f. Is a pattern or a group of elements representing at least one of the above criteria; or*
- g. Is a significant historic remodel.*

The homes within the proposed historic district expansion area exhibit features that meet criterion a. While not in high style, the homes exhibit architectural design and style that exemplify the era – mostly Bungalow, Craftsman and Vernacular styles.

Specific architectural elements include: casement windows, cobblestone foundations, brick walls laid in a precise Flemish bond, porticos with large hip on gable and substantial beams, wide gables with staggered wall beams, well laid, multi-color brickwork, and sun porches. These architectural styles and elements are documented in the Historic Building Inventory forms completed for the 1995 survey conducted by the Museum

(2) Cultural

- a. Is the site of an historic event that had an effect upon society;*
- b. Exemplifies cultural, political, economic or social heritage of the community; or*
- c. Is associated with a notable person or the work of a notable person.*

The growth of this area, east of the original square mile, reflected the prosperous times of the Grand Junction community during the 1920s and 1930s. As previously stated, many of the people who constructed and/or lived in these homes were successful merchants and professionals who played important roles in the history of Grand Junction.

(3) Geographic/Environmental.

- a. Enhances the sense of identity of the community; or*
- b. Is an established and familiar natural setting or visual feature of the community.*

The neighborhoods adjacent to Lincoln Park are familiar to the community due to the number of City residents and visitors that utilize the regional park and its facilities. The neighborhoods enhance the overall community character and the residents believe expansion of the historic district will foster community pride and encourage preservation of the historic character of the homes and streetscape in the area.

FISCAL IMPACT:

This action has no fiscal impact to the City.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 26-18 to designate an expanded area of the Lincoln Park Historic District in the City Register of Historic Sites, Structures and Districts to include five more blocks adjacent to, and south and east of the existing District.

Attachments

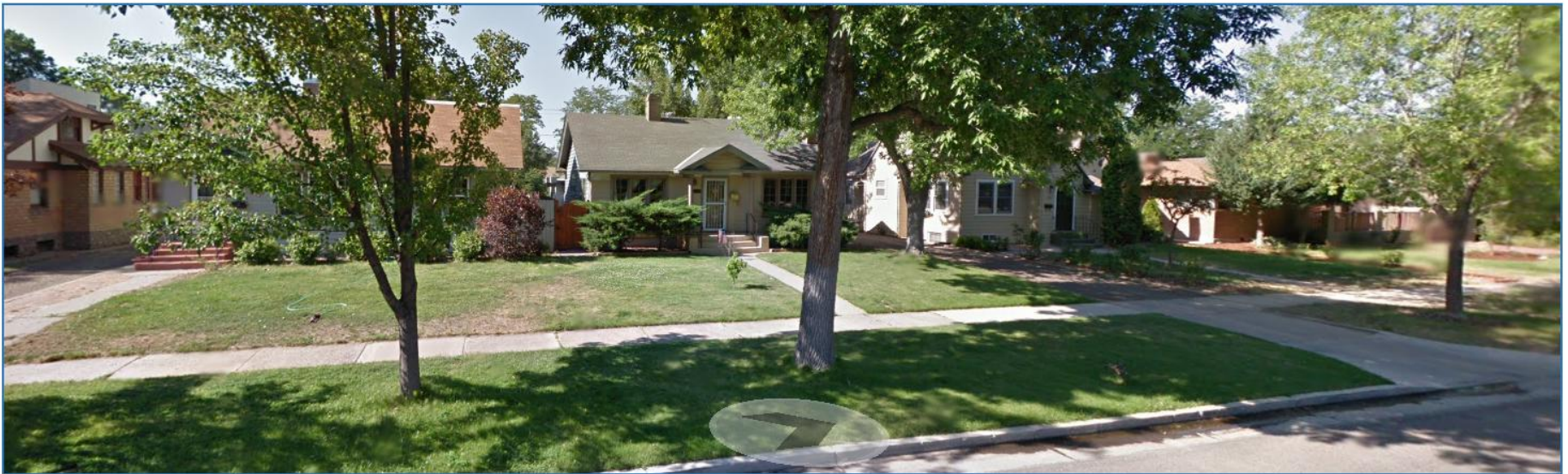
1. Lincoln Park Historic District Expansion Site Map and Photographs Characterizing Architecture and Neighborhood
2. Lincoln Park Historic District Expansion Resolution

Lincoln Park Historic District (Existing - Blue) Proposed Expansion (Orange)





GRAND AVENUE STREETScape



OURAY AVENUE AND CHIPETA AVENUE STREETScape

TYPICAL HOMES





LINCOLN PARK SCHOOL

CITY OF GRAND JUNCTION, COLORADO

Resolution No. _____

AMENDING RESOLUTION NUMBER 65-97 TO DESIGNATE AN EXPANDED AREA OF THE
LINCOLN PARK RESIDENTIAL HISTORIC DISTRICT
IN THE CITY REGISTER OF HISTORIC SITES, STRUCTURES, AND DISTRICTS

WHEREAS, the City Council has established by Ordinance 2765 a City Register of Historic Sites, Structures and Districts in order to officially recognize historic resources of local significance; and

WHEREAS, over 60 percent of the property owners within the expanded area of the Lincoln Park Residential Historic District is aware of and consent to the designation of the area as a local historic district; and

WHEREAS, the Historic Preservation Board has reviewed the expansion of the Lincoln Park Residential Historic District for conformance to the adopted criteria for designating historic districts and finds that the area meets the following criteria: the designated contributing structures within the district are at least 50 years old; the designated contributing structures either exemplify specific elements of an architectural period or style or are associated with a notable person within the community; and, as a whole, the district enhances the sense of identity of the community; and

WHEREAS, the Historic Preservation Board recommended approval of the designation at its April 3, 2018 meeting; and

WHEREAS, the City Council finds that the expanded Lincoln Park Residential Historic District meets the criteria set forth by the Historic Preservation ordinance and, therefore, is a significant local historic area that merits recognition and preservation.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THE PROPERTIES DESCRIBED IN EXHIBIT A ARE HEREBY DESIGNATED AS AN EXPANDED AREA OF THE LINCOLN PARK RESIDENTIAL HISTORIC DISTRICT IN THE CITY REGISTER OF HISTORIC SITES, STRUCTURES AND DISTRICTS

PASSED and APPROVED this 2nd day of May, 2018.

ATTEST:

City Clerk

President of Council

EXHIBIT A

CURRENT OWNER	PARCEL NUMBER	DESCRIPTION	ADDRESS
JOSHUA M. HULST	2945-132-22-001	LOTS 1 + 2 BLK 6 DUNDEE PLACE	1203 OURAY AVE
FLORENCE IRENE SHIELDS	2945-132-22-002	LOTS 3 + 4 BLK 6 DUNDEE PLACE	1211 OURAY AVE
THOMAS C. & VENTA STREFF	2945-132-22-003	LOTS 5 + 6 BLK 6 DUNDEE PLACE	1221 OURAY AVE
CONNIE LORRAINE PINKERTON	2945-132-22-004	LOTS 7 + 8 BLK 6 DUNDEE PLACE	1225 OURAY AVE
ERIN KATHLEEN BROWN	2945-132-22-005	LOTS 9 + 10 BLK 6 DUNDEE PLACE	1235 OURAY AVE
TORRI A. & BRAD H. JUNGE	2945-132-22-006	LOTS 11 + 12 BLK 6 DUNDEE PLACE	1245 OURAY AVE
ELIZABETH F. ROWAN AND BENNETT BOESCHENSTEIN	2945-132-22-007	LOTS 13 + 14 BLK 6 DUNDEE PLACE	1255 OURAY AVE
JOHN DAVID VARNER III & CARLA MARIE NAPPI	2945-132-22-008	LOTS 15 + 16 BLK 6 DUNDEE PLACE	1261 OURAY AVE
DAWN L. KEEP	2945-132-21-001	LOTS 1 + 2 BLK 5 DUNDEE PLACE	440 N. 13TH ST.
STEPHEN P. INGLIS	2945-132-21-002	LOTS 3 + 4 BLK 5 DUNDEE PLACE	1313 OURAY AVE
STACY L. SCHOOLFIELD	2945-132-21-003	LOTS 5 + 6 BLK 5 DUNDEE PLACE	1319 OURAY AVE
THOMAS J. GERLACH	2945-132-21-004	LOTS 7 + 8 BLK 5 DUNDEE PLACE	1325 OURAY AVE
SEAN NELB & JITKA NELB SINECKA	2945-132-21-005	LOTS 9 + 10 BLK 5 DUNDEE PLACE	1335 OURAY AVE
JARED L. MEIER	2945-132-21-006	LOTS 11 + 12 BLK 5 DUNDEE PLACE	1345 OURAY AVE
ANDREW & LELA GROSCH	2945-132-21-007	LOTS 13 + 14 BLK 5 DUNDEE PLACE	1351 OURAY AVE
PATRICIA TROOST	2945-132-21-008	LOTS 15 + 16 BLK 5 DUNDEE PLACE	1361 OURAY AVE
JOE D. & ANNE T. SOUTHERN	2945-132-11-007	LOTS 25 + 26 BLK 3 DUNDEE PLACE	1404 OURAY AVE
RANDI L. MARSH & SETH I ANDERSON	2945-132-11-008	LOTS 23 + 24 BLK 3 DUNDEE PLACE	1412 OURAY AVE
CHARLES V. & MARCADEAN V. COX	2945-132-11-009	LOTS 21 + 22 BLK 3 DUNDEE PLACE	1420 OURAY AVE
MARY LEAH & CHAD K. CHAVIES GRANTEE BENEFICIARY c/o MARY LEAH CHAVIES FIRESTONE CHARLEAH M GRANTEE BENEFICIARY c/o MARY LEAH CHAVIES CHAVIES BERNARD A GRANTEE BENEFICIARY c/o MARY LEAH CHAVIES	2945-132-11-010	W2 OF LOT 18 + ALL LOTS 19 + 20 BLK 3 DUNDEE PLACE	1430 OURAY AVE
OURAY DIGS, LLC	2945-132-11-011	W2 OF LOT 16 + ALL OF LOT 17 + E2 OF LOT 18 BLK 3 DUNDEE PLACE	1438 OURAY AVE
STEPHANIE J. MATLOCK	2945-132-11-012	LOTS 14-15 + E2 LOT 16 BLK 3 DUNDEE PLACE	1460 OURAY AVE
LYNN RADECK	2945-132-20-001	LOTS 1 + 2 BLK 4 DUNDEE PLACE	1405 OURAY AVE
DOLORES R. & CARMINE J. NUGENT	2945-132-20-002	LOTS 3 + 4 BLK 4 DUNDEE PLACE	1409 OURAY AVE
KEVIN A. BLACKWELL	2945-132-20-003	LOTS 5 + 6 BLK 4 DUNDEE PLACE	1417 OURAY AVE
BRENDA JEAN RUPPERT	2945-132-20-004	LOTS 7 + 8 BLK 4 DUNDEE PLACE	1425 OURAY AVE
MICHAEL E. GOLICK	2945-132-20-005	LOTS 9-10 + W2 OF LOT 11 BLK 4 DUNDEE PLACE	1437 OURAY AVE
DEBORAH VARGAS & DANNY A. DICKERSON	2945-132-20-006	E2 LOT 11 + ALL LOTS 12 + 13 BLK 4 DUNDEE PLACE	1445 OURAY AVE
KATHLEEN B. TAYLOR	2945-132-22-009	LOTS 31 + 32 BLK 6 DUNDEE PLACE	1202 GRAND AVE

RSM DP ADVENTURES, LLC	2945-132-22-010	LOTS 29 + 30 BLK 6 DUNDEE PLACE	1212 GRAND AVE
NORMA LEE BAKER	2945-132-22-011	LOTS 27 + 28 BLK 6 DUNDEE PLACE	1216 GRAND AVE
LAVERAL MERIE MERRIETT	2945-132-22-012	LOTS 25 + 26 BLK 6 DUNDEE PLACE	1232 GRAND AVE
KEVIN LEE ANDERSON	2945-132-22-013	LOTS 23 + 24 BLK 6 DUNDEE PLACE	1236 GRAND AVE
JEFF & JEWEL SEACREST	2945-132-22-014	LOTS 21 + 22 BLK 6 DUNDEE PLACE	1240 GRAND AVE
JACOB THADEN	2945-132-22-015	LOTS 19 + 20 BLK 6 DUNDEE PLACE	1250 GRAND AVE
MARY JANE METZ Joint Owner Name: MCEWEN REBECCA GRANTEE BENEFICIARY c/o MARY JANE METZ SANTAELLA SARAH GRANTEE BENEFICIARY c/o MARY JANE METZ	2945-132-22-016	LOTS 17 + 18 BLK 6 DUNDEE PLACE	1260 GRAND AVE
JEWEL LEE KEITH Joint Owner Name: APPLGATE RONALD OTIS GRANTEE BENEFICIARY c/o JEWEL LEE KEITH APPLGATE EDWARD JOSEPH GRANTEE BENEFICIARY c/o JEWELL LEE KEITH	2945-132-21-009	LOTS 31 + 32 BLK 5 DUNDEE PLACE	1302 GRAND AVE
MICHAEL V. & JOAN E. MESARCH	2945-132-21-010	LOTS 29 + 30 BLK 5 DUNDEE PLACE	1310 GRAND AVE
SUZANNE R.F. PORTER	2945-132-21-011	LOTS 27 + 28 BLK 5 DUNDEE PLACE	1320 GRAND AVE
WILLIAM W. WRIGHT	2945-132-21-012	LOTS 25 + 26 BLK 5 DUNDEE PLACE	1326 GRAND AVE
CONFIDENTIAL OWNER	2945-132-21-013	LOTS 23 + 24 BLK 5 DUNDEE PLACE	1334 GRAND AVE.
ROBIN L. SLATER	2945-132-21-014	LOTS 21 + 22 BLK 5 DUNDEE PLACE	1340 GRAND AVE
DAVID & MICHELE CHOKA	2945-132-21-015	LOTS 19 + 20 BLK 5 DUNDEE PLACE	1350 GRAND AVE
MAX MARTINEZ	2945-132-21-016	LOTS 17 + 18 BLK 5 DUNDEE PLACE	1360 GRAND AVE
DAVID L. & D. DEESE DANCY	2945-132-20-013	LOTS 25 + 26 BLK 4 DUNDEE PLACE	1402 GRAND AVE
CRAIG MUELOT	2945-132-20-012	LOTS 23 + 24 BLK 4 DUNDEE PLACE	1410 GRAND AVE
NICHOLAS S. BJORKLUND	2945-132-20-011	LOTS 21 + 22 BLK 4 DUNDEE PLACE	1420 GRAND AVE
BRUCE A. GAUTHIER	2945-132-20-010	LOTS 19 + 20 BLK 4 DUNDEE PLACE	1428 GRAND AVE
MICHAEL HOISINGTON	2945-132-20-009	LOTS 17 + 18 BLK 4 DUNDEE PLACE	1440 GRAND AVE
HEATHER & CODY C. NOSTRAND	2945-132-20-008	W2 LOT 15 + ALL LOT 16 BLK 4 DUNDEE PLACE	1444 GRAND AVE
LATASHA N. WELLS & STEVEN T. EDLING	2945-132-20-007	LOT 14 + E2 LOT 15 BLK 4 DUNDEE PLACE	1450 GRAND AVE
GREGORY A. & ELIZABETH A. BLACK	2945-132-11-001	LOT 1 + 2 BLK 3 DUNDEE PLACE	1405 CHIPETA AVE
SAMANTHA D. MCCLUSKEY	2945-132-11-002	LOTS 3 + 4 BLK 3 DUNDEE PLACE	1411 CHIPETA AVE
LAUREN H. BRANSTETTER	2945-132-11-003	LOTS 5 + 6 BLK 3 DUNDEE PLACE	1421 CHIPETA AVE
LOUIS E. & BONITA HALL	2945-132-11-004	LOTS 7 + 8 BLK 3 DUNDEE PLACE	1427 CHIPETA AVE
JOSH & HEATHER TOBIN	2945-132-11-005	LOTS 9 + 10 BLK 3 DUNDEE PLACE	1435 CHIPETA AVE
SCOTT A. VICKROY	2945-132-11-006	LOTS 11-12-13 BLK 3 DUNDEE PLACE	1455 CHIPETA AVE
SCHOOL DISTRICT 51	2945-132-06-001	ALL BLK 3 LINCOLN PARK ADD SEC 13 1S 1W	600 N. 14TH ST



Grand Junction City Council

Regular Session

Item #4.a.ii.

Meeting Date: May 2, 2018

Presented By: Scott D. Peterson, Senior Planner

Department: Community Development

Submitted By: Scott D. Peterson, Senior Planner

Information

SUBJECT:

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

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.

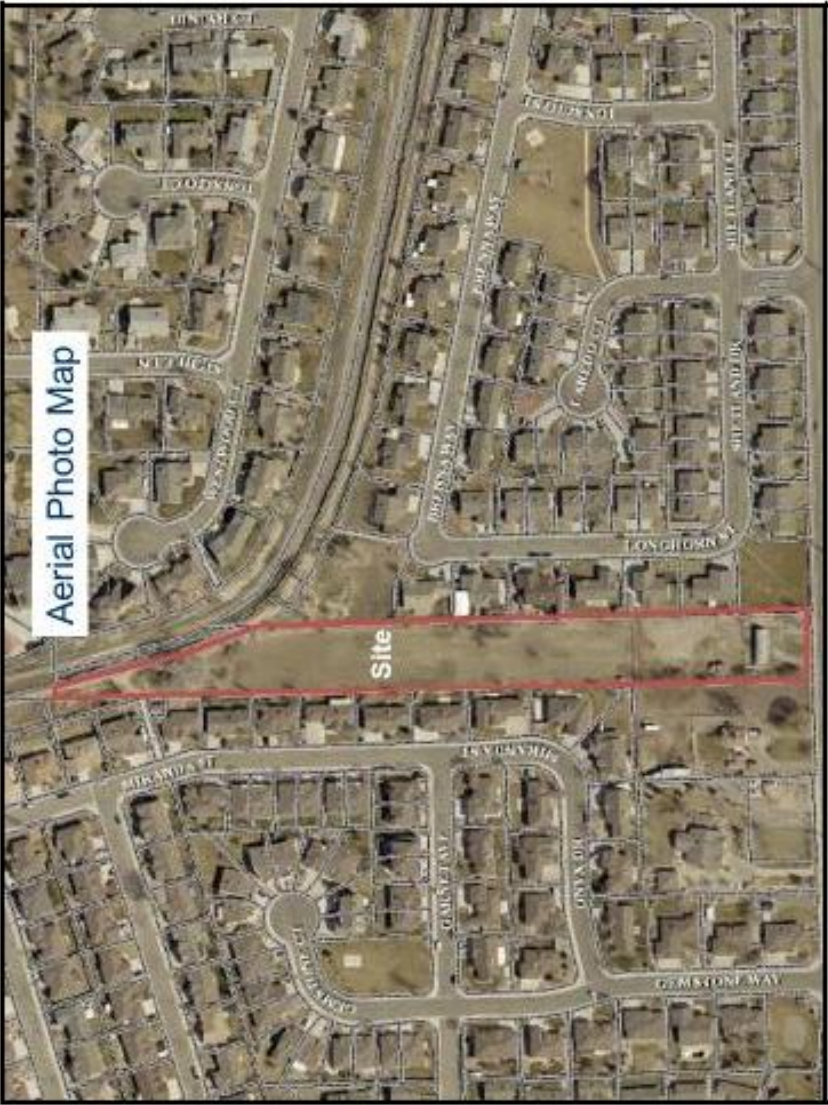
In order to maximize the open space provided, the Applicant has designed the detention facility to be underground so that the surface may be utilized as active open space without regard to if and when the detention basin is filled with stormwater. The Applicant notes that with these amenities they will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



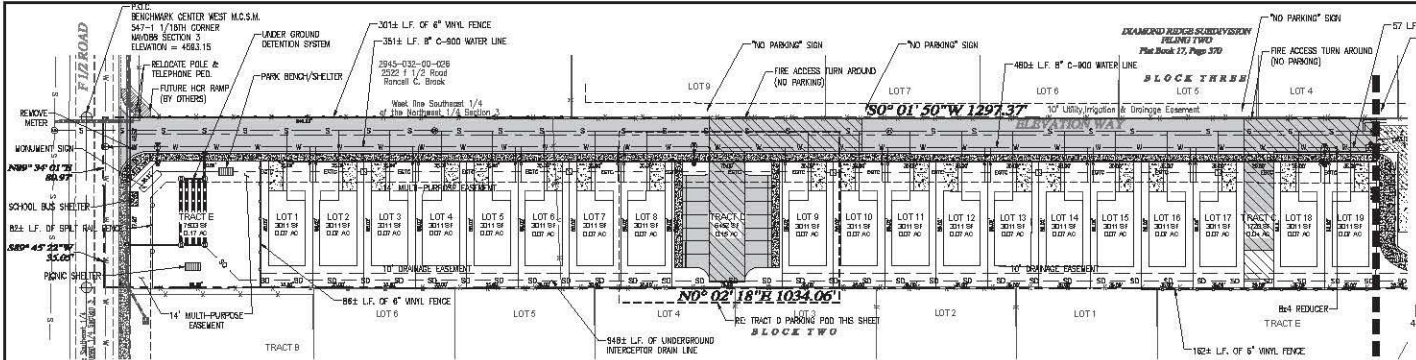
Aerial Photo Map



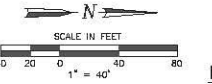
Comprehensive Plan Future Land Use Map







PROPOSED LAND USE TABLE				
USE	AREA	AC	% OF TOTAL	OWNER
SINGLE FAMILY LOTS (20 TOTAL)	66,242.56 S.F.	1.52	47.14%	PRIVATE
RIGHT-OF-WAY	25,688.83 S.F.	0.58	18.29%	PUBLIC
RIGHT-OF-WAY: 1/2 ROAD	2,128.38 S.F.	0.05	1.51%	PUBLIC
TRACT A - OAC RIGHT OF WAY	24,210.30 S.F.	0.55	17.23%	OAC
TRACT B - PEDESTRIAN TRAIL	8,581.08 S.F.	0.15	4.80%	H&A
TRACT C - FIRE ACCESS TURN AROUND	1,720.48 S.F.	0.04	1.22%	H&A
TRACT D - PARKING/FIRE ACCESS TURN AROUND	6,451.67 S.F.	0.15	4.56%	H&A
TRACT E - DETENTION POND/OPEN SPACE	7,560.47 S.F.	0.17	5.34%	H&A
TOTAL SITE AREA	140,534.09 S.F.	-	3.23 AC	



LEGEND

- 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 LINE "NO PARKING"
- EXISTING STORM PIPE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- EXISTING SENIOR LINE
- EXISTING SENIOR MANHOLE
- PROPOSED SENIOR LINE
- PROPOSED SENIOR MANHOLE
- EXISTING WATER PIPE
- EXISTING WATER METER
- PROPOSED WATER PIPE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER BLOW OFF
- PROPOSED 6" TEE
- PROPOSED 4" GAP
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING ELECTRICAL METER
- EXISTING TELEPHONE METER
- EXISTING IRRIGATION VALVE
- EXISTING GAS METER
- PROPOSED MAILBOX
- PROPOSED 6" VINYL FENCE
- PROPOSED SPLT RAIL FENCE
- PROPOSED CONCRETE DIRT UTILITIES
- PROPOSED TRANSFORMER

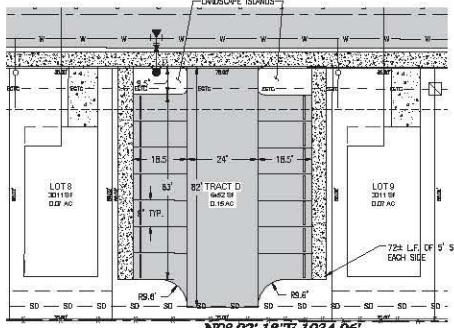
- NOTES:**
- THIS DRAWING REFERENCE AN IMPROVEMENT SURVEY PLAT COMPLETED BY D H SURVEYS INC. DATED JUNE 8, 2017
 - EXISTING USE - RESIDENTIAL
 - PROPOSED USE - RESIDENTIAL
 - PROPERTY ZONED = PD WITH RB DEFAULT ZONE DISTRICT
 - MINIMUM BUILDING SETBACKS: (PRINCIPAL/ACCESSORY) FRONT = 20'/25' REAR = 15'/5' SIDE = 5'/3'
 - MINIMUM LOT SIZE: 3000 SF
 - MINIMUM LOT WIDTH: 35'
 - MAXIMUM BUILDING HEIGHT: 30 FEET
 - PARKING: REQUIRED: 3.0 x 21 LOTS = 63, PROVIDED: 67
 - PROPERTY APPLICANT: CHOKOS PROPERTY, LLC 637 25 ROAD OPEN JUNCTION, CO 81005
 - PROPERTY AREA: 3.23 AC.
 - RESIDENTIAL LOTS: 20 (21 DWELLING UNITS)
 - THIS PLAN IS THE SOLE PROPERTY OF VORTEX ENGINEERING & ARCHITECTURE, INC. (V.E.A.) AND IS NOT TO BE UTILIZED WITHOUT WRITTEN CONSENT FROM V.E.A.

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

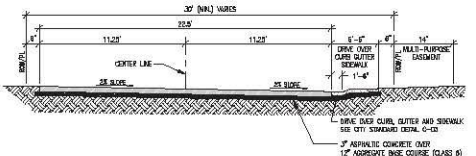
ON-SITE PARKING
 LOTS 1-19 PROVIDE 2 PARKING SPACES EACH (ONE IN GARAGE/ONE IN DRIVEWAY) = 38 SPACES
 TRACT D PROVIDES 4 PARKING SPACES = 4 SPACES
 TOTAL ON-SITE PARKING SPACES = 42

ON-STREET PARKING
 WITH DRIVEWAYS COUPLED OR PAVED 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
 58 ON-SITE PARKING SPACES WITH LOTS
 11 ON-STREET PARKING SPACES
 67 TOTAL PARKING SPACES PROVIDED



TRACT D PARKING POD
 SCALE: 1" = 20'



- FINISHMENT NOTES:**
- ALL CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PATHS AND OTHER CONCRETE WORK SHALL BE UNDERLAIN WITH AGGREGATE BASE COURSE (CLASS #) COMPACTED TO NO LESS THAN 8" MINIMUM DEPTH. SEE DETAILS FOR BASE TREATMENT. THE TOP 1" OF SUBGRADE UNDER THE AGGREGATE BASE COURSE SHALL BE COMPACTED TO NO LESS THAN 8% OF ACH D-100 MAXIMUM DENSITY. ALL FINISHED OR OVERLAP SIDEWALK MATERIAL SHALL BE RECEIVED AND REPAIRED WITH IDENTICAL MATERIAL.
 - THIS PARKING SECTION USE BASES UPON A PROPOSED DETENTION PAVEMENT PROVIDED BY CUSTOMER. DETENTION WEST, LLC. WRITTEN PERMIT BY 2022. ALL RECOMMENDATIONS AND SPECIFICATIONS PROVIDED IN THE SUPPLEMENTAL INSTRUMENTION SHALL BE REFERRED TO. DEVIATIONS FROM THE REPORT RECOMMENDATIONS AND SPECIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO IMPLEMENTATION.

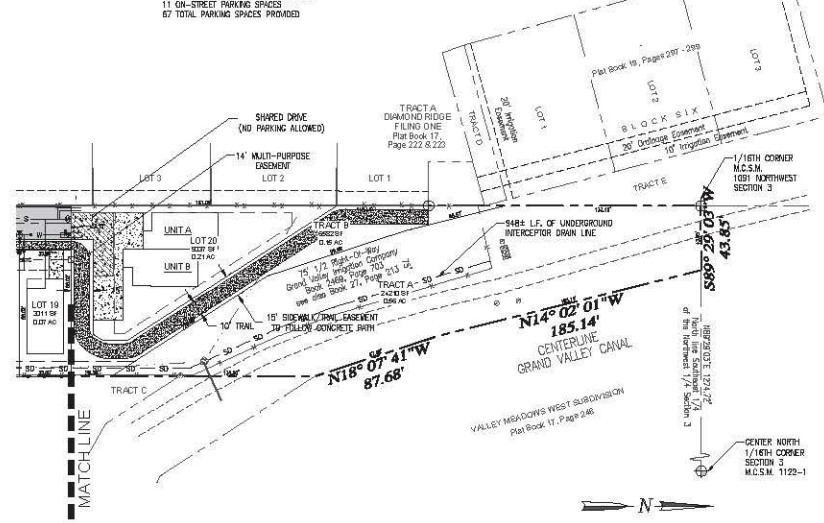
PROPOSED STREET SECTION
 N.T.S.

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 PROVIDERS INFORMATION		
UTILITY	PROVIDER	PHONE NUMBER
SEWER	CITY OF GRAND JUNCTION	970-243-1004
WATER	CITY OF GRAND JUNCTION	970-243-1004
WATER	GRAND VALLEY SERVICE DISTRICT	970-243-1004
WATER	GRAND VALLEY SERVICE DISTRICT	970-243-1004
WATER	GRAND VALLEY SERVICE DISTRICT	970-243-1004
WATER	GRAND VALLEY SERVICE DISTRICT	970-243-1004
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WATER	GRAND VALLEY SERVICE DISTRICT	970-243-1004
WATER	GRAND VALLEY SERVICE DISTRICT	970-243-1004
WATER	GRAND VALLEY SERVICE DISTRICT	970-243-1004



FOR REVIEW - NOT FOR CONSTRUCTION

Site Plan

Elevation 4591
 2524 F 12 Road
 Grand Junction, Colorado

PROJECT NO: F11-021
 DATE: 03/01/21
 SCALE: 1" = 40'
 DRAWN BY: K. HARRIS
 CHECKED BY: J. BROWN

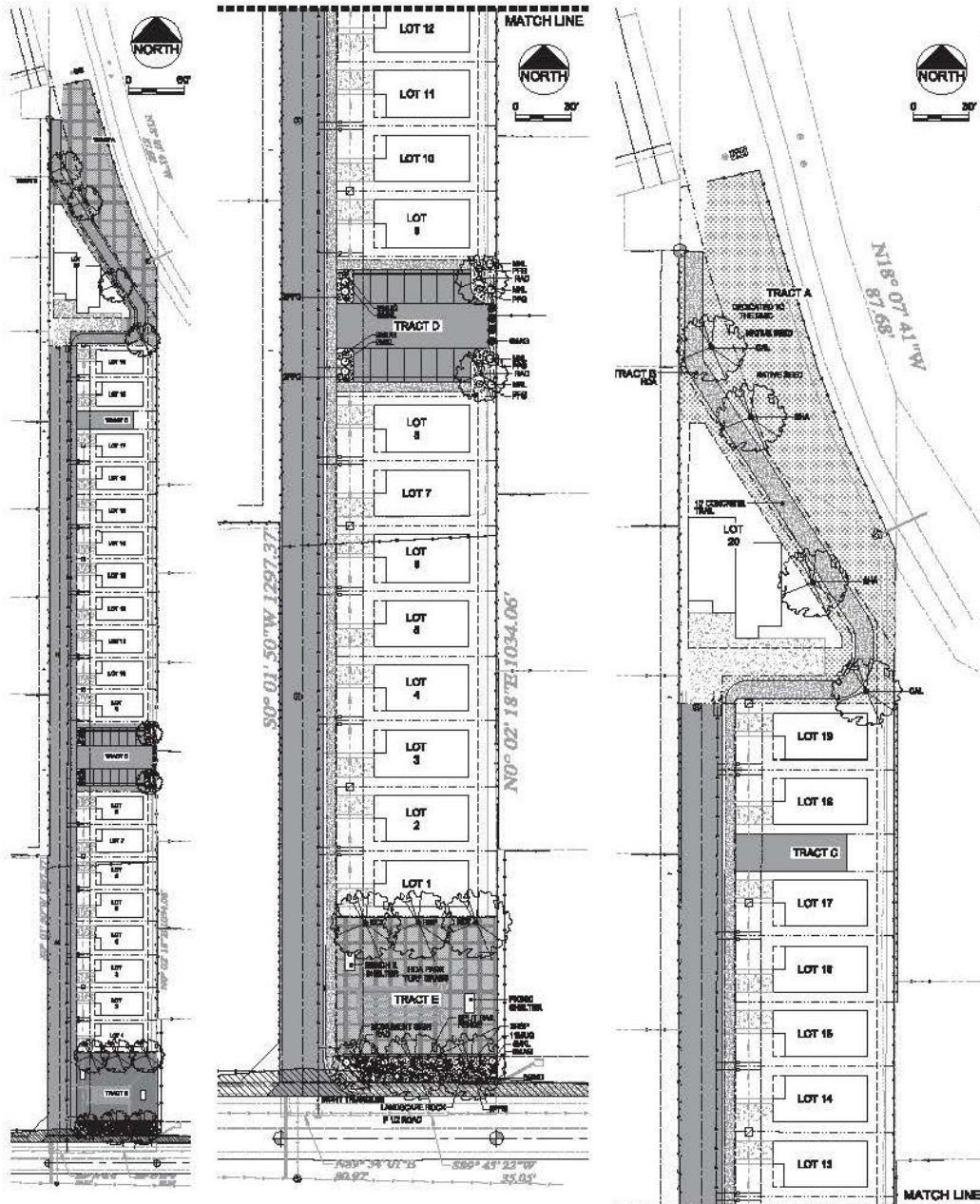
C1.0



James C. Atkinson
 PROFESSIONAL ENGINEER
 LICENSE NO. 10004
 COLORADO STATE BOARD OF ENGINEERS

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NO.	DATE	DESCRIPTION
1	11/17/21	ISSUED FOR PERMIT
2	12/07/21	ISSUED FOR PERMIT
3	01/11/22	ISSUED FOR PERMIT
4	01/11/22	ISSUED FOR PERMIT
5	01/11/22	ISSUED FOR PERMIT
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1 Key Plan
Scale: 1"=60'-0"

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

PLANT LIST

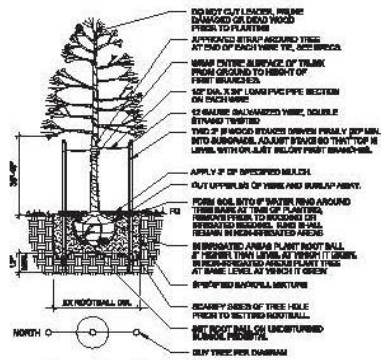
No.	Common Name / Botanical Name	Planting Spacing	Minimum Size
1	Western White Pine	12' x 12'	4" x 6" x 24" (12')
2	Western Yellow Pine	12' x 12'	4" x 6" x 24" (12')
3	Blue Spruce	12' x 12'	4" x 6" x 24" (12')
4	Colorado Blue Spruce	12' x 12'	4" x 6" x 24" (12')
5	Rocky Mountain Juniper	12' x 12'	4" x 6" x 24" (12')
6	Western Red Cedar	12' x 12'	4" x 6" x 24" (12')
7	Western White Pine	12' x 12'	4" x 6" x 24" (12')
8	Western White Pine	12' x 12'	4" x 6" x 24" (12')
9	Western White Pine	12' x 12'	4" x 6" x 24" (12')
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23	Western White Pine	12' x 12'	4" x 6" x 24" (12')
24	Western White Pine	12' x 12'	4" x 6" x 24" (12')
25	Western White Pine	12' x 12'	4" x 6" x 24" (12')

LANDSCAPE LEGEND

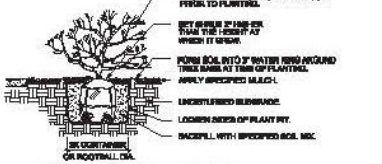
- DECIDUOUS TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- LANDSCAPE BOLLERS
- TURF GRASS
- NATIVE BIRD

LANDSCAPE AND IRRIGATION NOTES

- Planting areas are to be 18" of amended soil above landscape fabric. All plant material shall have a planting tag at the base of each plant with 18" of irrigation and tender detail over landscape fabric.
- An underground, pressurized irrigation system will be provided. All planting areas to be irrigated with an automatic drip system and half-inch wide polypropylene tubing. An overhead irrigation system shall be provided. The protection under the landscape fabric shall be to be 18" of amended soil.
- Planting shall be to be installed along the edge of the landscape and areas.
- All irrigation lines shall be installed 18" of planting and prior to planting.
- The landscape contractor shall install water samples and run water testing for the proposed planting areas. All soil conditions and field tests are recommended for the best planting results. An irrigation system shall be installed and tested by the third party contractor prior to planting.



3 Tree Planting Detail
SCALE: 1/8" = 1'-0"



4 Shrub Planting Detail
SCALE: 1/8" = 1'-0"

SOIL PREPARATION AND PLANTING SPECIFICATIONS

- 1.1 PREPARATION - GENERAL**
 - A. Lay out individual tree and shrub locations and areas for multiple plantings. Establish boundaries and outline areas to be amended to provide adequate soil for planting.
- 1.2 PREPARATION OF PLANTING SITES**
 - A. The landscape contractor shall install water samples and run water testing for the proposed planting areas. All soil conditions and field tests are recommended for the best planting results.
 - B. Any proposed planting shall also be tested for the three parts concerned (soil and water part).
 - C. Before planting, check layout of trees, shrubs, vines, etc. for any and all other obstructions (underground or above ground).
 - D. For all trees and shrubs, soil samples and water testing shall be done and results shall be reported to the contractor.
 - E. For planting trees and shrubs, soil samples and water testing shall be done and results shall be reported to the contractor.
- 1.3 PREPARATION OF PLANTING SITES**
 - A. Proposed planting and water to be done a depth equal to root ball, plus 18" above root ball, and 18" below root ball. The 18" of soil to be amended is to be 18" of amended soil.
 - B. Remove 18" of soil from the hole and replace with amended soil. Amend for each hole with 18" of amended soil and 18" of amended soil.
- 1.4 PREPARATION FOR TREES AND SHRUBS**
 - A. Amend soil, back, and branches with soil samples and with 18" of amended soil equal to root ball plus 18" above root ball, and 18" below root ball.
 - B. Amend soil, back, and branches with soil samples and with 18" of amended soil equal to root ball plus 18" above root ball, and 18" below root ball.
 - C. Amend soil, back, and branches with soil samples and with 18" of amended soil equal to root ball plus 18" above root ball, and 18" below root ball.
 - D. Amend soil, back, and branches with soil samples and with 18" of amended soil equal to root ball plus 18" above root ball, and 18" below root ball.
 - E. Amend soil, back, and branches with soil samples and with 18" of amended soil equal to root ball plus 18" above root ball, and 18" below root ball.
- 1.5 PLANTING TREES AND SHRUBS**
 - A. Do not backfill or backfill (B&B) back on top of compacted planting soil. Backfill soil on either side of root ball with top of soil or top of amended soil. Amend soil on either side of root ball with top of soil or top of amended soil.
 - B. Do not backfill or backfill (B&B) back on top of compacted planting soil. Backfill soil on either side of root ball with top of soil or top of amended soil.
 - C. Do not backfill or backfill (B&B) back on top of compacted planting soil. Backfill soil on either side of root ball with top of soil or top of amended soil.
 - D. Do not backfill or backfill (B&B) back on top of compacted planting soil. Backfill soil on either side of root ball with top of soil or top of amended soil.
 - E. Do not backfill or backfill (B&B) back on top of compacted planting soil. Backfill soil on either side of root ball with top of soil or top of amended soil.

LANDSCAPE REQUIREMENTS - RR

- 1.1** All trees 18" or more in diameter shall be planted with 18" of amended soil, plus 18" of amended soil.
- 1.2** All trees 18" or more in diameter shall be planted with 18" of amended soil, plus 18" of amended soil.
- 1.3** All trees 18" or more in diameter shall be planted with 18" of amended soil, plus 18" of amended soil.
- 1.4** All trees 18" or more in diameter shall be planted with 18" of amended soil, plus 18" of amended soil.
- 1.5** All trees 18" or more in diameter shall be planted with 18" of amended soil, plus 18" of amended soil.

VORTEX ENGINEERING, INC.
1000 Walnut Road, Suite 201
Golden, Colorado 80401
Phone: (303) 440-1000
Fax: (303) 440-1000
www.vortexeng.com

James C. Attkisson
PROFESSIONAL ENGINEER
LICENSE NO. 1000

MICHELL DOWD
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE NO. 1000

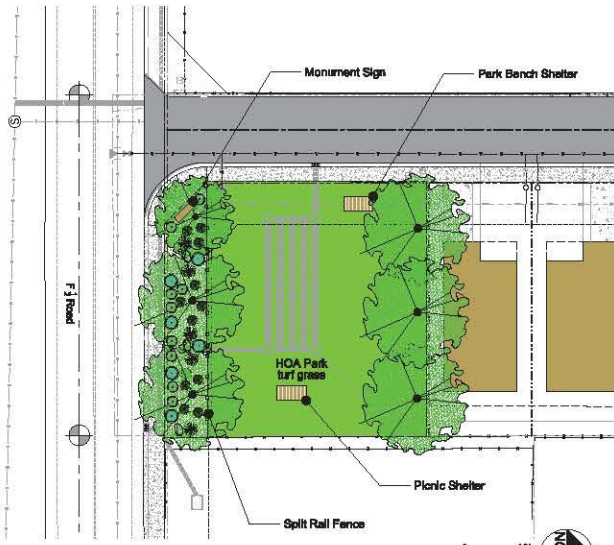
MRLA
METRO AREA LANDSCAPE ARCHITECTS
LANDSCAPE ARCHITECTS AND LEAD PLANNERS
368 S 4th Floor
Palmer, Colorado 81262 (970) 361-4346

CONTRACT NO. 151001

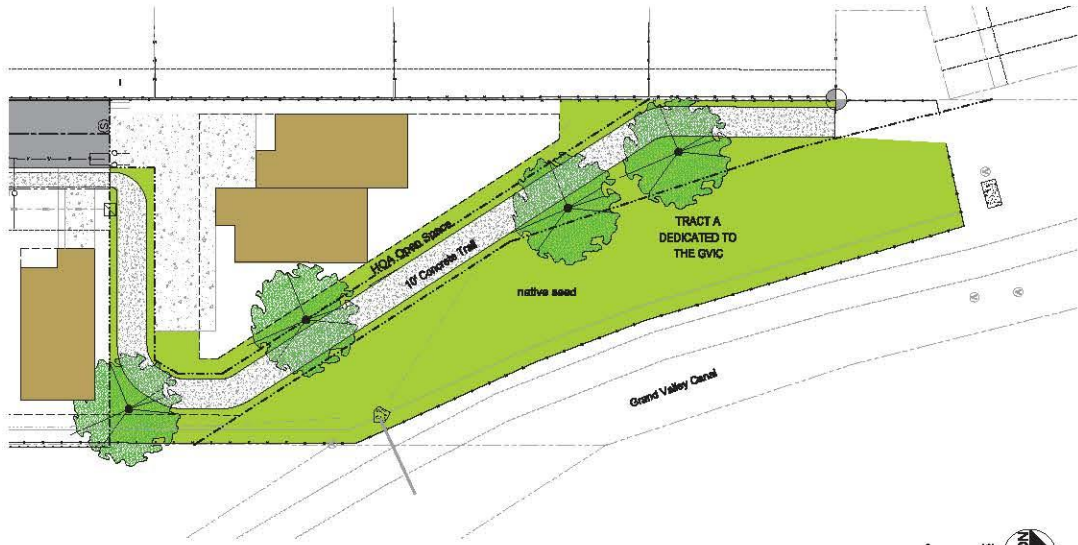
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LANDSCAPE PLAN
ELEVATION 4591
2221 F ROAD
Grand Junction, Colorado

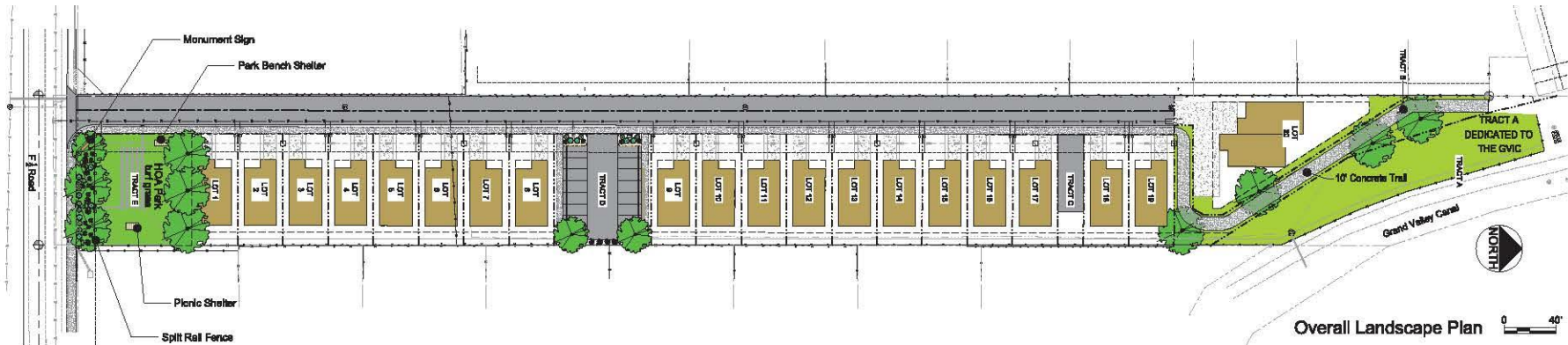
FORM NO. 1200
REV. 01/15/16
SCALE: 1"=1'-0"
SEE LANDSCAPE PLANNING



HOA Park Plan



HOA Open Space Plan



Overall Landscape Plan



James C. Atkinson
PROFESSIONAL ENGINEER
LICENSE NO. 1000

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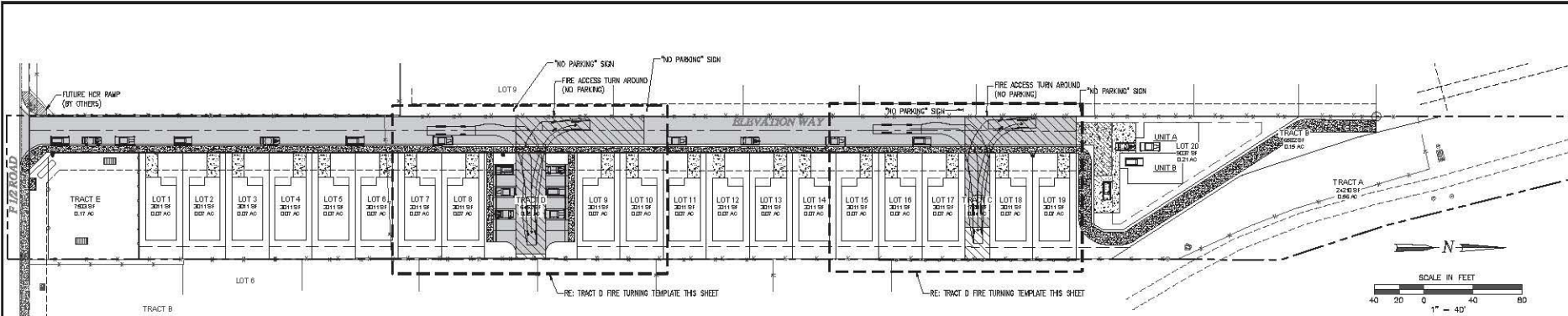
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LANDSCAPE PLAN
ELEVATION 4591
2524 F J ROAD
Grand Junction, Colorado

PROJECT NO: 17228
DATE: 01/14/14
SCALE: 1"=40'-0"





REQUIRED PARKING

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

ON-SITE PARKING

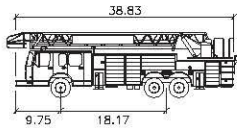
LOTS 1-10 PROVIDE 2 PARKING SPACES EACH
 (ONE IN GARAGE/ONE IN DRIVEWAY) = 38 SPACES
 TRACT D HAS 7 PARKING SPACES ON THE EAST AND WEST = 14 SPACES
 LOT 20 PROVIDES 4 PARKING SPACES = 4 SPACES
 TOTAL ON-SITE PARKING SPACES = 56

ON-STREET PARKING

WITH DRIVEWAYS COUPLED OR PARALLEL 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

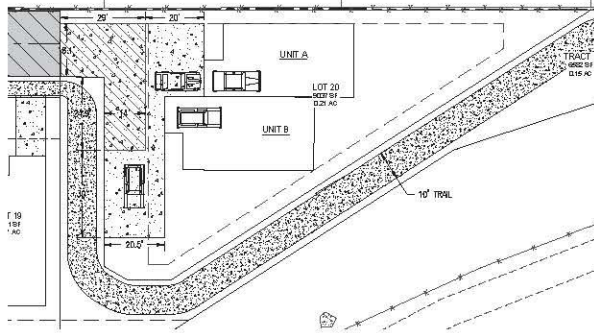
TOTAL PARKING PROVIDED

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

PARKING PLAN EXHIBIT



LOT 20 PARKING LAYOUT
 SCALE: 1" = 20'

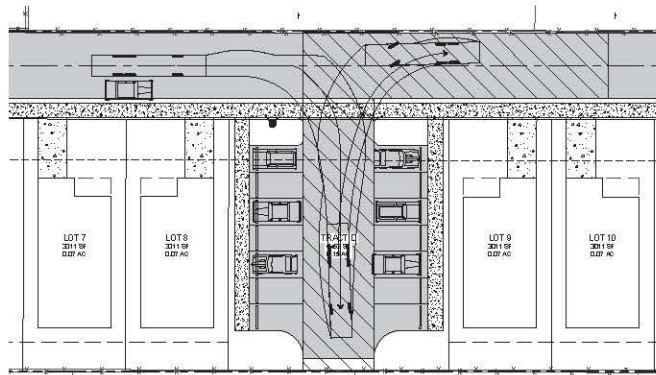
UTILITY PROVIDERS INFORMATION

UTILITY	PROVIDER	PHONE NUMBER
SEWER SERVICE	CITY OF GRAND JUNCTION	970-241-1560
SEWER	GRAND VALLEY SEWERAGE DISTRICT	970-242-3447
SEWERIC MISC.	USE YOUR OPERATIONAL ADDRESS	970-242-3449
WATER	GRAND VALLEY IRRIGATION	970-242-5792
ELECTRICITY	XCEL ENERGY	800-485-4868
NATURAL GAS	XCEL ENERGY	800-485-4868
TELEPHONE	COMCAST	800-485-4868
CABLE TELEVISION	COMCAST COMMUNICATIONS	877-255-1869

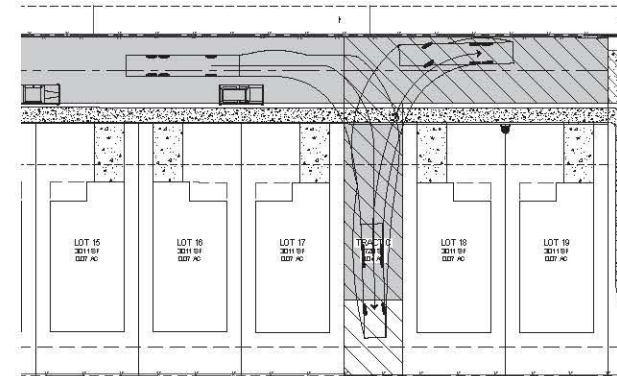
LOCATION OF UTILITIES SHOWN HEREON
 WAS PROVIDED BY OTHERS. CONTRACTOR R
 MUST VERIFY LOCATION OF ALL EXISTING
 UTILITIES PRIOR TO CONSTRUCTION.



811
 Know what's below.
 Call before you dig.
 Colorado 811
 1-800-922-1967
 co811.org



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



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

ACCEPTANCE NOTICE:
 THE CITY OF GRAND JUNCTION HEREBY CONSTITUTES AS FINAL COMPLIANCE WITH THE CITY OF GRAND JUNCTION FOR THE PLAN BEING SEALED, SIGNED AND DATED BY THE PROFESSIONAL ENGINEER. REVIEWER: THE CITY DOES NOT COMMIT TO APPROVAL OF THE PLAN DESIGN. THE CITY ENGINEER ACCEPTS NO ASSUMES ANY LIABILITY FOR ERRORS OF OMISSIONS, ERRORS WITHIN THE DESIGN OR CALCULATIONS, PERMITS OR THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER.
 CONSTRUCTION AND COMMENCEMENT WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY OF GRAND JUNCTION ENGINEER DATE



2204 FRANKLIN ROAD, SUITE 201
 GRAND JUNCTION, CO 81505
 PHONE: (970) 241-5551
 FAX: (970) 241-9120

James C. Atkinson
 PROFESSIONAL ENGINEER
 COLORADO 000000000000000000

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NO.	DATE	DESCRIPTION
1	11/20/11	ISSUED FOR PERMITS
2	11/20/11	ISSUED FOR PERMITS
3	11/20/11	ISSUED FOR PERMITS

FOR REVIEW - NOT FOR CONSTRUCTION

Parking and Auto Turn Exhibit
 Elevation 4591
 2924 F 1/2 Road
 Grand Junction, Colorado

PROJECT NO: F11-021
 SHEET: 05-00117
 SCALE: SEE PLAN
 CUBIC YARDS: 1584.83 (approx)
 --SHEET--
 C2.0



ELEVATION 4591 plan 1
840 s.f.
conceptual 1-a

chronos
builders







subdivision sign concept 1-a



FOLDOR PARK BENCH SHADE STRUCTURE - 3258 FLAT DECK



CANAM (CL 402) - 8' METAL PARK BENCH



FOLDOR PUMP SHADE STRUCTURE - 10902 LOW PITCH RECTANGULAR BRACKET, CHRYSEYH STYLE



CANAM (PT 402) - 8' METAL PICNIC TABLE

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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, 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

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

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 ½ Road



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



GRAND JUNCTION CO. 815
JUL 20 2017 PM 2 T

Vortex Engineering Inc
2354 Patterson Rd. #201
Grand Junction, CO. 81505



8150591472

Stevenson
2517 Opt Drive
GT CO. 81505

Scott Peterson

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
www.AspenSnowmassSIR.com



From: BONNIE [<mailto:bonniespacek@msn.com>]
Sent: Thursday, April 19, 2018 1:28 PM
To: Belinda White <belindaw@gjcity.org>
Subject: Concerns: proposed development at 2524 F 1/2 Rd.

Hello,

I am writing in regards to the proposed development on the property 2524 f 1/2 Rd. in Grand Junction. This property is a narrow strip of land between two existing neighborhoods.

I live in the Westwood Ranch neighborhood on the east side of this property. I am not against having houses built on this strip, but I do not favor this particular plan.

First, the amount of homes that the developer wants to build on this plot is entirely to dense for the space and definitely does not fit in well with the existing developments bordering it.

My second concern is the "type" of homes the developer plans to build. They are essentially two story homes (loft style) that will stand out like a sore thumb among all the other homes on this street of one story ranch homes.

I feel that the development should compliment the existing area .

Thank you for your attention to this matter

Bonnie Spacek

From: Debbie Roberts [<mailto:debrobe125@aol.com>]
Sent: Thursday, April 19, 2018 10:40 AM
To: Council <council@gjcity.org>
Subject: Proposed Development 2425 F 1/2 Road

To the Grand Junction City Council

I live in Diamond Ridge subdivision. My mother lives in Westwood Ranch. Neither of us can afford to move. We have put everything into the homes we have bought here because the neighborhoods are clean and safe.

I am so angry about the plans for the development of the three acres on F 1/2 Road. 21 units on three acres? 30 ft high???? Fire pits next to old wood fences???? I am flabbergasted that developers and City Planners have so little regard for the quality of life for existing homeowners. I understand the need for affordable housing in Grand Junction, but what has passed Planning is totally unacceptable to the owners of the two subdivisions impacted the most. Consideration **MUST** be given to those of us that already own here. **PLEASE** consider the surrounding neighborhoods.. the density per acre... the height of the units... please ensure that covenants are established for the care and maintenance of the proposed development that will safe guard our property values.

I am asking you to please take another look at this proposed development. There have been some excellent arguments and depictions of the impact on Face Book.... please look at the impact!

<https://www.facebook.com/groups/elevation4591>

there are also many comments on Next Door

https://nextdoor.com/news_feed/?post=79923248

Debbie Roberts
667 Gemstone Ct

04/20/2018

My wife and I moved into our house here in the Westwood Ranch Subdivision the first week of April 2001. The realtor first showed us the house around the middle to the end of February 2001, after which we put in an offer and ended up signing a contract to purchase the house. We had the house inspected which did not turn up anything major. The inspector never indicated anything about evidence of water in the crawl space or the fact the area had a high water table. Had we known that, or had we been looking in July rather than February, we probably would not have considered this property.

Once water got into the canal and people started watering, the water level came up in the crawl space. At one point we had four inches of water in our crawl space. Subsequently, after receiving pressure from the home owners and press, the developer came back and installed a French drain at the west end of Brenna Way and down Longhorn, which helped with the water problem, but still didn't fix it.

I, like many others in the subdivision had to install a sump pump in the crawl space to take care of the water problem. That has helped, but we still have the musty, mildew type odor in the middle bedroom.

Once the new subdivision gets put in to the west of us, and people start watering, it will just contribute to the water problems we have in Westwood Ranch.

I voiced my opinion at the Planning Board meeting a couple weeks ago along with several other people, but I don't think what we were saying was heard. In a rebuttal to the comments made, the engineer for the developer stated that the new houses would be on slabs with no crawl spaces so it shouldn't be a problem. I realize that, but it will contribute to the problems many of the rest of us are having.

All I'm asking is that the planning board and city council take a closer look at this. Come visit us in the subdivision and listen to us.

Thank you!

Respectfully submitted.



Patrick Hawkins
2531 Brenna Way
Grand Junction, CO.
970-773-8276
pat13394@gmail.com



Tuesday, April 24, 2018

Dear City Council Members:

Location, location, location. – **identical** houses can increase or decrease in value due to location.

What if these new proposed houses at (Elevation 4591 Project) 2524 F ½ Road were located there before the two communities (Westwood Ranch and Diamond Ridge) were built. Would these two communities be built as they currently are today? Of course not. No one would build their new home within 15 feet from two story houses that block their view, have 3 neighbors look down on their backyards and windows. Nor would they want a street that dead ends with limited parking for everyone next to their backyard. These are not **identical** houses!

Where is the concern for the continuation of similar neighborhoods and housing that all the surrounding neighborhoods have in common now? Gone with a quick passage of this proposed Elevation 4591 project by a 4 to 2 vote by the Planning Commission.

Are there better locations?

Yes. Go less than ¼ mile to the Chronos office building and surrounding area to see new houses that would be a better fit for this project or other open areas in the community without intruding upon an established neighborhood.

I attended the Planning Commission meeting on April 10. The presentation by the city planner and current owner and builder of the property was given to everyone. I looked at a room full of property owners that had their lives being changed for them over this proposed property of 19 mini houses and one two family complex. The City Planner, Scott Peterson, did not acknowledge the presence of this group in attendance. He only mentioned he had received a few letters of concern. Never did he give any cons for this project! These property owners had invested their trust in the previous owner that nothing of this magnitude would be erected on the property. They were now asking the Planning Commission to consider the magnitude of approving this project. The Planning commission followed the book and passed the measure 4 to 2, only because it was legally correct, not morally correct. Two members could see into the faces of these families of how this impacted them and had the courage to vote no on the measure. I applaud them! **I am asking you to do the same.**

Please help all the surrounding neighborhoods have a true sense that the type of community we have chosen to live in can continue without this project disrupting the type of current single family, low level houses. This Elevation 4591 Project is jamming tiny structures that will divide, disrupt, and jam onto 2.99 acres.

Please build similar housing that match the communities that surrounding the 2524 ½ Road location. Find another location that is a better fit for the Elevation 4591 Project! **Find a better solution.**

Jerry M. Green, 2521 Falls View Circle, Grand Junction, CO. 81505. 970 644-0397

From: John Mangold [<mailto:j.mangold@hotmail.com>]
Sent: Friday, April 20, 2018 11:33 AM
To: Belinda White <belindaw@gjcity.org>
Subject: Project 4591 2524 1/2 F Road

I live at 654B Longhorn in Grand Junction one block east of the proposed development at 2524 F 1/2 Road. The proposed development is not compatible with the surrounding neighborhoods and should be reworked. The proposed density will be vastly more crowded & busier than existing neighborhoods. The traffic coming onto F 1/2 from the proposed dead end road will create an unacceptable bottleneck. I also wonder about the safety issues of such a long dead end street serving so many people. The fact that it is allowed to be built does not mean it will be equipped for safety vehicles or easy exit for an emergency. Why would you allow the new building heights to be 13 feet higher than existing homes 15 feet away? This height which will be blocking out views could be avoided by just making the new buildings the height of the existing neighborhoods. This project may meet the zoning criteria but there is a human & decency side to this also.

Thank you,

John Mangold

Scott Peterson

From: Debbie Roberts <deprobe125@aol.com>
Sent: Sunday, April 22, 2018 4:27 PM
To: Chris Kennedy; Belinda White
Subject: Proposed Development 2524 F 1/2 RD

To the Grand Junction City Council Members

I am writing concerning the proposed development at 2524 F 1/2 RD. I am so upset that profits are being put ahead of the people that live in the two adjoining neighborhoods. I live in Diamond Ridge and my mother lives in Westwood Ranch. We have both sunk everything we own into buying out here. It is clean and safe. We are surrounded by families. The neighborhood is relatively quiet and crime free. Neither one of us can afford to move. She is 80 and I am 62. This was the last move for both of us. And we need someone to be on our side.

Grand Junction needs affordable housing. But putting 21 "micro" units in the middle of two well established family neighborhoods is not the answer! That plot of land is zoned for eight units. Nobody would complain about eight single level family homes. But 21 "micro" units? Tiny homes do not encourage families. Tiny homes encourage a transient population. A transient population is not invested in a neighborhood. I lived on Main Street before coming here and saw what a transient population does not a neighborhood. This is a family neighborhood with many elderly people. We need safety and security and have a real concern about the adverse impact this new subdivision will have on our quality of life and our property values. 30 feet high units? Fifteen feet from the neighbors fence? Fire pits as a selling point? Next to old wooden fences? All that conjures up is college kids and parties disturbing the peace. The only disruptions we have had in our neighborhood is from rentals to college kids that have no regard for the families living around them. Westwood Ranch will have absolutely no privacy. Have you seen the depiction a resident did of 30' foot home abutting his fence? I can only imagine what it would be like to be dwarfed by a practically solid wall of "micro" homes. How oppressive would it be?

I am not well versed in the Westwood Ranch drainage issues, but I know many of the crawl spaces already have water in them. I do know about drainage issues in my own neighborhood. My plot was poorly graded. My neighbors sit higher than I do and every bit of run off comes into my yard. During a particularly heavy rain storm two years ago, my house flooded. Several of the homes in my subdivision flooded. We had a recent flood from a broken sprinkler. Drainage is a real problem here. Because my neighbors sit higher than I do, I have no privacy. Their rear windows are high enough that I cannot see into their homes, but they look right into mine. So I have two options.... keep the curtains closed or put privacy film on my windows. I can't complain because I chose this house, but the residents of Westwood Ranch are not being given a choice. This new subdivision is being forced upon them.

Please, take a look at the impact of this new subdivision. I ask each of you to put yourself in the position of those homeowners in Westwood Ranch. How would you feel if this was being forced on you? If you can honestly say you wouldn't mind having this in your backyard, vote "yes" for rezoning. But if you wouldn't want this in your back yard, please consider those most impacted and vote "no" on the rezoning of this land. If the developer wants to build 21 micro homes, let him build them somewhere more suitable. If this land is to be developed, please make the developer blend this new

neighborhood with the old. and please ensure that plots will be properly graded so as to minimize the poor drainage in the area.

Thank you for your consideration.
Debra Roberts
667 Gemstone Ct

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 5th Street
Grand Junction, CO 81501-2668
Phone: (970) 256-4034
FAX: (970) 256-4031

July 27, 2001

FPP-1999-012

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 5th 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 black ink, appearing to read "Rick Dorris". The signature is written in a cursive, flowing style.

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

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COMMUNITY DEVELOPMENT
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Mr. Richard A. Dorris, P.E.
CITY OF GRAND JUNCTION
250 N. 5th 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 7th, 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 27th, 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

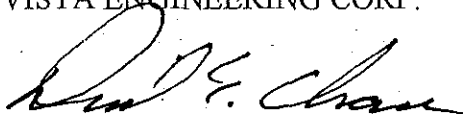
In understanding that there may be additional sources to the high groundwater, we realize that there also may be additional efforts that will require action. One of these was installing a subsurface drain beneath the street near the detention pond and providing an outlet to this drain in the pond area. 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 5th 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 1E, #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 ^{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 Doran and the City of Grand Junction.

Here are my observations about what needs to be done in Wetland 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. Backstop real should be put through out the subdivision, where the backstop meets the concrete curbs.

Our water problems have gotten worse since we put and toward 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. Doran if we as homeowners need to be satisfied. Your attention and recommendations are greatly appreciated.

Ron Thompson
August 17, 2001



City of Grand Junction
Public Works Department
250 North 5th 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.

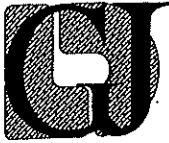
Sincerely,



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

Sonshine Construction

High ground water levels, Westwood Ranch Subdivision, Grand Junction, CO

September 26, 2001

Page 8

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.

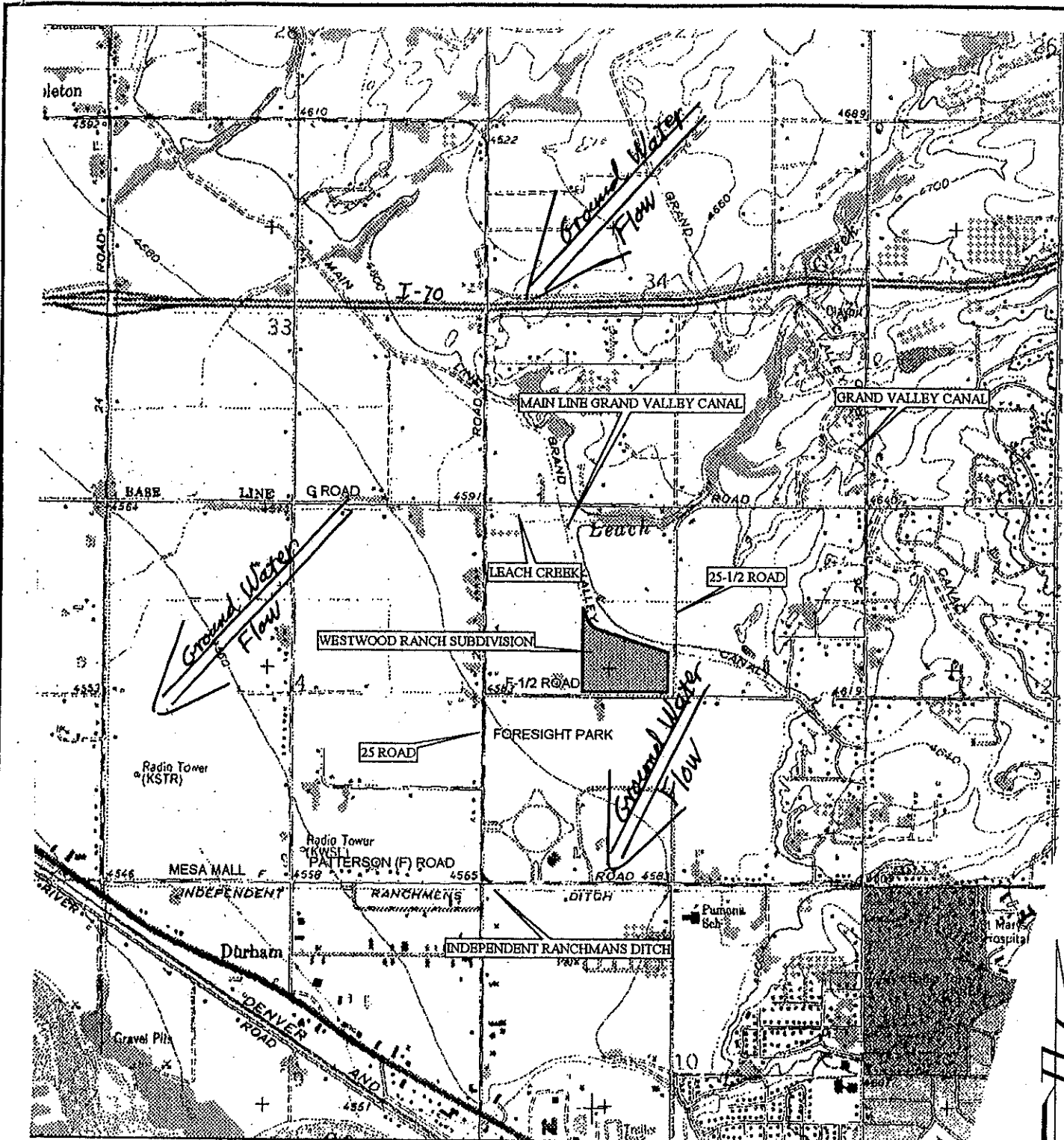
Respectfully Submitted,

GRAND JUNCTION
LINCOLN DeVORE, Inc.



by: Edward M. Morris PE
Principal Engineer

GJLD Job No.; 88866-GJ



SITE LOCATION DIAGRAM

SHALLOW GROUND WATER

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

SONSHINE CONSTRUCTION		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 5th Street
81501-4000
Phone: (970) 244-4000
FAX: (970) 244-4000

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.

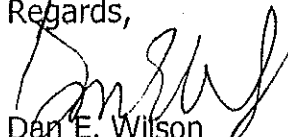
As you will recall when last we dealt with the water problems, Project Engineer Dave Donohue granted your request to "do what you thought would work." As was stated at the time, the City expressed doubt that your approach would solve the problem. At that time, you acknowledged that if your plan did not 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 5th 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

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 5th day of May 2008 and ordered published.

ADOPTED on second reading this 19th day of May 2008.

ATTEST:

/s/ Gregg Palmer

Gregg Palmer

President of the Council

/s/ Stephanie Tuin

Stephanie Tuin

City Clerk

GRAND JUNCTION PLANNING COMMISSION
April 10, 2018 MINUTES
6:00 p.m. to 7:47 p.m.

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

In attendance representing the City Planning Commission were; Christian Reece, Kathy Deppe, Brian Rusche, Andrew Teske, Steve Tolle, and George Gatseos.

In attendance, representing the Community Development Department–Tamra Allen, (Community Development Director) and Scott Peterson, (Senior Planner).

Also present was Jamie Beard (City Attorney).

Lydia Reynolds was present to record the minutes.

There were 39 citizens in attendance during the hearing.

***** CONSENT CALEDAR *****

1. Minutes of Previous Meetings

Action: Approve the minutes from the February 20th and February 27th, 2018 meetings.

Chairman Reece briefly explained the Consent Agenda and called for a motion to approve the Consent Agenda.

MOTION: (Commissioner Rusche) “I move to approve the Consent Agenda as presented.”

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

Chairman Reece explained there will be a written and video recording of the meeting. The order of the meeting will be as follows:

- 1) Examination of the application and a determination concerning the adequacy of notification.
- 2) Presentation, description and analysis of the application by the staff,
- 3) Opportunity for the applicant to present evidence and arguments concerning their position on the project
- 4) All other interested parties may then address the Commission, with comments limited to three minutes per speaker.

- 3) Correspondence received to date with the addition of 2 recent emails passed out at meeting.
- 4) Staff presentation dated April 10, 2018

Mr. Peterson began his presentation by stating that this is a request for an Outline Development Plan and Rezone to PD, Planned Development with a default zone of R-8 for the proposed Elevation 4591 residential subdivision. The applicant for these requests is the property owner, Chronos Property LLC.

Mr. Peterson displayed a PowerPoint slide of the area and stated that this is the Site Location Map of the area. The property is currently vacant, unplatted land located north of F ½ Road, between 25 and 25 ½ Roads. The property address is 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 next slide shown was an aerial photo map of the parcel and surrounding lots. A previous ODP 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.

Mr. Peterson explained that the property was annexed into the City in 2000. The 3.23-acre parcel is a challenging property to develop due to its long narrow design of approximately 120' wide by 1,300 feet in length. The site is bounded on the west by Diamond Ridge Subdivision, Filing 2 and on the east by Westwood Ranch, Filing Two. Valley Meadows Subdivision is directly to the north with Colonial Heights Subdivision to the northwest. Mr. Peterson stated that the only access to the applicant's property is from F ½ Road. The property is also bounded on the north by an existing irrigation canal which is operated by Grand Valley Irrigation Company.

Mr. Peterson noted that 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 often sit vacant because they were considered of insufficient size for development, property owners were unwilling to sell or work with developers, or because there were other more desirable or less costly sites for development. 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 next slide displayed was of the Comprehensive Plan Future Land Use Map. Mr. Peterson explained that the proposed PD zone with the R-8 default is consistent with the designation of Residential Medium, 4 to 8 du/ac. Across F ½ Road is a Commercial Industrial designation with a zoning of Industrial Office Park.

Mr. Peterson displayed the existing zoning map and explained that existing zoning

identifies the property as currently zoned PD with a lapsed plan. Adjacent zoning to the east and north is PD with PD also to the west along an R-5 designation. 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 through a high quality planned development. Mr. Peterson noted that existing residential densities for the Diamond Ridge subdivision to the West are around 4.5 du/acre and the Westwood Ranch Subdivision to the east are about 4.4 du/acre.

A slide listing the long-term community benefits was displayed and Mr. Peterson stated that 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. As defined by the Code, long-term benefits include, but are not limited to the following as identified on this slide;

1. *More effective infrastructure;*
2. *Reduced traffic demands;*
3. *A greater quality and quantity of public and/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.*

City Staff found that three of the seven long-term community benefits, are being met with this proposed development application. For example, regarding #3, 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 homeowner's 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.

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. 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.

Regarding benefit #5, Needed housing types and/or mix, Mr. Peterson explained that 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.

Mr. Peterson referred to benefit #6, Innovative Designs, and stated that 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.

Mr. Peterson displayed a slide of the proposed design of the picnic and school bus shelters along with picnic tables and benches that is proposed to installed with the HOA tract adjacent to F ½ Road.

The next slide Mr. Peterson displayed showed the dimensional standards for the R-8 zone district and the proposed ODP. The applicant is proposing to utilize the dimensional standards for the R-8 zone district with three (3) deviations as shown on the table.

Mr. Peterson explained that the Zoning and Development Code sets the purpose of a Planned Development 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 of the Code.

In this case, the only deviation from the required minimum standards R-8 zone district is the applicant's request to reduce the minimum lot width from 40 feet to 35 feet.

Mr. Peterson noted that the applicant proposes an increase above the minimum requirement the rear yard setback from 10 feet to 15 feet. The applicant also proposes to decrease the maximum building height from 40 feet to 30 feet and increase the lot area from 3,000 to 3,011.

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.

Mr. Peterson displayed the proposed Outline Development Plan and lot layout and noted that the Plan allows only single-family detached units on Lots 1-19 with one two-family attached dwelling proposed for Lot 20. The only public access available to this property is from F ½ 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.

Mr. Peterson stated that 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 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.

Mr. Peterson referred to the site plan displayed and explained that 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. Mr. Peterson added that the Applicant is proposing to develop the subdivision in a single phase.

Mr. Peterson's next slide illustrated the proposed Landscaping Plan. As identified, 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 south side 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.

The next slide was a color rendering of the landscaping plan 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.

Mr. Peterson stated that the Applicant has commissioned an architect to design 3 model homes that seek to meet the strong, local market demand for smaller housing and displayed a slide of the floor plans and front view of homes. Mr. Peterson noted that 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.”

Mr. Peterson stated that 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 review criteria:

- a) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies.*
- b) The rezoning criteria provided in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code.*
- c) The planned development requirements of Section 21.05.040 (f) of the Zoning and Development Code.*
- d) The applicable corridor guidelines and other overlay districts.*
- e) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.*
- f) Adequate circulation and access shall be provided to serve all development pods/areas to be developed.*
- g) Appropriate screening and buffering of adjacent property and uses shall be provided.*

- h) An appropriate range of density for the entire property or for each development pod/area to be developed.*
- i) An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed.*
- j) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.*

Also, according to the Zoning and Development Code Mr. Peterson explained that 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;
- 2. Mitigates adverse impacts on adjacent properties; and
- 3. Is consistent with the goals and policies of the Comprehensive Plan.

Staff recommends approval of the request for the Outline Development Plan and Rezone to PD (Planned Development) with a default zone of R-8 (Residential – 8 du/ac) finding that:

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, 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.

Therefore, Staff recommends approval of the request for a Planned Development Zone District and Outline Development Plan (ODP) for Elevation 4591.

Commissioner Questions for Staff

Chairman Reece asked why the parcel is listed as 2.99 acres on the agenda and the staff reports states it is 3.23 acres. Mr. Peterson explained that the 2.99-acre figure comes from the Mesa County Assessor's office and the 3.23 acres was the figure from the improvements survey. Mr. Peterson stated that it is due to the area near the canal and the discrepancy will be sorted out prior to final design.

Applicant Presentation

Lisa Cox, Vortex Engineering, stated that she is the owner's representative for the rezone request. Ms. Cox requested that her presentation be entered into the record. Ms. Cox displayed a site and zoning map and gave a brief overview of the existing zoning. Ms. Cox noted that due to the physical constraints of the property, it is a challenge to develop this property while meeting the goals and objectives of the Comprehensive Plan and the development standards of the Zoning and Development Code.

Ms. Cox gave a couple of examples of how the development meets the goals of the comprehensive plan and noted that they tried to meet or exceed those goals. Ms. Cox displayed a site plan and stated that the zoning is 4-8 units per acres and they are meeting the midpoint of that at 6.5 u/a. Ms. Cox stated that they are helping to meet the goal of the comprehensive plan in developing an infill site. This development will provide an opportunity for smaller housing types that are in demand in the community, but few builders are constructing.

Ms. Cox displayed a list of Community Benefits that included;

- 1) More effective infrastructure
More compact development makes delivery of services more effective and efficient by reducing miles driven by school busses, delivery truck, trash trucks etc. By avoiding sprawl, there is less infrastructure and maintenance costs.
- 2) A greater quality of public open space
The developer has elected to make the detention facility underground allowing for a better quality open space that can be utilized by residents and people in the area.
- 3) Needed housing types
The community has a diversity of populations that goes beyond large homes on large lots.
- 4) Innovative design
The applicant is offering a unique design with only one deviation needed from bulk standards.

Ms. Cox displayed a slide of the Planned Development features and noted that as a direct result of the neighborhood meeting, the rear yard setback was increased from 10 feet to 15 feet to increase the privacy of neighboring properties. In addition, the maximum building height was voluntarily decreased from 40 feet to 30 feet.

Ms. Cox stated that the minimum lot width set at 35 feet to accommodate smaller lots with smaller homes was the only deviation from bulk standards that was requested.

Ms. Cox added that another feature was the underground detention to allow for active open space with amenities and a school bus shelter for children.

The next slide Ms. Cox displayed was an inset of the site plan that highlighted lot #20

where there are 2 attached units, Tract A: GVID and Tract B: HOA. In addition, Ms. Cox pointed out that there are two areas for emergency and large vehicles to turnaround. One turnaround is located in the north end of the development and there is a parking pod for 14 vehicles along with a Fire Dept. turnaround located toward the middle of the development.

The next slide showed examples of shade shelters, a picnic table and a bench that will be added to the active open space. Trees, grass turf and fencing will be additional amenities. A school bus shelter will be added that faces F ½ Road.

Ms. Cox displayed an example of three model homes that were designed by a local architect for the builder. The homes will range from 800 square feet to 1,300 square feet and each home will have a one car garage and will be equipped with the smart home technology that will control thermostats, lighting, security, home audio system and garage doors.

Ms. Cox stated that at the time of closing, each lot will be landscaped with primarily xeric plant materials, an optional small amount of lawn or turf, split rail fencing in the front yard and a gas fire pit in the back patio. Ms. Cox showed floor plans of the three model of homes which all had two bedrooms and two bathrooms.

The next slide presented the alternative street design and Ms. Cox explained that originally the street was to be on the east side of the development, however staff requested it be changed to the west side to integrate with future development of a lot to the west. The access to this development is F ½ Rd. which is classified as a major collector. City staff has evaluated the capacity of F ½ Rd. and has determined it has the capacity to absorb the traffic generated from this development. Lots will be elevated to drain to the street, and then routed to the underground drainage facility and then on to a city facility.

The next slide illustrated where a car can park between two lots, in addition to the parking pod. Ms. Cox emphasized that parking will not be allowed on the west side of the street.

Ms. Cox displayed an aerial photo of the site that points to locations of amenities that are a mile to a mile and a half away that includes a shopping mall, Community Hospital, access to riverside trails, a City Market grocery, a bus transfer station, Western Colorado Community College, a movie theater, numerous schools, restaurants, and a regional park. This proximity to services can decrease the need for cross town trips.

Public Comment

Ronald Stoneburner, 653 Longhorn, stated that he has lived in the neighborhood since 2000. Mr. Stoneburner passed out a handout of the water issues his neighborhood has faced and said the applicant admits there is a water issue but only dedicated one paragraph in the report to address it. Mr. Stoneburner stated that most of the houses in his subdivision have sump pumps and some people have had 3 feet of water in their

homes.

Mr. Stoneburner stated that the real estate market claims they need small homes for retirees and people starting out. If that is the case, he asked why they don't build more of them on 25 Rd. if they are that popular. He did not want to see these homes in his neighborhood.

Mr. Stoneburner stated his neighborhood had previously fought against two story homes and they just want single story. Mr. Stoneburner stated that the new development will have a view of the Monument and the existing homes will lose theirs.

Ronald Scott Stoneburner, stated that he is in a trust for an existing property. Mr. Stoneburner stated that he served the City as a Police Sgt. for 21 years and he has seen a lot more organization than this process has gone through. Mr. Stoneburner expressed his disappointment with Chronos Builders for not showing up at the neighborhood meeting so they could see the impact the development has on the neighbors. Mr. Stoneburner suggested they should possibly have the street run down the middle and make carriage style houses. Mr. Stoneburner stated that he feels this development will bring down the property values in the two neighboring subdivisions. Mr. Stoneburner asked where the high water table study is. Mr. Stoneburner does not feel this subdivision is compatible and it is driven by greed.

Robert Ingelhart stated that he lives in nearby Colonial Heights. Mr. Ingelhart stated that he thinks it would be nice to have small trendy homes there and it would be an aesthetic improvement over the house and dirt lot that is there now.

Ross Barefoot, 2519 Onyx Dr. stated that he shares a back fence with this development. Mr. Barefoot expressed his disappointment that the presenter had 45 minutes to speak and they are given 3 minutes when they will have to live next to the project. Mr. Barefoot read a quote from the Comprehensive Plan that speaks to sustaining a quality of life and balancing the needs of the community. Mr. Barefoot stated that the density of this proposal is not in keeping with the surrounding densities. Mr. Barefoot remarked that two story homes, in close proximity, is not sustaining the quality of life.

Ray Campbell, 664 Miranda St. stated that he lives in the Diamond Ridge Subdivision and moved into the area about 1 ½ years ago and spends a lot of time in his backyard. Mr. Campbell pointed out that his entire backyard will be looking at the duplex. Mr. Campbell stated that there will be a 30-foot roofline 5 feet from his property line. Mr. Campbell stated that he had bought the home to retire in and now he will be moving again and believes he will take a loss as the property values will go down.

Jan Kimbrough Miller stated that she is a local realtor with ReMax 4000 and she has found, over the years, that people are concerned with change and don't understand the desire for smaller homes. Ms. Miller pointed to Copper Creek North and Heritage Heights and some units in Redlands Mesa where they don't look like housing they have

seen before. Ms. Miller stated that they sell like crazy, people want them and many professionals coming into town, such as those in the medical fields, are looking for this type of housing. Ms. Miller stated that most of the housing stock is stucco and stone on a .25-acre lot. Ms. Miller provided a packet of information to the Commission. Ms. Miller noted that at the Parade of Homes this year, there was a "tiny home" (680 sf) that sold for \$265,000 after being on the market for only 7 days. Mr. Miller stated that many people in the community don't understand that there is a market for smaller homes.

Pat Hawkins stated that he and his wife moved to the Westwood Ranch Subdivision in 2001. Mr. Hawkins stated that he has been on the HOA board for several years and his biggest concern is the water table. Mr. Hawkins stated the first year he lived there they had several inches of water in the crawl space. Mr. Hawkins stated a lot of work has been done since then, they have re-lined the canal, put in a French drain across his front lawn and down Longhorn. Mr. Hawkins stated that the improvements have elevated some of the problem but he still gets water in the crawl space. Mr. Hawkins stated that he, like many other neighbors have had to install sump pumps. Mr. Hawkins expressed concern that some new homeowners may choose to put in lawns and irrigated them even though the homes are going to be xeriscaped. He does not see the problem getting better, especially with 21 new homes.

Sharon Smallwood, 2520 F ½ Rd., stated that she and her husband just purchased their home in July and were not apprised of any water problems, but she did have 2 inches of standing water in her yard all summer prior to purchasing her home. Ms. Smallwood stated that she was not at the neighborhood meeting but she feels this is appalling and likened it to a trailer park going in. Ms. Smallwood stated that she understands the need for that type of housing and does not mind a little development there. Ms. Smallwood stated that she does not see the quality of people moving in there that would continue to sustain a nice neighborhood. Ms. Smallwood feels it will devalue their homes and thinks that they should do this in a bigger neighborhood with more room.

Sue Love stated that she lives on Longhorn and the development is directly behind her house. Ms. Love stated that there are a lot of water issues. Ms. Love stated that when she is in her backyard, there will be 4 houses with at least 8 dogs. Ms. Love wanted the street to be moved to the other side so they won't have this water problem.

Darren Hysey stated that he has had water in his crawl space and has had to install a sump pump. Mr. Hysey stated that his fence posts rotted and when he dug down he hit water about 3 feet down. Mr. Hysey noted that several years ago they put a pipe in the ground down the street and filled it with gravel and it had holes for the water to dissipate, however eventually it will fill with silt and become less effective. Mr. Hysey stated that years ago he had heard that the whole Western Ranch Subdivision should never have been built due to the water table.

John Webster stated that he just bought a house there but has not moved in yet. He bought the house because it is an established neighborhood and somewhat of a retirement area. He now feels it was a bad decision because of the water problem and

he will now have new neighbors. Mr. Webster feels the subdivision is driven by greed. Mr. Webster compared the subdivision to slot homes in Denver and stated they aren't selling there. Mr. Webster stated that the homes are not smart homes or high-tech. He said they can do the same with Wi-Fi, Bluetooth or plug into a 110. Mr. Webster stated that if they wanted to develop the land they could put in community gardens or a park.

John Mangold stated that he lives one house away from the development. He thinks there will be traffic problems and the density is too high.

Dick Beidelschies, Miranda Street stated that he has lived here 11 years and the Westwood Subdivision has a lot of water problems. He is not in favor of a 30-foot roof. Mr. Beidelschies stated that he knows what these houses are going to look like in 10 years and he knows what people are going to be in there.

Applicants Rebuttal

Robert Jones, Vortex Engineering, stated that he hears from the public comment that they have concerns with housing height, ground water and it's not compatible. Mr. Jones pointed out that they have single family residential proposed next to single family residential. Mr. Jones stated that the land designation in the Comprehensive Plan show the densities in this area as high as 8 du/acre. The original PD (Planned Development) had a default zone of R-8 as does this proposal.

Mr. Jones stated that the groundwater has been reviewed and discussed at length with the City Engineer. There was a geological review as well as a soils report done. There were also observation wells installed to monitor groundwater. Groundwater at the time was measured at 5.1 feet and 6.7 feet with seasonal fluctuations at higher levels. Mr. Jones stated that they are going into this project with eyes wide open with respect to groundwater. The developer fully anticipates that they will have to install rear yard French drain systems as well as the potential for French drain systems subterranean to the streets. Mr. Jones explained that they will not have crawl spaces as these homes will be slab on grade. Mr. Jones said he has personally met with several of the neighbors and has appreciated gathering information on the history of the water issue in the past. Mr. Jones pointed out that there had been issues with the canal and there has since been work done on that. Mr. Jones added that as part of the final plan stage, they will be completing an additional geotechnical report.

Mr. Jones stated that they have been working on this project since last summer just to get to this point. Mr. Jones stated there has been hundreds of hours dedicated to this project by the applicant. In addition, city staff have review and vetted the project. Mr. Jones explained they looked at street standards and worked on a design that would work with the challenging geometry of the site. Mr. Jones stated that not only would the surrounding subdivisions benefit, but the community as a whole would benefit from this development.

Questions for Applicant

Commissioner Rusche asked Mr. Jones if he was a licensed professional engineer. Mr.

Jones responded that he was. Commissioner Rusche asked if Mr. Jones if he is putting his name on these plans. Mr. Jones responded that he was.

Commissioner Deppe asked what the side yard setbacks were going to be. Mr. Jones responded that they will be 5 feet. Commissioner Deppe asked how emergency vehicles could manure in the pods if there are up to 14 cars parked there. Mr. Jones explained that they worked with the Fire Department regarding the alternative streets design process and the Fire Department requires 20-foot width for turn-arounds and the drive aisle width of the pod is 24 feet. They were required to use a program called auto-turn which does real life simulations of fire apparatus to ensure there is enough room for turnarounds. Mr. Jones pointed out that the second emergency turn-around to the north has enough room as well.

Chairman Reece asked what kind of buffering has been designed to shield the neighboring subdivisions. Mr. Jones stated that they have provided trees and greenspace where they could such as the parking pods, and they have agreed to provide fencing on the east side and west side where needed. They have increased the vegetative buffer requirements adjacent to F ½ Road. They have extended the trail and landscaping to the north as well. Mr. Jones stated that after the neighborhood meeting, they voluntarily increased the rear yard setbacks greater than the R-8 zone requires in an effort to mitigate that concern.

Chairman Reece asked if they will be involved in the process of setting up the HOA or work with the builder to potentially address the concerns such as homeowners taking out the xeriscape and putting in a lawn. Mr. Jones responded that they will be very involved with the final plan stage which is when the covenants are drafted and reviewed by city staff. Mr. Jones stated that he has completed numerous projects with this particular developer. Chairman Reece asked if they anticipate the HOA being as restrictive as preventing homeowners from putting in lawns. Mr. Jones stated that they have had discussions about limiting square footage of lawns. Mr. Jones pointed out that this builder is not only going to develop the subdivision, but build the homes and do the landscaping for every home.

Commissioner Rusche asked if the open space is open to the public. Mr. Jones explained that it was designed as a public space and it will not be limited as for example, there is a bus stop there and possibly a future stop for the Grand Valley Busses.

Questions for Staff

Chairman Reece asked what zoning designation this parcel has in the Comprehensive Plan. Mr. Peterson stated that the Future Land Use Map shows this area as Residential Medium which is 4-8 du/ac. Mr. Peterson stated that there are properties to the west are R-5 and R-8. Chairman Reece asked if an underlying zoning of R-8 is compatible with the surrounding area. Mr. Peterson responded that all the surrounding development has density ranging from R4-R8. Chairman Reece asked if the previous PD underlying zoning was R-8 with 10 homes proposed. Mr. Peterson stated that there was a proposal

for 12 homes in 2007, however that project never materialized due to the local downturn of the economy at that time. Mr. Peterson explained that the project had lapsed in 3 years as required by code, therefore a new PD can now be proposed.

Commissioner Tolle asked when the next report will be done regarding groundwater. Mr. Peterson explained that the Outline Development Plan is what has been submitted which is technically a preliminary plan or conceptual plan, therefore preliminary reports were submitted for review. Mr. Peterson explained that in the next step of the process they will get into more technical and detailed reports. If City Council approves the ODP and rezone, then a new submittal application for a final plan would be reviewed with final geotechnical and drainage reports and any other studies the staff would need in order to make a recommendation either for against the proposed development.

Commissioner Rusche asked if the architectural renderings included in the packet will be incorporated into the ODP. Mr. Peterson stated that they have proposed the three styles and if the housing types were to change, they would have to come back to the Planning Commission and City Council for review.

Commissioner Discussion

Commissioner Deppe stated that she struggles with the concept of this development marketing to baby boomers and millennials. Commissioner Deppe stated that she is part of the baby boomers and lives in a two story and can't wait to live on a single level. Commissioner Deppe stated that as a realtor, she often hears from baby boomers that they don't want stairs. She does not see the marketing of the two-story homes a good fit for baby boomers.

Commissioner Rusche pointed out that 24 units would be allowed and 21 are proposed. In addition, the required minimum setback is 5 feet and they propose 15 feet. The height limit for all residential zoning is 40 feet and they propose 30 feet. The minimum lot width is 30 feet and they are proposing 45 feet. Commissioner Rusche stated that the minimum density for R-8 would require at least 16 units for this property, the previous Planned Development proposal predated that standard and was a significantly lower development. Commissioner Rusche pointed out that they are providing amenities that have a public benefit including a shelter, bench which is consistent with parks in the neighboring subdivisions. The minimum parking requirement is 2 spaces per unit and they are proposing 22 more spaces than required. Lastly there are two fire department turnarounds being provided. Commissioner Rusche stated that it meets all the codes, policies of the ODP and he will be supporting this proposal.

Commissioner Gatseos stated that in looking at the entire proposal and the ODP, it fits in with the Land Use Code. Commissioner Gatseos stated the developer has taken steps to mitigate issues. His only concern would be the duplex on lot 20, but with the additional setbacks in two areas which is about 90 percent of the property it appears to have been mitigated. Commissioner Gatseos stated that he believes the change in housing and architecture fits the property and benefits the City and community as a whole. Commissioner Gatseos stated that he would be supporting the project.

Commissioner Tolle stated that he agrees that it fits all the standards, but the water issue will not go away. Commissioner Tolle stated that he is not going to support the proposal because it may add to the water issues.

MOTION: (Commissioner Rusche) “Madam Chairman, on the 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 homes and one two-family attached dwelling for a total of 21 dwelling units located on 20 lots, file number PLD-2017-435, I move that the Planning Commission forward a recommendation of approval to City with the findings of fact listed in the staff report.”

Commissioner Gatseos seconded the motion. A vote was called and the motion passed by a vote of 4-2.

4. Other Business

None

5. Adjournment

The meeting was adjourned at 7:52

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 #5.a.

Meeting Date: May 2, 2018

Presented By: Ken Watkins, Fire Chief

Department: Fire

Submitted By: Ken Watkins

Information

SUBJECT:

Resolution to Ban the Sale or Trade of Fireworks

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

Pursuant to the Grand Junction Municipal Code, the Fire Chief has authority to declare by emergency order any temporary restriction on fire, burning or other activities that endanger the health, safety and welfare of the residents of the City. Typically, this order is in response to an emergency condition; however, because of the pervasive drought conditions and the declaration of Stage I Fire Restrictions it is the recommendation of the City Manager and the Fire Chief that City Council enact a resolution imposing a ban on the sale, exchange, barter or trade of or in fireworks and issuance of temporary permits for the same in the City of Grand Junction. This resolution to be effective upon Council adoption and continuing until restrictions are lifted by order of the Fire Chief.

BACKGROUND OR DETAILED INFORMATION:

The Mesa County Sheriff, Fire Chiefs representing municipalities and fire protection districts of Mesa County, and representatives from the Bureau of Land Management met on April 25, 2018 to discuss current and predicted wildland fire potential and the consideration of fire restrictions. The decision was made to enact Stage I Fire Restrictions effective Friday, May 4, 2018. This restriction applies to all of Mesa County with the exception of federal land managed by the Bureau of Land

Management, the United States Forest Service and the National Park Service.

In 2012 and 2013, Colorado saw the most destructive wildfires in the state's history. The severe to extreme drought conditions Mesa County is currently experiencing are worse than the drought conditions during 2012. The National Interagency Fire Center is predicting significant wildland fire potential for the region to be above average for the first time since 2012. Already the community has experienced two destructive urban interface fires with the 12 acre Rosevale Fire and the 220 acre Skipper Island Fire. Both fires spread rapidly with dry brush and strong winds fueling the fire. Thousands experienced power outages and property and vehicles were lost during these fires.

Fire restrictions are not uncommon in western Colorado but this year due to the extreme fire danger and ongoing drought, the decision to impose fire restrictions is much earlier than in previous years. All indications are that fire conditions are going to get worse throughout the summer so early notification of restrictions is important to ensure everyone has ample opportunity to understand these fire restrictions and adjust their plans accordingly. This consideration also applies to vendors and sellers of fireworks and consumers that purchase fireworks.

The use of fireworks is not allowed under Stage 1 Fire Restrictions (and never allowed on federal lands) prompting the recommendation for this resolution. Many times past restrictions have been enacted shortly before the July 4th holiday, posing significant confusion to consumers purchasing fireworks, vendors selling these products and difficulty enforcing the restrictions. Early adoption of this resolution will provide clarity to those that sell or plan to use fireworks and most importantly safety to the community.

FISCAL IMPACT:

Adoption of this resolution will impact City revenue in an estimated sales tax loss of \$2,600.00 on fireworks sales and a loss of \$2,675.00 on permit revenue paid by fireworks vendors for temporary use and firework sales permits.

SUGGESTED MOTION:

I move to (adopt or deny) Resolution No. 27-18 imposing a ban on the sale, exchange, barter or trade of or in fireworks and issuance of temporary permits for the same in the City of Grand Junction.

Attachments

1. Resolution Banning Sale of Fireworks 2018

Resolution No. -18

A RESOLUTION IMPOSING A BAN ON THE SALE, EXCHANGE, BARTER OR TRADE OF OR IN FIREWORKS AND ISSUANCE OF TEMPORARY PERMITS FOR THE SAME IN THE CITY OF GRAND JUNCTION

Recitals:

A Stage 1 Fire restriction has been implemented in Mesa County effective 12:01 AM on May 4, 2018. Factors considered in implementing the restrictions are the moisture content of vegetation, weather outlooks and human risk factors. All personal firework use is prohibited as a part of the restrictions.

Pursuant to GJMC Section 15.44.040(e), amended Section 307.1(e) of Chapter Three of the 2012 International Fire Code ("Fire Code") duly adopted in the City, the Fire Chief has authority to declare by emergency order any temporary restriction on fire, burning or other activity(ies) that endanger the health, safety and welfare of the residents of the City. Typically, such order is in response to an emergency condition; however, because of the pervasive drought conditions and the declaration of Stage I fire restrictions, the City Council, by and with the recommendation of the City Manager and the Fire Chief, is with this resolution imposing a ban on the sale, exchange, barter or trade of or in fireworks and issuance of temporary permits for the same in the City of Grand Junction beginning May 2, 2018 and continuing until the restriction(s) is(are) lifted by order of the Fire Chief.

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

The City Council finds and directs that the Fire Chief and the City Manager shall liberally construe the foregoing provisions for and in the interest of protecting the public, which construction may include but not necessarily be limited to denying pending permits and/or declining any permit application(s) pertaining to sale, use, trade, barter, exchange or display.

Furthermore, the City Council finds and hereby determines that such direction is and will be protective of the general health, safety and welfare of the community.

Violators are subject to penalties as provided by law.

PASSED AND ADOPTED this _____ day of May 2018.

J. Merrick Taggart
President of City Council

ATTEST:

Wanda Winkelmann
City Clerk

CITY COUNCIL MEETING CITIZEN PRESENTATION		Date 05/02/18
Citizen's Name	Richard Swingle	
Subject	Bunoban 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!

CITY COUNCIL MEETING CITIZEN PRESENTATION		Date
Citizen's Name	Duce Pennington	
Subject	Ed Cass - Vets Art Center	
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!

MORE ROOM MORE VETS

WE ARE EXPANDING

**An extra 4000 sq ft
Right Next Door**

IMPROVEMENTS

**More Room
More Space
More Veterans**

YOU CAN HELP

DONATE ONLINE

www.operationrevamp.us

MAIL A CHECK

Operation Revamp

307 S 12th St

Grand Junction CO 81501

IN PERSON

Drop in and see us

**At the Veterans Art Center
on the Corner of 12th and Ute**

BENEFITING

**Local Veterans and Families
of Veterans with free art and
music programs and
services, studios and
workshops.
Helping Veterans Heal**

**OH WHAT THE
HECK**

**I want my name on the
building so I will phone you
at 970-462-3126 and make
an appointment to help
make this happen.**

SUNDAY, APRIL 1, 2018 - AFTER CHURCH

EASTER POTLUCK & EGG HUNT

Hawthorne Park - Grand Junction, CO

RE Team

Meetings

Join the team! We meet the first Tuesday of the month at 10:00 am.

Upcoming meetings:

April 3
May 1



Childcare Provider Needed

We are still seeking a childcare provider, someone 16 or older.

Please inquire with Shari at 257-0772 or dre@grandvalleyuu.org

10-12 OWL

(Our Whole Lives)
David J. Miller

Look for a 10-12 Our Whole Lives class in May or June 2018! Contact David Miller at davidmiller@gmail.com for more information.



Mountain Desert District Youth

Conference (Con) Dates for 2018

We are blessed to live in a UU district with strong youth programs and great advisors! Shari will help the families with registrations, carpooling, and some scholarship money. The youth will do a fundraiser this year to help cover Con/Summer Camp costs.

April 6-7-8 Bridging Con at Los Alamos NM- Register now! Los Alamos UU Church. Los Alamos, NM.

Quest / Spirit Quest Camp at La Forest

July 1-7, 2018 in Colorado Springs, CO
<https://www.uua.org/pacific-western/youth-ministries/events/quest-camp>

Breakfast Playground Meeting

Sunday **April 15th at 9am**. Join us as we continue the process of manifesting a play area for our kids.

Summer Day Camp

Mark your calendar! Summer Day Camp will be July 9-13. We are planning an Earth and Sky theme, with family star watching at the end of the week. This Camp is for kids entering Kindergarten to 5th grade in the fall. Contact Shari for more info.

City of Grand Junction City Council Meeting May 2, 2018

Broadband Update

Prepared by: Richard Swingle

05/02/18 Broadband Update

SB 05-152 override passed on April 7, 2015 – history

- Fall 2015 – Contracted with NEO Fiber for broadband planning
- Spring 2016 – Issued an RFP and met with all proposers
- Summer 2016 – council further refined their goals
- Summer 2016 – Re-interviewed viable candidates and received updated proposals
- Fall 2016 – City Council directed staff to complete milestone 1 with Sifi/Nokia

05/02/18 Broadband Update

SB 05-152 override – history (continued)

- 2016/2017 – Think Agency conducted independent market demand study
- February 6-8, 2017 – council review of SiFi business model
- February 13, 2017 – Presentation by Internet service providers
- February 27, 2017 – Further Council discussion and presentations by established municipal network representatives
- March 1, 2017 – Discussion on proceeding to Milestone 2 with SiFi
- April 2017 - Work with SiFi is abandoned

05/02/18 Broadband Update

SB 05-152 override – history (continued)

- May 15, 2017 – Broadband workshop
- Summer 2017 – private meetings with incumbents held with City Council members and staff
- September 5, 2017 – Proposal for Broadband Capital Fund - incumbents with up to \$10,000 per project repayable within 36 months with a 50% profit sharing

05/02/18 Broadband Update - Continued

SB 05-152 override – history (continued)

- December 2017 – Broadband Capital Funding of \$100,000 approved for 2018
- As of April 30, 2018 not a single application for the Broadband Capital Funding has been received or approved
- It has been 1,120 days since April 7, 2015

- Time to consider a Plan B?

Elevation 4591

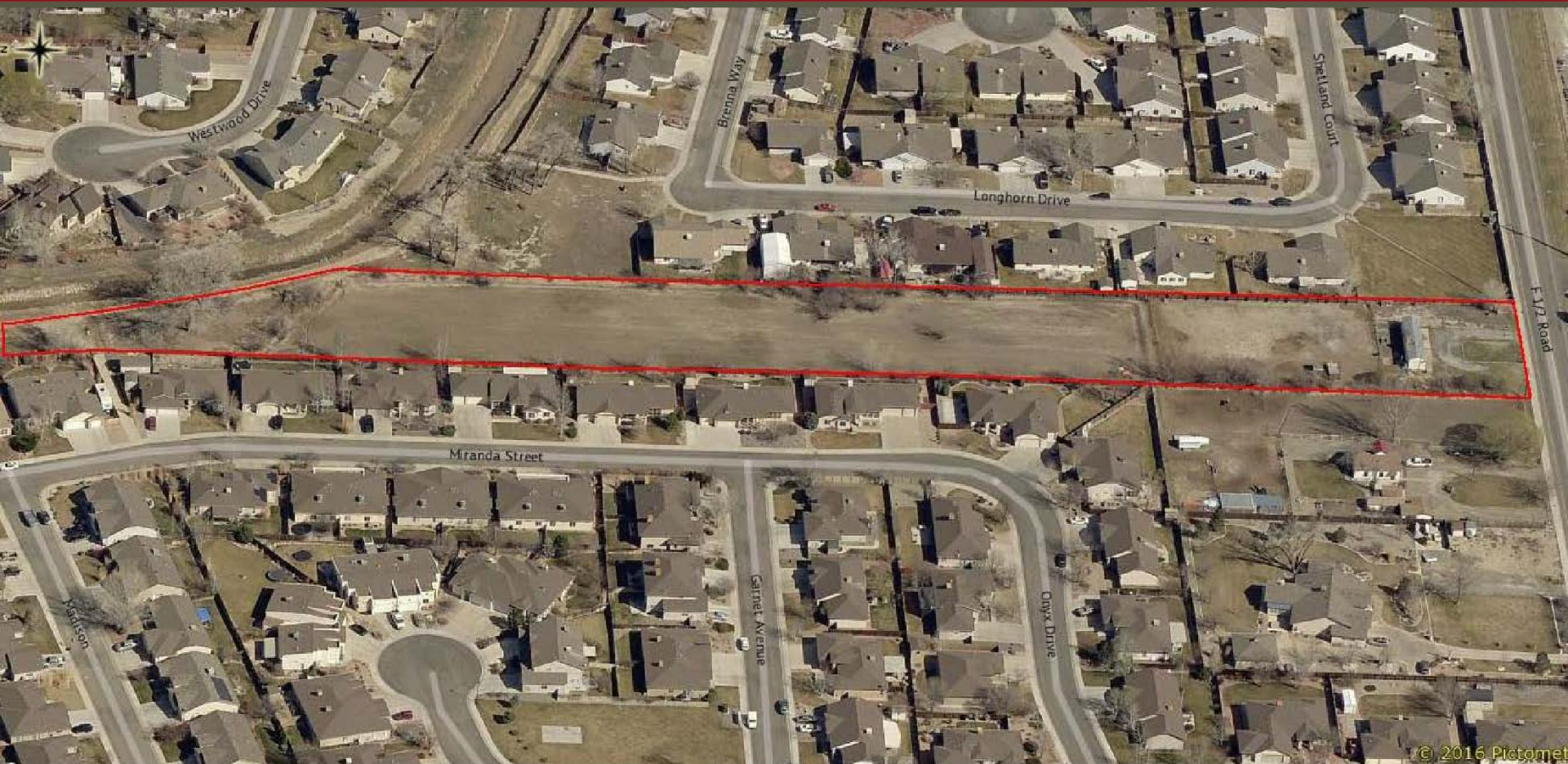
Rezone to PD with R8 default zone/ODP

Project #PLD-2017- 435

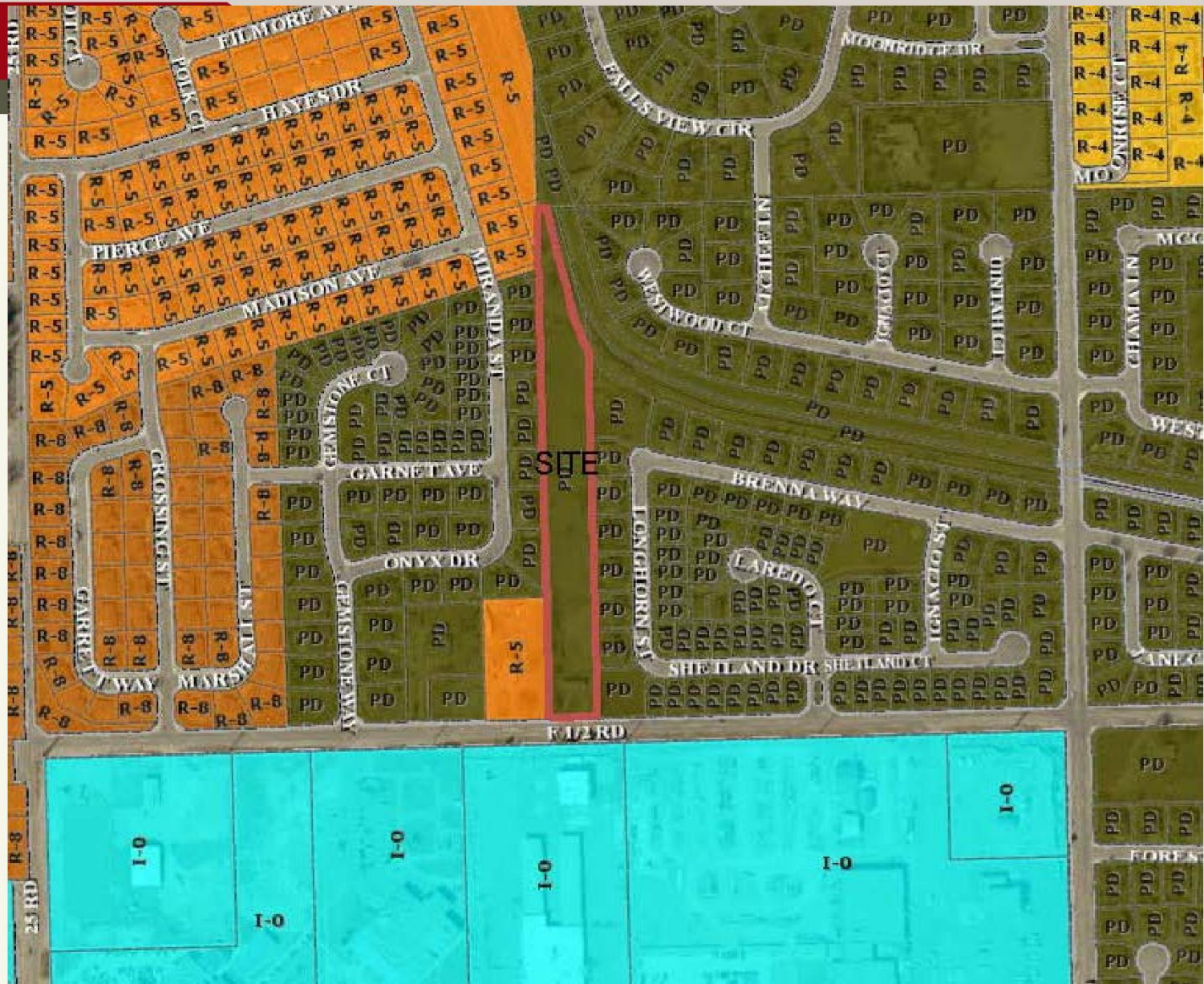
Grand Junction City Council

May 2, 2018 – 6:00 PM

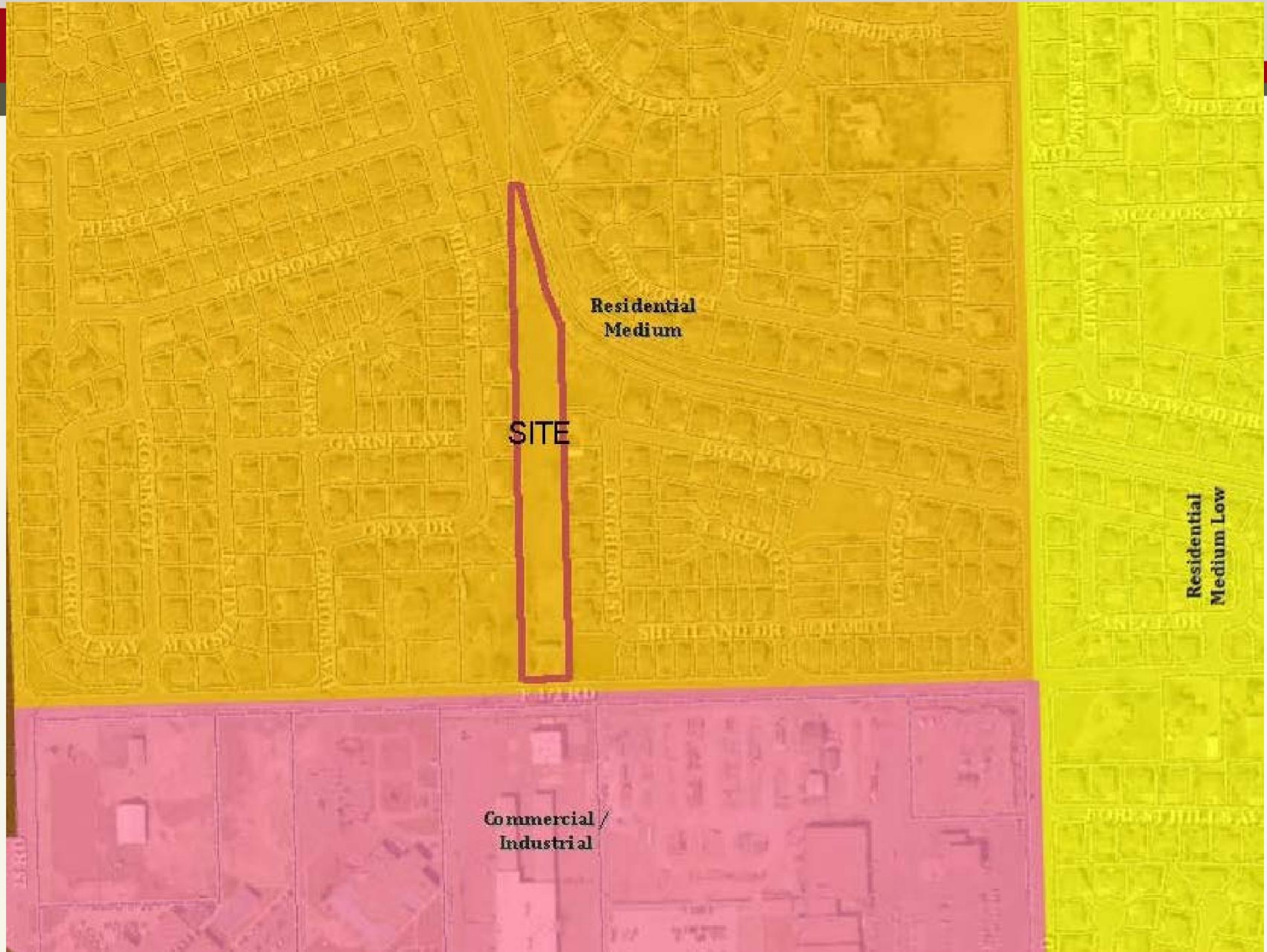
Site Location – 2524 F $\frac{1}{2}$ Road



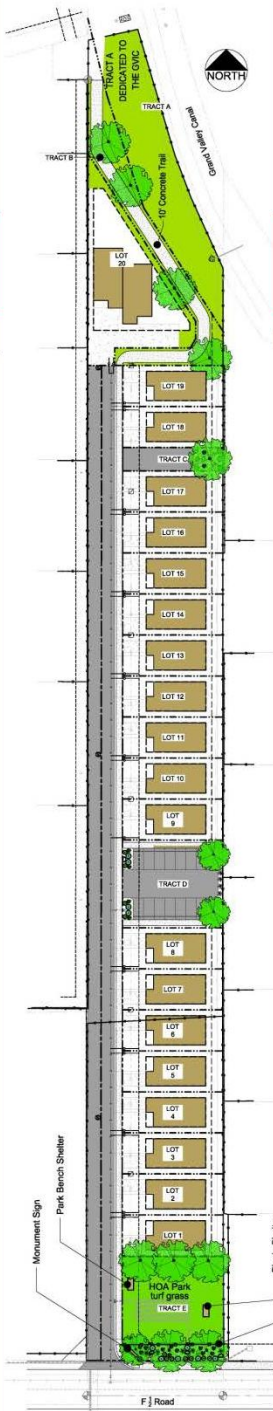
Site and Zoning Map



Future Land Use Map



Elevation 4591 - Infill development



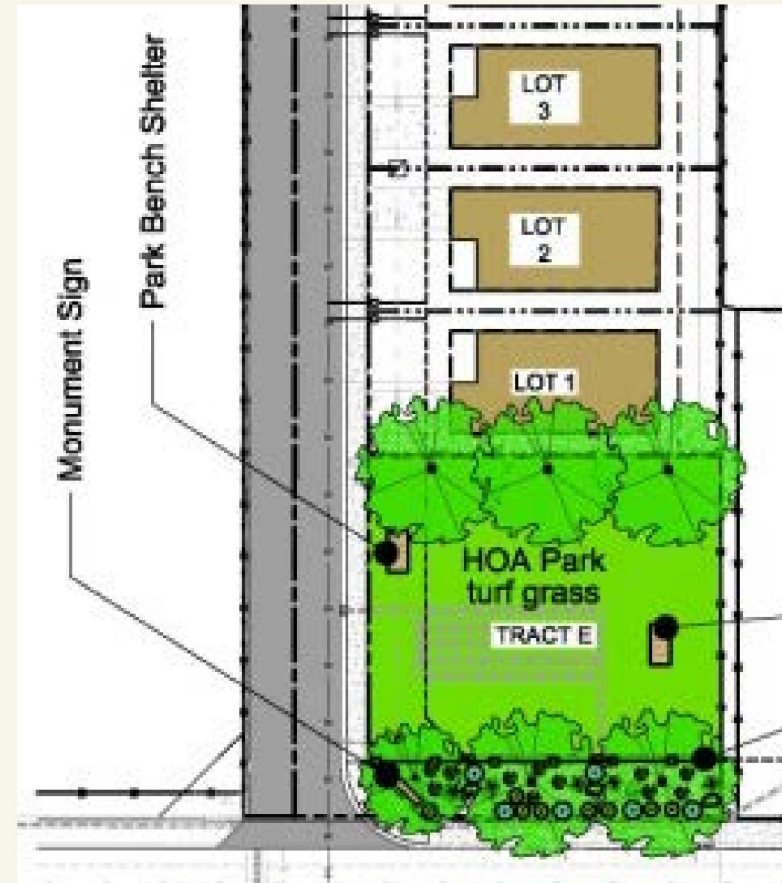
Community Benefits



1. More effective infrastructure
2. A greater quality of public open space
3. Needed housing types
4. Innovative design

Planned Development features

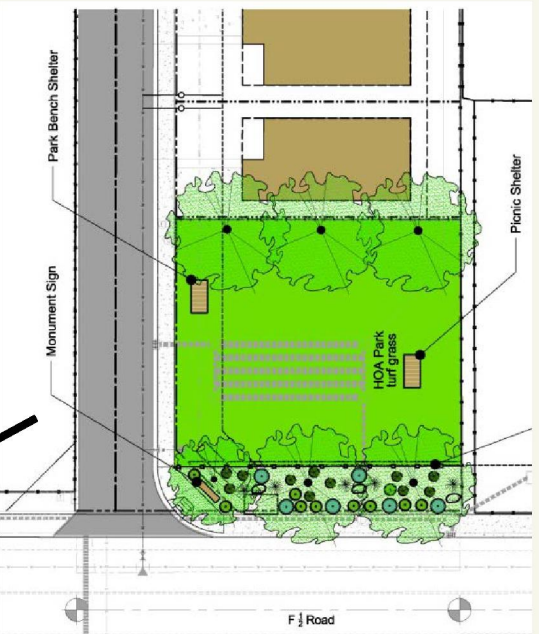
1. Rear yard setback **INCREASED** from 10 feet to 15 feet to increase the privacy of neighboring properties
2. Maximum building height **DECREASED** from 40 feet to 30 feet
3. Minimum Lot Width set at 35 feet to accommodate smaller lots with smaller homes
4. Underground detention to allow for **ACTIVE** open space with amenities and a school bus shelter for children



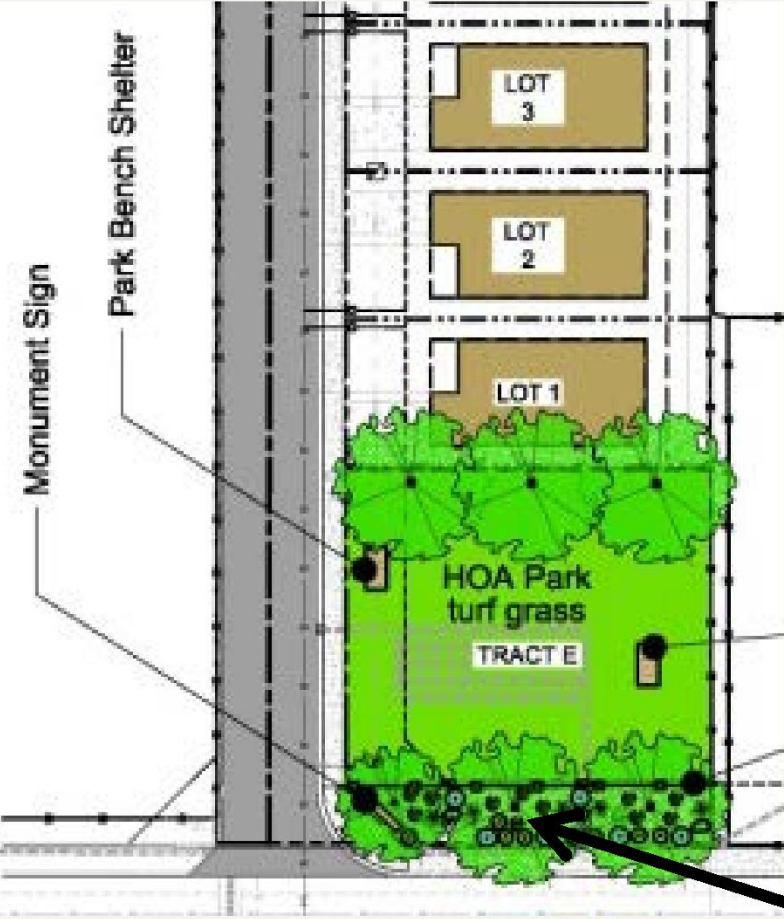
Inset: Lot 20 (2 attached units), Tract A: GVIC and Tract B: HOA

Parking pod and Fire Dept. turnaround

Underground detention and active open space



Active open space amenities



School bus shelter installed here

Architectural Designs

chronos
builders



Developer: Chronos Builders
Building design and illustrations: jb Architectural Services

June 21st, 2017

Elevation 4591

Grand Junction, Colorado



ELEVATION 4591 plan 1
840 s.f.
conceptual 1-a






plan 2-a
1296 sf

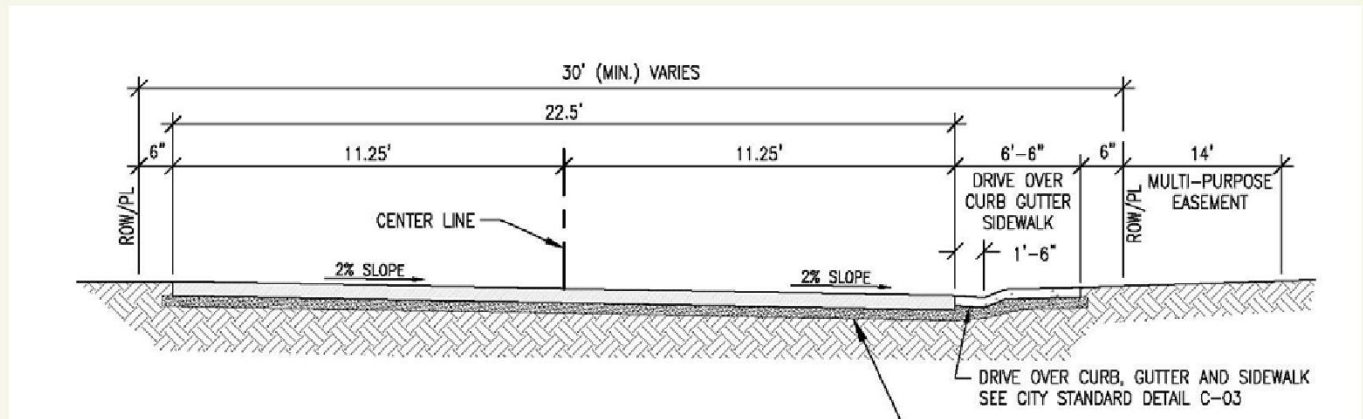
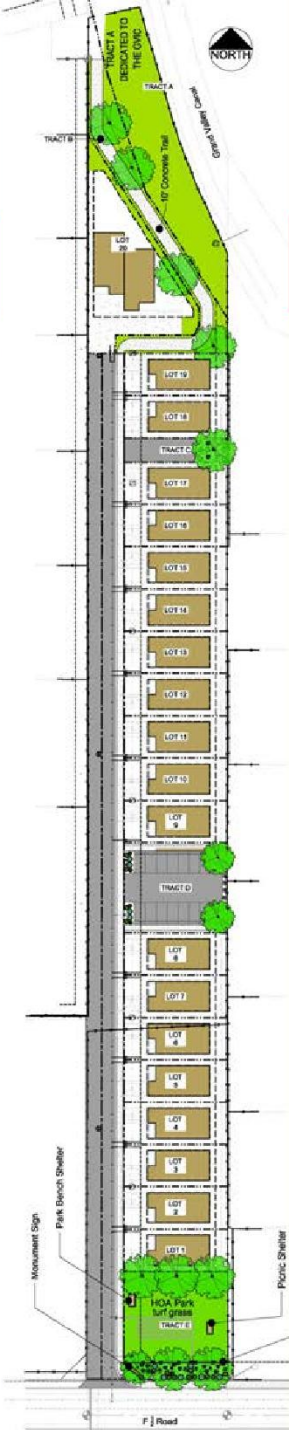




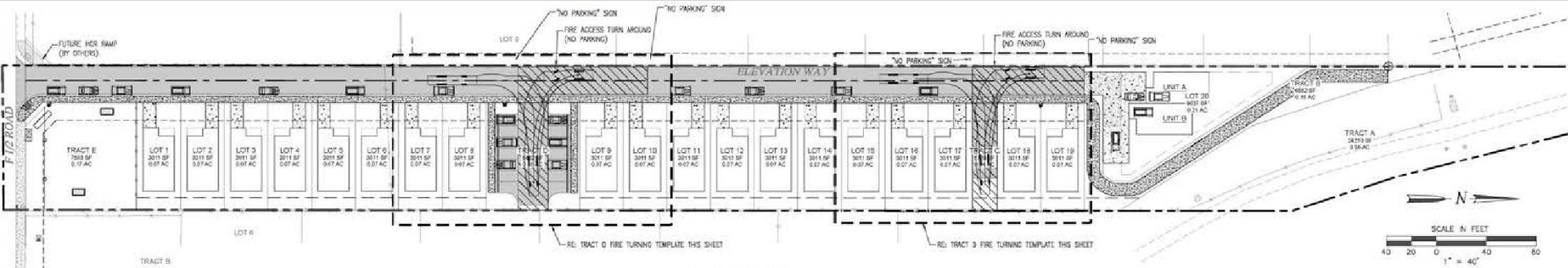

plan 3-a
1025 sf



Alternative Street Design, Traffic Demands and Drainage



Parking and Fire Department/Large Vehicle turnarounds



REQUIRED PARKING

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

ON-SITE PARKING

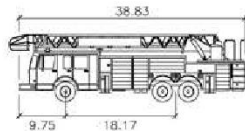
LOTS 1-19 PROVIDE 2 PARKING SPACES EACH
 (ONE IN DRIVEWAY/ZONE IN DRIVEWAY) = 38 SPACES
 TRACT D HAS 7 PARKING SPACES ON THE EAST AND WEST = 14 SPACES
 LOT 20 PROVIDES 4 PARKING SPACES = 4 SPACES
 TOTAL ON-SITE PARKING SPACES = 56

ON-STREET PARKING

WITH DRIVEWAYS COUPLED OR PARKED 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.

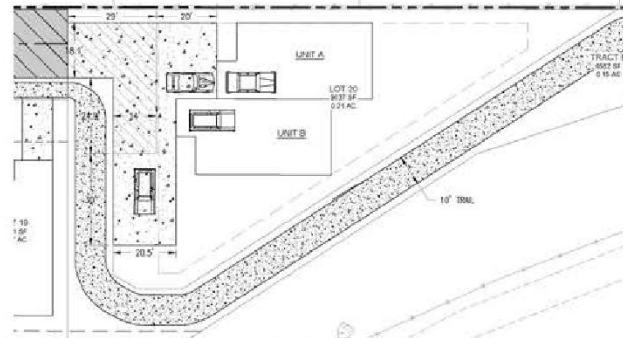
TOTAL PARKING PROVIDED

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



FireAP-39 feet
 Width : 9.75
 Track : 18.17
 Lock to Lock Time : 6.0
 Steering Angle : 33.3

PARKING PLAN EXHIBIT SCALE: 1" = 40'



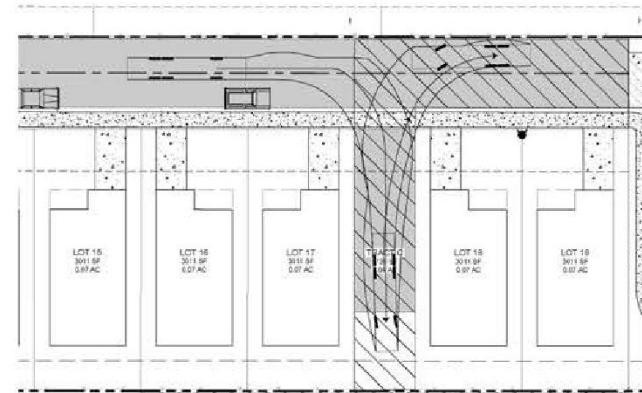
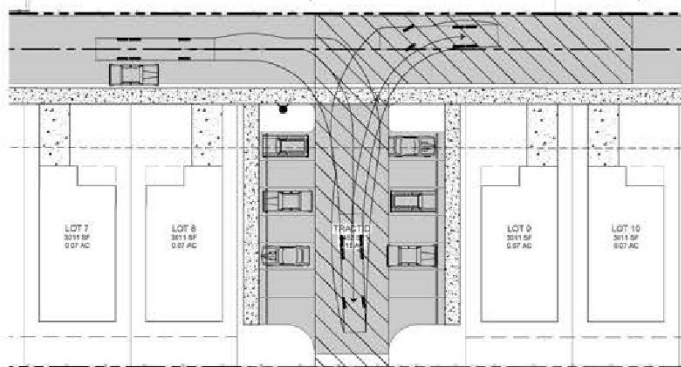
**LOT 20 PARKING LAYOUT
 SCALE: 1" = 20'**



UTILITY PROVIDERS INFORMATION

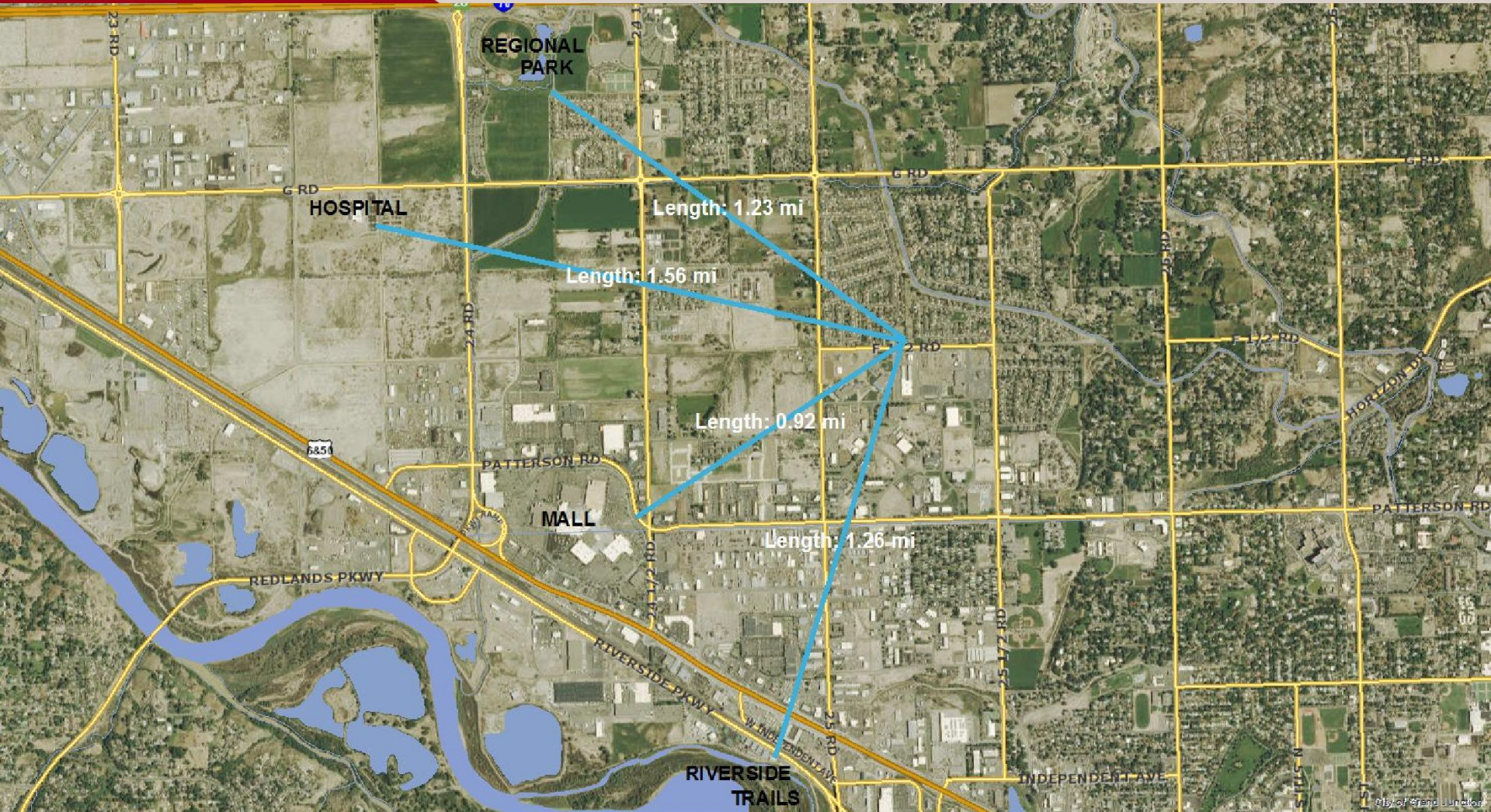
UTILITY	PROVIDER	PHONE NUMBER
WASTEWATER	CITY OF GRAND JUNCTION	970-244-1024
DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT	970-242-4242
POWER	UNITED NORTHERN DISTRICT	970-242-7801
IRIGATION	GRAND VALLEY IRRIGATION	970-242-2382
ELECTRICITY	XCEL ENERGY	800-855-8589
NATURAL GAS	PEEL ENERGY	800-855-8589
TELEPHONE	COURTNEY	800-855-8589
DATA TELECOM	COURTNEY COMMUNICATIONS	877-213-7628

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



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

Community facilities and services available



Area residents' concerns and how they have been addressed...

1. High ground water table
2. Height of buildings
3. Setbacks: Rear setback for all lots and
Side setback for Lot 20
4. Xeric landscaping: What if it's removed and replaced with lawn? Will that create water problems?
5. What steps have been taken to shield neighbors?
6. Architectural renderings...is developer held to those specific designs and materials? Same for open space amenities?

Robert W. Jones II, P.E.

Robert W. Jones II, P.E.

President

Vortex Engineering & Architecture, Inc.

2394 Patterson Road, Suite 201

Grand Junction, CO 81505

rjones@vortexeng.us

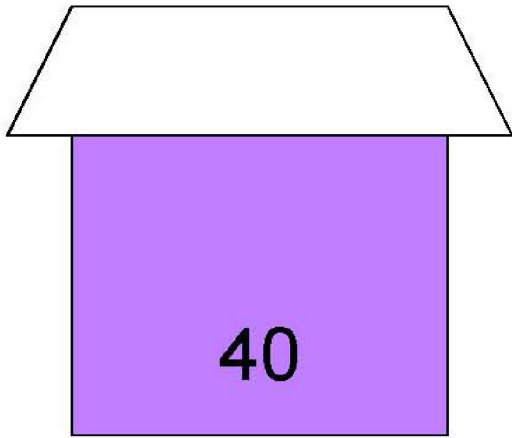
970-245-9051 - office

970-245-7639 - fax

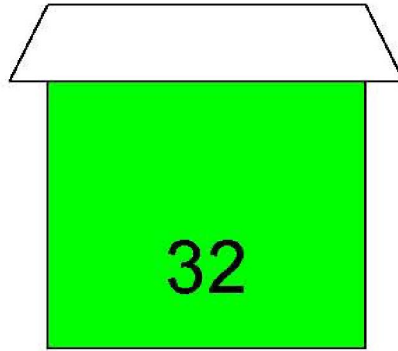
High Groundwater Table

- Engineering studies performed at preliminary and final planning stages; recommendations of studies
- Engineered foundations with slab on grade construction
- French drain installation at rear lot lines

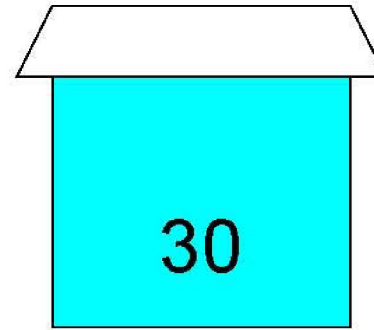
Height of Buildings and Blocked Views



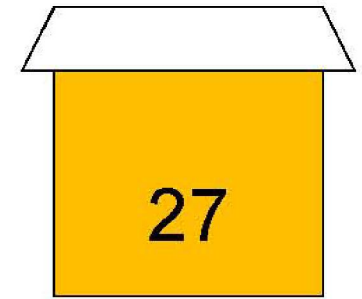
Maximum height
allowed in default
R8 zone district



Maximum height
allowed in adjacent
Diamond Ridge and
Westwood Ranch
subdivisions



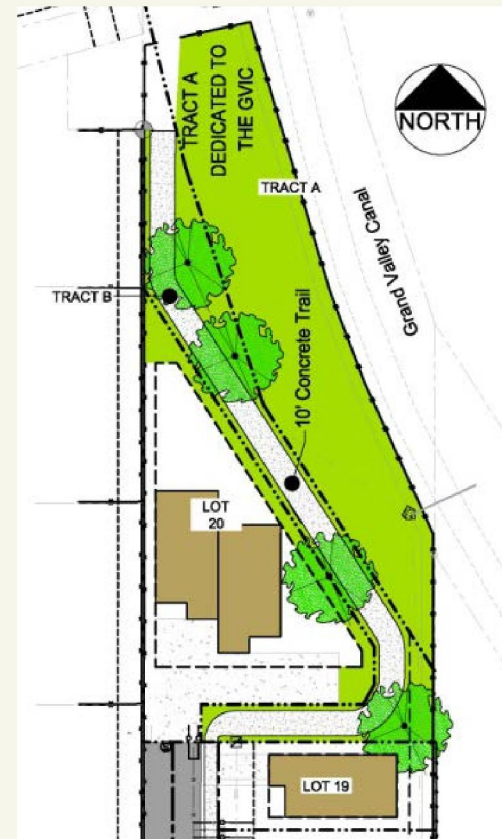
Maximum height
allowed in E-4591:
Self-limited to 30'



Tallest home in
Elevation 4591

Building Setbacks

- The rear lot setback has been INCREASED to 15 feet as part of the ODP to protect the privacy of existing homes on adjacent properties.
- Rear yard setback for new homes will range between 15 and 22 feet, depending on the floor plan.
- The developer has committed to increasing the side yard setback on Lot 20 (duplex lot) to 10 feet adjacent to the west side property line



Removal of xeric landscaping in rear yards

- CC&Rs will limit the amount of lawn/turf that is permitted to be installed on each lot and will restrict lawn/turf in the rear yard to not more than 25%
- French drains installed at the rear lot lines will address any water issues associated with the limited amount of lawn/turf allowed in rear yards

What steps have been taken to shield neighboring properties?

- The rear yard setback has been INCREASED to 15 feet to provide additional privacy for adjacent homes; setbacks range between 15-22 feet.
- The maximum building height has been DECREASED from 40 feet (as allowed by the R8 default zone district) to 30 feet.
- Only one of the three proposed home types is a two story building...the other two designs (one with a balcony) are shorter structures.
- Privacy fencing will be constructed along the perimeter where it does not currently exist.
- Additional landscaping and open space have been provided at the entrance, along the perimeter of the large vehicle turnaround pods and in the HOA tract along the canal.

Architectural design and open space amenities

- The applicant has commissioned three unique designs for the proposed development. Homes in the new subdivision will be constructed as represented and using the materials shown in the architectural renderings.
- Open space amenities will also be constructed as they have been represented in the ODP plans. Specific materials and designs may vary slightly depending on the products that are available; however the essence of the amenity will be consistent with the ODP plans.



Planning Commission Recommendation

Planning Commission voted to recommend **APPROVAL** of the request to rezone to Planned Development with R8 default zone

Approval Criteria

As noted in the staff report, the Elevation 4591 development is compliant with the following provisions of the Grand Junction Municipal Code:

- Section 21.02.150(b)(2), Outline Development Plan
- Section 21.05.010, PD (long term community benefit)
- Section 21.05.040(e), PD (minimum district size)
- Meets the goals, objectives and Guiding Principles #2 and #3 of the Comprehensive Plan

Conclusion

The applicant respectfully requests **approval** of the request to rezone to Planned Development with the R8 default zone and the Outline Development Plan as presented with community benefits.





DESIGN



jb 17