

To access the Agenda and Back-up Materials electronically, go to www.gjcity.org



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

TUESDAY, SEPTEMBER 25, 2018, 6:00 PM

Call to Order - 6:00 P.M.

1. Minutes of Previous Meetings

[Attach 1](#)

Action: Adopt the minutes from the September 11, 2018 meeting

2. Rooted Gypsy – Rezone

[Attach 2](#)

FILE # RZN-2018-422

Consider a request to rezone 1.92 acres from an R-R (Residential Rural) zone district to R-E (Residential Estate) zone district.

Action: Recommendation to City Council

Applicant: Mark Beckner

Location: 2575 G Rd

Staff Presentation: Lori Bowers

3. Elevation 4591 – Rezone / Outline Development Plan

[Attach 3](#)

FILE # PLD-2018-340

Consider a request of an Outline Development Plan (ODP) and Rezone to PD (Planned Development) zone district with a default zone of R-8 (Residential - 8 du/ac) to develop 16 single family detached lots with one additional lot proposed for a two-family dwelling for a total of 18 dwelling units on 3.23 acres.

Action: Recommendation to City Council

Applicant: Chronos Property LLC - Cody Davis

Location: 2524 F 1/2 Rd
Staff Presentation: Scott Peterson

4. Timberline Bank – Rezone

[Attach 4](#)

FILE # RZN-2018-334

Consider a request to rezone 8.64 acres from C-1 (Light Commercial) zone district to M-U (Mixed Use) zone district.

Action: Recommendation to City Council

Applicant: Timberline Bank - Jeffery Taets
Location: 649 Market St
Staff Presentation: Scott Peterson

5. Code Text Amendment Section 21.06.010, Infrastructure Standards [Attach 5](#)

Withdrawn by staff

FILE # ZCA-2018-532

Consider an amendment to the Zoning and Development Code specifically Section 21.06.010 Infrastructure Standards.

Action: Recommendation to City Council

Applicant: City of Grand Junction
Location: City wide
Staff Presentation: Tamra Allen

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
September 11, 2018 MINUTES
6:05 p.m. to 8:25 p.m.

The meeting of the Planning Commission was called to order at 6:05 p.m. by Chairman Reece.

Those present were Planning Commissioners Christian Reece, Kathy Deppe, Keith Ehlers, George Gatseos, and Bill Wade.

Also present were Community Development Department—Tamra Allen, (Community Development Director), David Thornton, (Principal Planner) and Rick Dorris (Development Engineer)

Deputy City Attorney Jamie Beard and Secretary Lydia Reynolds.

There were approximately 20 citizens in attendance during the hearing.

1. Minutes of Previous Meetings

Action: Approve the minutes from the August 28th 2018

Chairman Reece asked for a motion to approve the minutes.

Commissioner Wade moved to approve the minutes as written.

Commissioner Deppe seconded the motion. The motion passed unanimously by a vote of 5-0.

Chairman Reece made clear the purpose of the meeting and outlined the order of the public hearing.

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

1. Mosaic Planned Development, Zoning, Zone of Annexation, Comprehensive Plan Amendment and Plat Vacation FILE # PLD-2017-562 & File # VAC-2017-561

Consider a request for multiple actions including the following:

- 1) A Comprehensive Plan Future Land Use Amendment from Commercial Industrial to Residential High and Residential Medium and Residential Medium Low on approximately 30 acres located within the Twenty Three Park Plaza Filing No. One Replat, and changes to the Future Land Use Map boundaries for Residential Medium and Residential Medium Low designations on approximately 40 acres located at 789 23 Road;

- 2) A rezone to Planned Development (PD) with default zones of R-8 and R-24 for the Twenty Three Park Plaza Filing No. One Replat property;
- 3) A Zone of Annexation to Planned Development (PD) with default zones of R-8 and B-1 for the property located at 793 23 Road known as the Taurus Park Plaza Annexation;
- 4) An Outline Development Plan (ODP) for mixed use development on approximately 70 acres including the Twenty Three Park Plaza Filing No. One Replat and the property located at 793 23 Road; and
- 5) Vacation of a plat known for the property known as Twenty Three Park Plaza Filing No. One Replat consisting of 30.85 acres including 30 lots, rights-of-way and easements.

The applicant, Club Deal 113/114 Park Plaza - Douglas Gilliland, was present.

Chairman Reece began by asking if the required public notice was given pursuant to the City's noticing requirements. Mr. Thornton replied in the affirmative.

Staff Presentation

David Thornton, (Principal Planner) stated that this request is to consider a request for multiple actions on approximately 40 acres located at 789 23 Road. The actions are for the Mosaic Planned Development, Zoning, Zone of Annexation, Outline Development Plan, Comprehensive Plan Amendment and Plat Vacation.

Applicants Presentation

The applicant is Douglas Gilliland for Club Deal 113/114 Park Plaza. The applicant was present and presented a PowerPoint overview of his project. The applicant introduced one of his consultants, Ted Ciavonne with Ciavonne, Roberts and Assoc., Inc. Mr. Ciavonne provided a copy of a site plan to the Planning Commission and explained the concept and proposed layout of the site. Mark Austin, with Austin Civil Engineering was also present as a consultant to the applicant.

Chairman Reece called for a five-minute break.

Public Comment

Chairman Reese opened the public hearing for public comment. Steve Root, John Mead, Paula Degroat, Marsha Root and Mike Kehler voiced their concerns.

Applicants Response

Mr. Ciavonne and Mr. Gilliland addressed a few of the concerns that were voiced in public comment.

Commissioner Questions for Applicant

Planning Commissioners asked questions about density and flexibility among housing types in an ODP.

Commissioner Questions for Staff

Questions for staff included timeline for future Fire Station in the area, location of vacant residentially zoned properties citywide, density and schools. Rick Dorris, Development Engineer responded to questions about road damage and H Road improvements and traffic studies.

Commissioner Discussion

Commissioner Deppe expressed concerns about the density, schools, traffic and sanitary sewer. Commissioner Gatseos agreed with the staff report and believes the conditions had been met. Commissioner Wade stated he had the same concerns as Commissioner Deppe, however he feels it meets the code. Chairman Reece expressed concerns about traffic but stated that density is necessary to prevent sprawl. Commissioner Ehlers noted that Commissioner concerns should be specific and not speculative.

Motion and Vote

Motion #1 Madam Chairman, on the request by the applicant for A Comprehensive Plan Future Land Use Amendment from Commercial Industrial to Residential High and Residential Medium and Residential Medium Low on approximately 30 acres located within the Twenty Three Park Plaza Filing No. One Replat and as shown in the ODP plan exhibit; File #PLD-2017-562, I move that the Planning Commission forward to the City Council a recommendation of approval with the findings of facts as listed in the staff report.

Commissioner Ehlers moved to recommend approval to City Council.

Commissioner Wade seconded the motion. The motion passed unanimously by a vote of 5-0.

Motion #2 Madam Chairman, on the request to:

- 1) A rezone to Planned Development (PD) with default zones of R-5, R-8 and R-24 for the Twenty Three Park Plaza Filing No. One Replat property;
- 2) A Zone of Annexation to Planned Development (PD) with default zones of R-5, R-8 and B-1 for the property located at 793 23 Road known as the Taurus Park Plaza Annexation; and
- 3) An Outline Development Plan (ODP) for mixed use development on 70-acres including the Twenty Three Park Plaza Filing No. One Replat and the property located at 793 23 Road;

File #PLD-2017-562, I move that the Planning Commission forward to the City Council a recommendation of approval with the findings of facts as listed in the staff report.

Commissioner Ehlers moved to recommend approval to City Council.

Commissioner Gatseos seconded the motion. The motion passed unanimously by a vote of 5-0.

Motion #3 Madam Chairman, on the applicant's request to Vacate Plaza Road and South Park Circle and easements located on the Twenty Three Park Plaza Filing No. One Replat consisting of 30.85 acres including 30 lots. File #VAC-2017-561, I move that the Planning Commission forward to the City Council a recommendation of approval with the following conditions and with the findings of facts as listed in the staff report:

1. The property owner must grant a 20 ft. wide easement to the Ute Water Conservancy District, in a form acceptable to Ute Water Conservancy District, for an existing waterline that runs east-west across the site.
2. The property owner must grant a 30 ft. wide easement to Grand Valley Drainage District in a form acceptable to the Drainage District for an existing drainage facility that runs east-west across the site.
3. The property owner shall replat the property and combine it with property at 789 23 Road to create one lot, thereby eliminating all lots lines for the 30 lots shown on the Twenty Three Park Plaza Filing No. One Replat subdivision.

Commissioner Wade moved to recommend approval to City Council.

Commissioner Gatseos seconded the motion. The motion passed unanimously by a vote of 5-0.

Other Business

None

Adjournment

The meeting was adjourned at 8:25 PM

EXHIBIT LIST

Rooted Gypsy Farms – Request for Rezone

Exhibit Item #	Description
1	Application Binder July, 2018
2	Staff Report dated September 25, 2018
3	PowerPoint Presentation dated September 25, 2018

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For:

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation <input type="text" value="Residential Rural"/>	Existing Zoning <input type="text" value="R-R"/>
Proposed Land Use Designation <input type="text" value="Residential Low"/>	Proposed Zoning <input type="text" value="R-E"/>

Property Information

Site Location: <input type="text" value="2575 G. Rd, G.J., CO 81508"/>	Site Acreage: <input type="text" value="5.79"/>
Site Tax No(s): <input type="text" value="2945-031-02-001"/>	Site Zoning: <input type="text" value="R-R"/>
Project Description: <input type="text" value="Lot line adjustment resulting in two lots: 1.921 acres & 8.864 acres"/>	

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application <input type="text" value="Mark Beckner"/>	Date <input type="text"/>
Signature of Legal Property Owner <input type="text" value="Sara Beckner"/>	Date <input type="text"/>

OWNERSHIP STATEMENT - NATURAL PERSON

a) Mark Beckner, am the owner of the following real property:

(b) 2575 G Road, G.F., CO 81506
LOTS 1 & 2 of Burnell subdivision
Reception # 2792815

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

I am the sole owner of the property.

I own the property with other(s). The other owners of the property are (c):

[Empty box for other owners]

I have reviewed the application for the (d) Lot Line Adjustment pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) NONE

I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

I swear under penalty of perjury that the information contained in this Ownership Statement is true, complete and correct.

Owner signature as it appears on deed: [Signature]

Printed name of owner: Mark Beckner

State of Colorado)

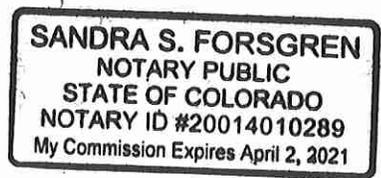
County of Mesa) ss.

Subscribed and sworn to before me on this 25th day of July, 20 18

by Mark Beckner

Witness my hand and seal.

My Notary Commission expires on 4/2/2021



[Signature]
Notary Public Signature

RECEPTION#: 2792815, at 3/13/2017 11:31:49 AM, 1 of 1
Recording: \$13.00, Doc Fee \$60.00 Sheila Reiner, Mesa County, CO. CLERK AND RECORDER

Doc Fee: \$60.00

WARRANTY DEED

This Deed, made March 10, 2017

Between Arline H. Burnell and John R. Burnell of the County Mesa, State of COLORADO, grantor(s) and Mark Beckner, whose legal address is 2591 G Road, Grand Junction, CO 81505 County of Mesa, and State of COLORADO, grantea.

WITNESS, That the grantor, for and in the consideration of the sum of SIX HUNDRED THOUSAND DOLLARS AND NO/100'S (\$600,000.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Mesa, State of COLORADO described as follows:

Lots 1 and 2 of Burnell Subdivision.

County of Mesa, State of Colorado

also known by street and number as 2575 G Road, Grand Junction, CO 81505

TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

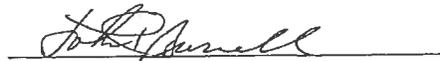
TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, except for taxes for the current year, a lien but not yet due and payable, and those specific exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8.1 (Title Review) of the contract dated September 28, 2016, between the parties.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

SELLERS:


Arline H. Burnell


John R. Burnell

STATE OF Arizona)
COUNTY OF Mohave)ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me March 10, 2017 by Arline H. Burnell and John R. Burnell.

Witness my hand and official seal.


Notary Public
My Commission expires: 10-30-20



Wdrev

ESCR

HTC

GENERAL PROJECT REPORT

Lot Line Adjustment – 2575 G Road

Rooted Gypsy Farms Subdivision

Applicant: Mark Beckner

Representative: Larry Beckner

A. Project Description:

Location: The property is located at 2575 G Road, Grand Junction. In 2017 Mark Beckner purchased Lots 1 and 2 of Burnell Subdivision. Historically, the Burnell property was a single parcel consisting of 10.79 acres. Burnell divided the property into Lots 1 and 2 of Burnell Subdivision with Lot 1 containing 5.79 acres and Lot 2 containing 5 acres. This Lot Line Adjustment simply re-draws the sizes of the two Burnell Subdivision Lots. Applicant requests that Lot 1 be adjusted to 1.921 acres and Lot 2 will consist of 8.869 acres. The new lots will be identified as Lots 1 and 2 of Rooted Gypsy Farms Subdivision.

Applicant requests approval of a Lot line Adjustment (Simple Subdivision Process). Lots 1 and 2 of Burnell Subdivision are currently zoned R-R which requires a minimum lot size of 5 acres. The reconfiguration of Lots 1 and 2 Burnell Subdivision will require a zoning change to R-E which has a minimum lots size of one acre. Such a change will accommodate the requested lot line adjustment but the rezoning process requires Planning Commission review. It is important to note that a residence and outbuildings currently exists on Lot 1 and those improvements will remain. Access to Lot 1 Rooted Gypsy Farms Subdivision will be provided from Tahoe Drive.

Acreage: Lot 1 Burnell Subdivision contains 5.79 acres and Lot 2 contains 5 acres. This Lot Line Adjustment reconfigures the two Burnell Subdivision Lots. Applicant requests that Lot 1 be adjusted to 1.921 acres and Lot 2 will consist of 8.869 acres, Rooted Gypsy Farms Subdivision.

Proposed Use: Lot 1 Burnell has improvements consisting of a single family residential home and outbuildings which will remain on Lot 1. No new construction is currently requested for and the use of Lot 1 will not change as a result of the Lot Line Adjustment.

The public and community facilities are adequate to serve the type and scope of the land use proposed. The surrounding community will not be adversely impacted by the application and in fact will change the zoning to the R-E zone which is more compatible with the surrounding properties.

B. Public Benefit:

Since there will be no change in the use or density of the New Parcel and since the zoning request affects only Rooted Gypsy Farms Subdivision, there will be no benefit or detriment to the public as a result of this Application. However, access to Lot 1 Burnell Subdivision is currently directly from G Road and as a part of this application the access for the New Parcel will be from Tahoe Drive. Removing access from G Road will be a public benefit and there will be no significant additional traffic on Tahoe Drive.

C. Neighborhood Meeting. The neighborhood meeting was held on the 24th day of July, 2018 at 6:00 pm. Attached to this General Project Report is a copy of the notice sent to the Neighbors and a copy of the sign-in page for those attending is also attached.

D. Project Compliance, Compatibility and Impact.

1. *Compatible with existing policies.* As indicated above, as a part of the lot line adjustment Lots 1 and 2 of Rooted Gypsy Farms Subdivision must be rezoned from R-R to R-E. Such a rezone will be more compatible with the surrounding properties than the current zone. Such a change in the size of Lots 1 and 2 will not adversely affect the surrounding properties.

2. *Surrounding Land Use.* The property immediately to the northwest of the Burnell Subdivision (2567 G. Road) is a single family residence on 2.80 acres (Mahoney Trust), the property immediately to the north of the Burnell Subdivision (2573 G. Road) is a single family residence on 2.17 acres (Hackett property), and property to the west of the Burnell Subdivision is a single family residence located on 1.6 acres (Dove property). Adjoining the Burnell Subdivision to the west is Valley Meadows North Subdivision consisting of 36 subdivided lots and with each lot containing approximately 0.26 acres. The property to the east of the Burnell Subdivision is owned by the Applicant. Creating Lot 1 with 1.921 acres is compatible with the surrounding properties.

3. *Site access and traffic patterns.* As indicated above, access to the Lot 1 will change from G Road to Tahoe Drive. The current access from G Road will no longer service the New Parcel but will continue to be used for farming Lot 2 of Rooted Gypsy Farms Subdivision and other farming properties to the east. There exists a road stub from Tahoe Drive which was created with the expectation that the Burnell Subdivision, and perhaps other developments of properties to the east, would use Tahoe Drive for access. The new access from Tahoe Drive servicing Lots 1 and 2 of the proposed Rooted Gypsy Farms Subdivision has already been constructed.

4. *Utilities.* Valley Meadows North has stubbed in utilities to the current end of Tahoe Drive. Fire hydrants are also located in Valley Meadows North. No new utilities will need to

be extended to provide service to the existing improvements on for Rooted Gypsy Farms Subdivision.

5. *Unusual utility demands.* No new construction will occur as a result of this application and there will be no new demands on existing utilities.

6. *Effects on public facilities.* Again no new construction will occur as a result of this application.

7. *Hours of Operation.* The New Parcel will remain residential and no business operations will be conducted.

8. *Number of employees.* None.

9. *Signage.* None.

10. *Site Soils.* No soils studies will be done under this application. The existing improvement will remain on Lot 1.

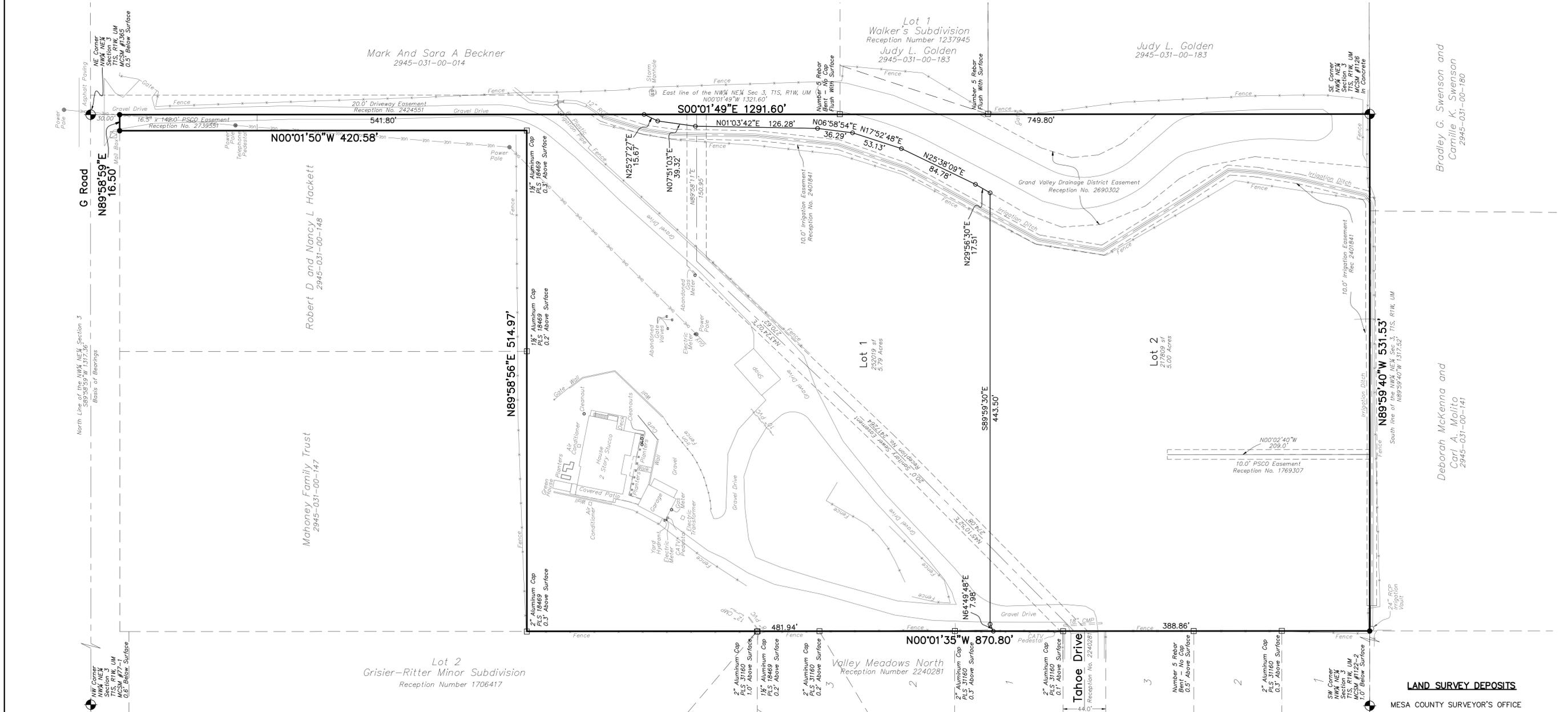
11. *Impact of Project on geology.* None.

Review Criteria:

This application requires a Neighborhood meeting and that meeting has occurred. With the filing of this Application the project will be sent out for comments and a public hearing on the rezone will be held before the Planning Commission. The Planning Commission will make recommendations to the City Council and the City Council will make a final determination during a Public Hearing.

IMPROVEMENT SURVEY

LOTS 1 AND 2, BURNELL SUBDIVISION, LOCATED IN NW1/4 NE1/4 SECTION 3, T1S, R1W, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO



DESCRIPTION

That property located in the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) Section 3, Township 1 South, Range 1 West, of the Ute Meridian in Mesa County, Colorado and being more particularly described as follows:

Lots 1 and 2, Burnell Subdivision, as shown at Reception Number 2696028, Mesa County records.

GENERAL NOTES

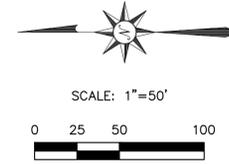
Easement and Title Information provided by Heritage Title Company, Inc., Policy No. CO-FFAH-IMP-81306-1-17-H0484522, dated March 13, 2017

Basis of bearings is the North Line of the NW¼ NE¼ Section 3 which bears South 89°58'59" West, a distance of 1317.36 feet, established by observation of the MCGPS control network, which is based on the NAD 83 datum for Horizontal and NAVD 88 datum for Vertical Information. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plot.

All lineal units shown hereon in U.S. Survey feet.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

- LEGEND**
- ALIQUOT SURVEY MARKER, AS NOTED
 - FOUND REBAR, AS NOTED
 - SET 2" ALUMINUM CAP ON 24" No. 5 REBAR, PLS 38146
 - CALCULATED POSITION



SURVEYOR'S CERTIFICATION

I hereby certify that this plot represents a field survey completed under my direct supervision during June, 2018, and that both have been prepared under my direct supervision and represents a field survey of same. To the best of my knowledge and belief, this plot conforms to the standards of practice, statutes, and laws of the State of Colorado. This survey is not a guaranty or warranty, either expressed or implied.

LAND SURVEY DEPOSITS

MESA COUNTY SURVEYOR'S OFFICE
 BOOK _____ PAGE _____
 DATE _____
 DEPOSIT NO. _____

Prepared for:
 Mark Beckner

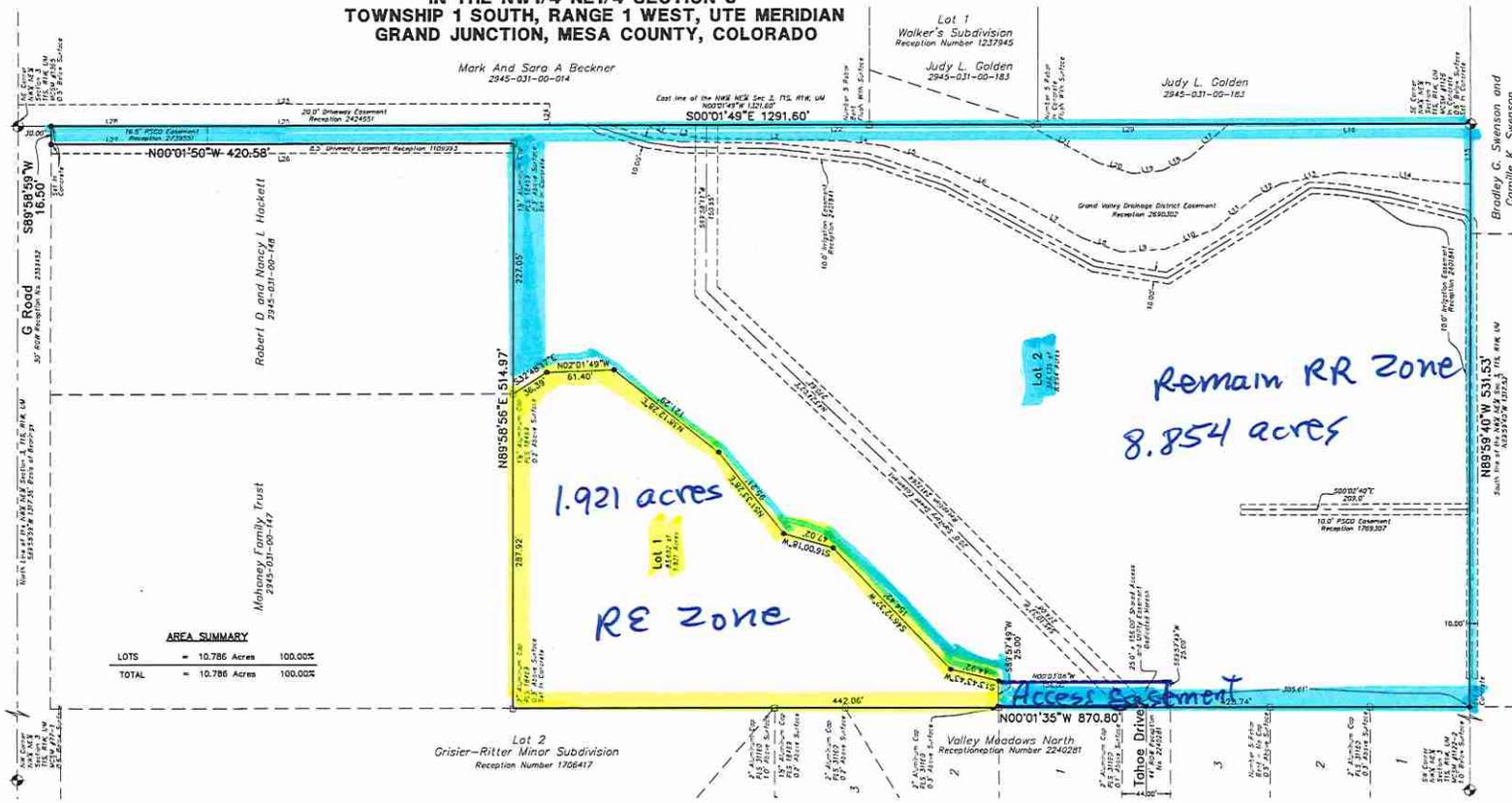
Preliminary

	IMPROVEMENT SURVEY			
	NW¼ NE¼ SECTION 3 T1S, R1W, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO			
High Desert Surveying, LLC 1673 Highway 50, Unit C Grand Junction, Colorado 81503 Telephone: 970-254-8649 Fax 970-241-0451				
PROJ. NO. 18-67 DATE: June, 2018	SURVEYED DRAWN CHK'D SHEET	be be/knr be	1 OF 1	

New Property Configuration

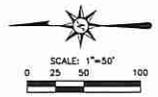
ROOTED GYPSY FARMS SUBDIVISION

A REPLAT OF
 LOTS 1 AND 2, BURNELL SUBDIVISION
 RECORDED AT RECEPTION NUMBER 2696028
 IN THE NW1/4 NE1/4 SECTION 3
 TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
 GRAND JUNCTION, MESA COUNTY, COLORADO



AREA SUMMARY

LOTS	= 10.786 Acres	100.00%
TOTAL	= 10.786 Acres	100.00%



- LEGEND**
- ⊕ ADJUST SURVEY MARKER, AS NOTED
 - ⊙ SET 2" ALUMINUM CAP ON 30" No. 5 REBAR, PLS 38148
 - ⊙ FOR CRG-38-31-102, FLUSH WITH SURFACE
 - ⊙ FOUND REBAR, AS NOTED
 - ⊙ PK. NAIL SET IN PAVING
 - ⊙ DURABLE CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRG-38-31-102
 - ∠ DELTA ANGLE OF ARC
 - R RADIUS OF ARC
 - L LENGTH OF ARC
 - CD CHORD DISTANCE OF ARC
 - CB CHORD BEARING OF ARC
 - ⊙ EQUAL CURVES
 - ⊙ PERCENT SYMBOL
 - ⊙ AND SYMBOL
 - UM UTE MERIDIAN
 - ⊙ INTERSTATE HIGHWAY SYMBOL
 - ⊙ STATE HIGHWAY SYMBOL
 - US UNITED STATES
 - NTS NOT TO SCALE
 - CRS COLORADO REVISED STATUTES
 - ℒ SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
 - PLS PROFESSIONAL LAND SURVEYOR NUMBER
 - L.L. LIMITED LIABILITY COMPANY
 - A.D. ANNO DOMINI
 - MO OR LESS
 - ° DEGREES (ANGULAR)
 - MINUTES (ANGULAR) OR FEET (LINEAR)
 - SECONDS (ANGULAR) OR INCHES (LINEAR)
 - NSM NORTHERN SURVEYING METHOD
 - BLM BUREAU OF LAND MANAGEMENT
 - BLM BUREAU OF LAND MANAGEMENT
 - DOT POINT OF BEGINNING
 - POB POINT OF BEGINNING
 - T TOWNSHIP
 - R RADIUS OR RANGE (CONVEX)

SURVEYOR'S CERTIFICATION

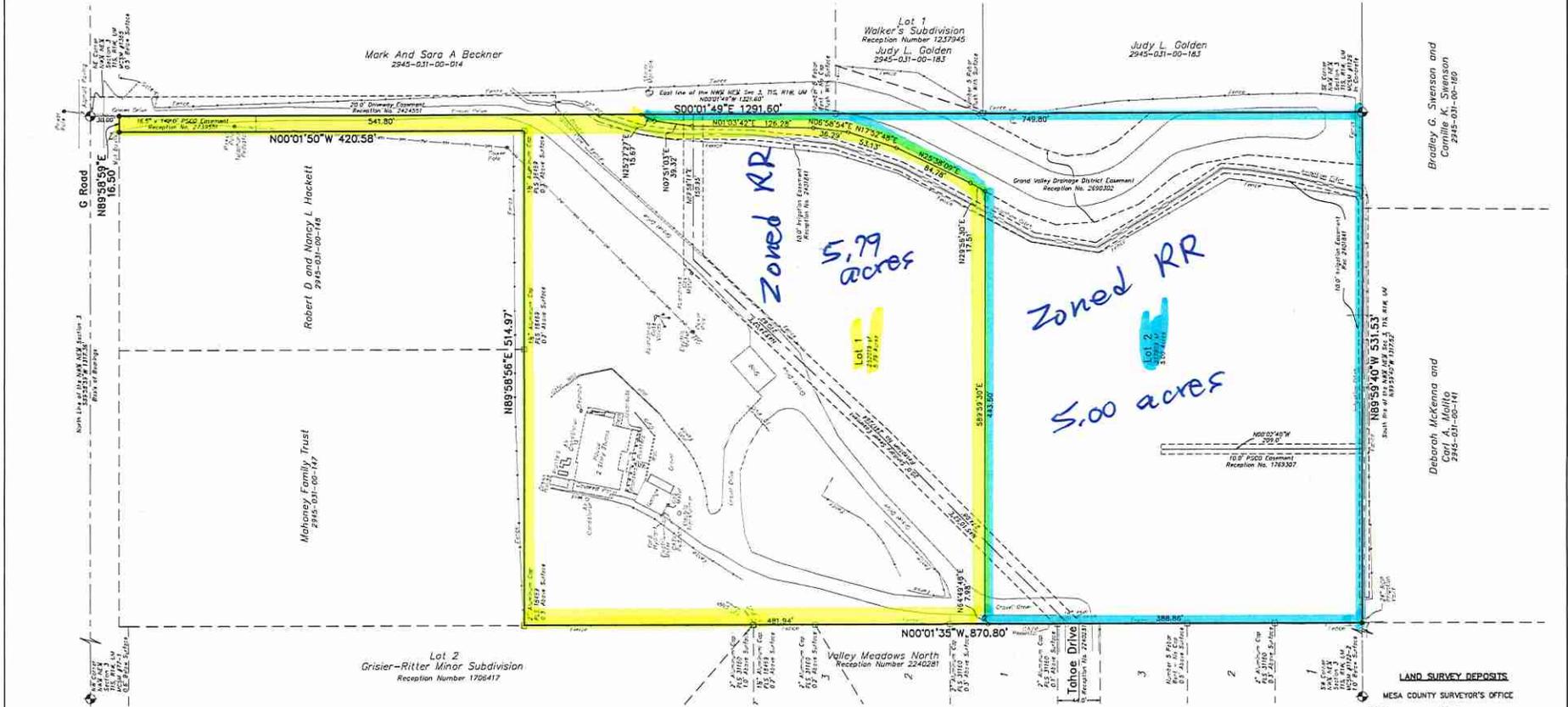
I, J. Ben Elliott, do hereby certify that the accompanying plat of **ROOTED GYPSY FARMS SUBDIVISION**, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a true survey of same. To the best of my knowledge and belief, this plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and conforms to the standards of practice, statutes, and laws of the State of Colorado. This survey is not a warranty of warranty, either express or implied.

	ROOTED GYPSY FARMS SUBDIVISION	
	NW1/4 NE1/4 SECTION 3 T1S, R1W, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO	
	High Desert Surveying, LLC Grand Junction, Colorado 81503	
	Telephone: 970-254-8649 Fax 970-241-0451	
PRICE NO. 18-87	SURVEY/DRAWN/CHKD	SHEET 07
DATE: APR. 2018	SB	3

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

Current Property Configuration

IMPROVEMENT SURVEY LOTS 1 AND 2, BURNELL SUBDIVISION, LOCATED IN NW1/4 NE1/4 SECTION 3, T1S, R1W, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO



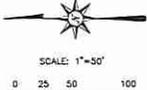
DESCRIPTION

That property located in the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) Section 3, Township 1 South, Range 1 West, of the Ute Meridian in Mesa County, Colorado and being more particularly described as follows:
Lots 1 and 2, Burnell Subdivision, as shown at Reception Number 2696028, Mesa County records.

GENERAL NOTES

Easement and Title Information provided by Heritage Title Company, Inc., Policy No. 00-FFAH-IMP-81306-1-17-H0484522, dated March 13, 2017.
Basis of bearings is the North Line of the NW¼ NE¼ Section 3 which bears South 89°08'59" West, a distance of 1317.26 feet, established by observation of the MCGPS control network, which is based on the NAD 83 datum for Horizontal and NAVD 88 datum for Vertical Information. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plot.
All linear units shown herein in U.S. Survey feet.

- LEGEND**
- ALIQUOT SURVEY MARKER, AS NOTED
 - FOUND REBAR, AS NOTED
 - SET 2" ALUMINUM CAP ON 24" No. 5 REBAR, PLS 38146
 - CALCULATED POSITION



SURVEYOR'S CERTIFICATION
I hereby certify that this plot represents a field survey completed under my direct supervision during June, 2018, and that both have been prepared under my direct supervision and represents a field survey of some. To the best of my knowledge and belief, this plot conforms to the standards of practice, statutes, and laws of the State of Colorado. This survey is not a warranty or warranty, either expressed or implied.

Preliminary

IMPROVEMENT SURVEY
NW¼ NE¼ SECTION 3
T1S, R1W, UTE MERIDIAN
JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC
1673 Highway 50, Unit C
Grand Junction, Colorado 81503
Telephone: 970-254-8649 Fax 970-241-0451

DATE: June, 2018	DRAWN BY: J. Ben Elwell	CHECKED BY: [Signature]	SHEET: 1	OF: 1
------------------	-------------------------	-------------------------	----------	-------

NOTICE: INFORMATION IS CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. THIS DOCUMENT IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE 03/13/2018 BY 60322 UCBAW/STP/STP

Grand Junction Fire Department New Development Fire Flow Form

Instructions: To process the application, the developer/applicant's engineer should first fill out all items in Section A, and then deliver/mail this form to the appropriate water purveyor.¹ Once the water supplier has signed and given the required information, deliver/mail the completed and fully signed form to the City or County Planning Department.²

SECTION A

Date: June 27, 2018
Project Name: Beckner Lot Line Adjustment
Project street address: 2576 G Road, GJ, CO 81506
Assessor's Tax Parcel Number: 2945-031-02-001
Property Owner name: Mark Beckner & Sara A. Beckner
City or County project file #: MTG - 2018-212
Name of Water Purveyor: Ute Water
Contact Name: Larry Beckner
Contact Phone Number: 986-3400

1. If the project includes one or more one or two-family dwelling(s):
 - a. The maximum fire area¹ for each one or two family dwelling will be 3280 square feet.
 - b. All dwelling units will , will not include an approved automatic sprinkler system.
Comments: Existing single family home. Automatic sprinkler system not required
2. If the project includes a building other than one and two-family dwelling(s):
 - a. List the fire area and type of construction for all buildings used to determine the minimum fire flow requirements: NIA
 - b. List each building that will be provided with an approved fire sprinkler system: NIA
3. List the minimum fire flow required for this project (based on Appendix B and C): 1000gpm
Comments: _____

Note: Fire Flow Rule: The City's Fire Code³ sets minimum fire flows for all structures and new development. In general, for single family dwellings, at least 1000 g.p.m at 20 p.s.i. residual pressure must be continuously available at each structure. Duplex, other residential and all non-residential uses must have more fire flows in order to fight fires. Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

Note for the Applicant/Project engineer: Refer to Appendix B and C, IFC 2012, to determine the minimum fire flow required for this project, based on the Water Purveyor's information (*i.e.*, location, looping and size of water lines; water pressure at the site, *etc.*) and the type, density and location of all structures. Base your professional judgment on the City approved utility plans and Water Provider information shown on this Form. Each time the utility plans/other information relating to treated water changes, resubmit this form just as you did the first time.

End of Section A. Section B continues on the next page

¹ Fire flow calculation area, 2012 IFC, B104.1, p 445.

Grand Junction Fire Department New Development Fire Flow Form

SECTION B

[To be completed by the Water Supplier]

1. Circle the name of the water supplier: Ute Clifton Grand Junction
2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information:
3. List the g.p.m. at 20 p.s.i. residual pressure at the point that the development/project will be connected to the existing water system: _____.
3. Attach fire flow test data for the fire hydrants nearest to the development/project that must be used to determine available fire flow: _____
[Or: 1. attach a map or diagram with the same information, or 2. attach a map/diagram with flow modeling information.]
4. If new lines are needed (or if existing lines must be looped) to supply the required fire flows, or if more information is needed to state the available minimum gpm @ 20 psi residual pressure, please list what the applicant/developer must do or obtain: _____

Print Name and Title of Water Supplier Employee completing this Form:

Date _____

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer¹ to verify/certify that the proposed water system improvements, as reflected in the approved utility plans submitted in support of the application/development, will provide the minimum fire flows to all structures in this project. If so, the engineer's signature below means that the City's Fire Flow requirements will be met by this development, if constructed as approved.

Print Name and License No. of P.E.:

Signature of P.E.:

Dated: _____

¹ There are three drinking water suppliers: Ute Water, Clifton Water, and City of Grand Junction Water.

² Address: City- 250 North 5th St., Grand Junction, CO 81501; County-P.O. Box 20000, Grand Junction, CO 81502

³ International Fire Code, 2012 Edition

⁴ City Code defines engineer as one who is licensed as a P.E. by the state of Colorado.

HOSKIN FARINA & KAMPF
PROFESSIONAL CORPORATION

July 26, 2018

Lori Bowers
City of Grand Junction Planning Department
Grand Junction, CO 81501

HAND DELIVER

Re: Footed Gypsy Farms Subdivision

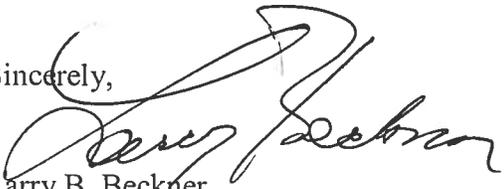
Dear Lori:

Thanks for attending the neighborhood meeting on Tuesday evening. Those are always interesting meetings. It gives the neighbors a chance to vent about a number of matters and the issues regarding the construction of the driveway were instructive. Kyle, the man who will be purchasing the new Lot 1, has talked with the affected property owner and is working to mitigate the adverse impact of the driveway on the neighbor's property.

Other than the access issue, which is not related to the rezone, I think the only other two matters of continuing interest were questions on Mark using his property for concerts or commercial pumpkin patches and using the subdivision access by his two delivery trucks. Again I don't think these issues relate to the rezone.

So, here is the application and various attachments. Please let me know if you need anything further.

Sincerely,


Larry B. Beckner

* Gunnison
234 North Main Street, Suite 3A
Gunnison, Colorado 81230
telephone 970.641.4531
fax 970.641.4532

200 Grand Avenue, Suite 400
Post Office Box 40
Grand Junction, Colorado 81502
telephone 970.986.3400
fax 970.986.3401
◆ www.hfak.com ◆

** Denver
Post Office Box 27419
Denver, Colorado 80227
telephone 720.663.1940
fax 720.663.1941

Sign In

Name	Address
BOB + DENNIE BRUPPITT	683 TAHOE CIR
WYN + KATHY HEADY	680 Tahoe Cir.
Elena Lhotka	681 Tahoe Cir.
Martin Esman	684 Kapota St.
BERNIE + CATHY HULSE	675 KAPOTA ST.
Tony + Nancy Mack	686 KAPOTA St.
GINGERA HAAS	676 TAHOE CIR
Randall + Tara Jacobin	679 Kapota St
Jana + Larry	680 Kapota St
Sharon Tambetta	775 26 Road
JOEY NATALIE	672 KAPOTA ST
Dylan Coleman	681 Kapota St
Shawn + Melinda Henderson	675 Tahoe Cir
Tyle Hawke in /	683 Kapota
MARTY + PJ IRZECIAK	2579 FOX ROW

SIGN IN

<u>Name</u>	<u>Address</u>
LARRY & JALY BOLLARD	701 ESTATES BLVD
Jay Williams	2586 G rd
Rhonda Culliton	2584 GRV
John & Natalie Redding	678 Kapota ~
LORI Bowers	City Representative
Jace Hochwalt	City Rep.
BRYAN MATTHEW	2568 G. Rd

City of Grand Junction Application Review Comments

Date: August 21, 2018 **Comment Round No.** 1 **Page No.** 1 of 2
Project Name: Rooted Gypsy Rezone **File No:** RZN-2018-422
Project Location: 2575 G Rd. and 2574 Tahoe Dr.

Check appropriate box(es) **if comments were mailed, emailed, and/or picked up.**

Property Owner(s): Mark Beckner

Mailing Address: PO Box 2185, Grand Junction, CO 81502-2185

Email: mark@rootedgypsyfarms.com **Telephone:**

Applicant(s): Same as Owner

Mailing Address:

Email: mark@rootedgypsyfarms.com **Telephone:**

Representative(s): Larry Beckner

Mailing Address:

Email: lbeckner@hfak.com **Telephone:** 970-245-4300

Project Manager: Lori Bowers **Email:** lorib@gjcity.org **Telephone:** 970-256-4033

Development Engineer: Rick Dorris **Email:** rickdo@gjcity.org **Telephone:** 970-256-4033

City of Grand Junction REQUIREMENTS (with appropriate Code citations)

PLANNING

Requirements:

No comments on the rezone. The following Public Hearing schedule is proposed:

Planning Commission - September 25, 2018

City Council, first reading of Ordinance - October 3, 2018 (no attendance required)

City Council, second reading and Public Hearing - October 17, 2018

Both Planning Commission and City Council meet at 6:00 P.M. in the City Hall Auditorium.

Applicant's Response:

CITY DEVELOPMENT ENGINEER

Requirements: No comments

CITY SURVEYOR

Requirements: No comments

CITY FIRE DEPARTMENT

Requirements: No comments

Please provide a response for each comment and, for any changes made to other plans or documents, indicate specifically where the change was made.

Date due: August 30, 2018

I certify that all of the changes noted above have been made to the appropriate documents and plans and there are no other changes other than those noted in the response.

Applicant's Signature

Date

ROOTED GYPSY FARMS SUBDIVISION

A REPLAT OF
LOTS 1 AND 2, BURNELL SUBDIVISION
RECORDED AT RECEPTION NUMBER 2696028
IN THE NW1/4 NE1/4 SECTION 3
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
 That Mark Beckner is the owner of that real property located in the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) Section 3, Township 1 South, Range 1 West, of the Ute Meridian in Mesa County, Colorado, being more particularly described as follows:
 (Original Warranty Deed Reception Number 2792815.)

A replat of Lots 1 and 2, Burnell Subdivision, as shown at Reception Number 2696028, Mesa County records.

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as **ROOTED GYPSY FARMS SUBDIVISION**, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

25.0' x 156.00' Shared Access and Utility Easement is dedicated hereon to the owners of Lots 1 and 2 of this subdivision as perpetual easements for common access and City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

Owners hereby declare all lienholders of record to herein described real property are shown hereon.

IN WITNESS WHEREOF, said owner, Mark Beckner, has caused their names to be hereunto subscribed this _____ day of _____, A.D. 20__.

by: _____

NOTARY PUBLIC'S CERTIFICATE

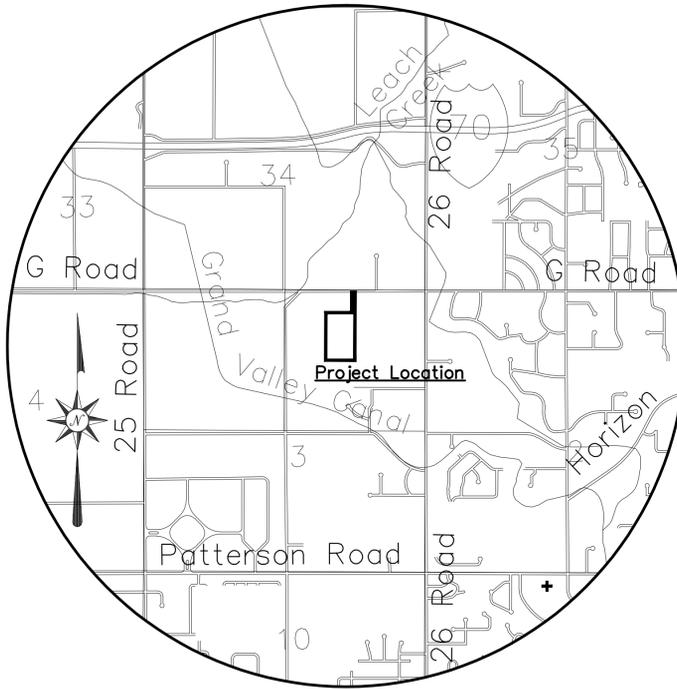
STATE OF COLORADO }
 COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by Mark Beckner, this _____ day of _____, A.D., 20__.

Witness my hand and official seal:

 Notary Public

My Commission Expires _____



VICINITY MAP
 NOT TO SCALE

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof, and agree that its' security interest, as shown in document recorded at Reception Number _____ public records of Mesa County, Colorado, shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its' _____, with the authority of its' Board of Directors, this _____ day of _____, 20__.

By: _____ (title) _____

For: _____

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
 COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by _____, (title) _____, for _____ this _____ day of _____, A.D., 20__.

Witness my hand and official seal:

 Notary Public

My Commission Expires _____

TITLE CERTIFICATION

STATE OF COLORADO }
 COUNTY OF MESA } ss

We, _____ a title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to _____; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.

Date: _____ by: _____ Name And Title

for: _____ Name Of Title Company

GENERAL NOTES

Easement and Title Information provided by Heritage Title Company, Inc., Policy No. CO-FFAH-IMP-81306-1-17-H0484522, dated March 13, 2017

Basis of bearings is the North Line of the NW¼ NE¼ Section 3 which bears South 89°58'59" West, a distance of 1317.36 feet, established by observation of the MCGPS control network, which is based on the NAD 83 datum for Horizontal and NAVD 88 datum for Vertical Information. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.

All lined units shown hereon in U.S. Survey feet.

FOR CITY USE ONLY

Associated Recorded Documents
 Reception Type

CITY OF GRAND JUNCTION APPROVAL

This plat of **ROOTED GYPSY FARMS SUBDIVISION**, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this _____ day of _____, A.D., 20__.

City Manager _____

Mayor _____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at _____ o'clock _____M.,

_____, A.D., 20__, and was duly recorded in Reception No. _____

Drawer No. _____ Fees: _____

 Clerk and Recorder

By: _____
 Deputy

<p>LEGEND</p> <p>▲ ALIQUOT SURVEY MARKER, AS NOTED ● SET 2" ALUMINUM CAP ON 30" No. 5 REBAR, PLS 38146 ○ PER CRS-38-51-105, FLUSH WITH SURFACE □ FOUND REBAR, AS NOTED ▲ PK NAIL, SET IN PAVING</p> <p>DURABLE CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105</p> <p>Δ DELTA ANGLE OF ARC R RADIUS OF ARC L LENGTH OF ARC Ch CHORD DISTANCE OF ARC Brg CHORD BEARING OF ARC = EQUAL SYMBOL % PERCENT SYMBOL & AND SYMBOL</p>	<p>Ⓜ INTERSTATE HIGHWAY SYMBOL Ⓢ STATE HIGHWAY SYMBOL US UNITED STATES NTS NOT TO SCALE CRS COLORADO REVISED STATUTES §ss SCILICET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF) PLS PROFESSIONAL LAND SURVEYOR No. NUMBER L.L.C. LIMITED LIABILITY COMPANY A.D. ANNO DOMINI ± MORE OR LESS ° DEGREES (ANGULAR) ' MINUTES (ANGULAR) OR FEET (LINEAR) " SECONDS (ANGULAR) OR INCHES (LINEAR) MCSM MESA COUNTY SURVEY MARKER BLM BUREAU OF LAND MANAGEMENT ROW RIGHT-OF-WAY CDOT COLORADO DEPARTMENT OF TRANSPORTATION POB POINT OF BEGINNING POC POINT OF COMMENCEMENT T TOWNSHIP R RADIUS OR RANGE (Context)</p>
--	---

SURVEYOR'S CERTIFICATION

I, J. Ben Elliott, do hereby certify that the accompanying plat of **ROOTED GYPSY FARMS SUBDIVISION**, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. To the best of my knowledge and belief, this plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and conforms to the standards of practice, statutes, and laws of the State of Colorado. This survey is not a guaranty or warranty, either express or implied.

	ROOTED GYPSY FARMS SUBDIVISION NW¼ NE¼ SECTION 3 T1S, R1W, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO High Desert Surveying, LLC 1673 Highway 50, Unit C Grand Junction, Colorado 81503 Telephone: 970-254-8649 Fax 970-241-0451			
	PROJ. NO. 18-67 DATE: June, 2018	SURVEYED DATE: June, 2018	DRAWN DATE: June, 2018	CHK'D DATE: June, 2018

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

PLANNING COMMISSION AGENDA ITEM

Project Name: Rooted Gypsy Farms Rezone
Applicant: Mark Beckner, Owner
Representative: Larry Beckner
Address: 2575 G Road
Zoning: Existing R-R (Residential Rural), Proposed R-E (Residential Estate)
Staff: Lori V. Bowers
File No.: RZN-2018-422
Date: September 25, 2018

I. SUBJECT

Consider a request by Mark Beckner to rezone property at 2575 G Road, from R-R (Residential Rural, minimum 5 acres) to R-E (Residential Estate, minimum 1 acre) on 1.921 acres.

II. EXECUTIVE SUMMARY

The Applicant, Mark Beckner, is requesting a rezone of 1.921 acres of property located at 2575 G Road (future address of 2476 Tahoe Drive) from R-R (Residential Rural) to R-E (Residential Estate). The purpose of the request to rezone the property is to be in conformance with required minimum lot size after a Simple Subdivision of the property is approved and recorded. The R-R (Residential Rural) has a minimum lot size of five acres, while the minimum lot size for R-E (Residential Estate) is one acre. Since the future subject lot will be 1.921 acres, in order for it to be in conformance with required minimum lot size of the Zoning and Development Code, it should be rezoned to the R-E zone district designation. The proposed zoning of R-E meets the Comprehensive Plan Future Land Use Map, which has designated the property as Residential Low (0.5 – 2 dwelling units per acre).

III. BACKGROUND

The Applicant has requested approval of a Simple Subdivision of the property located at 2575 G Road, also known as Lot 1 of the Burnell Subdivision. Historically, the Burnell property was a single parcel consisting of 10.79 acres. In 2014 Burnell divided the property into Lots 1 and 2 of Burnell Subdivision. Lot 1 contains 5.79 acres and one single family residence. Lot 2 contains 5 acres and is vacant. It is used for farming purposes. The proposed Simple Subdivision simply re-draws the sizes of the two Burnell Subdivision Lots. Lot 1 will be adjusted to 1.921 acres and Lot 2 will consist of 8.869 acres. This subdivision will be known as the Rooted Gypsy Farms Subdivision.

The Simple Subdivision process is an administrative review process with the Director making the final decision. Prior to, or concurrent with the approval of the Simple Subdivision, the Applicant requests to rezone the 1.921 acres from R-R (Residential Rural) to R-E (Residential Estate). This will allow the owner to sell the existing home to the renter and expand his farming land. Upon approval, the new zoning designation will

be in compliance with the minimum lot size requirements of the Zoning and Development Code.

Upon approval of the Subdivision, the new parcel is proposed to obtain access from Tahoe Drive which would change the address of the property to 2476 Tahoe Drive. The requested Simple Subdivision and the requested rezone is to bring the property into conformance since it will no longer meet the five-acre minimum lot size. The owner would like the property to be in conformance with the Zoning and Development Code prior to the sale. In addition, the Code does not allow for a subdivision to create a lot that does not conform to the required minimum lot sizes. The purpose of the R-E Zoning District is to provide areas for low density, estate-type single-family residential development on lots of at least one acre in size.

The adjacent parcel to the south will remain zoned R-R (Residential Rural, 5-acre minimum). The purpose of the R-R Zone District is to provide areas for low intensity agricultural operations and very low density single-family uses in a rural setting. This district is appropriate where low-density development is desired or where terrain and/or lack of public facilities and services require low intensity development or a sense of openness is desired. Directly west of the subject parcel, the lots in the Grisier-Ritter Minor Subdivision (1994) are zoned R-2 (Residential – 2 units per acre) and Valley Meadows North Subdivision (2005) is zoned R-4 (Residential – 4 units per acre). To the east are un-subdivided parcels zoned R-2 (Residential – 2 units per acre) and R-1 (Residential – 1 unit per acre). The properties directly north are zoned R-R (Residential Rural, 5-acre minimum).

IV. NOTIFICATION REQUIREMENTS

A Neighborhood Meeting was held on July 24, 2018 consistent with the requirements of Section 21.02.080 (e) of the Zoning and Development Code. Approximately 30 citizens attended the meeting along with the Applicant and City Staff. The Applicant discussed the proposed rezoning request and why he was requesting the zoning change. He provided information about his proposal and some history about the site. Area residents who attended did not have any comments about the rezone. The attendees expressed concerns regarding access from Tahoe Drive, traffic within their subdivision, traffic on G Road and the new driveway that was provided for the existing home as it relates to the Rooted Gypsy agricultural business on the portion of property *not* subject to this rezone. To date, staff has not received any comments in writing regarding the rezone request.

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 September 14, 2018. The subject property was posted with an application sign on August 24, 2018 and notice of the public hearing was published September 18, 2018 in the Grand Junction Sentinel. Fifty-two notices were mailed.

V. 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 property owner wishes to subdivide the property and rezone the property to a zoning district that meets the minimum lot size requirements of the Zoning and Development Code. The Comprehensive Plan's Future Land Use Map shows this area to develop/re-develop in the Residential Low category, (0.5 – 2 dwelling units per acre). The minimum lot size of R-R is 5-acres, which does implement the Comprehensive Plan. The R-E zone also implements the Comprehensive Plan.

This area was annexed as the G Road South Enclave in 2000. Since the annexation of this area, Valley Meadows North Subdivision was developed along with the Burnell Subdivision, which is the subject subdivision of this application, but will become the Rooted Gypsy Farms Subdivision upon approval and recordation of the Plat. The adoption of a Comprehensive Plan that designates this area as Residential Low is a subsequent event that does not invalidate the existing zoning of R-R on the property, therefore Staff finds this criterion has not 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 property was annexed into the City in 2000 and was given the zone district designation it has today. Since that time, the Valley Meadows Subdivision (North and East) was constructed in approximately 2005, a subdivision with lot sizes of approximately one-quarter acre and is zoned R-4. Abutting the property are other lots ranging in size from 2 to 5 acres on the north, east and south. The character of this area, especially with the introduction of the Valley Meadows Subdivision supports allowance for lots less than 5 acres in size 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, community facilities and services are available to the property and are currently sufficient to serve the property. These include Ute Water, Xcel Energy, and sewer services within the Persigo 201 boundary. No new construction is proposed that would require the extension of any of these services. 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 community as a whole has a little over 185 acres of R-E zoned land. This zone district comprises one percent of the total zoned acres within the City. As the City grows and experiences infill, this zoning designation may not be as

desirable for lots closer to the City center that may redevelop. Staff finds that this criterion has not been met.

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

Once the Simple Subdivision is approved, the property owner would clearly benefit from having a lot that is conforming with City standards. In addition, there is benefit to the City to have (and require) lots to be compliant with minimum lot size requirements that also work to implement the City's Comprehensive Plan. The R-E zone district does work to implement the Comprehensive Plan Future Land Use Map which allows for densities in this area to range from one half to two dwelling units per acre. Because the community and area will continue to derive consistency in the plan, the long term benefits remain intact, implementing the Comprehensive Plan. 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.

Future Land Use Map:

The Comprehensive Plan Future Land Use Map designates the property as Residential Low (0.5 – 2 dwelling units per acre). The request for R-E (Residential Estate) zone district is consistent with the Residential Low designation and works to implement the Comprehensive Plan's Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community. R-E zoning is to provide areas for low density, estate-type single-family residential development on lots of at least one acre in size. Staff believes this is an appropriate rezone for this existing home in this location.

VI. STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Rooted Gypsy Farms Rezone application, RZN-2018-422, a request to rezone from R-R (Residential Rural) to R-E (Residential Estate), the following findings of fact and conclusions have been determined:

1. The requested rezone is consistent with the goals and policies of the Comprehensive Plan.
2. In accordance with Section 21.02.140 of the Zoning and Development Code, the application meets one or more of the rezone criteria.

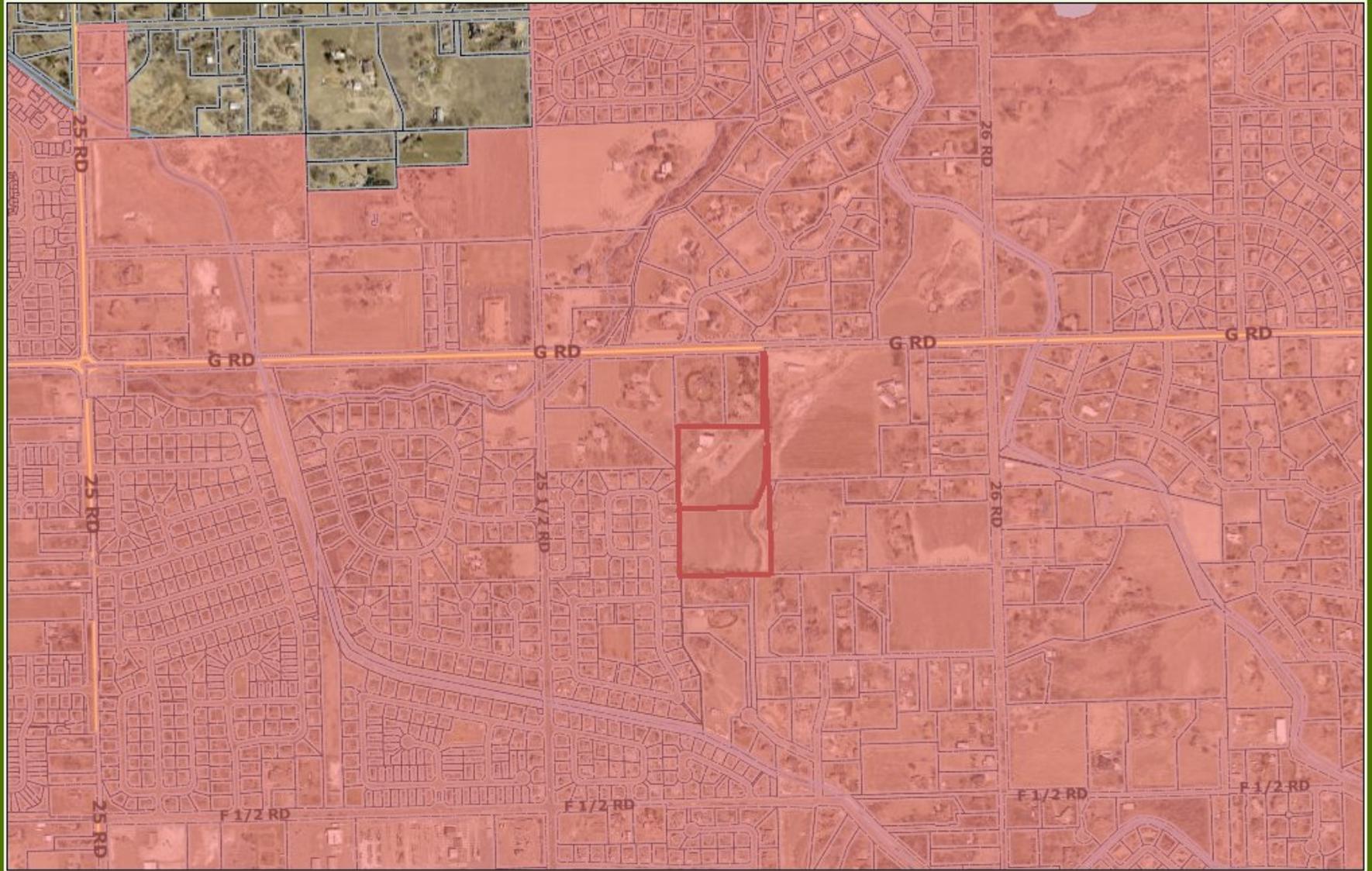
VII. RECOMMENDED MOTION

Madam Chairman, on the Rooted Gypsy Farms Rezone application, RZN-2018-422, I move that the Planning Commission forward to the City Council a recommendation of approval from R-R to the R-E zone district with the findings of facts as listed in the staff report.

Attachments:

1. Site Location Map
2. Aerial Photo Map
3. Comprehensive Plan Future Land Use Map
4. City Existing Zoning Map
5. Site Photos
6. Rooted Gypsy Farms Subdivision Plat

Site Location Map - 2476 Tahoe Drive



Printed: 8/30/2018

1 inch = 752 feet



Aerial Photo Map - 2476 Tahoe Drive

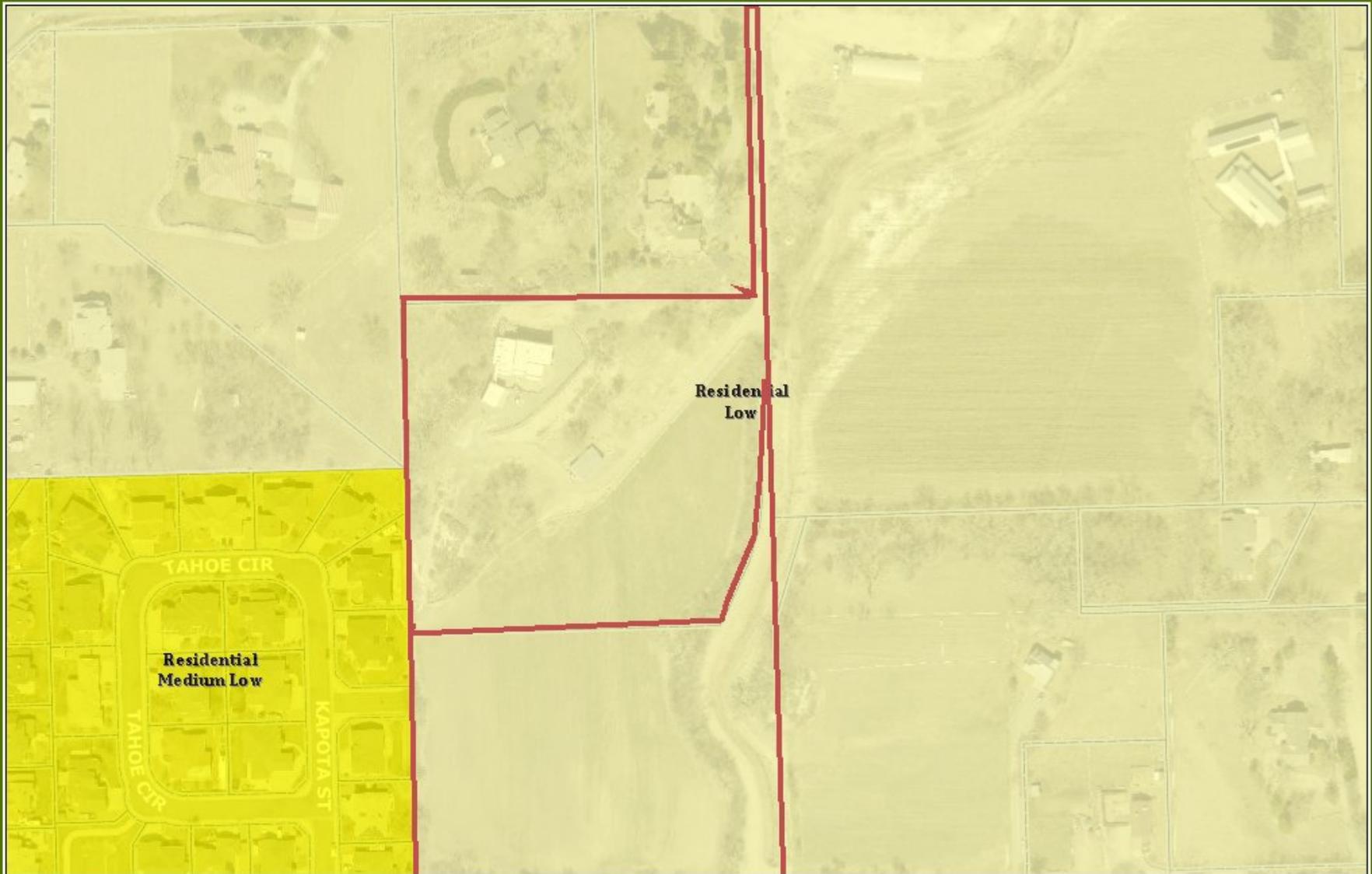


Printed: 8/30/2018

1 inch = 188 feet



Comprehensive Plan Future Land Use Map - 2476 Tahoe Drive

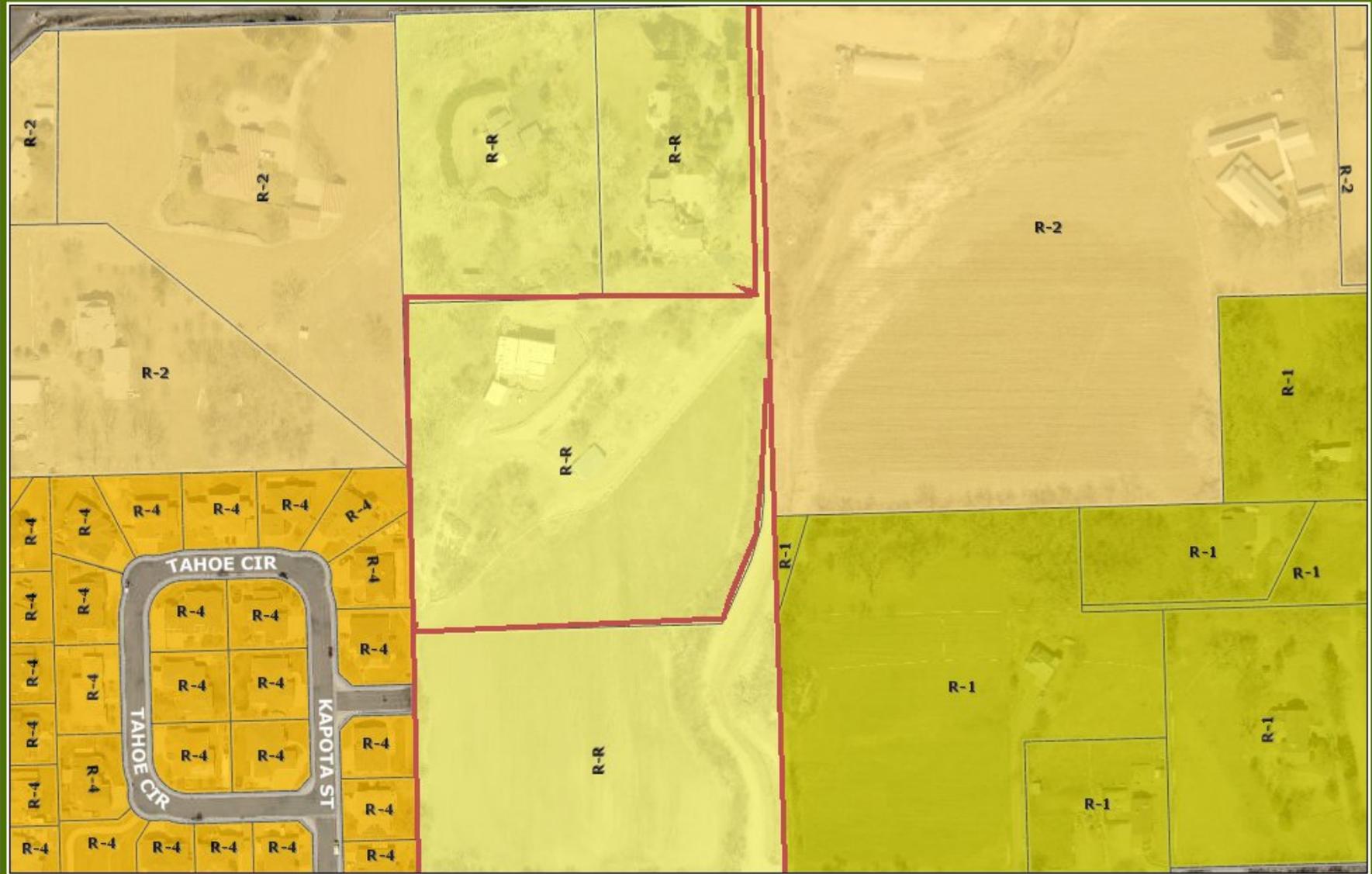


Printed: 8/30/2018

1 inch = 188 feet



Existing City Zoning Map - 2476 Tahoe Drive



Printed: 8/30/2018

1 inch = 188 feet



Site Photo



03/26/2018

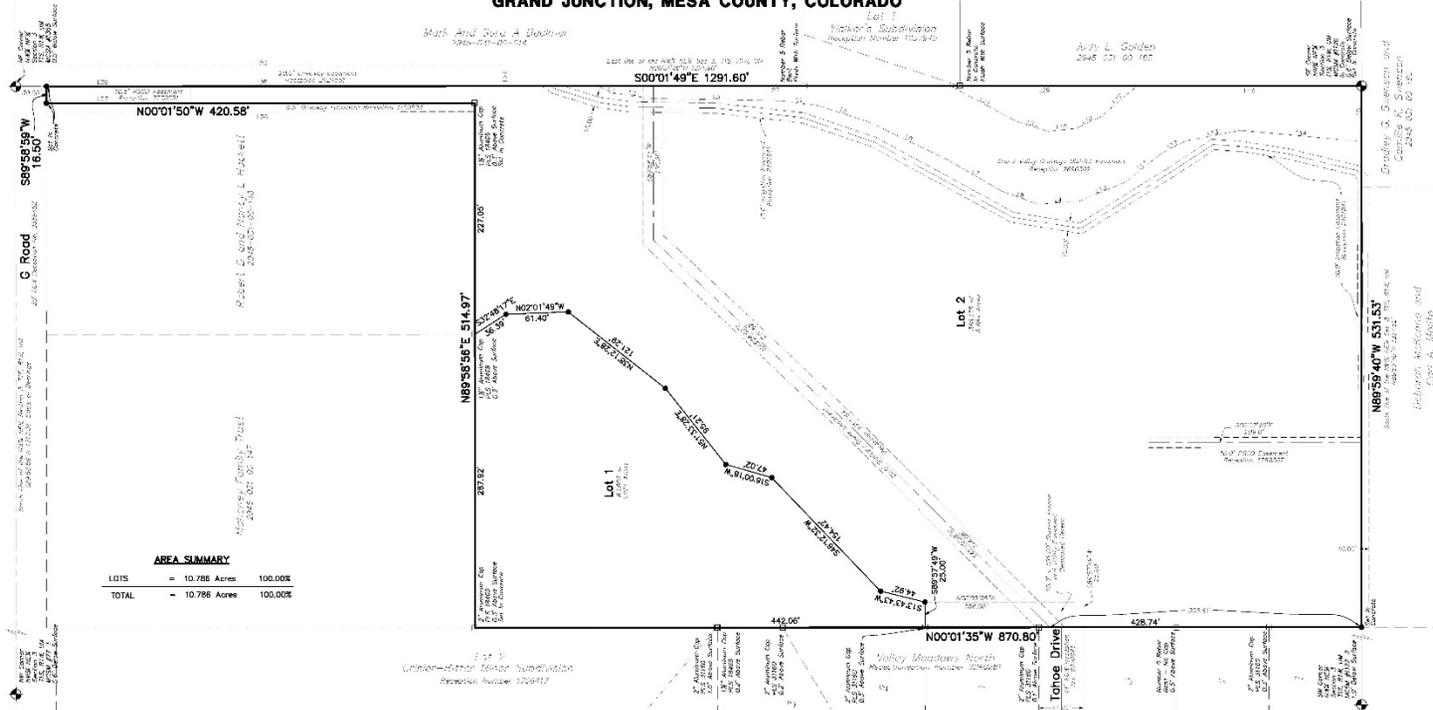
Tahoe Drive access



04/01/2018

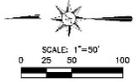
ROOTED GYPSY FARMS SUBDIVISION

A REPLAT OF
LOTS 1 AND 2, BURNELL SUBDIVISION
 RECORDED AT RECEPTION NUMBER 2696028
 IN THE NW1/4 NE1/4 SECTION 3
 TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
 GRAND JUNCTION, MESA COUNTY, COLORADO



AREA SUMMARY

LOTS	=	10.786 Acres	100.00%
TOTAL	=	10.786 Acres	100.00%



LEGEND

- ▲ ALIQUOT SURVEY MARKER, AS NOTED
- SET OF ALUMINUM CAP ON 30\"/>

SURVEYOR'S CERTIFICATION

I, J. Ben Elliot, do hereby certify that the accompanying plat of **ROOTED GYPSY FARMS SUBDIVISION**, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of some, to the best of my knowledge and belief, this plat conforms to the requirements for subdivision plats specified in the City of Grand Junction development code and conforms to the standards of practice, statutes, and laws of the State of Colorado. This survey is not a warranty or warranty, either express or implied.

	ROOTED GYPSY FARMS SUBDIVISION		
	NW1/4 NE1/4 SECTION 3 T1S, R1W, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO		
	High Desert Surveying, LLC 1673 Highway 90 Unit C Grand Junction, Colorado 81503 Telephone: 970-254-8649 Fax: 970-241-0451		
J. Ben Elliot LICENSED PROFESSIONAL LAND SURVEYOR P.L.S. No. 12345	PROJ. NO. 18-07 DATE: June 2018	DRAWN BY: [Name] CHECKED BY: [Name]	SHEET 02 OF 02

NOTES: ACCORDING TO PLAT MAP LAW AND SURVEYING ACTS, THIS PLAT IS A FIELD SURVEY AND DOES NOT REPRESENT A GUARANTEE OF ACCURACY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARDS OF PRACTICE, STATUTES, AND LAWS OF THE STATE OF COLORADO. THIS SURVEY IS NOT A WARRANTY OR WARRANTY, EITHER EXPRESS OR IMPLIED.

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For:

Please fill in blanks below **only** for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

NOTE: Legal property owner is owner of record on date of submittal.

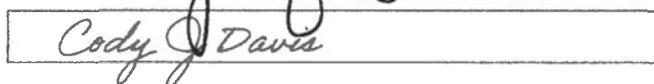
We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application



Date

Signature of Legal Property Owner



Date

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Chronos Property, LLC ("Entity") is the owner of the following property:

(b) 2524 F 1/2 Road, Grand Junction, CO 81505

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) Managing Member for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

- My legal authority to bind the Entity both financially and concerning this property is unlimited.
My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

Both managing members to sign when borrowing money over \$25,000.00

- The Entity is the sole owner of the property.
The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) Elevation 4591

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) N/A

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: [Handwritten Signature]

Printed name of person signing: Cody J. Davis, Managing Member

State of Colorado)

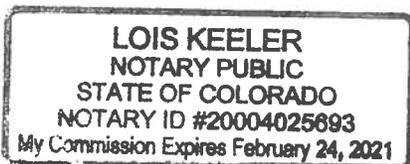
County of Mesa) ss.

Subscribed and sworn to before me on this 20th day of June, 2018

by Cody J. Davis, Managing Member

Witness my hand and seal.

My Notary Commission expires on 2-24-21



[Handwritten Signature]
Notary Public Signature

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: 

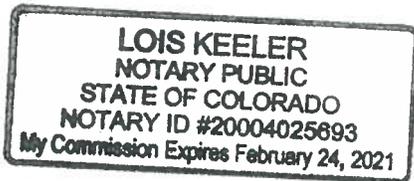
Printed name of person signing: Garrett W. Davis, Managing Member

State of Colorado)
) ss.
County of Mesa)

Subscribed and sworn to before me on this 20th day of June, 2018, by Garret W. Davis, Managing Member

Witness my hand and seal.

My Notary Commission expires on 2-24-21




Notary Public Signature

STATEMENT OF AUTHORITY

(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity¹ named
CHRONOS PROPERTY, LLC, A COLORADO LIMITED LIABILITY COMPANY
2. The type of entity is a:

<input type="checkbox"/> Corporation	<input type="checkbox"/> Registered Limited Liability Partnership
<input type="checkbox"/> Nonprofit Corporation	<input type="checkbox"/> Registered Limited Liability Limited Partnership
<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Limited Partnership Association
<input type="checkbox"/> General Partnership	<input type="checkbox"/> Government or Governmental Subdivision or Agency
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Trust
<input type="checkbox"/>	
3. The entity is formed under the laws of **COLORADO**
4. The mailing address for the entity is **637 25 ROAD, GRAND JUNCTION, CO 81505**
5. The name position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is **CODY J. DAVIS AND/OR GARRETT W. DAVIS, AS MANAGING MEMBERS**
6. The authority of the foregoing person(s) to bind the entity: is² not limited is limited as follows: **BOTH MANAGING MEMBERS TO SIGN WHEN BORROWING MONEY OVER \$25,000**
7. Other matters concerning the manner in which the entity deals with interests in real property:
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.³
9. This Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

(Signature and Notary Acknowledgement on Second Page)

¹This form should not be used unless the entity is capable of holding title to real property.

²The absence of any limitation shall be prima facie evidence that no such limitation exists.

³The statement of authority must be recorded to obtain the benefits of the statute.



LEGAL DESCRIPTION

2524 F ½ ROAD

BEG SW COR SE4NW4 SEC 3 1S 1W E 116FT N TO ROW G V CNL NLY CNL ROW TO N LI SE4NW4
W TO W LI SE4NW4 S TO BEG EXC ROW ON S AS DESC B-2821 P-451/454 MESA CO RECODS

**ADJACENT PROPERTY OWNER
NAME & ADDRESS ORDER FORM**

Please check if labels are needed for a Neighborhood Meeting. Name & address lists are valid for 6 months only. If the project goes to Planning Commission later than 6 months from submittal, another request for names & addresses must be submitted, along with an additional \$50.

Tax Parcel #(s): 2945-032-00-118

Property Address: 2524 F 1/2 Road

Property Owner: Chronos Property, LLC

Contact Person: Cody Davis

Mailing Address: 637 25 Road, Grand Junction, CO 81505

E-Mail Address: cody@chronosbuilders.com

Applicant: Chronos Property, LLC

Contact Person: Cody Davis

Mailing Address: 637 25 Road, Grand Junction, CO 81505

E-Mail Address: cody@chronosbuilders.com

Project Representative: Vortex Engineering, Inc.

Contact Person: Jennifer Christensen

Mailing Address: 2394 Patterson Road, Ste 201, Grand Junction, CO 81505

Phone Number (970) 245-9051

E-Mail Address: jchristensen@vortexeng.us

***This request for labels and/or the name and address list MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR to a Neighborhood Meeting.**

The adjacent property mailing list is created by pulling all property owners within 500 feet and all registered Homeowners Associations or citizens groups within 1000 feet of all properties involved in the project. The property owner information is put together using the information in the Mesa County Assessor's records and the HOA's and citizens groups on record with the City of Grand Junction Community Development Department.

**General Project Report
for
Elevation 4591
Outline Development Plan (ODP) Rezone
Grand Junction, CO**

Date: June 22, 2018

Prepared by: Robert W. Jones II, P.E.
Vortex Engineering and Architecture, Inc.
2394 Patterson Road, Suite 201
Grand Junction, CO 81505
(970) 245-9051
VEI# F17-021

Submitted to: City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

Type of Design: Rezone from PD (Planned Development with R8 default)
to PD (Planned Development with R8 default) based on revised ODP

Property Owner: Cody Davis
Chronos Property, LLC
637 25 Road
Grand Junction, CO 81505

Property Address: 2524 F ½ Road
Grand Junction, CO 81505

Tax Schedule No: 2945-032-00-118

1. Project Intent

This application is made to request a rezone of approximately 3.23 acres from PD (Planned Development with R8 default zone) to a new PD (Planned Development with R8 default zone) for the proposed Elevation 4591 Outline Development Plan (ODP), which supports the Comprehensive Plan's goal for infill development. The owner's intent is to rezone the subject property in anticipation of residential development that will focus on smaller, single family homes.

2. Project Background and Description

The subject property is located at 2524 F ½ Road and is currently zoned PD (Planned Development with R8 default zone) based on a previously approved plan that has lapsed. At its May 2, 2018 meeting, the Grand Junction City Council denied an application to rezone the property and approve a new Outline Development Plan (ODP) that included 21 dwelling units. This application is made based on a revised ODP which includes changes made to the plan which reflect the concerns of area residents that were voiced through the recent public hearing process.

The issue of greatest concern raised by area residents was how groundwater and drainage would be addressed with the new development. Issues regarding building height, density and setbacks were also raised. These concerns have been addressed by the applicant with the revised ODP that is included with this application and will be discussed in greater detail in the report.

The site is approximately 3.23 acres and can best be described as a long, narrow lot with approximately 116 feet of frontage on F ½ Road. The site is bounded by residential uses to the east, the Grand Valley Canal and residential uses to the north, residential uses to the west and commercial/industrial uses to the south. There is one single family home and two small storage outbuildings located on the property. These structures will either be removed or demolished to allow construction of the new subdivision. (See Attachment A)



Legal Description

The legal description of this site is:

BEG SW COR SE4NW4 SEC 3 1S 1W E 116FT N TO ROW G V CNL NLY CNL ROW TO N LI SE4NW4 W TO W LI SE4NW4 S TO BEG EXC ROW ON S AS DESC B-2821 P-451/454 MESA CO RECDS

Rezoning request to Planned Development

The applicant would like to construct a new, single family subdivision to be known as Elevation 4591 with a focus on smaller homes that are geared to a first time buyer or perhaps an older, retired individual who does not want the responsibility of a large yard. This type of home will appeal to portions of the Grand Valley population that are in different life stages other than the traditional nuclear family unit. The applicant would like to maintain the PD with R8 default zone and has developed a new plan that responds directly to residents' concerns. The revised plan must be approved through the rezoning process.

Due to the unusual shape and size of the subject property, the developer has requested a rezoning to the Planned Development (PD) zone district. The unusual constraints involved with the infill development of this property can best be mitigated using the PD zoning and other tools through the Transportation Engineering Design Standards (TEDS) exception process. The property is exceptionally long and narrow which makes access very challenging. The property is constrained by having only one point of access from F ½ Road as a result of earlier development occurring to the west and east without provision of any stub streets.

The previous ODP proposed 21 dwelling units. The new ODP proposes 16 single family detached homes and one duplex unit (for a total of 18 dwelling units) which will range between 840 square feet and 1300 square feet. An Alternative Street design to accommodate the narrow width of the property has also been approved for use by the City.

Self-Imposed Reductions from the R8 Bulk Standards

The proposed rezoning will utilize the bulk standards from the R8 default zone district. Allowed uses will be the same as those permitted in the R8 zone. There are four variations proposed from the R8 bulk standards included with the request to rezone. The developer proposes to increase the rear setback from 10 feet to 20 feet; to increase the side yard setback on the western lot line of Lot 17 from 5 feet to 15 feet; to increase the minimum lot size from 3,000 square feet to 3400 square feet; and to decrease the maximum building height from 40 feet to 24 feet. Other development standards, such as those regarding fencing and accessory uses, shall be as permitted by the R8 zone district and the Zoning and Development Code.

The proposed variations, specifically those regarding the increased rear yard setback and the reduced height limitation, come as a result of discussions with area residents during the Neighborhood Meeting. Residents expressed concern with homes being located close to their existing fences in the rear yards and with the maximum height allowed by the R8 zone district. In response to the concerns of the residents, the developer has elected to double the rear yard setback and to limit the overall height of the homes to not more than 24 feet (a reduction of almost 50%).

R-8: Residential – 8.

Primary Uses			
Detached Single-Family, Two-Family Dwelling, Multifamily, Civic			
See GJMC 21.04.010 , Use Table			
Lot			
Area – Detached Single-Family (min. sq. ft.)	3,000-3400		
Area – Two-Family, Attached (min. sq. ft.)	6,000		
Area – Multifamily (min. sq. ft.)	20,000		
Area – Civic (min. sq. ft.)	20,000		
Width (min. ft.)	40		
Width – Two-Family (min. ft.)	60		
Frontage (min. ft.)	20		
Setback	Principal		Accessory
Front (min. ft.)	20		25
Side (min. ft.)	5 (15' setback on western property line/side yard of Lot 17 only)		3
Rear (min. ft.)	40 20		5
Bulk			
Lot Coverage (max.)	70%		
Height (max. ft.)	40 24		
Height (max. stories)	3		
Density (min.)	5.5 units/acre		
Density (max.)	8 units/acre		
Cluster Allowed	No		

Design and Community Benefit

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 Grand Junction Comprehensive Plan establishes “Six Guiding Principles” that will shape future growth. The proposed development specifically addresses the following Guiding Principles:

#2: Sustainable Growth Patterns – Fiscal sustainability where we grow efficiently and cost-effectively. Encourage infill and redevelopment and discourage growth patterns that cause disproportionate increases in cost of services.

#3: Housing Variety – Allow, encourage more variety of 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.

The Elevation 4591 project is infill development of a substantially constrained property which is long, narrow and has limited street frontage. The proposed density of 5.5 dwelling units per acre is the mid-range for the Residential Medium land use classification which anticipates 4-8 dwelling units per acre. The proposed density is an efficient, cost-effective manner of constructing new homes without excessive streets, water and sewer lines which will be less expensive for the community to maintain. This supports Guiding Principle #2.

The developer commissioned an architect to specifically design smaller, more efficient homes that would appeal to first time buyers and older individuals who may be retired, or who no longer desire to maintain a large yard space. This type of housing supports Guiding Principle #3.

The community will benefit from the infill development of a property that is substantially constrained and challenging to develop. The proposed density is within the allowable range of the Residential Medium land use classification and permits a cost-effective way to construct only that portion of street, water lines, sewer lines and other infrastructure that the public must then maintain. The community will also benefit from the provision of smaller homes other than what are generally constructed in the Grand Valley that will provide housing variety to the diverse population in our community.

Another community benefit will be the active open space located at the entrance to the development. This area provides a greater amount of open space than is required by the Zoning and Development Code and will be a benefit to the larger community with amenities that include a picnic table with shade shelter, benches and a bus stop with shade shelter.

Steps to Increase Buffering Between New and Existing Homes

The applicant has incorporated several measures to increase the buffering between new and existing homes. The revised ODP includes the following buffering measures:

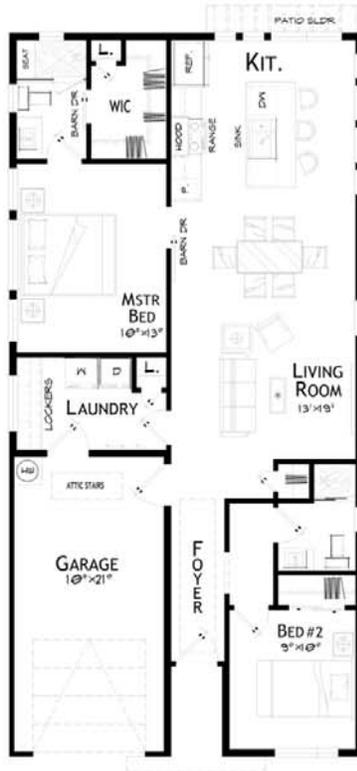
Architectural renderings of the proposed homes are shown below:





plan 2-a
1296 sf





plan 3-a
1025 sf



Signage

The applicant is proposing signage as permitted by Sec. 21.06.070(7), Signs, Planned Development, which states:

(ii) One permanent monument sign up to 32 square feet in area is allowed at a multifamily apartment/condominium building/complex and on each common area parcel that abuts a public right-of-way; for purposes of this subsection, “common area parcel” means a parcel that is owned by a homeowners’ association for the benefit of all lot owners in a planned community, common interest community or condominium.

The proposed sign will be located at the entrance to the subdivision in a tract owned by the Home Owners Association (HOA) and will be externally illuminated with lighting directed to the sign face. The sign will be owned and maintained by the HOA. Final design of proposed signage will be included with final plat and plans and will measure no more than 32 square feet in accordance with Section 21.06.07(7) of the Zoning and Development Code.



Fencing and Right-of-Way Landscaping

Fencing will be installed by the developer around the perimeter of the subdivision and in the open space areas where fencing does not currently exist. This includes the open space area at the entrance to the development, the west property line from the entrance up to Lot 6 and the east property line between Lots 14-16. Perimeter fencing materials will include one of two types of fencing materials: vinyl or wood panel and will be constructed at a height not to exceed six feet. Fencing in the open space area located at the entrance and along the street frontage will be split two-rail fencing to maintain an open view of the area. All fencing shall meet the requirements of Section 21.06.040(g), Residential Perimeter Subdivision Enclosure, of the Zoning and Development Code.

Landscaping with trees, shrubs and ground cover shall be installed along the F ½ Road right-of-way in a tract and shall be maintained by the HOA.

Open Space and Trail

As an amenity to the community, the open space area located at the entrance to the subdivision will be landscaped and include recreational amenities as a shade shelter with a picnic table and benches on a concrete pad. The open space and amenities will be in a tract owned and maintained by the HOA.

A 10 foot concrete trail will be provided in a 15 foot tract parallel to the Grand Valley Canal and will be owned and maintained by the HOA.

Examples of open space amenities include:



POLYGON PARK BENCH SHADE STRUCTURS - 10'X8' FLAT TRELLIS



CANAAN (CL-800) - 6' METAL PARK BENCH



POLYGON PICNIC SHADE STRUCTURS - 10'X20' LOW PITCH RECTANGULAR SHELTER, CANTILEVER STYLE



CANAAN (CT-035) - 6' METAL PICNIC TABLE

3. Neighborhood Meeting

Due to the level of concern raised by area residents during the recent public hearing process for the ODP that was denied by City Council, the applicant wished to reach out to area residents once the plan had been revised to address their concerns. To accomplish this, a meeting was held on Wednesday, June 13, 2018 with the applicant, Mr. Ross Barefoot and Mr. Rob Stoneburner from the Diamond Ridge and Westwood Ranch subdivisions to discuss the proposed changes made in response to concerns they had raised during the City Council meeting. The applicant and his representative reviewed the changes to the ODP and provided detailed information about how on-site groundwater levels had been recently monitored and measured to help provide baseline data when identifying the most effective engineering design measures to address groundwater concerns with the new development.

A Neighborhood Meeting was also held on Wednesday, June 20, 2018 at 5:30 pm at the Canyon View Vineyard Church, located at 736 24 ½ Road, Grand Junction. The owner's representative provided an overview of the rezone request to the PD with R8 default zone district, as well as a presentation on the future single family residential subdivision known as Elevation 4591. Scott Peterson, Senior Planner with the City of Grand Junction also attended the meeting to answer questions about the rezone and subdivision review and approval process. A list of all those attending the meeting is attached to this report, as well as the primary issues of concern that were discussed during the meeting. (See Attachment)

The meeting was well attended by approximately 22 citizens. Comments from citizens included questions about the housing type and height, zoning, setbacks, density and HOA responsibilities. Color renderings of the proposed homes were displayed.

Public notice for this application will be provided in accordance with Sec. 21.02.080(g) of the Grand Junction Municipal Code, including posting the subject property on all public rights-of-way.

4. Comprehensive Plan

The Comprehensive Plan's Future Land Use Map shows the subject property as Residential Medium (RM, 4-8 du/ac). The proposed density is in the mid-range of the anticipated density for this area of the community. The property is identified by the Comprehensive Plan as an "area subject to change" which anticipates new growth and development for vacant properties located within the Urban Growth Boundary.

The Comprehensive Plan assumes that most built neighborhoods will continue to exist as they do today. These are "areas of stability." The land uses for the "areas of stability" remain virtually the same as they were in the previous City and County plans. On the Future Land Use map, most new growth will occur in "areas subject to change," which include: areas near and within Centers (shown on the Future Land Use map), vacant and undeveloped land, and underutilized land. These areas are not likely to remain as they are today. Vacant land will eventually be developed as the community grows.

The proposed development is classic infill development because it is surrounded on three sides by existing subdivisions and is located in an urbanizing area of the City where existing sewer, water and other urban services are available. Future residential development of the subject property will provide needed housing for the buyer interested in a smaller home other than what is typically constructed in the Grand Valley.

The subject property is located within the 201 Sewer Service Boundary and the Urban Development Boundary. Properties within these boundaries are expected to grow and develop with urban densities and services such as what has been proposed with this application.

The applicant has requested a rezone from the current zoning of PD (Planned Development with R8 default zone) to PD (Planned Development with R8 default zone) based on a revised ODP for the Elevation 4591 development. Both the current zoning and the requested rezone to PD (with R8 default zone) are consistent with, and support, the Comprehensive Plan designation of Residential Medium.

The proposed development meets a number of the goals and policies of the Comprehensive Plan:

Goal 1, Policy D: For development that requires municipal services, those services shall be provided by a municipality or district capable of providing municipal services.

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

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

Goal 8, Policy A: Design streets and walkways as attractive public spaces.

In addition to the goals and policies, the proposed development also meets the following Guiding Principles of the Comprehensive Plan:

Guiding Principle 2: Sustainable Growth Patterns – Fiscal sustainability where we grow efficiently and cost-effectively. Encourage infill and redevelopment and discourage growth patterns that cause disproportionate increases in cost of services.

Guiding Principle 3: Housing Variety – Allow, encourage more variety of 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.

5. Zoning and Surrounding Areas

The applicant is requesting a rezone from the current PD (with R8 default) to the PD (with R8 default) zone district based on a revised ODP. This request is consistent with, and supports, the Comprehensive Plan's Future Land Use Map classification of Residential Medium (RM 4-8 du/ac).

Surrounding area zoning and land uses include:

North – Planned Development (PD) with single family residential land uses

South – Industrial Office Park (IO) with commercial/industrial land uses

West – Residential 5 du/ac (R5) and Planned Development (PD) with single family residential land uses

East – Planned Development (PD) with single family residential land uses

The Elevation 4591 development will provide housing between the existing subdivisions with development at the middle range allowed by the Residential Medium (RM 4-8 du/ac) land use classification at 5.5 dwelling units per acre. The new development will be isolated from the existing

subdivisions because there are no connecting streets between the existing developments and the proposed Elevation 4591 project.

The proposed Elevation 4591 ODP has been designed to comply with the provisions of Sec. 21.03, Zoning Districts; Sec. 21.04, Uses and Sec. 21.06, Development Standards of the Zoning and Development Code. Proposed deviations from the R8 default zone district have been identified in this report.

6. Airport Environs

The subject property is not located within the Airport Environs Area.

7. Utility Providers

All required and necessary utilities shall be provided concurrent with development of the subject property. Utility providers for the Elevation 4591 development have the capacity and willingness to serve the development. Public facilities such as medical, schools, parks and public safety are available to serve development on this site.

Utility providers for the site are as follows:

Sewer: City of Grand Junction/Persigo Wastewater Treatment Plant

Water: Ute Water Conservation District

Gas/Electric: Xcel Energy

Cable: Spectrum

Irrigation: Grand Valley Irrigation Company

8. Drainage

The topography of the site is generally flat with a high point of 4602' at the north end of the property, then gently sloping to the south with a low point of 4598'. The detention will be constructed with a system of underground pipes to allow the surface to be utilized as active open space.

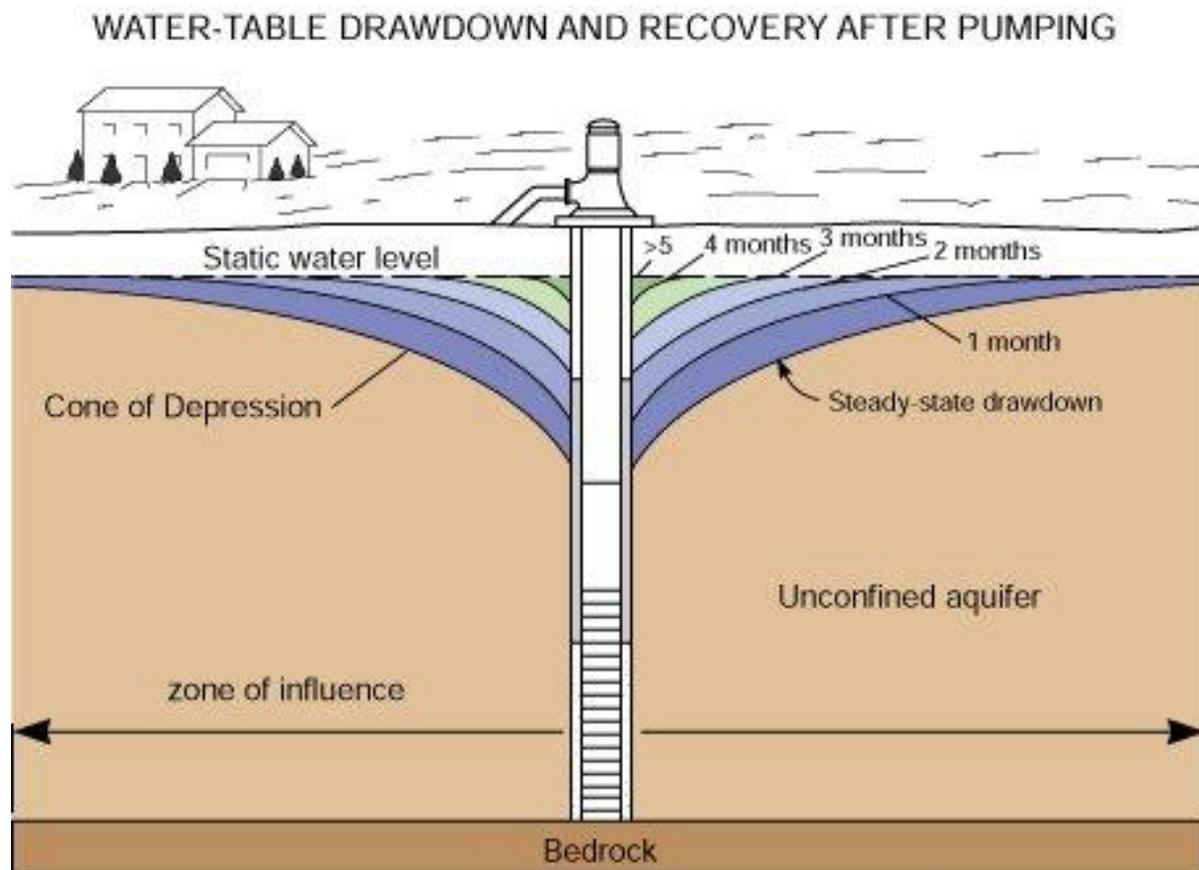
Lots are designed to drain to the street where stormwater will be captured and directed by the gutter to the street and then to the detention facility. Stormwater will also be captured and directed via an interceptor line at the rear of each lot to the detention facility. The detention facility will release the stormwater to an existing City owned facility located in F ½ Road.

To address concerns about water seeping out of the canal, the applicant approached the Grand Valley Irrigation Canal Company (GVIC) and offered to work with GVIC to line the portion of the canal which directly contacted the resident's properties. Lining a canal is a method used by GVIC to mitigate water seepage from canals in the Grand Valley. The applicant was told by GVIC that they would not allow any portion of the canal to be lined, even if the applicant paid for the cost of lining the canal.

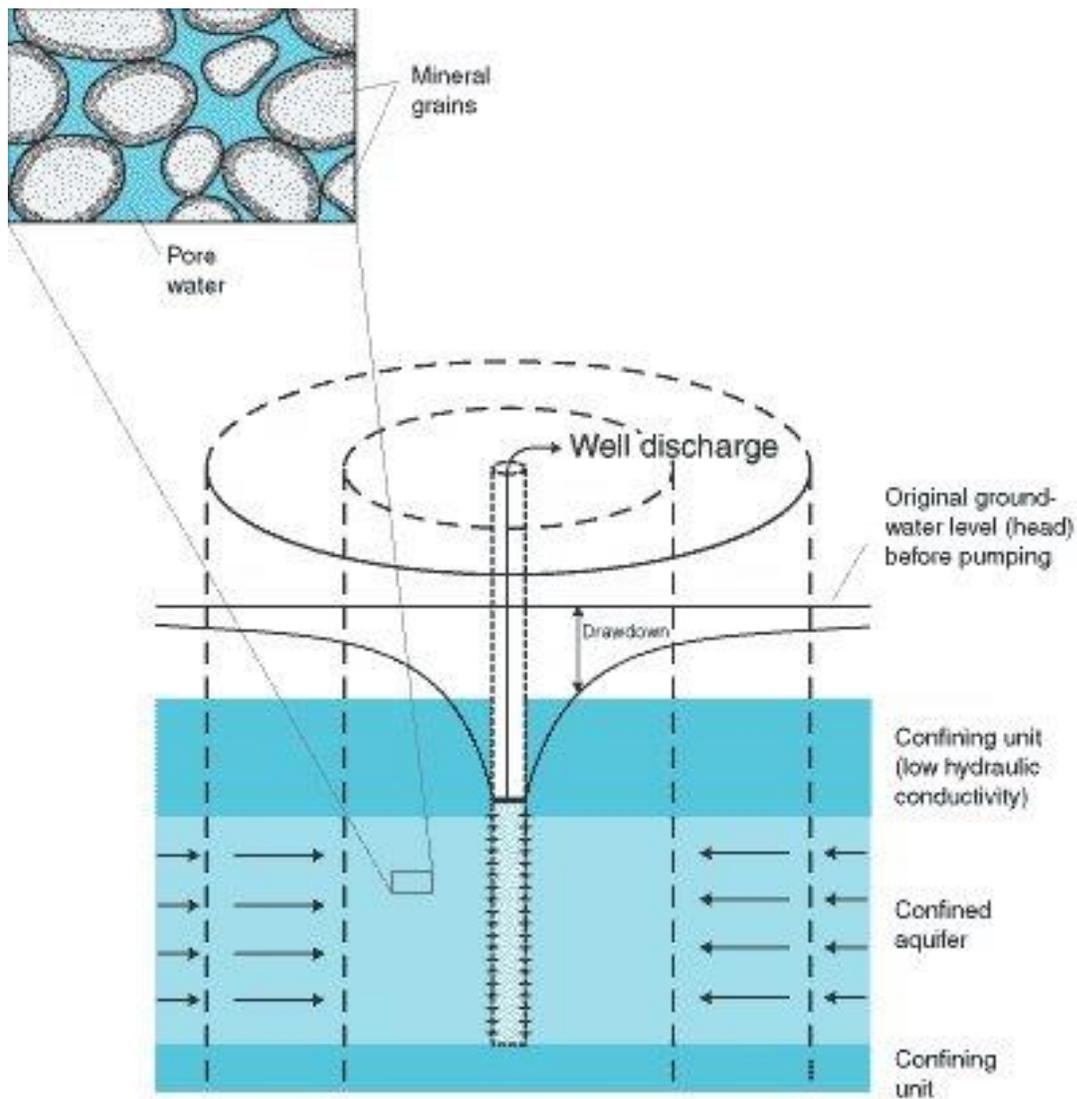
Thus, an alternate route was developed in order to mitigate the potential of groundwater issues on this site and to adjacent properties. A dual under drain/tile drain in both the rear yard and adjacent to the sewer main in the street was also designed. The rear yard under drain/tile drain has been modified for ease of maintenance with the addition of cleanouts provided every 100' to enable the ability to jet the system if needed. In addition, both tile drains were tied into a point well system adjacent the underground storm water basin, which discharges into the City storm drain in F ½ Rd.

The point well will provide drawdown which is the change in head or water level relative to background condition, indicating the difference in head which has occurred at a given location relative to an initial time at the same location. This will provide a benefit to both the project as well as the surrounding neighborhoods.

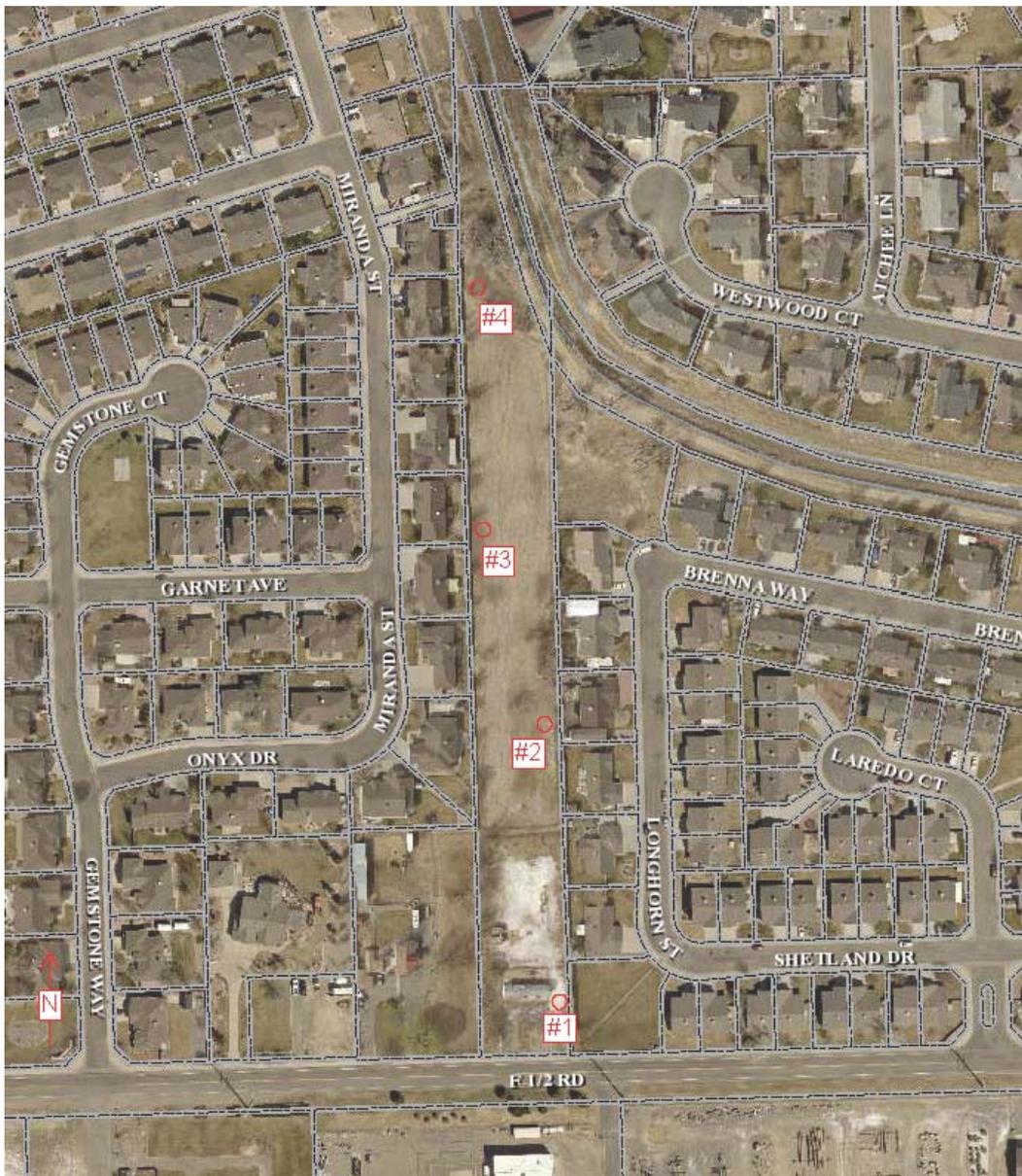
The following graphics illustrate how a drawdown well works to draw water away and direct it to an appropriate storm drain facility:



The graphic below illustrates how the drawdown well works to draw water away and direct it to an appropriate storm drain facility. Use of a drawdown well has a proven track record of effectively mitigating negative effects of shallow groundwater in the Grand Valley and has been used in other local projects with success.



An important part of the due diligence related to groundwater has been the continual monitoring and measuring the actual groundwater levels on-site. The following aerial photo shows the locations of the four test pits that were used to measure and monitor the groundwater levels on-site.



Of special note are the recorded levels of the groundwater table seem to be the highest (3'-4') at the south end of the site and the lowest/deeper (7'-8') at the north end of the site adjacent to the canal. This would indicate that the groundwater table issue might not be tied to canal seepage.

A detailed drainage report will be submitted with the final plat and plans subsequent to the approval of the ODP.

9. Wetlands and Floodplain

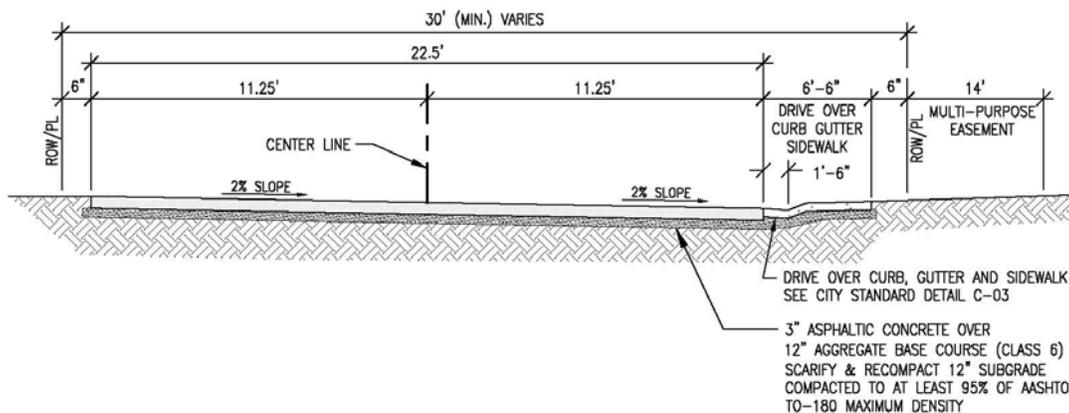
There are no known wetlands or floodplains associated with the subject property.

10. Alternative Street design and TEDS exceptions

Due to the long, narrow configuration of the property, and the fact that there are no stub streets to connect the subject property to adjacent developments, it is necessary to construct a dead-end street to provide access to the new development. Section 29.20.050 of the Transportation Engineering Design Standards (TEDS) limits the length of a cul-de-sac, or dead end street, to 750 feet. Because of the unusually long and narrow shape of the subject property, it is necessary to extend the length of the street slightly beyond what is currently allowed by TEDS. The developer requested a TEDS exception to permit a dead-end street of not more than 835', which was granted on May 24, 2017. (See Attachment C)

The developer also requested approval to utilize an Alternative Street due to the narrow configuration of the property. The proposed Alternative Street includes a 30' right-of-way, 22.5' of asphalt pavement and curb, gutter and sidewalk on the east side of the street. There are two Fire Department turnarounds provided for emergency access. No parking is permitted on the west side of the street or in the areas of the Fire Department turnarounds. No Parking signs will be posted on the street in appropriate locations.

During the design and review process of the alternative street, City staff requested that the street be located on the west property line. Moving the street to the west property line would provide access to the adjacent property should the owner wish to further develop that property in the future. At the request of the City staff the alternative street was moved to the west property line.



The TEDS committee approved the proposed Alternative Street section on August 15, 2017 subject to the provision of 21 off-lot parking spaces in addition to the on-site parking requirement. (See Attachment D) The total amount of required parking spaces was based on 21 dwelling units for a total of 63 spaces per the TEDS committee. The developer has reduced the total number of dwelling units from 21 to 18 resulting in a total of 54 required parking spaces (3 spaces per dwelling unit). The applicant has provided 37 parking spaces within the lots and 29 parking spaces in the parking pod and on street for a total of 66 parking spaces. (See Parking Exhibit/Plan Set for details)

11. Approval Criteria

Section 21.02.150(b), **Outline Development Plan (ODP).**

(1) **Applicability.** An outline development plan is required. The purpose of an ODP is to demonstrate conformance with the Comprehensive Plan, and coordination of improvements within and among individually platted parcels, sections or phases of a development prior to the approval of a final plat. At ODP, zoning for the entire property or for each “pod” designated for development on the plan is established. This step is recommended for larger, more diverse projects that are expected to be developed over a long period of time. Through this process, the general pattern of development is established with a range of densities assigned to individual “pods” that will be the subject of future, more detailed planning.

(2) **Approval Criteria.** An ODP application shall demonstrate conformance with all of the following:

(i) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

Response: The Future Land Use classification of the subject property is Residential Medium (RM, 4-8 du/ac). This land use classification is supported by the current zoning of the property of PD (with R8 default zone) and the requested rezone to PD (with R8 default zone). The property is identified by the Comprehensive Plan as an “area subject to change” which anticipates new growth and development for vacant properties located within the Urban Growth Boundary. Residential development of this property will provide needed housing. In addition, the proposed development supports several of the goals, policies and Guiding Principles of the Comprehensive Plan as noted earlier in this report.

The proposed development is designed to be compliant with the Grand Valley Circulation Plan. Specifically the development meets Sec. 31.08.020(d) which states: “Subdivisions and other development shall be designed to continue or create an integrated system of streets and trails that provide for efficient movement of pedestrians, bicycles, and automobiles to and from adjacent development.” Sidewalk and a trail along the canal have been included in the design to meet the needs of an integrated system of streets and trails.

This criterion has been MET.

(ii) The rezoning criteria provided in GJMC 21.02.140;

Section 21.02.140(a), **Code amendment and rezoning, Approval Criteria.** In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

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

Response: There have not been subsequent events that have invalidated the original premises and findings regarding the subject property. The Residential Medium land use classification has remained the same and continues to anticipate medium level density for future growth and development. The surrounding properties have been developed and no new development has occurred in the general vicinity of the subject property. The City goals and policies for future growth and development in the general area of the subject property have not changed since adoption of the Comprehensive Plan in 2010.

This criterion is not applicable.

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

Response: The character of the area has not changed significantly in recent years because the larger parcels located to the north, east and west of the subject property have already been developed. The subject property has been underutilized in terms of the residential development potential anticipated by the Comprehensive Plan for quite some time. The requested ODP and rezone to PD (with R8 default zone) furthers the goals and policies, in addition to the Guiding Principles, of the Comprehensive Plan by providing for density in the mid-range of the Residential Medium (4-8 du/ac) land use classification. Development of the long, narrow property will complement the existing residential development and be consistent with the residential nature of the neighborhood.

This criterion has been MET.

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

Response: All required and necessary utilities shall be constructed concurrent with development of the subject property. Utility providers for the subject property have the capacity and willingness to serve future development. Public facilities such as medical facilities, schools, library and parks are adequate to serve the scope of anticipated residential development and are currently available within 1.5 miles of the subject property.

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

Response: There are very few vacant parcels of land available within a half mile radius of the subject property. Most vacant parcels to the east have been designated for significantly lower density or have already been developed. There are a few vacant parcels located to the west of the subject property; however, many of them are currently under review for development applications.

The subject property is an isolated parcel that is underutilized and does not meet its development potential as anticipated by the Comprehensive Plan. Very few other parcels exist in the nearby area that could accommodate the proposed land use which constitutes an inadequate supply of suitably designated land.

This criterion has been MET.

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

Response: The Elevation 4591 project is infill development of a substantially constrained property which is long, narrow and has limited street frontage. The proposed density of 5.5 dwelling units per acre is the mid-range for the Residential Medium land use classification which anticipates 4-8 dwelling units per acre. The proposed density is an efficient, cost-effective manner of constructing new homes without excessive streets, water and sewer lines which will be less expensive for the community to maintain.

The developer commissioned an architect to specifically design smaller, more efficient homes that would appeal to first time buyers and older individuals who may be retired, or who no longer desire to maintain a large yard space. The community will also benefit from the provision of smaller homes than what are generally constructed in the Grand Valley that will provide variety to the diverse population in our community.

This criterion has been MET.

(iii) The planned development requirements of Chapter 21.05 GJMC;

Response: The proposed Elevation 4591 development meets the following requirements for Planned Developments:

Sec. 21.05.010, Purpose: 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 Elevation 4591 development will provide a smaller housing type

than what is generally constructed in the Grand Valley. The amount of open space provided exceeds the minimum open space requirement of the Zoning and Development Code. The proposed development meets several of the goals and policies, as well as Guiding Principles, of the Comprehensive Plan as noted earlier in this report.

Sec. 21.05.020, Default Standards: The variations from the R8 default zone have been noted in this report. The variations are intended to mitigate the concerns voiced by area residents through the review and approval process. Variations in the bulk standards have been proposed to provide various forms of buffering between the existing homes and the proposed development.

Sec. 21.05.030, Establishment of Uses: Allowed uses will be the same as those permitted in the R8 zone district including accessory uses.

Sec. 21.05.040, Development Standards: The development standards, such as those regarding fencing and accessory uses, shall be the same as those permitted by the R8 zone district.

Sec. 21.05.050, Planned Development Phases and Signage: The proposed development will be constructed in one phase. Information regarding proposed signage has been included with this report including a graphic representation of the signage.

This criterion has been MET.

(iv) The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and 25;

Response: There are no corridor guidelines that are applicable to the Elevation 4591 development. Title 23, North Avenue Overlay Zone; Title 24, Greater Downtown Overlay Zone; and Title 25, the 24 Road Corridor Design Standards do not apply to the proposed development.

This criterion is not applicable.

(v) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;

Response: The subject property is located within the 201 Sewer Service Boundary and the Urban Development Boundary. These areas are expected to grow and development with urban densities and services. All necessary and required utilities shall be provided concurrent with construction of the Elevation 4591 development. Utilities shall be installed to current City standards and specifications. Public facilities such as medical facilities, schools, library and parks are adequate to serve the scope of anticipated residential development and are currently available within 1.5 miles of the subject property.

This criterion has been MET.

(vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed;

Response: Due to the long, narrow configuration of the subject property, the site may only be served by a dead-end street. All necessary design standards have been incorporated into the Alternative Street which was approved through the City's TEDS review process. In addition to street circulation of traffic, a trail along the canal will be constructed to provide pedestrian and bicycle circulation as well.

This criterion has been MET.

(vii) Appropriate screening and buffering of adjacent property and uses shall be provided;

Response: The HOA shall maintain a minimum 14-foot-wide street frontage landscape with appropriate trees and shrubs adjacent to the public F ½ Road right-of-way. Although no other screening or buffering is required, the applicant has proposed several buffering measures between the existing homes and the proposed development such.

Fencing will be installed by the developer around the perimeter of the subdivision and in the open space areas where fencing does not currently exist. This includes the open space area at the entrance to the development, the west property line from the entrance up to Lot 6 and the east property line between Lots 14-16. Perimeter fencing materials will include one of two types of fencing materials: vinyl or wood panel and will be constructed at a height not to exceed six feet. Fencing in the open space area located at the entrance and along the street frontage will be split two-rail fencing to maintain an open view of the area. All fencing shall meet the requirements of Section 21.06.040(g), Residential Perimeter Subdivision Enclosure, of the Zoning and Development Code.

Additional buffering measures include:

- o Reduce the total number of dwelling units from 21 to 18 dwelling units. This step significantly increases the buffering and reduces the impact of new housing from the previously proposed ODP, while maintaining compliance with the density anticipated by the Comprehensive Plan for this area.
- o Reduce the maximum building height from 40 feet to 24 feet (a reduction of almost 50%)
- o Increase the rear yard setbacks 10 feet to 20 feet, *doubling the required setback*
- o Increase the side yard setback on Lot 17 (western property line only) from 5 feet up to 15 feet with installation of landscaping along the property line for additional buffering/screening

- Landscaping on the perimeter of the two Large Vehicle parking and turnaround pods
- Landscaping of each lot to include one tree in the rear yards of each new home

This criterion has been MET.

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

Response: The proposed density of 5.5 dwelling units per acre is the mid-range for the Residential Medium land use classification which anticipates 4-8 dwelling units per acre. The proposed density is an efficient, cost-effective manner of constructing new homes without excessive streets, water and sewer lines which will be less expensive for the community to maintain.

The proposed density is consistent with the anticipated future growth and development of the Comprehensive Plan and supports Guiding Principles number 2 and 3.

This criterion has been MET.

(ix) An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed;

Response: The variations from the R8 bulk standards have been noted in this report which will apply to the entire property. Allowed uses will be the same as those permitted in the R8 zone district including accessory uses. Other development standards, such as those regarding fencing, shall be the same as those permitted by the R8 zone district.

This criterion has been MET.

(x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed; and

Response: Development of the subject property will be completed in a single filing as noted in this report.

This criterion has been MET.

12. Development Schedule

It is anticipated that the request to rezone will be reviewed and scheduled for Planning Commission recommendation to City Council in approximately 8-10 weeks. City Council consideration is anticipated to be scheduled by early fall of 2018.

The proposed Elevation 4591 Outline Development Plan will be developed in one phase. The final plat and plans are expected to be submitted for review upon approval of the ODP. Development of the subject property is expected to be completed within one year from the commencement of construction.

13. Conclusion

The request to rezone from the current PD (Planned Development with R8 default zone) to PD (Planned Development with R8 default) based on a revised Outline Development Plan supports the Comprehensive Plan's Future Land Use Map classification of Residential Medium (4-8 du/ac).

After demonstrating how the proposed Elevation 4591 development meets the design and development standards of the Zoning and Development Code and other development regulations and standards, we respectfully request approval of the request to rezone to the Planned Development (with R8 default zone district) and the Outline Development Plan.

14. Limitations/Restrictions

This report is a site-specific report and is applicable only for the client for whom our work was performed. The review and use of this report by City of Grand Junction, affiliates, and review agencies is fully permitted and requires no other form of authorization. Use of this report under other circumstances is not an appropriate application of this document. This report is a product of Vortex Engineering, Inc. and is to be taken in its entirety. Excerpts from this report when taken out of context may not convey the true intent of the report. It is the owner's and owner's agent's responsibility to read this report and become familiar with recommendations and findings contained herein. Should any discrepancies be found, they must be reported to the preparing engineer within 5 days.

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

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

ATTACHMENT A

LOCATION MAP



ATTACHMENT B
Neighborhood Meeting Notes/List of Attendees

June 22, 2018

City of Grand Junction
Community Development Department
Attn: Scott Peterson, Senior Planner
250 N. 5th Street
Grand Junction, CO 81501

RE: Elevation 4591 Neighborhood Meeting
Date: Wednesday, June 20, 2018
Time: 5:30 – 6:30 PM
Location: Canyon View Vineyard Church

Dear Mr. Peterson:

On Wednesday, June 20, 2018, a Neighborhood Meeting was held from 5:30 – 6:30 pm at the Canyon View Vineyard Church for the proposed Elevation 4591 development. An overview of the proposed development and rezone to PD (with R8 default) was presented by Lisa Cox of Vortex Engineering, Inc., followed by questions from the neighborhood residents.

The meeting was well attended with approximately twenty-two citizens, Scott Peterson from the City of Grand Junction, Cody and Garret Davis from Chronos Property, LLC, and Lisa Cox, Sean Morton, Spencer Wells and Jennifer Christensen from Vortex Engineering, Inc. Comments, questions and concerns were voiced during the meeting. One (1) written comment was received.

Lisa Cox, with Vortex Engineering, Inc., provided an overview of the rezone request to the PD with R8 default zone district, as well as a presentation on the future single family residential subdivision known as Elevation 4591. Architectural renderings, two (2) diagrams of a drawdown well and a Site Plan were shown to help provide an understanding of what is being proposed.

Ms. Cox stated the applicant has requested a rezone from the current zoning of PD (Planned Development with R8 default zone) to PD (Planned Development with R8 default zone) based on a revised ODP for the Elevation 4591 development. Both the current zoning and the requested rezone to PD (with R8 default zone) are consistent with, and support, the Comprehensive Plan designation of Residential Medium. Ms Cox went on to explain that the applicant has incorporated several measures to increase the buffering between new and existing homes. The revised ODP includes the following buffering measures:

- Reduce the total number of dwelling units from 21 to 18 dwelling units. This step significantly increases the buffering and reduces the impact of new housing from the previously proposed ODP, while maintaining compliance with the density anticipated by the Comprehensive Plan for this area.

- Reduce the maximum building height from 40 feet to 24 feet (a reduction of almost 50%).
- Increase the rear yard setbacks 10 feet to 20 feet, *doubling the required setback*.
- Increase the side yard setback on Lot 17 (western property line only) from 5 feet up to 15 feet with installation of landscaping along the property line for additional buffering/screening.
- Landscaping on the perimeter of the two Large Vehicle parking and turnaround pods.
- Landscaping of each lot to include one tree in the rear yards of each new home.

Ms. Cox and Cody Davis addressed the concerns regarding the HOA. Lisa explained that an HOA would be formed to be responsible for the open space areas and irrigation water for the new homes and gave examples of responsibilities that HOAs can include. Mr. Davis stated that he's considering hiring a landscaping company to maintain the yards as well, and putting the cost into the HOA fees. Ms. Cox went on to state that HOAs have to be responsible and if there are concerns, they can speak to the City and they in turn will contact the HOA.

Mr. Morton with Vortex Engineering, Inc. addressed the drainage issues with this property and surrounding properties. He stated the lots are designed to drain to the street where stormwater will be captured and directed by the gutter to the street and then to the detention facility. Stormwater will also be captured and directed via an interceptor line at the rear of each lot to the detention facility. The detention facility will release the stormwater to an existing City owned facility located in F ½ Road. Mr. Morton went on to explain how a drawdown well works and the effectiveness of it. Mr. Morton talked about how a dual under drain/tile drain in both the rear yard and adjacent to the sewer main in the street was also designed. The rear yard under drain/tile drain has been modified for ease of maintenance with the addition of cleanouts provided every 100' to enable the ability to jet the system if needed.

The following is a synopsis of the questions posed by the neighborhood residents:

HOA:

- What are the rules and regulations of the HOA?
- Will the HOA be responsible for the upkeep of the yards?
- If rentals, what would be the accountability of the HOA?

Drainage:

- Concerns that the test pits have only been monitored for four (4) weeks and it's not a wet season.
- How will the drains be cleaned out?
- Is there a standard requirement of how long the test pits have to be monitored?

Buffering/Landscaping:

- Concerns regarding the 15' setbacks for the duplexes?
- What type of trees are going to be planted? No trash trees.
- The trees are going to block our view.
- There's not enough trees to buffer.
- Regarding the trees currently on the property, will they be removed?

Misc.:

- What will be the cost of homes?
- Why not build on the detention pond and spread out the density?

At 6:15 p.m. Lisa Cox thanked those who attended the neighborhood meeting and shared their concerns. The meeting was then closed.

Upon review of the meeting notes, please do not hesitate to contact me by phone at 970-245-9051 or by email at rjones@vortexeng.us should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert W. Jones II". The signature is written in a cursive, flowing style.

Robert W. Jones II, P.E.
Vortex Engineering & Architecture, Inc.

Cc: Cody Davis
File

Elevation 4591
Neighborhood Meeting Sign In Sheet

	Full Name (Printed)	Address	City	Zip
1	USA Cox	2394 Patterson Rd, Ste. 201	GJ	81505
2	Sean Morbon	2394 Patterson Rd, Ste. 201	GJ	81505
3	Ray + Sharilyn Campbell	664 Miranda St.	GJ	01
4	Jennifer Christensen	2394 Patterson Rd Ste. 201	GJ	81505
5	Scott Peterson	CITY PLANNING		
6	Kathryn + Don Masin	656 Miranda	GJ	81505
7	Cherie Goeatker	Grand Valley Trv. Co	GJ	81506
8	L Gierhart	2521 Pierce	GJ	81505
9	Ron + Madeline Stouber	653 Congdon	GJ	81505
10	Barb Kidder + Nancy Maier	655 Longhorn St	GJ	81505
11	Ron Stouber	653 Longhorn St	GJ	81505
12	John Mangold	654 Longhorn	GJ	81505
13	Cody Davis	637 25 Rd	GJ	81505
14	Garrett Davis	637 25 rd	GJ	81505
15	JOAN KENNEDY + JOHN WISSE	651 LONGHORN ST.	G.J.	81505
16	JERRY GREEN	2521 Falls View Circle	GJ	81505

Elevation 4591
Neighborhood Meeting Sign In Sheet

	Full Name (Printed)	Address	City	Zip
17	Charles Kodis	2529 Westwood Dr.	GJ	81505
18	Shirley Kodis	"	"	"
19	ROSS BAREFOOT	2519 ONYX DR	"	81505
20	PHIL BERTRAND	688-26 ROAD	GJ	81505
21	RANDY LOVE	661 LONGHORN ST	GJ	"
22	GARY LOVATO	657 Longhorn St	GJ	"
23	Paul McManus	6638 Sando St	GJ	"
24	Spencer Wells	2394 Patterson Rd, Ste. 201	GJ	81505
25				
26				
27				
28				
29				
30				
31				

Comment Sheet
Neighborhood Meeting – Elevation 4591
Wednesday, June 20, 2018

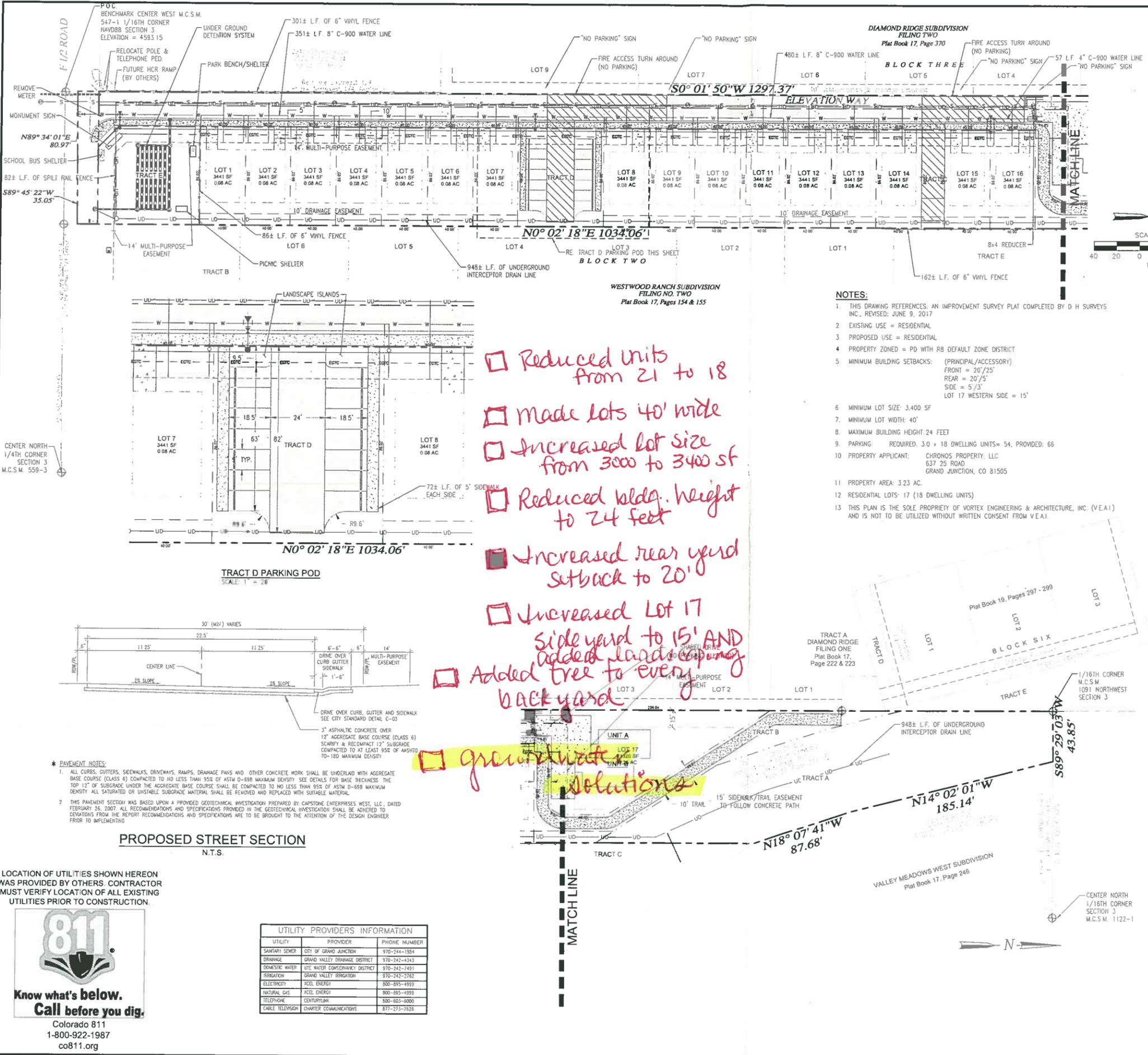
• Concerning tree choices - please no "junk" trees like elms, cottonwoods,
russian olive. Please seedless trees, ^(honeylocusts) ~~ax~~

FOR REVIEW - NOT FOR CONSTRUCTION

REV.	DATE	COMMENTS

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

PROJECT NO: F17-021
 DATE: 08/20/18
 SCALE: SEE PLAN
 CAD ID: elevation-pcc-site.dwg



Reduction Units
 from 21 to 18

Made lots 40' wide

Increased lot size
 from 3000 to 3400 sf

Reduced bldg. height
 to 24 feet

Increased rear yard
 setback to 20'

Increased Lot 17
 side yard to 15' AND
 added landscaping
 back yard

groundwater solutions

- NOTES:**
- THIS DRAWING REFERENCES AN IMPROVEMENT SURVEY PLAT COMPLETED BY D H SURVEYS INC., REVISED: JUNE 9, 2017
 - EXISTING USE = RESIDENTIAL
 - PROPOSED USE = RESIDENTIAL
 - PROPERTY ZONED = PD WITH R8 DEFAULT ZONE DISTRICT
 - MINIMUM BUILDING SETBACKS: (PRINCIPAL/ACCESSORY)
 FRONT = 20'/25'
 REAR = 20'/5'
 SIDE = 5'/3'
 LOT 17 WESTERN SIDE = 15'
 - MINIMUM LOT SIZE: 3,400 SF
 - MINIMUM LOT WIDTH: 40'
 - MAXIMUM BUILDING HEIGHT: 24 FEET
 - PARKING: REQUIRED: 3.0 x 18 DWELLING UNITS = 54, PROVIDED: 66
 - PROPERTY APPLICANT: CHRONOS PROPERTY, LLC
 637 25 ROAD
 GRAND JUNCTION, CO 81505
 - PROPERTY AREA: 323 AC.
 - RESIDENTIAL LOTS: 17 (18 DWELLING UNITS)
 - THIS PLAN IS THE SOLE PROPERTY OF VORTEX ENGINEERING & ARCHITECTURE, INC. (V.E.A.I) AND IS NOT TO BE UTILIZED WITHOUT WRITTEN CONSENT FROM V.E.A.I

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

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

LEGEND

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

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

- Elevation 4591 / Neighborhood Meeting
- June 20th, 2018
- 39 people, including Vortex staff, were in attendance (sign-in sheets attached)
- Meeting started at 5:32 p.m.

Lisa did an introduction that included:

- Directions to bathroom & water fountains
- She thanked everyone for joining us
- The purpose of meeting.

Lisa did overview and started with the changes that have been made with regards to our last application

- Swelling Units decreased from 21 to 18
- Lot size increased from 35' to 40'
- Height of homes decreased from 40' to 24'
- Increase of buffer, from 10' to 20'
- Landscaping → a tree will be planted on each lot so that once it matures it will help w/ buffer

She stated that the last issue and a big concern for neighbors is drainage.

She introduced Sean Montal and he talked about the effectiveness of the

water table drawdown and how it works. He also talked about the property having 2 interceptors lines. He explained that the drains will be jetted to be cleaned out. Lisa gave an example of where the drawdown is being used currently in the valley.

Concerns/Questions:

HDA:

- Rules & Regulations?
- Responsible for upkeep of yards?
- If rentals, what would be the accountability?

Drainage:

- Concern that the test pits have been monitored for only 2 weeks and its not a wet year
- How will drains be cleaned out?
- Is there a standard requirement to how long test pits have to be monitored?

Buffering/Landscape:

- Campbells still concerned that 15' setback is not enough (by the duplex)
- What type of trees are they going to plant?
- Blocked views with trees
- Not enough buffering w/ trees

- Trees that are on the property now → will they be removed? (they need to be there's dead)

Height of Homes:

- Stonebriar → they homes around the neighborhood have been measured and are 17' to 20', the homes will still be 7' feet higher
- They will be looking down into my backyard
- Decks are a concern

Misc:

- Cost of homes?
- Why not build on detention pond and spread density?

Lisa thanked everyone for coming and the meeting was adjourned at 6:15 p.m.

ATTACHMENT C



May 24, 2017

Mr. Cody Davis
Chronos
637 25 Road
Grand Junction, CO 81505

Re: TEDS Exception TED-2017-232
Elevation 4591, 2524 F ½ Road

The TED's Exception Committee has approved the TEDS exception request as presented. Please note this confirms only the cul de sac length and not the fire turn-around drawing. I'm out of the office till June 12th so please work with Scott Peterson and the Fire Department on that.

If you have any questions, please feel free to contact me at 256-4034.

Sincerely,

Rick Dorris

Digitally signed by Rick Dorris
DN: cn=Rick Dorris, o=City of Grand
Junction, CO, ou=Public Works,
email=rickdo@gjcity.org, c=US
Date: 2017.05.24 13:51:18 -0600'

Rick Dorris, PE, CFM
Development Engineer

Cc: Scott Peterson
Robert Jones, Vortex

ATTACHMENT



August 15, 2017

Mr. Cody Davis
Chronos
637 25 Road
Grand Junction, CO 81505

*Re: Alternative Street Request
Elevation 4591
MTG-2017-171*

The TED's Exception Committee has approved the request with the condition to provide 21 off-lot parking spaces. The alternative street criteria in TEDS require between 0.5 and 1.5 off-lot parking spaces. Given the project design with one-car garages and one-car driveways, the decision is at least the mid-point of the range (1 space per lot) must be provided.

If you have any questions, please feel free to contact me at 256-4034.

Sincerely,

**Rick
Dorris**

Digitally signed by Rick Dorris
DN: cn=Rick Dorris, o=City of
Grand Junction, CO, ou=Public
Works, email=rickdo@gjcity.org,
c=US
Date: 2017.08.15 15:30:53 -06'00'

Rick Dorris, PE, CFM
Development Engineer

Cc: Scott Peterson

June 22, 2018

City of Grand Junction
Community Development Department
Attn: Scott Peterson, Senior Planner
250 N. 5th Street
Grand Junction, CO 81501

RE: Elevation 4591 Neighborhood Meeting
Date: Wednesday, June 20, 2018
Time: 5:30 – 6:30 PM
Location: Canyon View Vineyard Church

Dear Mr. Peterson:

On Wednesday, June 20, 2018, a Neighborhood Meeting was held from 5:30 – 6:30 pm at the Canyon View Vineyard Church for the proposed Elevation 4591 development. An overview of the proposed development and rezone to PD (with R8 default) was presented by Lisa Cox of Vortex Engineering, Inc., followed by questions from the neighborhood residents.

The meeting was well attended with approximately twenty-two citizens, Scott Peterson from the City of Grand Junction, Cody and Garret Davis from Chronos Property, LLC, and Lisa Cox, Sean Morton, Spencer Wells and Jennifer Christensen from Vortex Engineering, Inc. Comments, questions and concerns were voiced during the meeting. One (1) written comment was received.

Lisa Cox, with Vortex Engineering, Inc., provided an overview of the rezone request to the PD with R8 default zone district, as well as a presentation on the future single family residential subdivision known as Elevation 4591. Architectural renderings, two (2) diagrams of a drawdown well and a Site Plan were shown to help provide an understanding of what is being proposed.

Ms. Cox stated the applicant has requested a rezone from the current zoning of PD (Planned Development with R8 default zone) to PD (Planned Development with R8 default zone) based on a revised ODP for the Elevation 4591 development. Both the current zoning and the requested rezone to PD (with R8 default zone) are consistent with, and support, the Comprehensive Plan designation of Residential Medium. Ms Cox went on to explain that the applicant has incorporated several measures to increase the buffering between new and existing homes. The revised ODP includes the following buffering measures:

- Reduce the total number of dwelling units from 21 to 18 dwelling units. This step significantly increases the buffering and reduces the impact of new housing from the previously proposed ODP, while maintaining compliance with the density anticipated by the Comprehensive Plan for this area.

- Reduce the maximum building height from 40 feet to 24 feet (a reduction of almost 50%).
- Increase the rear yard setbacks 10 feet to 20 feet, *doubling the required setback*.
- Increase the side yard setback on Lot 17 (western property line only) from 5 feet up to 15 feet with installation of landscaping along the property line for additional buffering/screening.
- Landscaping on the perimeter of the two Large Vehicle parking and turnaround pods.
- Landscaping of each lot to include one tree in the rear yards of each new home.

Ms. Cox and Cody Davis addressed the concerns regarding the HOA. Lisa explained that an HOA would be formed to be responsible for the open space areas and irrigation water for the new homes and gave examples of responsibilities that HOAs can include. Mr. Davis stated that he's considering hiring a landscaping company to maintain the yards as well, and putting the cost into the HOA fees. Ms. Cox went on to state that HOAs have to be responsible and if there are concerns, they can speak to the City and they in turn will contact the HOA.

Mr. Morton with Vortex Engineering, Inc. addressed the drainage issues with this property and surrounding properties. He stated the lots are designed to drain to the street where stormwater will be captured and directed by the gutter to the street and then to the detention facility. Stormwater will also be captured and directed via an interceptor line at the rear of each lot to the detention facility. The detention facility will release the stormwater to an existing City owned facility located in F ½ Road. Mr. Morton went on to explain how a drawdown well works and the effectiveness of it. Mr. Morton talked about how a dual under drain/tile drain in both the rear yard and adjacent to the sewer main in the street was also designed. The rear yard under drain/tile drain has been modified for ease of maintenance with the addition of cleanouts provided every 100' to enable the ability to jet the system if needed.

The following is a synopsis of the questions posed by the neighborhood residents:

HOA:

- What are the rules and regulations of the HOA?
- Will the HOA be responsible for the upkeep of the yards?
- If rentals, what would be the accountability of the HOA?

Drainage:

- Concerns that the test pits have only been monitored for four (4) weeks and it's not a wet season.
- How will the drains be cleaned out?
- Is there a standard requirement of how long the test pits have to be monitored?

Buffering/Landscaping:

- Concerns regarding the 15' setbacks for the duplexes?
- What type of trees are going to be planted? No trash trees.
- The trees are going to block our view.
- There's not enough trees to buffer.
- Regarding the trees currently on the property, will they be removed?

Misc.:

- What will be the cost of homes?
- Why not build on the detention pond and spread out the density?

At 6:15 p.m. Lisa Cox thanked those who attended the neighborhood meeting and shared their concerns. The meeting was then closed.

Upon review of the meeting notes, please do not hesitate to contact me by phone at 970-245-9051 or by email at rjones@vortexeng.us should you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Robert W. Jones II". The signature is written in a cursive, flowing style.

Robert W. Jones II, P.E.
Vortex Engineering & Architecture, Inc.

Cc: Cody Davis
File

Elevation 4591
Neighborhood Meeting Sign In Sheet

	Full Name (Printed)	Address	City	Zip
1	USA Cox	2394 Patterson Rd, Ste. 201	GJ	81505
2	Sean Morbon	2394 Patterson Rd, Ste. 201	GJ	81505
3	Ray + Sharilyn Campbell	664 Miranda St.	GJ	01
4	Jennifer Christensen	2394 Patterson Rd Ste. 201	GJ	81505
5	Scott Peterson	CITY PLANNING		
6	Kathryn + Don Masin	656 Miranda	GJ	81505
7	Cherie Goeatker	Grand Valley Trv. Co	GJ	81506
8	L Gierhart	2521 Pierce	GJ	81505
9	Ron + Madeline Stouber	653 Congdon	GJ	81505
10	Barb Kidder + Nancy Maier	655 Longhorn St	GJ	81505
11	Ron Stouber	653 Longhorn St	GJ	81505
12	John Mangold	654 Longhorn	GJ	81505
13	Cody Davis	637 25 Rd	GJ	81505
14	Garrett Davis	637 25 rd	GJ	81505
15	JOAN KENNEDY + JOHN WISSE	651 LONGHORN ST.	G.J.	81505
16	JERRY GREEN	2521 Falls View Circle	GJ	81505

Elevation 4591
Neighborhood Meeting Sign In Sheet

	Full Name (Printed)	Address	City	Zip
17	Charles Kodis	2529 Westwood Dr.	GJ	81505
18	Shirley Kodis	"	"	"
19	ROSS BAREFOOT	2519 ONYX DR	"	81505
20	PHIL BERTRAND	688-26 ROAD	GJ	81505
21	RANDY LOVE	661 LONGHORN ST	GJ	"
22	GARY LOVATO	657 Longhorn St	GJ	"
23	Paul McManus	663 B Grand St	GJ	"
24	Spencer Wells	2394 Patterson Rd, Ste. 201	GJ	81505
25				
26				
27				
28				
29				
30				
31				

Comment Sheet
Neighborhood Meeting – Elevation 4591
Wednesday, June 20, 2018

• Concerning tree choices - please no "junk" trees like elms, cottonwoods,
russian olive. Please seedless trees, ^(honeylocusts) ~~or~~

- Elevation 4591 / Neighborhood Meeting
- June 20th, 2018
- 39 people, including Vortex staff, were in attendance (sign-in sheets attached)
- Meeting started at 5:32 p.m.

Lisa did an introduction that included:

- Directions to bathroom & water fountains
- She thanked everyone for joining us
- The purpose of meeting.

Lisa did overview and started with the changes that have been made with regards to our last application

- Swelling Units decreased from 21 to 18
- Lot size increased from 35' to 40'
- Height of hmes decreased from 40' to 24'
- Increase of buffer, from 10' to 20'
- Landscaping → a tree will be planted on each lot so that once it matures it will help w/ buffer

She stated that the last issue and a big concern for neighbors is drainage.

She introduced Sean Montal and he talked about the effectiveness of the

water table drawdown and how it works. He also talked about the property having 2 interceptors lines. He explained that the drains will be jetted to be cleaned out. Lisa gave an example of where the drawdown is being used currently in the valley.

Concerns/Questions:

HDA:

- Rules & Regulations?
- Responsible for upkeep of yards?
- If rentals, what would be the accountability?

Drainage:

- Concern that the test pits have been monitored for only 2 weeks and its not a wet year
- How will drains be cleaned out?
- Is there a standard requirement to how long test pits have to be monitored?

Buffering/Landscape:

- Campbells still concerned that 15' setback is not enough (by the duplex)
- What type of trees are they going to plant?
- Blocked views with trees
- Not enough buffering w/ trees

- Trees that are on the property now → will they be removed? (they need to be there less)

Height of Homes:

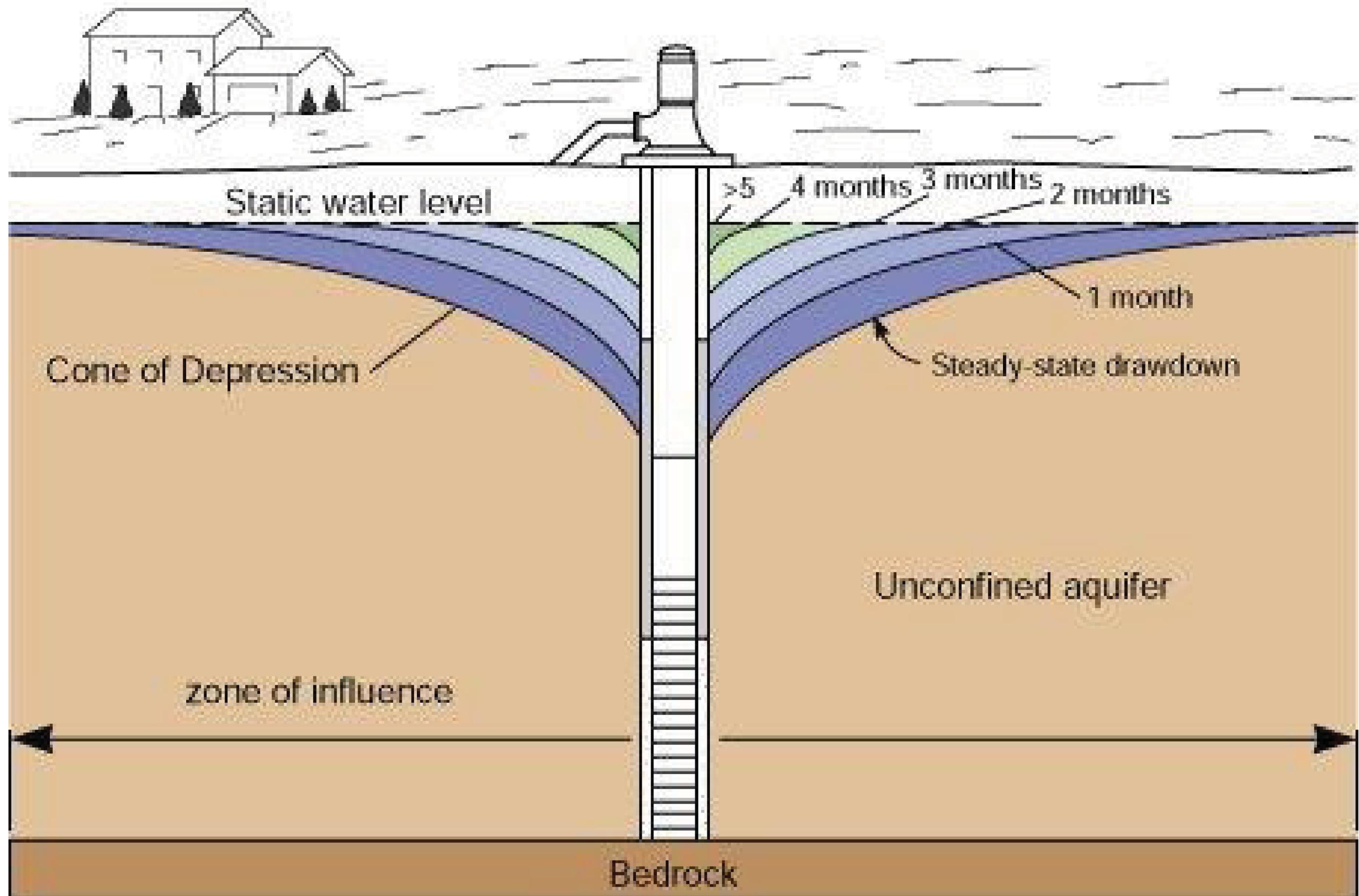
- Stonebriar → the homes around the neighborhood have been measured and are 17' to 20', the homes will still be 7' feet higher
- They will be looking down into my backyard
- Decks are a concern

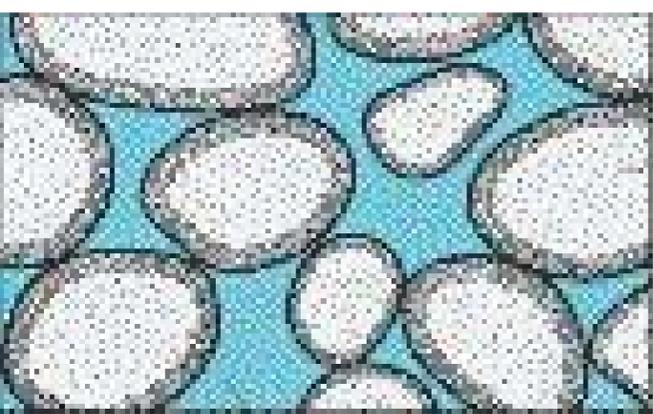
Misc:

- Cost of homes?
- Why not build on detention pond and spread density?

Lisa thanked everyone for coming and the meeting was adjourned at 6:15 p.m.

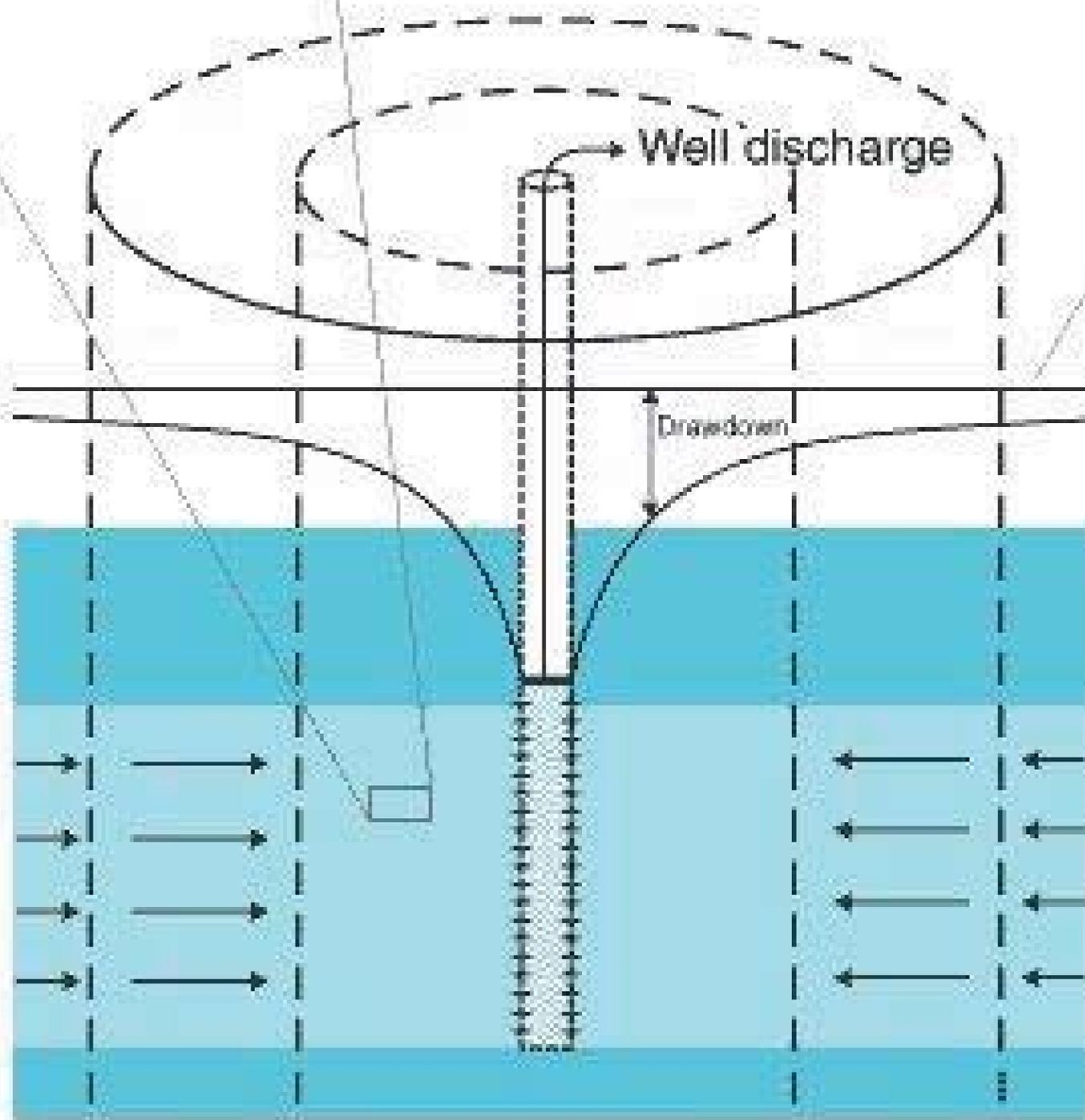
WATER-TABLE DRAWDOWN AND RECOVERY AFTER PUMPING





Mineral grains

Pore water



Well discharge

Original groundwater level (head) before pumping

Drawdown

Confining unit (low hydraulic conductivity)

Confined aquifer

Confining unit

chronos builders

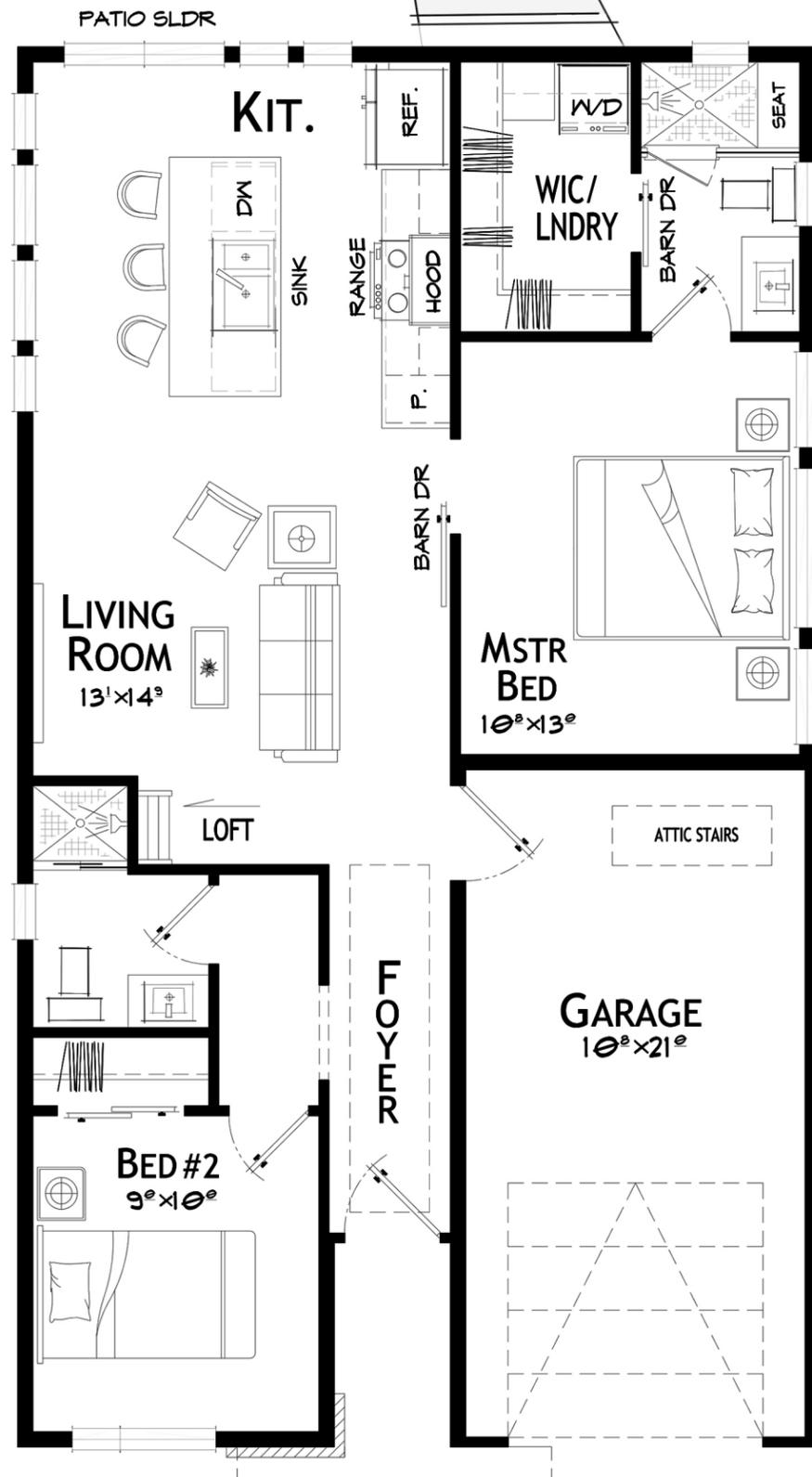


*Developer: Chronos Builders
Building design and illustrations: jb Architectural Services*

June 21st, 2017

Elevation 4591 *Grand Junction, Colorado*





ELEVATION 4591

plan 1
840 s.f.
conceptual 1-a

chronos
builders





chronos
builders



jb
DESIGN

jb 17

subdivision sign concept 1-a

**City of Grand Junction
Fire Flow Form**

SECTION B

[To be completed by the Water Supplier]

1. Circle the name of the water supplier: Ute Clifton Grand Junction
2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information:
See the attached map.
3. List the g.p.m. at 20 p.s.i. residual pressure at the point that the development/project will be connected to the existing water system:
3,844 g.p.m. @ 20 p.s.i.
4. Attach fire flow test data for the fire hydrants nearest to the development/project that must be used to determine available fire flow: See the attached flow test results.
[Or: **1.)** attach a map or diagram with the same information, or **2.)** attach a map/diagram with flow modeling information.]
5. If new lines are needed (or if existing lines must be looped) to supply the required fire flows, or if more information is needed to state the available minimum g.p.m. @ 20 p.s.i. residual pressure, please list what the applicant/developer must do or obtain: _____

Print Name and Title of Water Supplier Employee completing this Form:

Robert Yates - Fire Hydrants Division

Date: September 7, 2017

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer⁴ to verify/certify that the proposed water system improvements, as reflected in the approved utility plans submitted in support of the application/development, will provide the minimum fire flows to all structures in this project. If so, the engineer's signature below means that the City's Fire Flow requirements will be met by this development, if constructed as approved.

Print Name and License No. of P.E.: _____

Signature of P.E.: _____

Dated: _____

¹ There are three drinking water suppliers: Ute Water, Clifton Water and City water.

² Address: City – 333 West Ave, Bldg A, Grand Junction, CO 81501; County – PO Box 20000, Grand Junction, CO 81502

³ International Fire Code, 2012 Edition

⁴ City Code defines engineer as one who is licensed as a P.E. by the state of Colorado.

Fire Flow Hydrant Master With Graph



Company Name: Ute Water Conservancy District
Address: 2190 H 1/4 Rd
City: Grand Junction
State: Colorado
Zip: 81505

Test Date: 9/7/17 10:00 am

NFPA Classification:	
Blue	AA
3844.92	

Work Order: 612
Operator: Robert/Dusty

Test did not reach recommended drop of 25% per NFPA 291

Test Hydrant: 870
Address: 650 GEMSTONE WAY
Cross Street:
Location:
District:
Sub-Division: DIAMOND RIDGE SUB

Latitude: 708706.56
Longitude: 4330558.862
Elevation: 4589.91
State X / Y: _____ / _____

Pumpers:

Nozzles:

Open Dir:

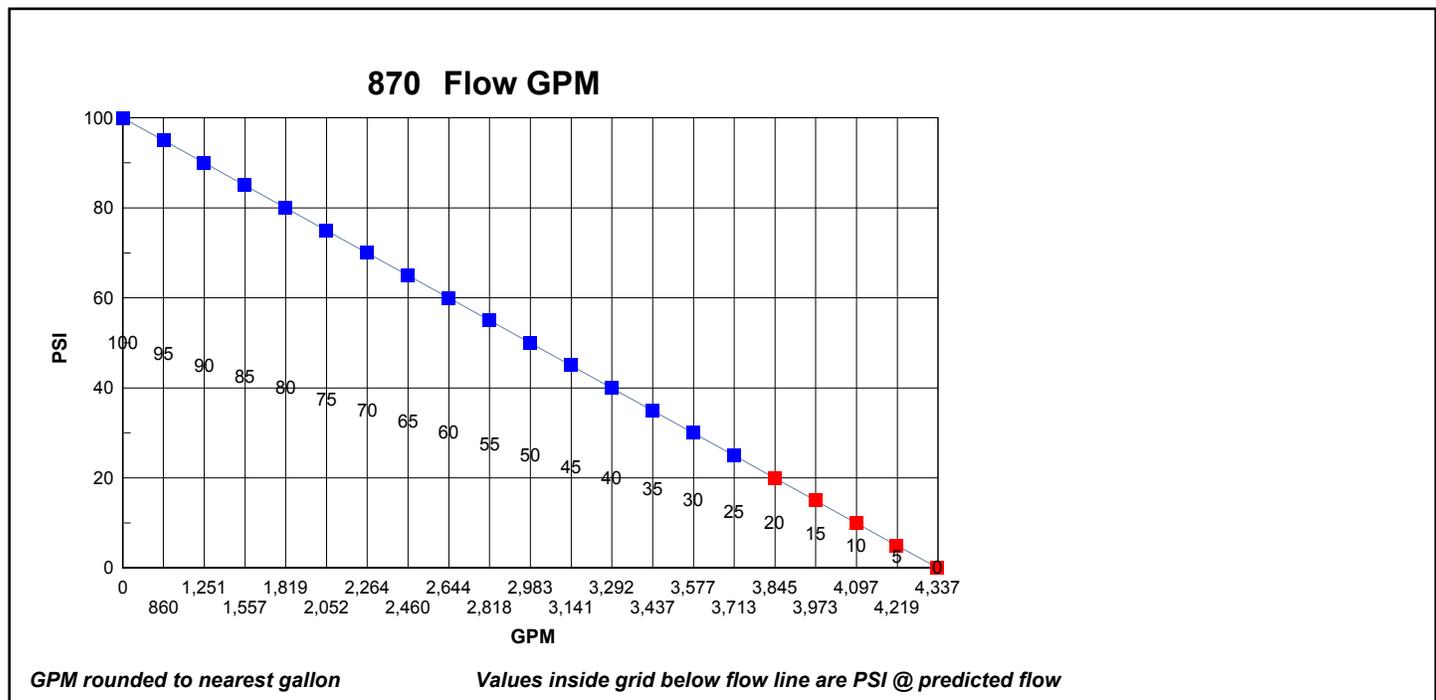
Manuf: Mueller
Model: Centurion 5 1/4

Installed: 01/01/1999
Main Size: 0.00

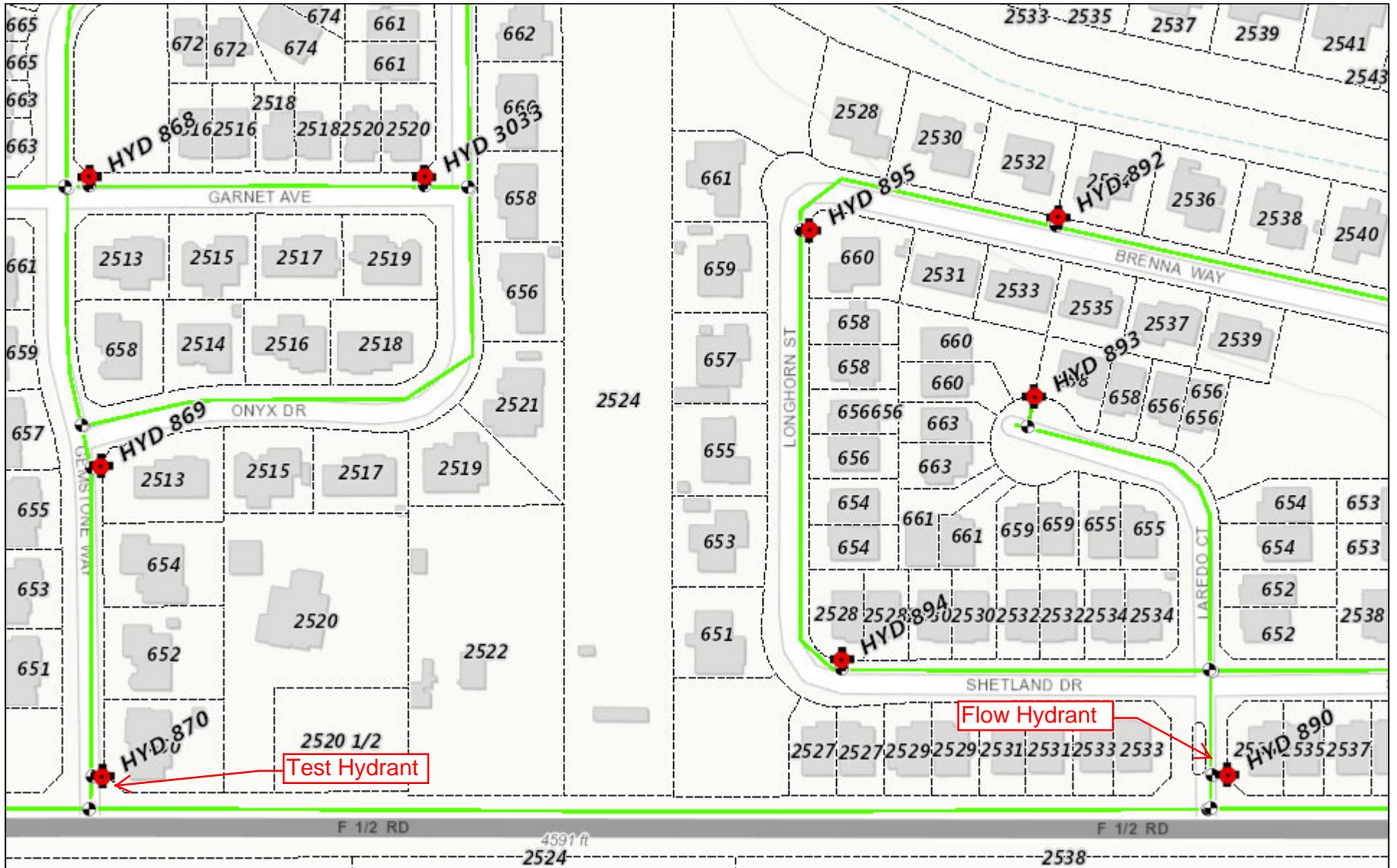
Vandal Proof:
Bury Depth: 0.00

	<u>Flow Hydrant</u>	<u>Flow Device</u>	<u>Diameter</u>	<u>GPM</u>	<u>Gallon Used</u>
1:	890	2.5" Hose Monster	2.50	1250.89	6254.45
2:					
3:					
4:					
5:					

Pitot / Nozzle PSI: 55.00	Total Gallons Used: 6254.45
Static PSI: 100.00	Max GPM during test: 1,250.89
Residual PSI: 90.00	Elapsed Time Min:Sec: 5 : 0
Percent Drop: 10.00	Predicted GPM @ 20 PSI: <u>3844.92</u>

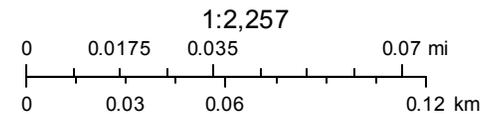


2524 F 1/2 Rd



September 7, 2017

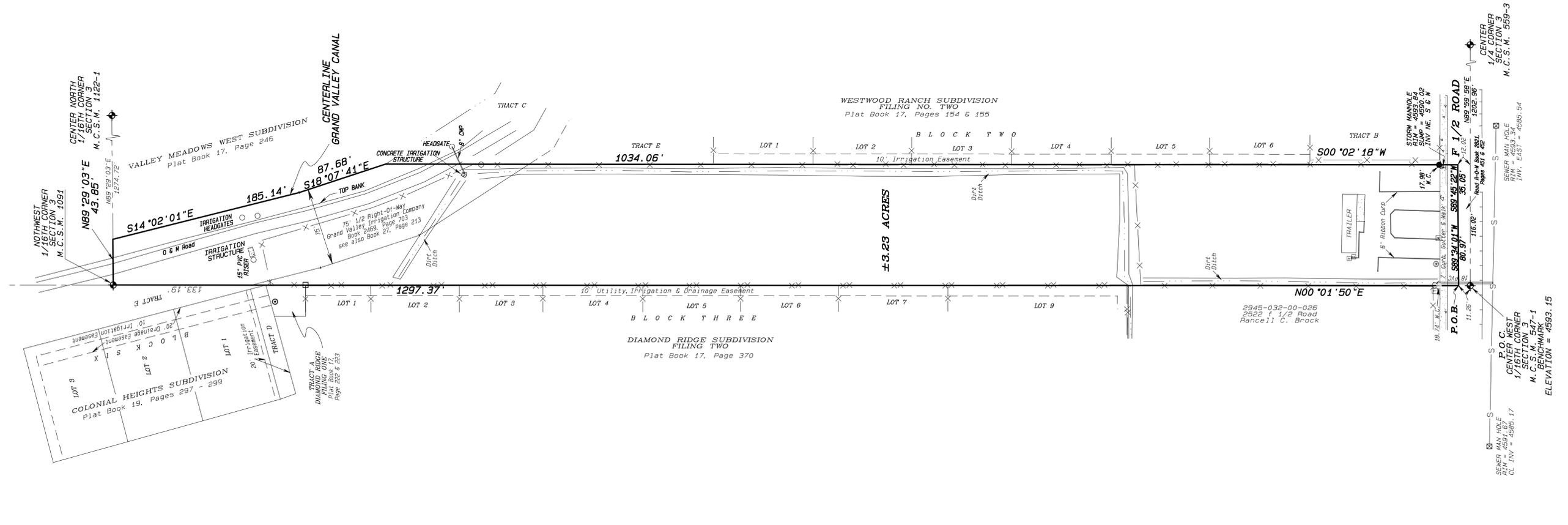
- | | | | | |
|------------------|----------------------|------------------|--------------|---------------------------|
| Fire Hydrant | System Valves | Curb Stop Valves | Mains | Lateral Lines |
| Regulators | Gate Valve | Control Valves | 12" Larger | System Valves Maintenance |
| Cathodic Station | Ball Valve | Meters | 6" thru 10" | |
| | Butterfly Valve | | 1" thru 4" | |



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey,

IMPROVEMENT SURVEY PLAT

SE 1/4 NW 1/4 Section 3, T.1S.,R.1W., Ute Meridian
Grand Junction, Mesa County, Colorado



PROPERTY DESCRIPTION

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 northline 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.

PLAT NOTES

The Basis of Bearing is based on the Grand Valley Area Local Coordinate System, being N89°59'58"E, as measured with GPS equipment between found Mesa County survey markers for the Center West 1/16th corner and the Center 1/4 corner, in Section 3, Township 1 South, Range 1 West of the Ute Meridian.

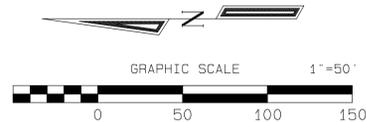
NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of this certification/statement shown hereon.

LEGEND & ABBREVIATIONS

- | | |
|---|--|
| <ul style="list-style-type: none"> ◆ MESA COUNTY SURVEY MARKER ○ FOUND #5 REBAR WITH 2" ALUMINUM CAP STAMPED "D H SURVEYS INC. LS 24306" □ FOUND #5 REBAR WITH 2" ALUMINUM CAP STAMPED "D H SURVEYS INC. LS 20677" ● SET #5 REBAR WITH 2" ALUMINUM CAP STAMPED "D H SURVEYS INC. LS 24306" ⊠ ELECTRIC METER ⊞ GAS METER ⊕ UTILITY POLE ⊞ TELEPHONE PEDESTAL ⊙ WATER METER ⊞ STORM SEWER MAN HOLE ⊞ SANITARY SEWER MAN HOLE ⊙ IRRIGATION MAN HOLE ⊞ MAILBOX | <ul style="list-style-type: none"> —X— FENCE LINE - - - FLOW LINE — — EDGE OF ASPHALT —S— SANITARY SEWER ■ CONCRETE M.C.S.M. = MESA COUNTY SURVEY MARKER R-O-W = RIGHT-OF-WAY O & M = OPERATION AND MAINTENANCE CL = CENTERLINE INV = INVERT CMP = COREGATED METAL PIPE W.C. = WITNESS CORNER P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT |
|---|--|

SURVEYOR'S STATEMENT

I, Steven L. Hagedorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by Meridian Land Title LLC in Policy No. 7510681248.

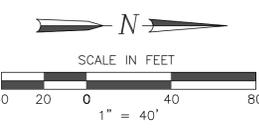
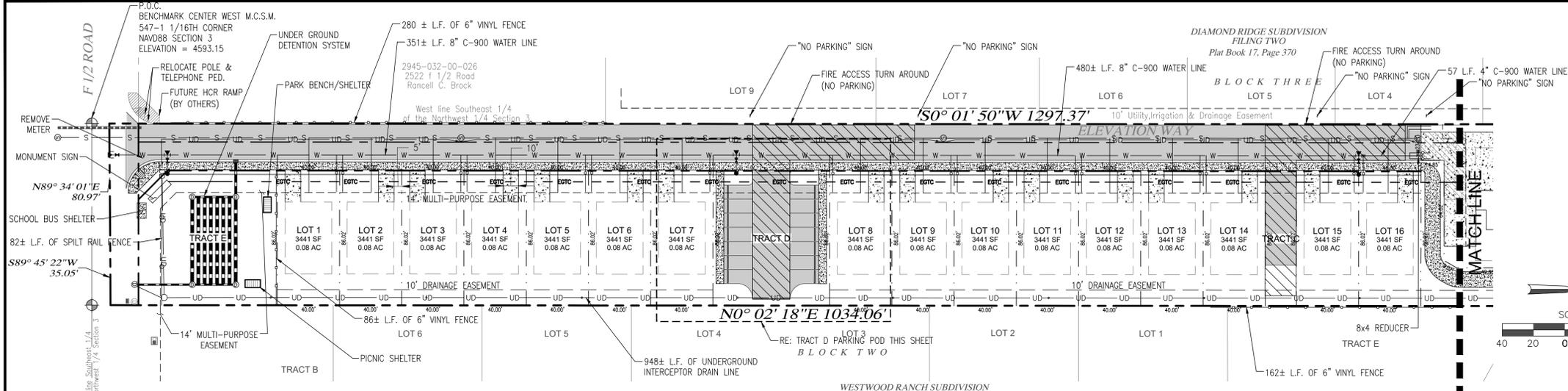


LAND SURVEY DEPOSIT
Mesa County Surveyor's Office

Date _____
Book _____ Page _____
Deposit No. _____

IMPROVEMENT SURVEY PLAT		
LOCATED IN THE		
SE 1/4 NW 1/4 Section 3, T.1S.,R.1W., Ute Meridian		
Grand Junction, Mesa County, Colorado		
D H SURVEYS INC.		
118 OURAY AVE. — GRAND JUNCTION, CO.		
(970) 245-8749		
Designed By S.L.H.	Checked By M.W.D.	Job No. 993-07-01
Drawn By TERRAMODEL	Date JUNE, 2008	Sheet 1 OF 1

REV.	DATE	REVISION	COMMENTS
1	08/02/18	ROUND 1 REVIEW	COMMENTS

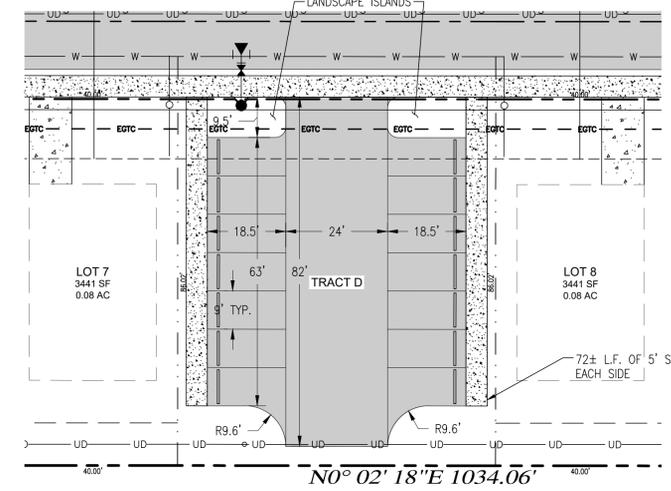


LEGEND

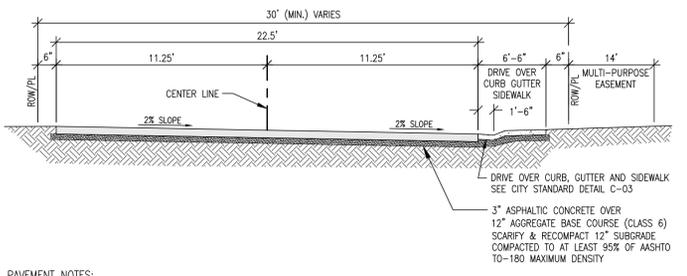
- PROPERTY BOUNDARY
- ADJACENT BOUNDARY
- - - EASEMENT
- - - RIGHT-OF-WAY
- LOT LINE
- SET BACK LINE
- EXISTING FLOW LINE
- EXISTING FENCE LINE
- EXISTING FENCE LINE
- CONTROL LINE
- ROAD CENTER LINE
- EDGE OF SIDEWALK
- EXISTING EDGE OF ASPHALT
- PROPOSED EDGE OF ASPHALT
- PROPOSED ASPHALT
- EXISTING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

NOTES:

- THIS DRAWING REFERENCES: AN IMPROVEMENT SURVEY PLAT COMPLETED BY D H SURVEYS INC., REVISED: JUNE 9, 2017
- EXISTING USE = RESIDENTIAL
- PROPOSED USE = RESIDENTIAL
- PROPERTY ZONED = PD WITH R8 DEFAULT ZONE DISTRICT
- MINIMUM BUILDING SETBACKS: (PRINCIPAL/ACCESSORY)
 FRONT = 20'/25'
 REAR = 20'/5'
 SIDE = 5'/3'
 LOT 17 WESTERN SIDE = 15'
- MINIMUM LOT SIZE: 3,400 SF
- MINIMUM LOT WIDTH: 40'
- MAXIMUM BUILDING HEIGHT: 24 FEET
- PARKING: REQUIRED: 3.0 x 18 DWELLING UNITS = 54, PROVIDED: 66
- PROPERTY APPLICANT: CHRONOS PROPERTY, LLC
 637 25 ROAD
 GRAND JUNCTION, CO 81505
- PROPERTY AREA: 3.23 AC.
- RESIDENTIAL LOTS: 17 (18 DWELLING UNITS)
- TRACT E TO BE DEDICATED AS A DRAINAGE EASEMENT TO THE CITY OF GRAND JUNCTION
- THIS PLAN IS THE SOLE PROPRIETY OF VORTEX ENGINEERING & ARCHITECTURE, INC. (V.E.A.I.) AND IS NOT TO BE UTILIZED WITHOUT WRITTEN CONSENT FROM V.E.A.I.



TRACT D PARKING POD
 SCALE: 1" = 20'



PROPOSED STREET SECTION
 N.T.S.

*** PAVEMENT NOTES:**

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

UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF GRAND JUNCTION	970-244-1554
DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT	970-242-4343
DOMESTIC WATER	UTE WATER CONSERVANCY DISTRICT	970-242-7491
IRRIGATION	GRAND VALLEY IRRIGATION	970-242-2762
ELECTRICITY	XCEL ENERGY	800-895-4999
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	CENTURYLINK	800-603-6000
CABLE TELEVISION	CHARTER COMMUNICATIONS	877-273-7626

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



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

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

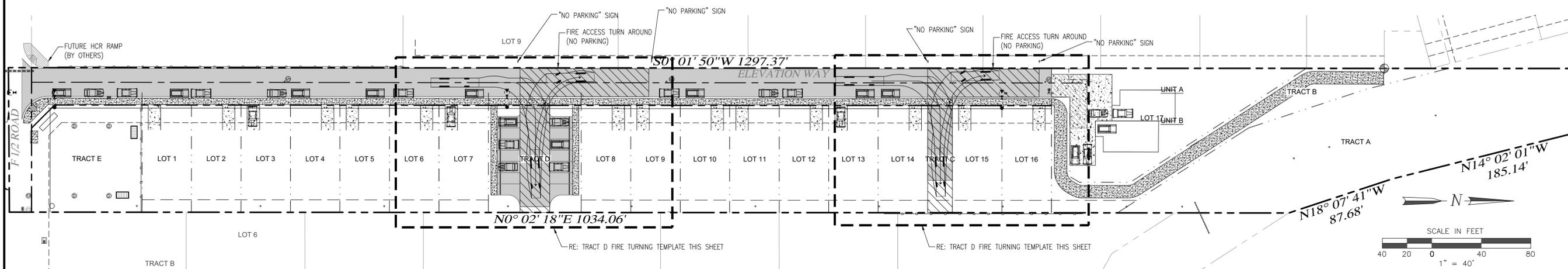
CITY DEVELOPMENT ENGINEER _____ DATE _____

Copyright © 2017, by Vortex Engineering, Inc. All rights reserved. The site design, building design and content of this drawing is copyrighted under the Federal Copyright Law by Vortex Engineering, Inc., who retain the exclusive right to the design or re-use of this drawing. Any use, publication of this drawing without the written consent of Vortex Engineering, Inc. is prohibited.

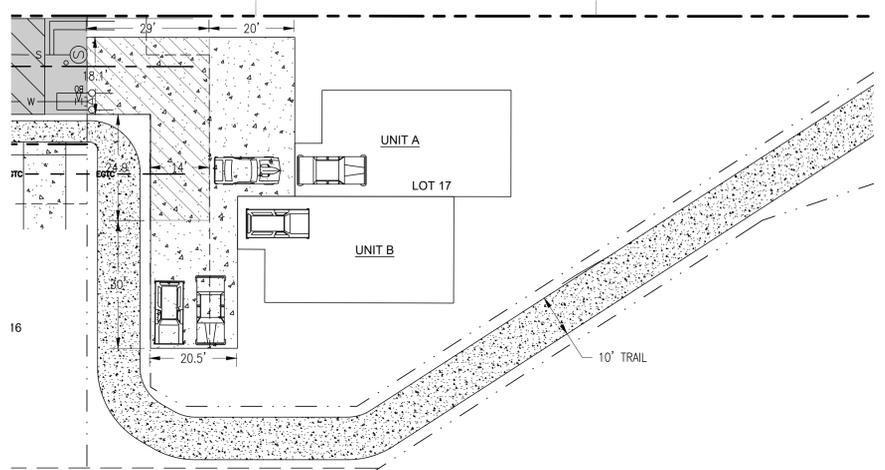
REV.	DATE	DESCRIPTION	BY
1	06/20/18	ROUND 1 REVIEW COMMENTS	BT

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

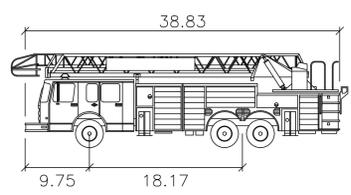
PROJECT NO: F17-021
DATE: 06/20/18
SCALE: SEE PLAN
CAD: @elevation-pcc-parking.dwg



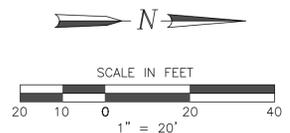
PARKING PLAN EXHIBIT
SCALE: 1" = 40'



LOT 17 PARKING LAYOUT
SCALE: 1" = 20'



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



REQUIRED PARKING

3.0 PARKING SPACES PER UNIT
18 UNITS X 3.0 SPACES = 54 PARKING SPACES

ON-SITE PARKING

LOTS 1-16 PROVIDE 2 PARKING SPACES EACH
(ONE IN GARAGE/ONE IN DRIVEWAY) = 32 SPACES
TRACT D HAS 7 PARKING SPACES ON THE EAST AND WEST = 14 SPACES
LOT 17 PROVIDES 5 PARKING SPACES = 5 SPACES
TOTAL ON-SITE PARKING SPACES = 51

ON-STREET PARKING

WITH DRIVEWAYS COUPLED OR PAIRED ON THE LOT LINES,
THERE IS 50" BETWEEN DRIVEWAYS FOR ON-STREET
PARKING. THIS PROVIDES 13 ON-STREET PARKING SPACES
IN ADDITION TO 3 PARKING NEAR THE PARK. FOR A TOTAL
OF 16 SPACES

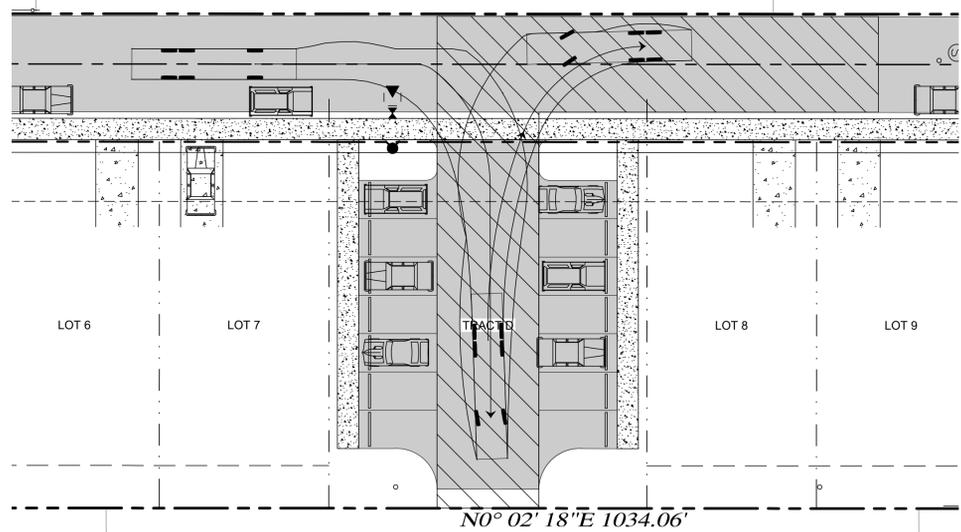
TOTAL PARKING PROVIDED

51 ON-SITE PARKING SPACES WITH LOTS
16 ON-STREET PARKING SPACES
67 TOTAL PARKING SPACES PROVIDED

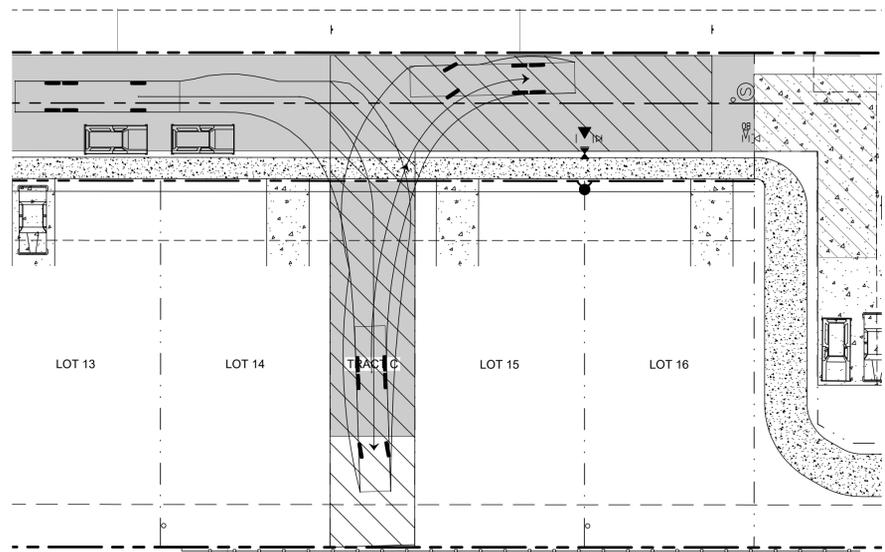
UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF GRAND JUNCTION	970-244-1554
DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT	970-242-4343
DOMESTIC WATER	LUTE WATER CONSERVANCY DISTRICT	970-242-7491
IRRIGATION	GRAND VALLEY IRRIGATION	970-242-2762
ELECTRICITY	XCEL ENERGY	800-895-4999
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	CENTURYLINK	800-603-6000
CABLE TELEVISION	CHARTER COMMUNICATIONS	877-273-7626

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

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



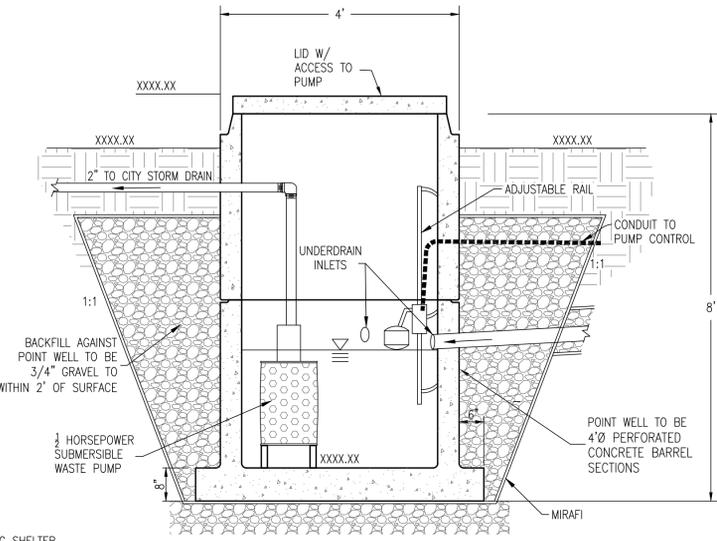
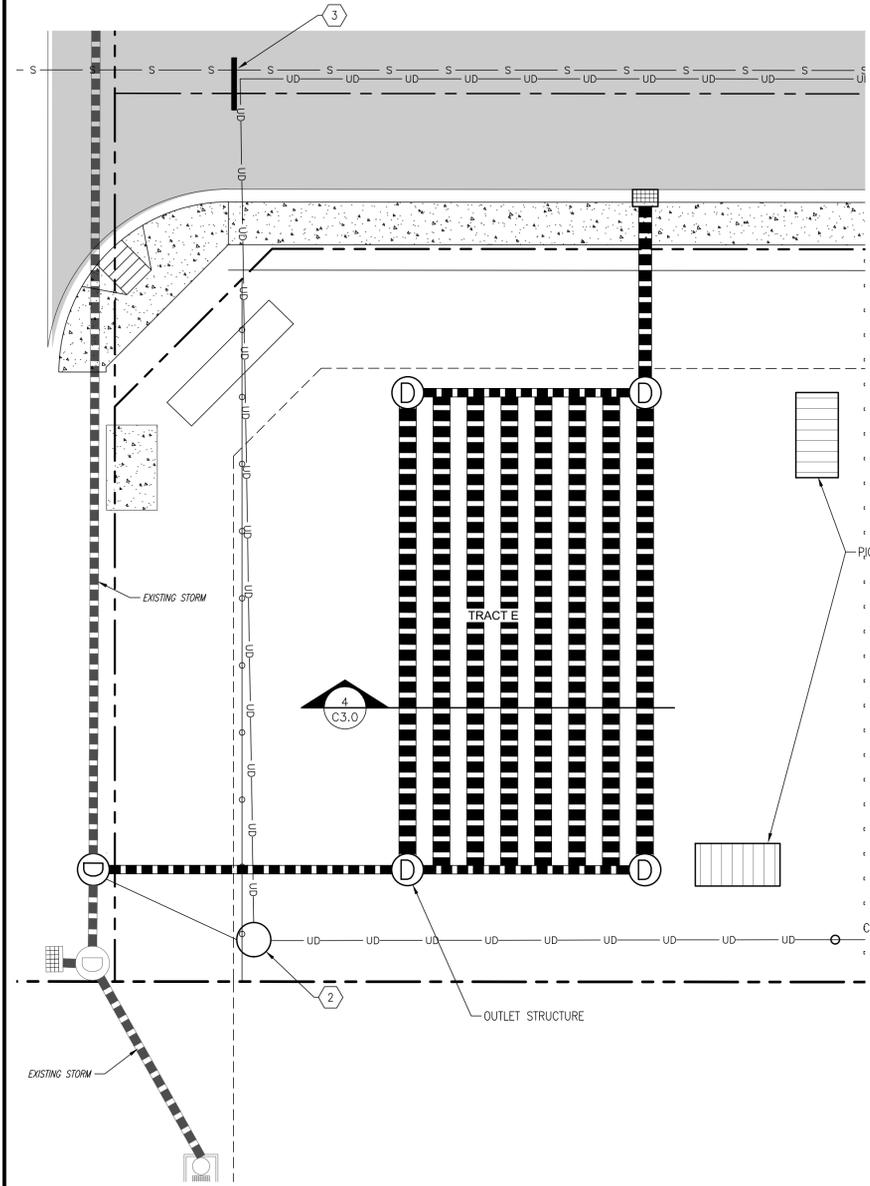
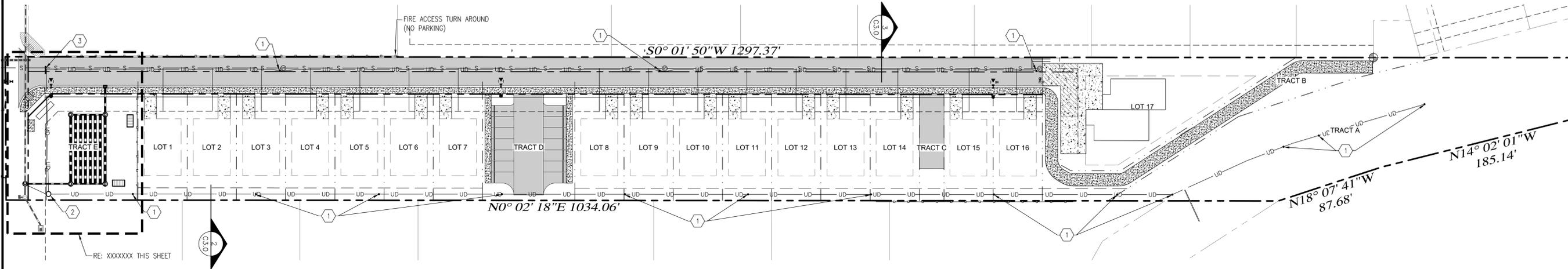
TRACT D FIRE TURNING TEMPLATE
SCALE: 1" = 20'



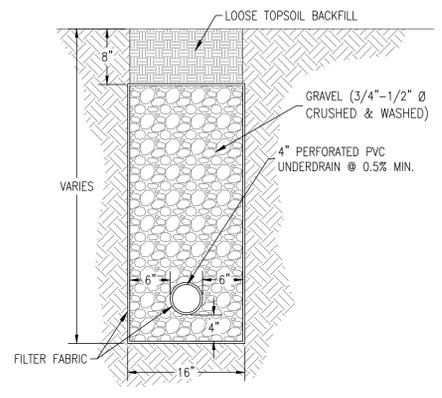
TRACT C FIRE TURNING TEMPLATE
SCALE: 1" = 20'

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

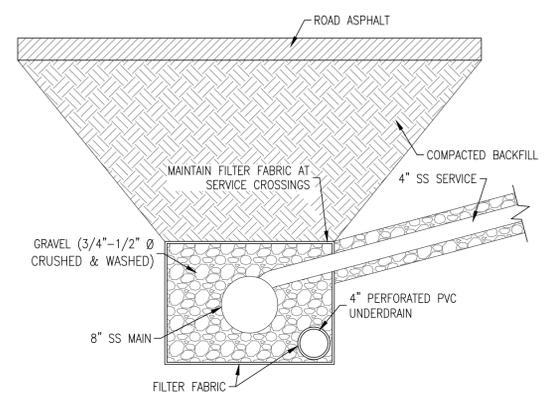
FOR REVIEW - NOT FOR CONSTRUCTION



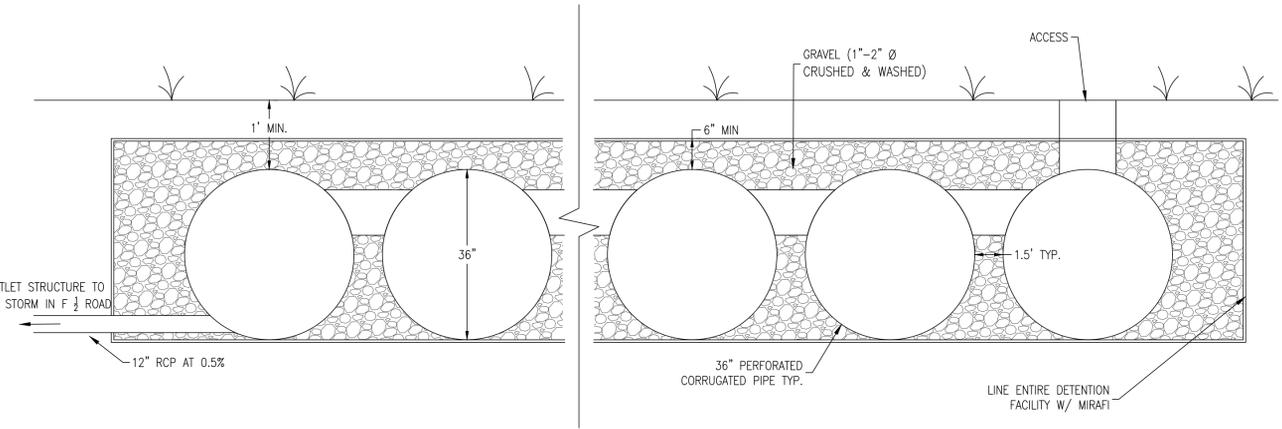
1 POINT WELL
C3.0 N.T.S.



2 UNDERDRAIN
C3.0 N.T.S.



3 SS AND UNDERDRAIN TRENCH AT SERVICE
C3.0 N.T.S.



4 UNDERGROUND DETENTION SYSTEM
C3.0 N.T.S.

CONSTRUCTION NOTES:

- 1 INSTALL UNDERDRAIN CLAEOUT @ ~100' INTERVALS
- 2 INSTALL POINT WELL RE: 1/C3.0
- 3 INSTALL CLAY CUTOFF WALL

DETENTION SUMMARY TABLES

	REQ'D VOLUME (CF)	ALLOWABLE DISCHARGE FLOW (CFS)	PIPE STORAGE CAPACITY	VOLUME (CF)
WQCV	1,457	-		3,110
10 YEAR	1,488	0.29		1,737
100 YEAR	4,725	1.37	TOTAL STORAGE CAPACITY	4,847

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

CITY DEVELOPMENT ENGINEER _____ DATE _____

FOR REVIEW - NOT FOR CONSTRUCTION

REV.	DATE	BY	COMMENT
1	06/20/18	JCA	FOR REVIEW

Storm Sewer Plan and Profile
Elevation 4591
 2524 F 1/2 Road
 Grand Junction, Colorado

PROJECT NO: F17-021
 DATE: 06/20/18
 SCALE: SEE PLAN
 CAD: Elevation-pcc-storm.dwg

PLANNING COMMISSION AGENDA ITEM

Project Name: Elevation 4591 - Outline Development Plan and Rezone to PD with a Default Zone of R-8
Applicant: Chronos Property LLC, Owner
Representative: Vortex Engineering Inc., Robert Jones II
Address: 2524 F ½ Road
Zoning: Planned Development (PD)
Staff: Scott D. Peterson
File No. PLD-2018-340
Date: September 25, 2018

I. SUBJECT

Consider a request of 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.

II. 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 or “Plan”) for Elevation 4591, a residential subdivision. The proposed plan will develop 16 single-family detached lots with one additional lot proposed for a two-family attached dwelling unit for a total of 18 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, as authorized by Section 21.02.150 (b) of the Zoning and Development Code. The project is located at 2524 F ½ Road.

III. BACKGROUND

The Zoning and Development Code (“The 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. 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 is proposed to 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. A new application was submitted in 2017 to develop a total of 21 dwelling units on the property with an overall project density of 6.50 dwelling units an acre. The Plan received a recommendation from Planning Commission for approval,

however the plan was not approved by City Council at their May 2, 2018 meeting. Main issues expressed by neighbors during the hearing included the number of units proposed, building heights and ground-water/drainage issues. The property owner subsequently modified the plan and has applied for a new Planned Development zone district with a default zone of R-8 (Residential – 8 du/ac) to provide for 18-residential units on 17 lots for a project density of 5.57 dwelling units per acre. The new ODP application is made by the applicant to hopefully address the concerns expressed by the neighborhood.

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 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 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.

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. 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.

Establishment of Uses:

The Plan allows only single-family detached units on Lots 1-16 with one two-family attached dwelling proposed for Lot 17.

Density:

The proposed density of the subdivision is 5.57 dwelling units per acre (18 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 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 (18 off-lot stalls) the Applicant has provided a total of 30 off-lot parking spaces (14 spaces within proposed Tract D and 16 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).

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.

Proposed Tract B (0.16-acres) has been included in the proposed subdivision's open space which is proposed to connect to open space areas already owned by the City of Grand Junction adjacent to the canal. As part of the ODP request, the Applicant will dedicate and construct a 10 feet wide concrete trail within a 15 feet public trail easement as required by the Urban Trails Master Plan adjacent to the existing irrigation canal.

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 3,441 sq. ft. in size with the exception of the two-family attached dwelling lot which will be 11,320 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 including trees and shrubs will be provided within proposed Tracts B, C, D and E, per Code requirements. 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 tract area 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 backyards 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 square feet 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 supports the finding that three of the seven long-term community benefits are 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 as a community amenity for the subdivision.

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

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

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

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

#6 Innovative Designs. The Applicant is proposing to build homes that range between 800 to 1,300 sq. ft. in size on smaller lots that require little maintenance. Recent planning and housing trends nationwide indicate that as the baby-boomer generation ages, the housing market is reflecting a desire for smaller yards and homes. At the same time, the younger generation is also discovering the benefits of urban living with shorter commute times, living closer to City amenities and more moderately size homes.

The Applicant has commissioned an architect to design three model homes that seek to meet the strong, local market demand for smaller housing. Color renderings have been attached as an Exhibit to show what the homes will look like. The Applicant provides the following regarding the innovative design of their housing product “The exterior will be a compilation of metal, composite and stone façade for a modern look but with low maintenance requirements. The homes will be equipped with wireless technology to control thermostats, lighting, entertainment technology and garage doors. Interior finishes will be high end, modern materials such as quartz countertops, plank flooring and modern cabinets with splashes of industrial hardware to accent the modern look of the homes. Landscaping will combine a limited amount of grass in the front yards (optional) with xeric plant materials and a split rail fence. The rear yard will be restricted to not more than 25% turf and will be landscaped with one tree to provide additional privacy when the tree has matured. 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.”

The site as designed also offers an innovative design by maximizing the odd dimensions of the lot, providing for smaller lot sizes, providing for parking pods, and narrowing the street while meeting densities ranges as provided in the Comprehensive Plan.

Default Zone and Deviations:

The Applicant is proposing to utilize the dimensional standards for the R-8 (Residential – 8 du/ac) zone district with four (4) variations that would be more restrictive than current Code requirements including and as shown in the following table:

- 1) Increasing above the minimum requirement, the rear yard setback from 10 feet to 20 feet;
- 2) Decreasing the maximum building height from 40 feet to 24 feet;
- 3) Increasing above the minimum requirement, the lot area from 3,000 to 3,400 sq. ft.; and
- 4) Increasing above the minimum requirement, the side yard setback along the west property line of proposed Lot 17 from 5 feet to 15 feet.

Dimensional Standard	R-8	Proposed ODP
Front yard setback (Principal/Accessory):	20 feet/25 feet	Same
Side yard setback (Principal/Accessory):	5 feet/3 feet	15 feet on western property line of Lot 17 only
Rear yard setback (Principal/Accessory):	10 feet/5 feet	20 feet/5 feet
Maximum building height:	40 feet	24 feet
Maximum Lot Coverage:	70%	Same
Minimum Lot Area:	3,000 sq. ft.	3,400 sq. ft.
Minimum Lot Width:	40 feet	Same

The proposed variations come as a result of the Applicant addressing some of the concerns expressed by area resident’s regarding homes being located close to their existing fences, back yards and the blockage of current views of what could be constructed under the R-8 zone district as far as a maximum building height.

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. 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 Applicant is not proposing to dedicate 20% or greater of the site for the purposes of open space or agricultural land reservation/dedication.

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 20 feet and the reduction of the maximum building height from 40 feet to 24 feet. The Applicant is also increasing the side yard setback along the west property line of proposed Lot 17 only from 5 feet to 15 feet. The proposed increase of the minimum setbacks comes as a 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 and side yard setbacks and lowering of building height are restrictions in excess of minimum standards and provide a direct benefit to the surrounding neighborhood.

IV. NOTIFICATION REQUIREMENTS

Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed Outline Development Plan (ODP) was held on June 20, 2018 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant's representative and City staff were in attendance along with over 21 citizens. Comments and concerns expressed by the attendees

centered on the proposed density of the development, increased traffic on F ½ Road, drainage concerns, building setbacks and height, etc.

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 Planning Commission Public Hearing, in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on September 14, 2018. The subject property was posted with an application sign on July 20, 2018 and notice of the public hearing was published September 18, 2018 in the Grand Junction Daily Sentinel.

V. ANALYSIS

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

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

The proposed Outline Development Plan complies with the Comprehensive Plan, specifically, Goals 3 and 5 as provided below. Regarding the Future Land Use Map, the proposed development of 5.57 dwelling units per acre is within the residential density range of the Residential Medium (4 – 8 du/ac) category as identified on the Future Land Use Map. This Outline Development Plan request is consistent with the following vision, goals and/or policies of the Comprehensive Plan:

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

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

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

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

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

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

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

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

A previously adopted PD has lapsed (previous zoning before that was R-R (Residential – Rural)), requiring that the property be rezoned. The Applicant is now requesting the same zone category of Planned Development and default R-8 zone district with a different Outline Development Plan. Though there may be elements of the previously approved PD that continue to be relevant, the lack of timely execution of the previously approved PD renders the previous plan invalidated; as it was not able to be developed/constructed according to the approved Plan. Staff has found this criterion has been met.

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

The character and/or condition of the area has not changed in recent years because the adjacent residential subdivisions have been existing for many years. The subject property continues to be underutilized in terms of the residential development potential anticipated by the Comprehensive Plan designation of Residential Medium (4 – 8 du/ac) for quite some time. The requested ODP and rezone to PD (with a R-8 default zone) furthers the goals and policies of the Comprehensive Plan by providing for density in the mid-range of the Residential Medium (4 – 8 du/ac) land use classification. Because there has been no apparent change of character and/or condition, Staff finds that this criterion has not been met.

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

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

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

planning recommends an additional fire station north of Interstate 70, which would provide for quicker back-up response to this area.

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

The public and community facilities are adequate to serve the type and scope of the residential land use proposed, therefore, staff finds this criterion has been met.

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

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

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

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

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

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

The Applicant is proposing to deviate but *increase* (not lessen) the rear yard building setback to create a larger buffer from the adjacent neighborhood than is required from the default R-8 zone district minimum standard of 10 feet to 20 feet, to help mitigate the impact of the proposed development on the adjacent neighborhood to the east. Also, the Applicant is increasing the side yard setback along the west property line of proposed Lot 17 only from 5 feet to 15 feet, in order to provide an additional building buffer with properties located to the west. Therefore, the proposed development complies with this standard.

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

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

The remaining tracts (Tract D and C) will be landscaped in accordance with City requirements. Therefore, the proposed open space areas and amenities meets and exceeds the requirements of the Zoning and Development Code.

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

Six-foot tall privacy fencing will be provided where fencing does not currently exist which will be along the southside of proposed Lot 1 to help screen and buffer the property from F ½ Road and along the west property line to screen the property adjacent to 2522 F ½ Road. Six-foot tall privacy fencing will also be installed on the eastside of the property adjacent to the existing open space located within Westwood Ranch subdivision at the northern end of the property. Additional fencing will not be required adjacent to Westwood Ranch nor Diamond Ridge

Subdivision since these existing properties already contain privacy fencing along their back yards adjacent to the Applicant's property. All fencing will comply with all applicable requirements of the Code.

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

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

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

The Applicant has provided a total of 30 off-lot parking spaces (14 spaces within proposed Tract D and 16 on-street parking spaces) per the conditions of the City engineering team's review and approval of an Alternative Street section. On-street parking shall only be allowed on one side of the street (east side). Each lot will contain the minimum required two (2) off-street parking spaces (one in garage and one in drive-way) per Section 21.06.050 (c) of the Zoning and Development Code.

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

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

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

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

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

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

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

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

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

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

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

The proposed density for Elevation 4591 is 5.57 dwelling units per acre (18 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 and is thus considered an appropriate range of density for the proposed development.

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

The Applicant is proposing an R-8 default zone district for establishing density. The Applicant, is proposing an increase in the rear yard setback from the minimum required 10 feet to 20 feet along with a reduction of the maximum building height from 40 feet to 24 feet. The applicant is also increasing above the minimum requirement, the side yard setback along the west property line of proposed Lot 17 only from 5 feet to 15 feet. Staff has found the standards as proposed are appropriate for the development.

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

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

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

1. Is adequately buffered from adjacent residential property;

Typically, residential zones abutting residential zones do not require additional buffering or screening. However, the Applicant is proposing an increase in the rear yard setback from the minimum required R-8 standards of 10 feet to 20 feet along with a reduction of the maximum building height from 40 feet to 24 feet while also increasing the side yard setback along the west property line of proposed Lot 17 only from 5 feet to 15 feet, in order to help mitigate impacts of the proposed subdivision development on adjacent residential properties to the east. Staff has found the proposed development to be adequately buffered from adjacent residential property

2. Mitigates adverse impacts on adjacent properties; and

As stated above in (1), to help address the impacts of development, the Applicant is proposing an increase in the rear yard setback from the minimum required R-8 standards of 10 feet to 20 feet along with a reduction of the maximum building height from 40 feet to 24 feet while also increasing the side yard setback along the west property line of proposed Lot 17 only from 5 feet to 15 feet. Also, six-foot tall privacy fencing will be provided where fencing does not currently exist which is along the west property line to screen the property adjacent to 2522 F ½ Road. Six-foot tall privacy fencing will also be installed on the eastside of the property adjacent

to the existing open space located within Westwood Ranch subdivision at the northern end of the property. Additional fencing will not be required adjacent to Westwood Ranch nor Diamond Ridge Subdivision's since these existing properties already contain privacy fencing along their back yards adjacent to the Applicant's property. Staff has found the proposed development adequately mitigates adverse impacts on adjacent properties.

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

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

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

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

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

Throughout the Comprehensive Plan, an emphasis is also placed on infill redevelopment of underutilized land. Growing inward (infill and redevelopment) allows the community to take advantage of land with existing services, relieves pressure to disturb agricultural lands, and reduces sprawl.

V. STAFF RECOMMENDATION AND FINDINGS OF FACT

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-2018-340, 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.

VI. RECOMMENDED MOTION

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 16 single-family detached homes and one two-family attached dwelling for a total of 18 dwelling units located on 17 lots, file number PLD-2018-340, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of facts as listed in the staff report.

Attachments:

1. Site Location Map
2. Aerial Photo Map
3. Comprehensive Plan Future Land Use Map
4. Existing Zoning Map
5. Outline Development Plan
6. Landscaping Plans
7. Parking and Auto Turn Exhibit
8. Storm Sewer Plan & Profile
9. Conceptual House Designs
10. Proposed Subdivision Entrance Sign
11. Proposed Picnic/Bench Shelter Designs

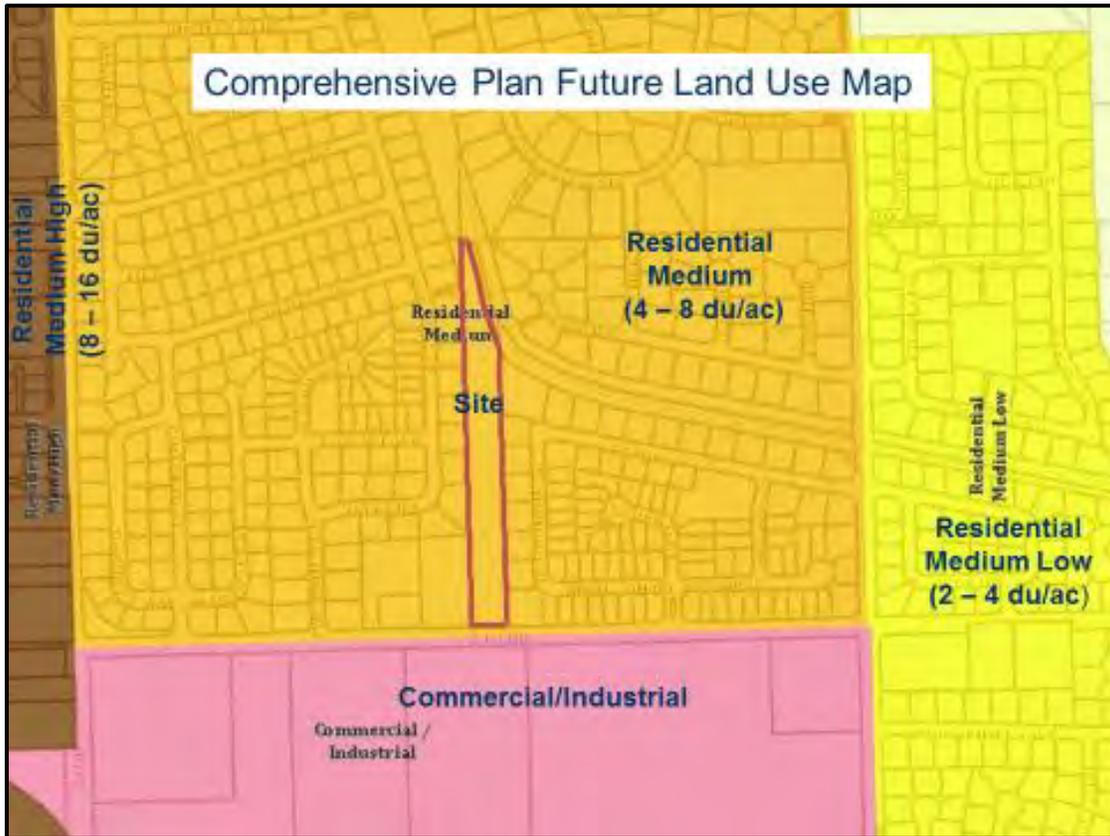
Attachment 1



Attachment 2

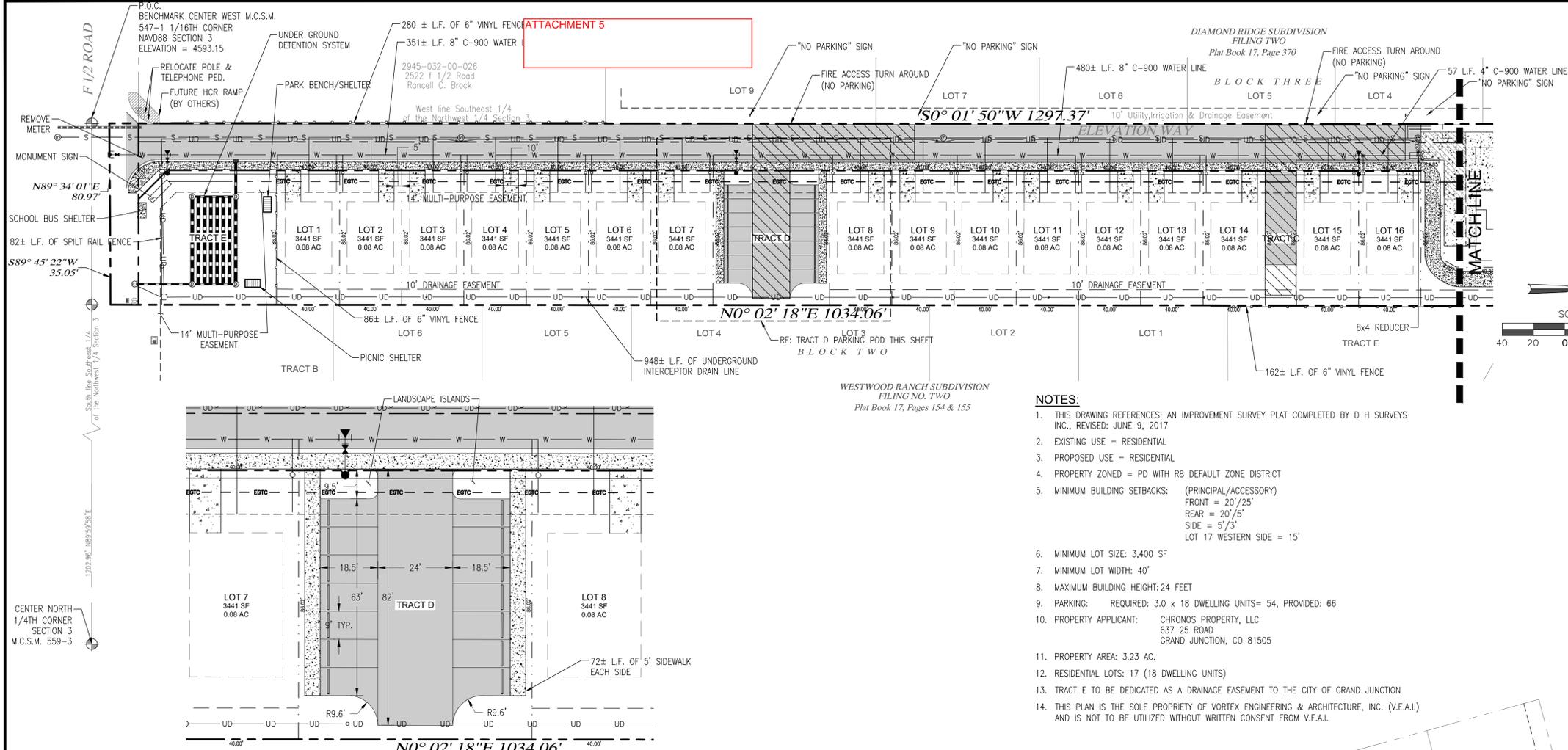


Attachment 3

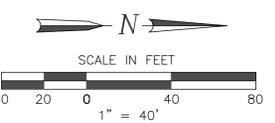


Attachment 4





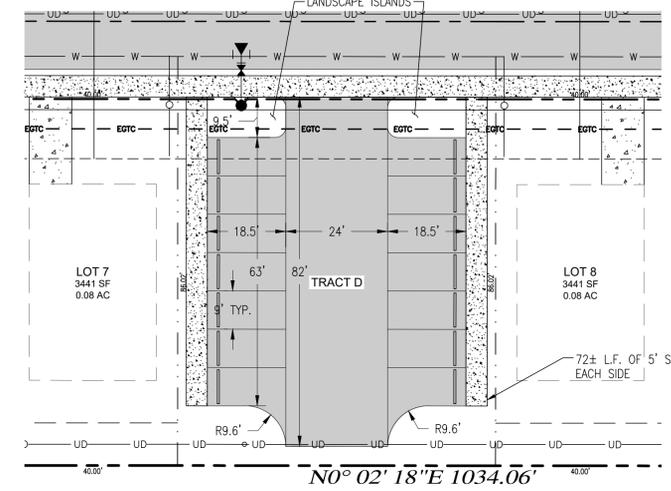
PROPOSED LAND USE TABLE				
USE	AREA	AC	% OF TOTAL	OWNER
SINGLE FAMILY LOTS (16 TOTAL)	55,056 S.F.	1.26	39.17%	PRIVATE
DUPLEX LOTS (1 TOTAL)	11,320 S.F.	0.26	8.05%	PRIVATE
RIGHT-OF-WAY:	24,946 S.F.	0.57	17.75%	PUBLIC
RIGHT-OF-WAY: F 1/2 ROAD	2,130 S.F.	0.05	1.52%	PUBLIC
TRACT A - GVIC RIGHT OF WAY	24,210 S.F.	0.56	17.23%	GVIC
TRACT B - PEDESTRIAN TRAIL	7,202 S.F.	0.17	5.12%	HOA
TRACT C - FIRE ACCESS TURN AROUND	1,720 S.F.	0.04	1.22%	HOA
TRACT D - PARKING/FIRE ACCESS TURN AROUND	6,452 S.F.	0.15	4.59%	HOA
TRACT E - DETENTION POND/OPEN SPACE	7,503 S.F.	0.17	5.34%	HOA
TOTAL SITE AREA:	140,539 S.F.	-	3.23 AC	



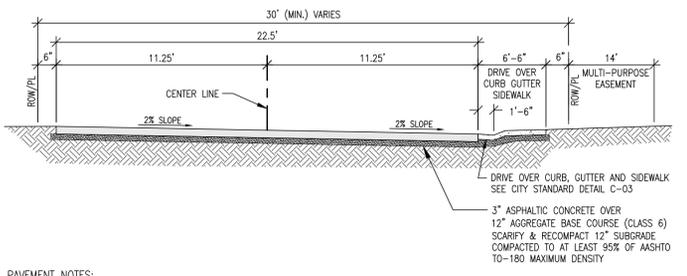
LEGEND

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

- NOTES:**
- THIS DRAWING REFERENCES: AN IMPROVEMENT SURVEY PLAT COMPLETED BY D H SURVEYS INC., REVISED: JUNE 9, 2017
 - EXISTING USE = RESIDENTIAL
 - PROPOSED USE = RESIDENTIAL
 - PROPERTY ZONED = PD WITH R8 DEFAULT ZONE DISTRICT
 - MINIMUM BUILDING SETBACKS: (PRINCIPAL/ACCESSORY)
FRONT = 20'/25'
REAR = 20'/5'
SIDE = 5'/3'
LOT 17 WESTERN SIDE = 15'
 - MINIMUM LOT SIZE: 3,400 SF
 - MINIMUM LOT WIDTH: 40'
 - MAXIMUM BUILDING HEIGHT: 24 FEET
 - PARKING: REQUIRED: 3.0 x 18 DWELLING UNITS = 54, PROVIDED: 66
 - PROPERTY APPLICANT: CHRONOS PROPERTY, LLC
637 25 ROAD
GRAND JUNCTION, CO 81505
 - PROPERTY AREA: 3.23 AC.
 - RESIDENTIAL LOTS: 17 (18 DWELLING UNITS)
 - TRACT E TO BE DEDICATED AS A DRAINAGE EASEMENT TO THE CITY OF GRAND JUNCTION
 - THIS PLAN IS THE SOLE PROPRIETY OF VORTEX ENGINEERING & ARCHITECTURE, INC. (V.E.A.I.) AND IS NOT TO BE UTILIZED WITHOUT WRITTEN CONSENT FROM V.E.A.I.



TRACT D PARKING POD
SCALE: 1" = 20'



PROPOSED STREET SECTION
N.T.S.

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

UTILITY PROVIDERS INFORMATION		
UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF GRAND JUNCTION	970-244-1554
DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT	970-242-4343
DOMESTIC WATER	UTE WATER CONSERVANCY DISTRICT	970-242-7491
IRRIGATION	GRAND VALLEY IRRIGATION	970-242-2762
ELECTRICITY	XCEL ENERGY	800-895-4999
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	CENTURYLINK	800-603-6000
CABLE TELEVISION	CHARTER COMMUNICATIONS	877-273-7626

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

James C. Atkinson
PROFESSIONAL ENGINEER
COLORADO LICENSE NO. 18828

FOR REVIEW - NOT FOR CONSTRUCTION

REV.	DATE	BY	COMMENT
1	08/02/18	ROUND 1 REVIEW	COMMENTS

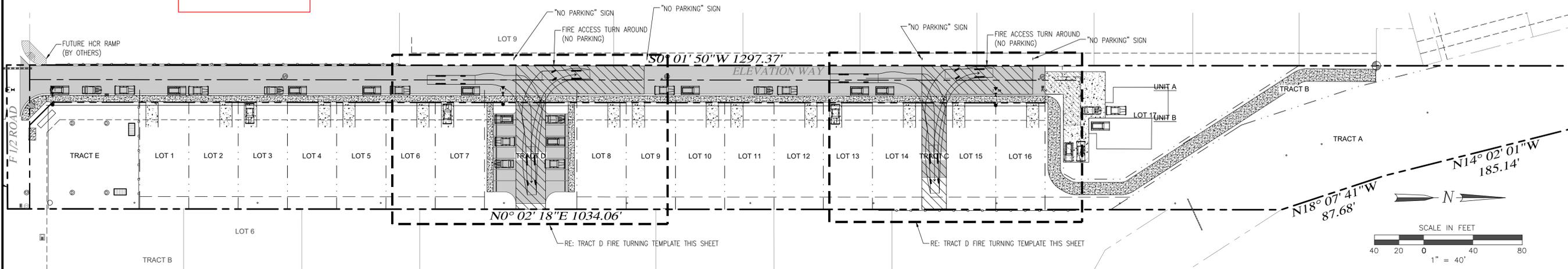
Site Plan
Elevation 4591
2524 F 1/2 Road
Grand Junction, Colorado

PROJECT NO: F17-021
DATE: 06/20/18
SCALE: SEE PLAN
CAD ID: elevation-pcc-site.dwg

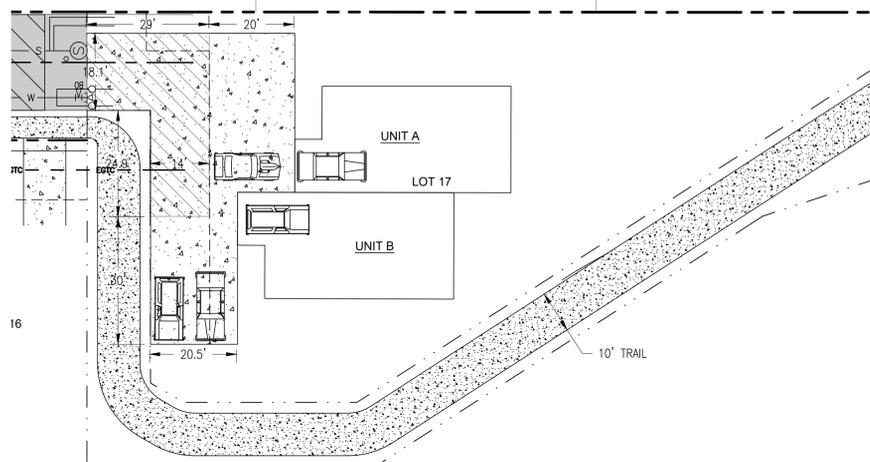
ACCEPTANCE BLOCK
THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR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

CITY DEVELOPMENT ENGINEER _____ DATE _____

ATTACHMENT 7



PARKING PLAN EXHIBIT
SCALE: 1" = 40'



LOT 17 PARKING LAYOUT
SCALE: 1" = 20'

REQUIRED PARKING

3.0 PARKING SPACES PER UNIT
18 UNITS X 3.0 SPACES = 54 PARKING SPACES

ON-SITE PARKING

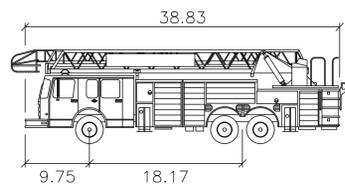
LOTS 1-16 PROVIDE 2 PARKING SPACES EACH
(ONE IN GARAGE/ONE IN DRIVEWAY) = 32 SPACES
TRACT D HAS 7 PARKING SPACES ON THE EAST AND WEST = 14 SPACES
LOT 17 PROVIDES 5 PARKING SPACES = 5 SPACES
TOTAL ON-SITE PARKING SPACES = 51

ON-STREET PARKING

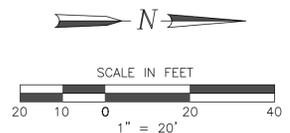
WITH DRIVEWAYS COUPLED OR PAIRED ON THE LOT LINES,
THERE IS 50' BETWEEN DRIVEWAYS FOR ON-STREET
PARKING. THIS PROVIDES 13 ON-STREET PARKING SPACES
IN ADDITION TO 3 PARKING NEAR THE PARK. FOR A TOTAL
OF 16 SPACES

TOTAL PARKING PROVIDED

51 ON-SITE PARKING SPACES WITH LOTS
16 ON-STREET PARKING SPACES
67 TOTAL PARKING SPACES PROVIDED



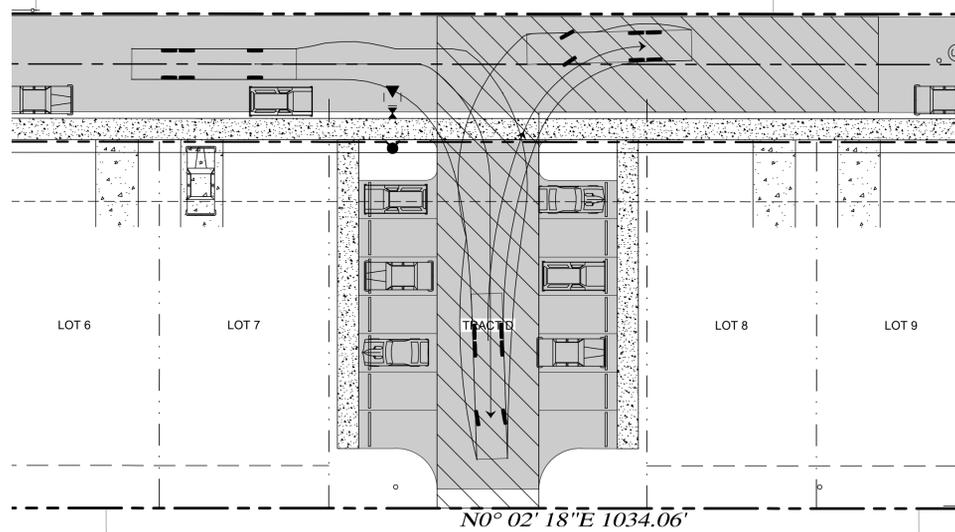
FireAP-39 feet
Width : 7.22
Track : 7.22
Lock to Lock Time : 6.0
Steering Angle : 33.3



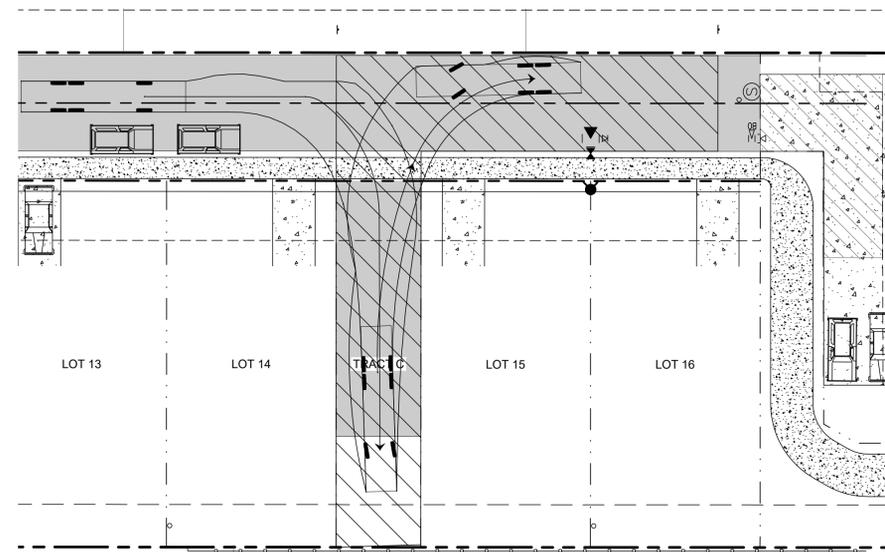
UTILITY PROVIDERS INFORMATION		
UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF GRAND JUNCTION	970-244-1554
DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT	970-242-4343
DOMESTIC WATER	LUTE WATER CONSERVANCY DISTRICT	970-242-7491
IRRIGATION	GRAND VALLEY IRRIGATION	970-242-2762
ELECTRICITY	XCEL ENERGY	800-895-4999
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	CENTURYLINK	800-603-6000
CABLE TELEVISION	CHARTER COMMUNICATIONS	877-273-7626

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

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



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



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

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

CITY DEVELOPMENT ENGINEER DATE

VORTEX
ENGINEERING, INC.
CONSTRUCTION MANAGERS & SITE PLANNERS
PROJECT MANAGERS
CIVIL & CONSULTING ENGINEERS
2384 Patterson Road, Suite 201
Grand Junction, CO 81505
Phone: (970) 245-9051
Fax: (970) 245-7639

James C. Atkinson
PROFESSIONAL ENGINEER
COLORADO LICENSE NO. 15828

FOR REVIEW - NOT FOR CONSTRUCTION

REV. NO.	DATE	BY	COMMENT
1	05/02/18	ROUND 1	REVIEW COMMENTS

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

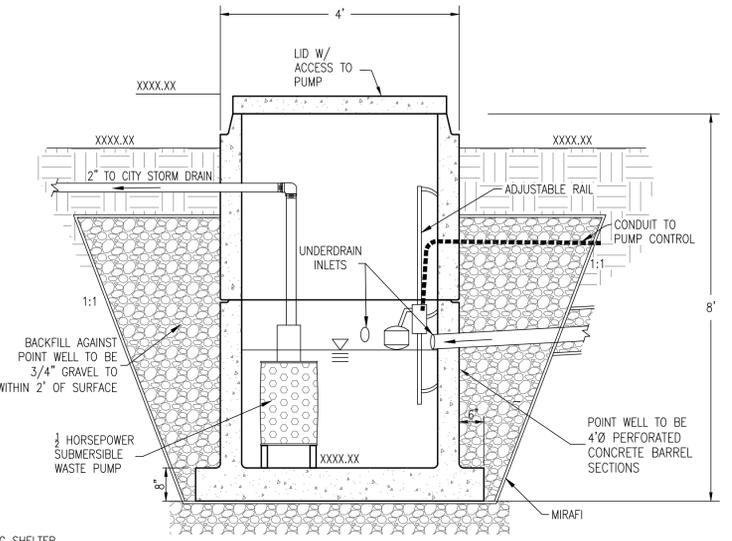
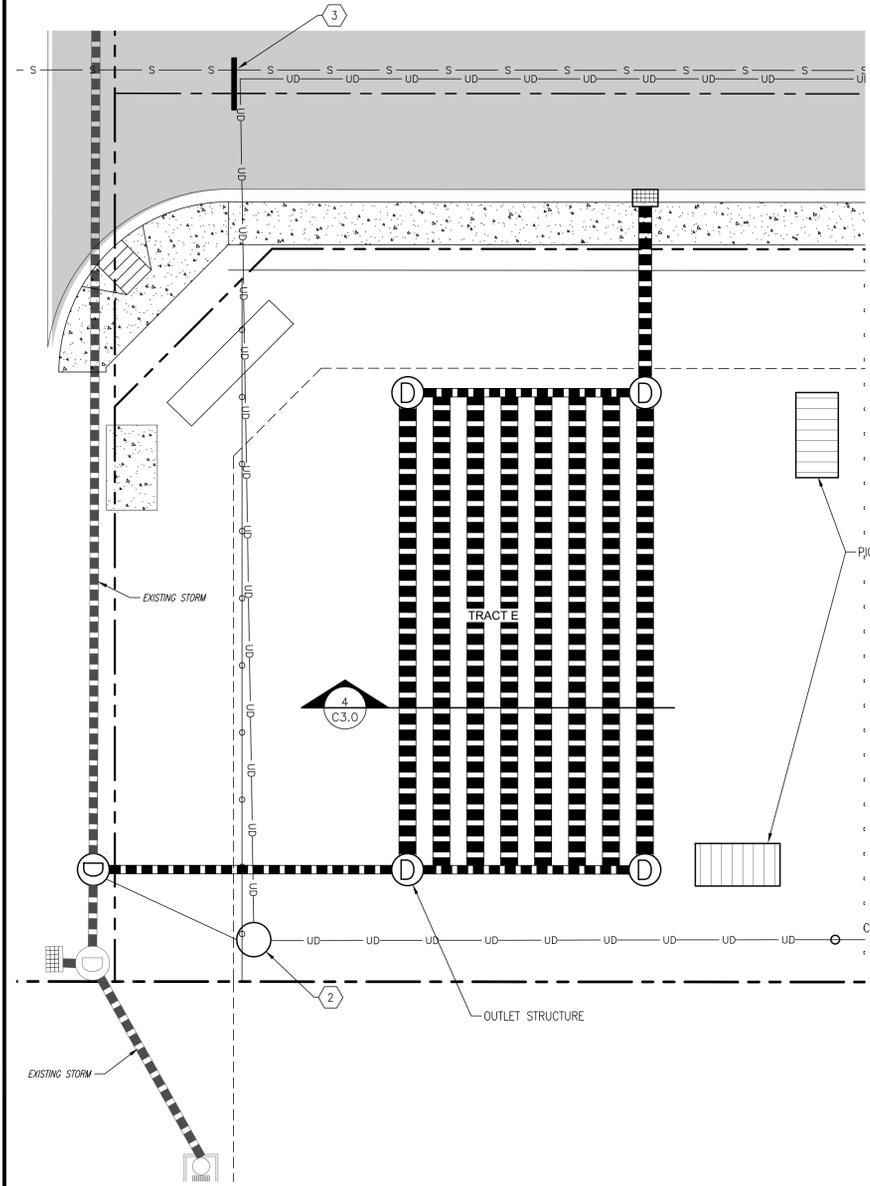
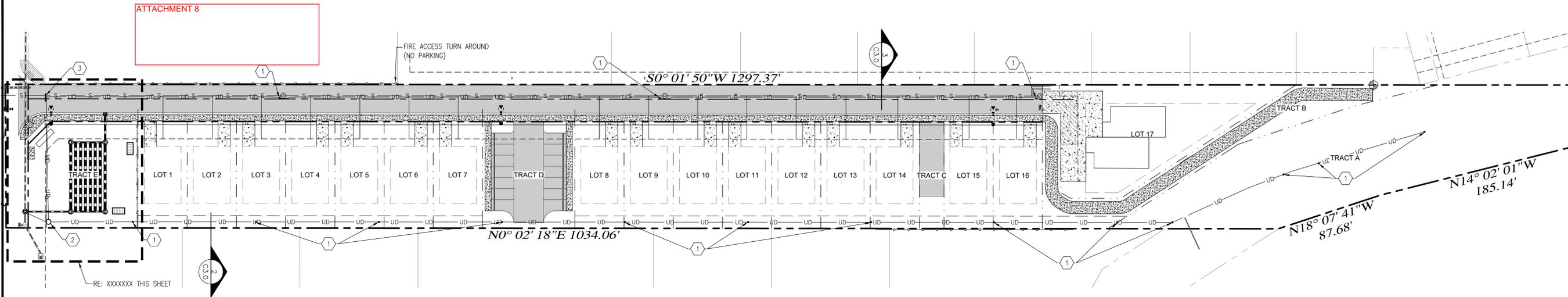
PROJECT NO: F17-021
DATE: 06/20/18
SCALE: SEE PLAN
CAD: @elevation-pcc-parking.dwg

FOR REVIEW - NOT FOR CONSTRUCTION

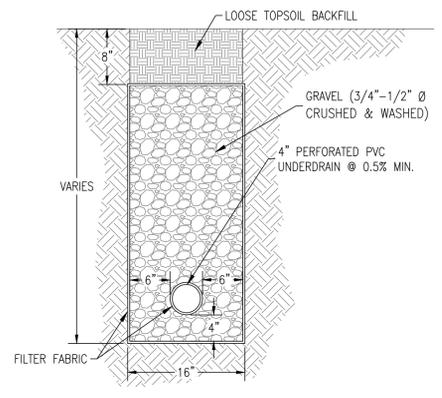
REV.	DATE	REVISION	COMMENTS
1	06/20/18	ROUND 1 REVIEW	COMMENTS

Storm Sewer Plan and Profile
Elevation 4591
2524 F 1/2 Road
Grand Junction, Colorado

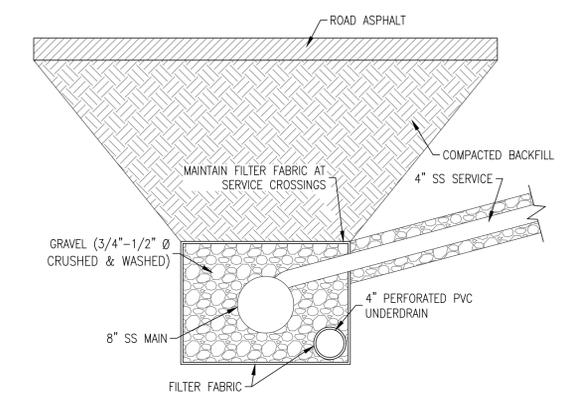
PROJECT NO: F17-021
DATE: 06/20/18
SCALE: SEE PLAN
CAD: Elevation-pcc-storm.dwg



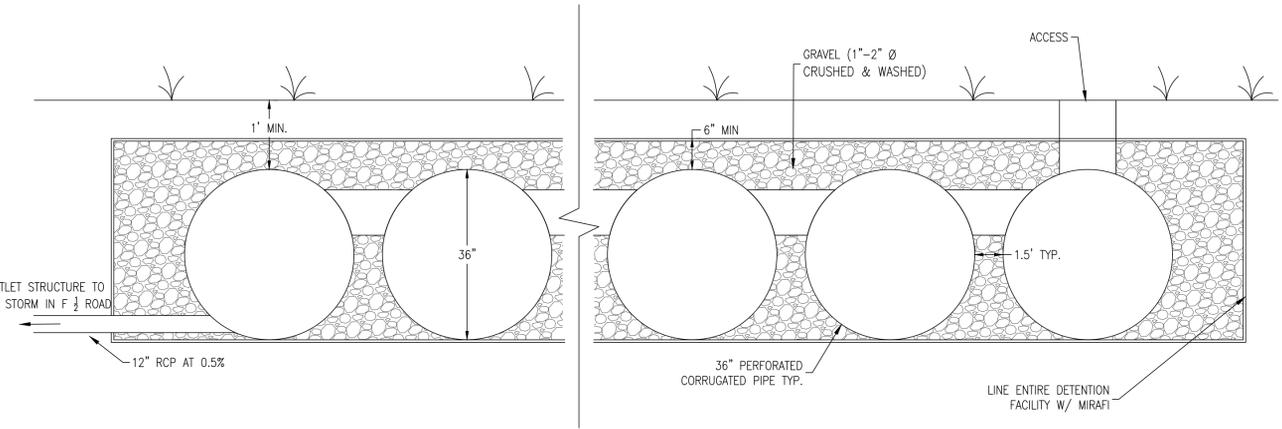
1 POINT WELL
C3.0 N.T.S.



2 UNDERDRAIN
C3.0 N.T.S.



3 SS AND UNDERDRAIN TRENCH AT SERVICE
C3.0 N.T.S.



4 UNDERGROUND DETENTION SYSTEM
C3.0 N.T.S.

CONSTRUCTION NOTES:

- INSTALL UNDERDRAIN CLEANOUT @ ~100' INTERVALS
- INSTALL POINT WELL RE: 1/C3.0
- INSTALL CLAY CUTOFF WALL

DETENTION SUMMARY TABLES

	REQ'D VOLUME (CF)	ALLOWABLE DISCHARGE FLOW (CFS)	PIPE STORAGE CAPACITY	VOLUME (CF)
WQCV	1,457	-		3,110
10 YEAR	1,488	0.29		1,737
100 YEAR	4,725	1.37	TOTAL STORAGE CAPACITY	4,847

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

CITY DEVELOPMENT ENGINEER _____ DATE _____

Attachment 9
Conceptual House Designs





Attachment 10
Proposed Subdivision Entrance Sign



subdivision sign concept 1-a

Attachment 11 Proposed Picnic/Bench Shelter Designs



POLKON-PARK BENCH SHADE STRUCTURE - 12'X6' FLAT TRELLIS



CANAM (C-400) - 4' METAL PARK BENCH



POLKON-PARK SHADE STRUCTURE - 12'X6' LOW PITCH RECTANGULAR SHELTER, CHRYSLER STYLE



CANAM (C-100) - 6' METAL PICNIC TABLE

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Rezone

Please fill in blanks below **only** for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation C-1	Existing Zoning C-1
Proposed Land Use Designation M-U	Proposed Zoning M-U

Property Information

Site Location: 649 Market St.	Site Acreage: 8.27
Site Tax No(s): 2945-043-21-001	Site Zoning: C-1
Project Description: A new 4 story bank building with approximately 5 additional commercial pad sites.	

Property Owner Information

Name: WTN CoEx IV, LLC

Street Address: 3501 SW Fairlawn Rd.

City/State/Zip: Topeka, KS 66614

Business Phone #: 785-272-1398

E-Mail: jscheidegger@mrvc.com

Fax #: 785-272-1796

Contact Person: Bruce Christenson

Contact Phone #: 785-272-1398

Applicant Information

Name: Timberline Bank

Street Address: 633 24 Rd.

City/State/Zip: Grand Jct., CO 81505

Business Phone #: 970-640-6913

E-Mail: kimk355@outlook.com

Fax #:

Contact Person: Jeff Taets

Contact Phone #: 970-683-5563

Representative Information

Name: Kim Kerk Land Cons. & Dev.

Street Address: 564 S Commercial Dr.

City/State/Zip: Grand Junction, CO 81501

Business Phone #: 970-640-6913

E-Mail: KIMK355@OUTLOOK.COM

Fax #:

Contact Person: Kim Kerk

Contact Phone #: 970-640-6913

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application Kim Kerk Digitally signed by Kim Kerk
Date: 2018.06.20 15:36:30 -06'00'

Signature of Legal Property Owner

Date June 18, 2018

Date June 21, 2018

General Project Report- Rezone Request

649 Market St.

Grand Junction, Colorado

Date: June 20, 2018

Prepared by: Kim Kerk, PM

Submitted to: City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

Project: Rezone

Property Address: 649 Market St. Grand Junction, CO 81505

Tax Schedule No.: 2945-043-21-001

I. Introduction/ Site History

A. Project Description:

649 Market St., parcel # 2945-043-21-001, consists of approximately 8.27 +/- acres located at 24 Rd. and F ½ Road.

B. The Intent

At this time, the applicant is requesting approval for a rezone of this parcel from Commercial 1 (C-1) to M-U (Mixed Use). My client, Timberline Bank, would like to build a 4-story, 40,000 +/- sq. ft. bank building with a drive thru. The maximum allowable building height in the C-1 zoning district is 3 stories while the maximum building height in the M-U District is 65' or 5 stories. This rezone request is compatible with the existing and planned development in the vicinity of the proposed use.

C. Neighbors

A neighborhood meeting was held on June 14, 2018 at Vortex Engineering located at 2394 Patterson Road, Suite 201 Grand Junction, CO 81505. Documentation of the meeting is submitted with the Rezone Application.

D. Zoning and Surrounding Areas

1. The parcel is currently zoned C-1 with a Future Land Use classification of Mixed Use Village Center.
2. Surrounding areas:
 - North – Mixed Use
 - South – C-1
 - West – C-2
 - East – C-1

Kim Kerk, Land Consulting & Development, LLC

Approval Criteria (rezoning – GJMC 21.02.140):

(a) Approval Criteria. *Rezoning Approval Criteria. In order to maintain internal consistency between the code and the zoning maps, map amendments must only occur if:*

1. *The subsequent events have invalidated the original premises and findings; and/or*

N/A

2. *The character and/or condition of the area has changed such that the amendment is consistent with the plans; and/or*

The proposed rezone is compatible with the surrounding area and growth plan designation; hence it MEETS this requirement.

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

Adequate public and community facilities are available to serve the type and scope of land use that is being proposed, hence it MEETS this requirement.

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 property is identified by the applicant as suitable for this development. To the applicant's knowledge, no other reasonable site is available.

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

The community or area will derive benefits from the proposed rezone, by providing employment opportunities in an attractive environment that enhances community appeal and connectivity along the 24 Road Corridor. The 24 Rd Corridor design standards can be met; hence it MEETS this requirement.

LOCATION MAP



Neighborhood Meeting Comments

Date: 06-14-2018

Subdivision: Timberline Bank Rezone Request

A brief overview of the project was discussed. This included the submittal process, neighborhood impacts and an overview of projected building construction style. Scott Peterson from the City of Grand Junction Community Development staff attended.

The meeting began at 5:30 p.m. and adjourned at 6:00 p.m.

Questions and Comments from attendees:

While there was only one neighbor who attended the meeting, Mrs. Sandra Easter, there were a few questions she posed.

Q1. When will you start building?

- A. As soon as the development process is complete with the City of Grand Junction we will begin building the bank building. Estimated move in time – April 2020.

Q3. Are you building F ½ Rd. through to the east of your property now?

- A. The City does not have any plans to build F ½ Road currently.

Comment:

Mrs. Easter volunteered to speak in favor of this project at any public hearing.

Comment:

Kim Kerk received 1 telephone inquiry from a neighboring business owner, James Koehler (605) 229-0030, Holiday Inn Express. He asked for a description of the project and said it is an excellent idea. He also requested a drawing of the conceptual layout and inquired about availability of commercial space.

6/14/18 Neighborhood Meeting:

Timberline Bank Rezone

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE OR EMAIL</u>
SCOTT PETERSON	CITY PLANNING	970 244-1447
Sandra Easter	2393 F15 RD	970-242-1042
ROBERT JONES II	2394 PATTERSON RD.	970-245-9051
ALEX J. KNOX	SUITE 201, G.T. COBBSOS	
	→ BLYTHE GROUP	617-306-3474

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) WTN CoEx IV, LLC (f/k/a WTN CoEx RP, LLC) ("Entity") is the owner of the following property:

(b) 649 Market St., Grand Junction, CO - Lot 1 Canyon View Marketplace

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) Manager for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

My legal authority to bind the Entity both financially and concerning this property is unlimited.

My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

[Empty box for limited authority details]

The Entity is the sole owner of the property.

The Entity owns the property with other(s). The other owners of the property are:

[Empty box for other owners]

On behalf of Entity, I have reviewed the application for the (d) Rezone

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) None

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: *Bruce L. Christenson*

Printed name of person signing: Bruce L. Christenson

State of TEXAS)

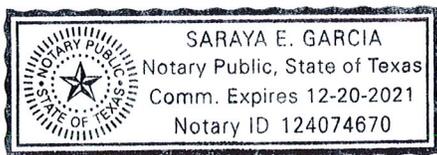
County of HARRIS) ss.

Subscribed and sworn to before me on this 21st day of June, 20 18

by Bruce L. Christenson

Witness my hand and seal.

My Notary Commission expires on 12/20/21



[Signature]
Notary Public Signature

2 PAGE DOCUMENT LIMITED WARRANTY DEED

Date: October 31, 2006

Grantor: WTN CoEx II, LLC, a Colorado limited liability company

Grantor's Mailing Address: 3501 SW Fairlawn Rd., Suite 200
Topeka, Kansas 66614

Grantee's Name: WTN CoEx RP, LLC, a Colorado limited liability company

Grantee's Mailing Address (Including County): 3501 SW Fairlawn Rd., Suite 200
Shawnee County
Topeka, Kansas 66614

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by Grantee, the receipt of which is hereby acknowledged.

Property (including any Improvements):

Lot 1 of Canyon View Marketplace Subdivision, Mesa County, Colorado, being a partial replat of Mesa Village Subdivision

Reservations from and exceptions to Conveyance and Warranty:

Easements and restrictions of record.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except to the reservations from and exceptions to conveyance and warranty, but Grantor does not warrant title against those claiming a right, interest or title that arose prior to, or separate from, Grantor's interest in the Property.

When the context requires, singular nouns and pronouns include the plural.

Accommodation

LIMITED WARRANTY DEED

Page 2 of 2

GRANTOR:

WTN CoEx II, LLC

By: MRV GP, Inc., Manager

By: Jeffrey L. Ungerer
Jeffrey L. Ungerer, CFO/VP

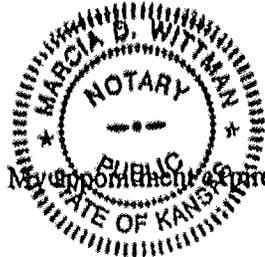
ACKNOWLEDGEMENT

THE STATE OF Kansas)
COUNTY OF Shawnee)

This Instrument was acknowledged before me on ^{Attest} ~~July 31~~, 2006, by Jeffrey L. Ungerer, CFO/VP of MRV GP, Inc., Manager of WTN CoEx II, LLC, a Colorado limited liability company, on behalf of such company.

NOTARY PUBLIC'S SEAL:

Marcia W. Wittman
Notary Public for
the State of Kansas



My Commission Expires: October 6, 2009

City of Grand Junction Review Comments

Date: August 1, 2018

Comment Round No. 1

Page No. 1 of 4

Project Name: Timberline Bank (Rezone)

File No: RZN-2018-334

Project Location: 649 Market Street

Check appropriate if comments were mailed, emailed, and/or picked up.

Property Owner(s): WTN CoEx RP LLC – Attn: Bruce Christenson

Mailing Address: 3501 SW Fairlawn Road, Topeka, KS 66614

Email: jscheidegger@mrvcompanies.com Telephone: (785) 272-1398

Date Picked Up: _____ Signature: _____

Representative(s): Land Consulting & Development LLC – Attn: Kim Kerk

Mailing Address: 529 25 ½ Road, Unit B108, Grand Junction, CO 81505

Email: Kimk355@outlook.com Telephone: (970) 640-6913

Date Picked Up: _____ Signature: _____

Developer(s): Timberline Bank – Attn: Jeffery Taets

Mailing Address: 633 24 Road, Grand Junction, CO 81505

Email: jeff@timberlinebank.com Telephone: (970) 683-5563

Date Picked Up: _____ Signature: _____

CITY CONTACTS

Project Manager: Scott D. Peterson, Senior Planner

Email: scottp@jcity.org Telephone: (970) 244-1447

Dev. Engineer: Rick Dorris

Email: rickdo@jcity.org Telephone: (970) 256-4034

City of Grand Junction REQUIREMENTS (with appropriate Code citations)

CITY PLANNING

1. Application is for a Rezone from C-1 (Light Commercial) to M-U (Mixed Use) in anticipation of future commercial development that would include a bank and other office/retail land uses. Office with Drive-Through and General Retail Sales, Indoor Operations, Display and Storage are all "Allowed" land uses within the proposed M-U zone district. Existing property is 8.27 +/- acres in size. Comprehensive Plan Future Land Use Map identifies the property as Village Center. Property is also located within the 24 Road Corridor Design Standards and Guidelines area and must meet all applicable requirements for the corridor at time of Site Plan development. No additional response required.

Applicant's Response:

Document Reference:

2. Public Correspondence Received:

As of this date, City Project Manager has not received any public correspondence concerning the proposed rezone application. If any future correspondence is received, City Project Manager will forward to the applicant and representative for their information and file.

Applicant's Response:

Document Reference:

3. Planning Commission and City Council Public Hearings:

Planning Commission and City Council review and approval required for proposed Rezone request. City Project Manager will **tentatively** schedule application(s) for the following public hearing schedule:

- a. Planning Commission review of request: September 25, 2018.
- b. First Reading of request by City Council: October 3, 2018.
- c. Second Reading of request by City Council: October 17, 2018.

Please plan on attending the September 25th Planning Commission meeting and the October 17th City Council Meeting. The October 3rd meeting you do not need to attend as that is only scheduling the hearing date and the item is placed on the Consent Agenda with no public testimony taken. Both the September 25th and October 17th meetings begin at 6:00 PM at City Hall in the Council Chambers.

If for some reason, applicant cannot make these proposed public hearing dates, please contact City Project Manager to reschedule for the next available meeting dates.

Code Reference: Sections 21.02.140 of the Zoning and Development Code.

Applicant's Response:

Document Reference:

CITY FIRE DEPARTMENT – Mike Gazdak – mikega@gjcity.org (970) 549-5854

The Fire Department has no objections to the request to rezone the property.

Applicant's Response:

Document Reference:

OUTSIDE REVIEW AGENCY COMMENTS

(Non-City Agencies)

Review Agency: Xcel Energy

Contact Name: Brenda Boes

Email / Telephone Number: Brenda.k.boes@xcelenergy.com (970) 244-2698

Xcel has no objections at this time.

Completion of this City/County review approval process does not constitute an application with Xcel Energy for utility installation. Applicant will need to contact Xcel Energy's Builder's Call Line/Engineering Department to request a formal design for the project. A full set of plans, contractor, and legal owner information is required prior to starting any part of the construction. Failure to provide required information prior to construction start will result in delays providing utility services to your project. Acceptable meter and/or equipment locations will be determined by Xcel Energy as a part of

the design process. Additional easements may be required depending on final utility design and layout. Engineering and Construction lead times will vary depending on workloads and material availability. Relocation and/or removal of existing facilities will be made at the applicant's expense and are also subject to lead times referred to above. All Current and future Xcel Energy facilities' must be granted easement.

Applicant's Response:

Review Agency: Ute Water Conservancy District

Contact Name: Jim Daugherty

Email / Telephone Number: jdaugherty@utewater.org (970) 242-7491

- No objection to rezone.
- ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY.
- If you have any questions concerning any of this, please feel free to contact Ute Water.

Applicant's Response:

Review Agency: Mesa County Building Department

Contact Name: Darrell Bay

Email / Telephone Number: Darrell.bay@mesacounty.us (970) 244-1651

No objections.

Applicant's Response:

Review Agency: Grand Valley Drainage District

Contact Name: Tim Ryan

Email / Telephone Number: tim.admin@gvdd.org (970) 242-4343

GVDD has no comment.

Applicant's Response:

REVIEW AGENCIES

(Responding with "No Comment" or have not responded as of the due date)

The following Review Agencies have responded with "No Comment."

1. Regional Transportation Planning Office (RTPO)
2. City Development Engineer

The following Review Agencies have not responded as of the comment due date.

1. Grand Valley Irrigation District
2. City Transportation Engineer

The Petitioner is required to submit electronic responses, labeled as "Response to Comments" for the following agencies:

1. **N/A. Application will proceed to public hearing schedule.**

Date due: N/A.

Please provide a written response for each comment and, for any changes made to other plans or documents indicate specifically where the change was made.

I certify that all of the changes noted above have been made to the appropriate documents and plans and there are no other changes other than those noted in the response.

Applicant's Signature

Date

PLANNING COMMISSION AGENDA ITEM

Project Name: Timberline Bank Rezone
Applicant: Timberline Bank
Representative: Land Consulting & Development LLC
Address: 649 Market Street
Zoning: Light Commercial (C-1)
Staff: Scott D. Peterson
File No.: RZN-2018-334
Date: September 25, 2018

I. SUBJECT

Consider a request by Timberline Bank to rezone 8.64 acres from C-1 (Light Commercial) to M-U (Mixed Use).

II. EXECUTIVE SUMMARY

The Applicant, Timberline Bank, is requesting a rezone of an 8.27-acre parcel of land located at 649 Market Street from C-1 (Light Commercial) to the M-U (Mixed Use) zone district in anticipation of future commercial development. The requested M-U zone district is consistent with the Comprehensive Plan Future Land Use designation of Village Center for the property.

III. BACKGROUND

The subject property is located at 649 Market Street (Lot 1, Canyon View Marketplace). The property is currently vacant, undeveloped land and is bounded on three-sides by 24 Road, F ½ Road and Market Street. The Applicant is requesting to rezone the property to M-U (Mixed Use) from its current zoning of C-1 (Light Commercial). The property is currently owned by WTN COEX RP LLC, however the Applicant is interested in purchasing and developing the property in order to locate and construct their new corporate bank headquarters building on this site. In addition, the Applicant intends to market/develop the remaining portion of the property to other potential tenants. The Applicant is requesting a rezone to M-U to be able to utilize the zone district's performance and bulk standards, specifically to increase the overall building height and stories allowed from the C-1 maximum height requirement of 40 feet and three stories, to 65 feet in height and five stories in the M-U zone district.

Properties adjacent to the subject property to the east and south are the Regal 14 Theaters and City Market grocery store, both zoned C-1 (Light Commercial). To the west are general commercial properties zoned C-2. To the north, across F ½ Road is Grand Junction Subaru and Volkswagen, zoned M-U (Mixed Use).

The property is also located within the 24 Road Corridor Design Standards and Guidelines area and would be required to meet all applicable requirements for the design standards for the corridor at the time of site development.

IV. NOTIFICATION REQUIREMENTS

A Neighborhood Meeting was held on June 14, 2018 consistent with the requirements of Section 21.02.080 (e) of the Zoning and Development Code. Only one citizen along with the Applicant's representative and City planning staff were in attendance. No objections to the proposed rezone were raised, nor has community development staff received, to date, any correspondence from adjacent property owners concerning this rezone request.

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 Planning Commission Public Hearing, in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on September 14, 2018 as well as those in attendance at the neighborhood meeting. The subject property was posted with an application sign on July 3, 2018 and notice of the public hearing was published September 18, 2018 in the Grand Junction Daily Sentinel.

V. ANALYSIS

Pursuant to Section 21.02.140 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 criteria:

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

The Comprehensive Plan includes a Future Land Use Map which identifies this property to be designated as Village Center. Both the Applicant's proposed zoning of M-U as well as the existing zoning of C-1, implements the Future Land Use Map designation of Village Center. The existing zoning of C-1 continues to be a valid zoning under the Comprehensive Plan. Staff has not found other subsequent events to have invalidated the original premise of the existing zoning, therefore finds this criterion has not 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 City has seen the land use character within the immediate vicinity of the proposed rezone begin to develop in recent years with the development of several new commercial projects including Grand Junction Subaru and Volkswagen, two additional hotels, and the Community Hospital campus. The Applicant's proposed commercial development will further enhance these multi-story developments by the construction of a new commercial bank building along with the potential of additional commercial/mixed-use development on the subject parcel. In addition, the M-U zone district does not allow for uses such as vehicle repair services, drive throughs for restaurants or retail, or indoor uses with outdoor storage. The prohibition of these types of uses are generally more aligned with recent business developments in this corridor/area.

Staff therefore finds that the changing character and condition of the area supports and is consistent with the uses and bulk standards allowed within the M-U zone

district and is also consistent with the Comprehensive's Plan designation of this area as a Village Center.

(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 commercial/mixed-use land uses allowed in the M-U zone district. Ute Water and City sanitary sewer are presently located within the Market Street and F ½ Road rights-of-way. The property can also be served by Xcel Energy electric and natural gas. Access to additional commercial facilities, retail, offices and restaurants, etc., can be accessed from either 24 Road, Market Street and F ½ Road. Grand Valley Transit also provides bus service stops along Market Street adjacent to City Market. Therefore, Staff has found there to be adequate public and community facilities available to serve the M-U zone district and its potential uses therefore, staff finds this criterion has been met.

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

The M-U zone district is a zone that works to implement the Village Center designation of the Comprehensive Plan Future Land Use Map. Its purpose is to provide for a mix of light manufacturing and office park employment centers, retail service and multi-family residential uses. There is approximately 22,018 acres of land located within the City limits of which approximately 299 acres, or less than one-percent, is zoned M-U. The current zoning designation on the property of C-1 comprises over 1,171 acres or five-percent of the total acreage within the City limits. The M-U designation allows modest variations in types of uses as well as different bulk standards that allow for taller buildings compared to the C-1 zone district. The ability for commercial buildings to exceed 3 stories in height in this area appears to be desirable as the recent construction of a new hotel(s) and the Community Hospital indicate (4 stories), which would support the designation of additional land to a M-U zone district.

Other zone districts would also accommodate this use *and* the desired height and include the B-2, CSR, M-U, BP, I-O zone districts, however when compared to the districts that implement the Village Center designation, the only available zone district is M-U. The only area within the City that retains a M-U zone district designation is the area directly to the north of this site in the land directly south and west of I-70 and flanking both sides of 24 Road and between G Road and F 12/ Road. Because there is limited area designated for the M-U designation and the implementation of the desired land use, Staff finds 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 the land to be developed with a building height in excess of 40 feet

which is the current maximum building height. Increasing building height allows a property owner to build more square footage in a building without increasing the land required for the development. This generally increases the development of more compact urban form and helps maximize the utilization of commercial lands within the City. The M-U zone district allows up to 65 feet in height. In addition, the community will benefit by the ability of the applicant to expand their business presence in the community as they develop their new corporate headquarters building while also having the ability to sell/lease the remaining portions of the property to companies or businesses wishing to expand or develop in the area that will expand employment opportunities for the community.

The Future Land Use designation of Village Center contemplates a mix of employment, residential, service, park and retail uses at a higher density and intensity of development and is best implemented by the M-U zone district that has a similar purpose. While the uses allowed in M-U are similar to those allowed in C-1, M-U does not allow for outdoor storage related to indoor operations or commercial use (retail and restaurant) with drive throughs, more in keeping with the vision of the 24 Road Corridor as established in the 24-Road Corridor Plan. Further, the M-U zone district provides additional commercial/mixed use opportunities at appropriate densities and intensities near existing commercial centers and is also within easy access of both necessary infrastructure and community amenities and connectivity. Therefore, staff finds this criterion has been met.

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

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

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

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

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

Policy A: Through the Comprehensive Plan policies the City and County will improve as a regional center of commerce, culture and tourism.

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

VI. STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Timberline Bank Rezone, RZN-2018-334, a request to rezone 8.64 acres from C-1 (Light Commercial) to M-U (Mixed Use) 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. In accordance with Section 21.02.140 of the Grand Junction Zoning and Development Code, one or more of the criteria have been met.

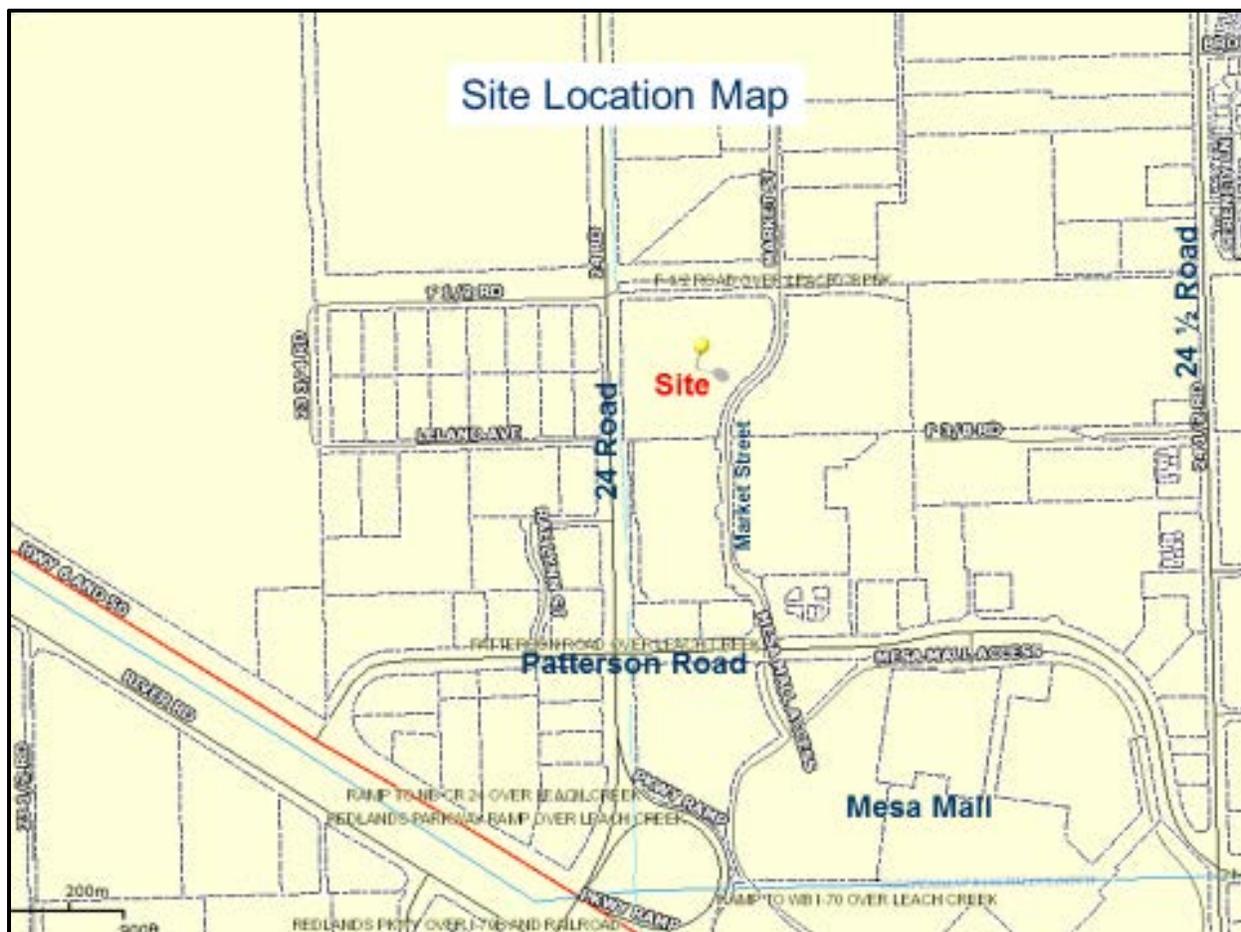
Therefore, Staff recommends approval of the request to rezone the property located at 649 Market Street from C-1 (Light Commercial) to M-U (Mixed Use) zone district.

VI. RECOMMENDED MOTION

Madam Chairman, on the Rezone request RZN-2018-334, I move that the Planning Commission forward a recommendation of approval for the rezone of the 8.64 acre property located at 649 Market Street from C-1 (Light Commercial) to M-U (Mixed Use) zone district, with the findings of fact listed in the staff report.

Attachments:

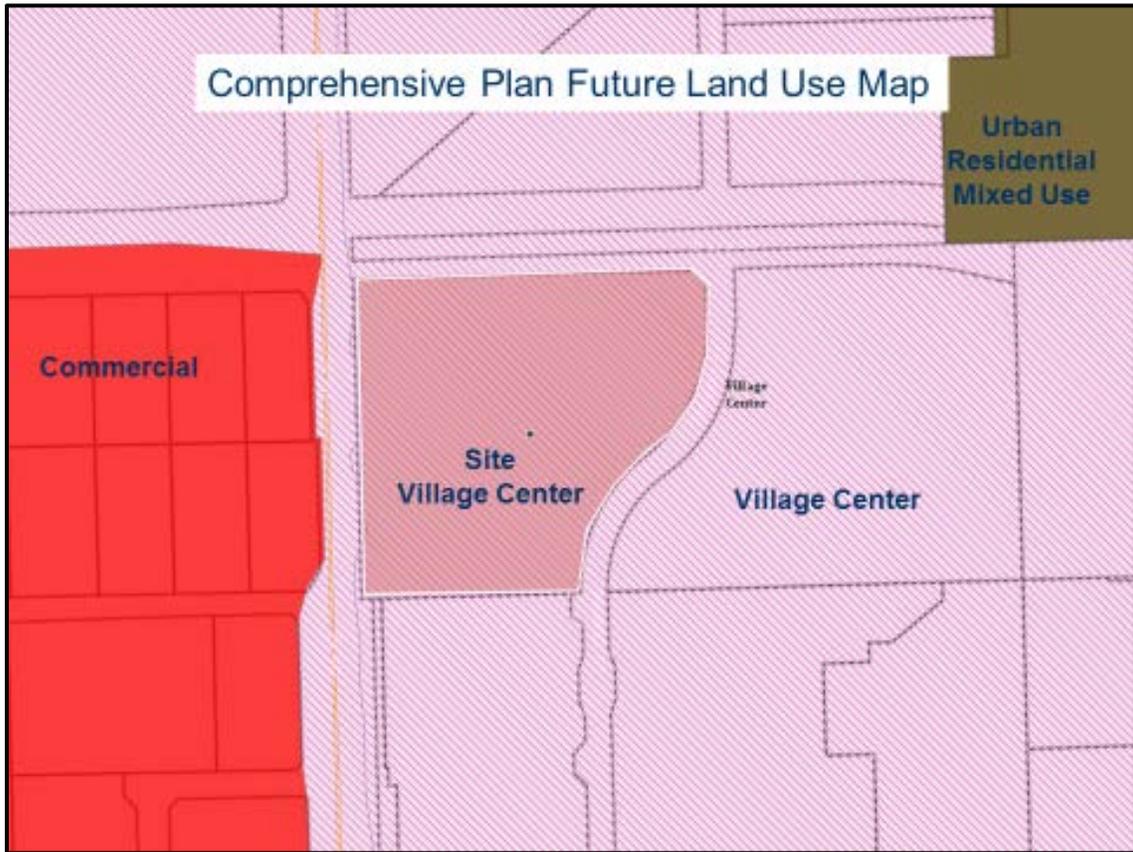
1. Site Location Map
2. Aerial Photo Map
3. Comprehensive Plan Future Land Use Map
4. Existing Zoning Map



Aerial Photo Map



Comprehensive Plan Future Land Use Map



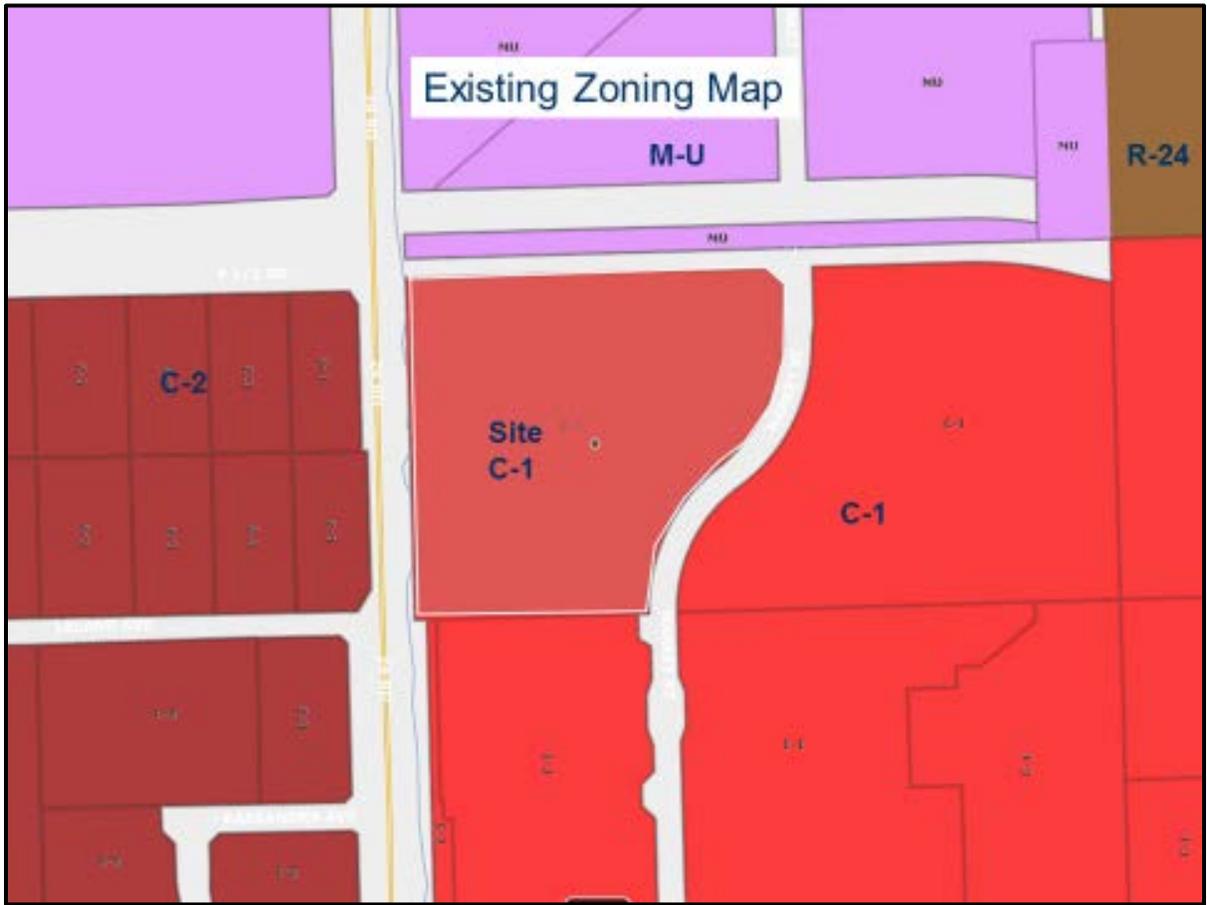
Urban
Residential
Mixed Use

Commercial

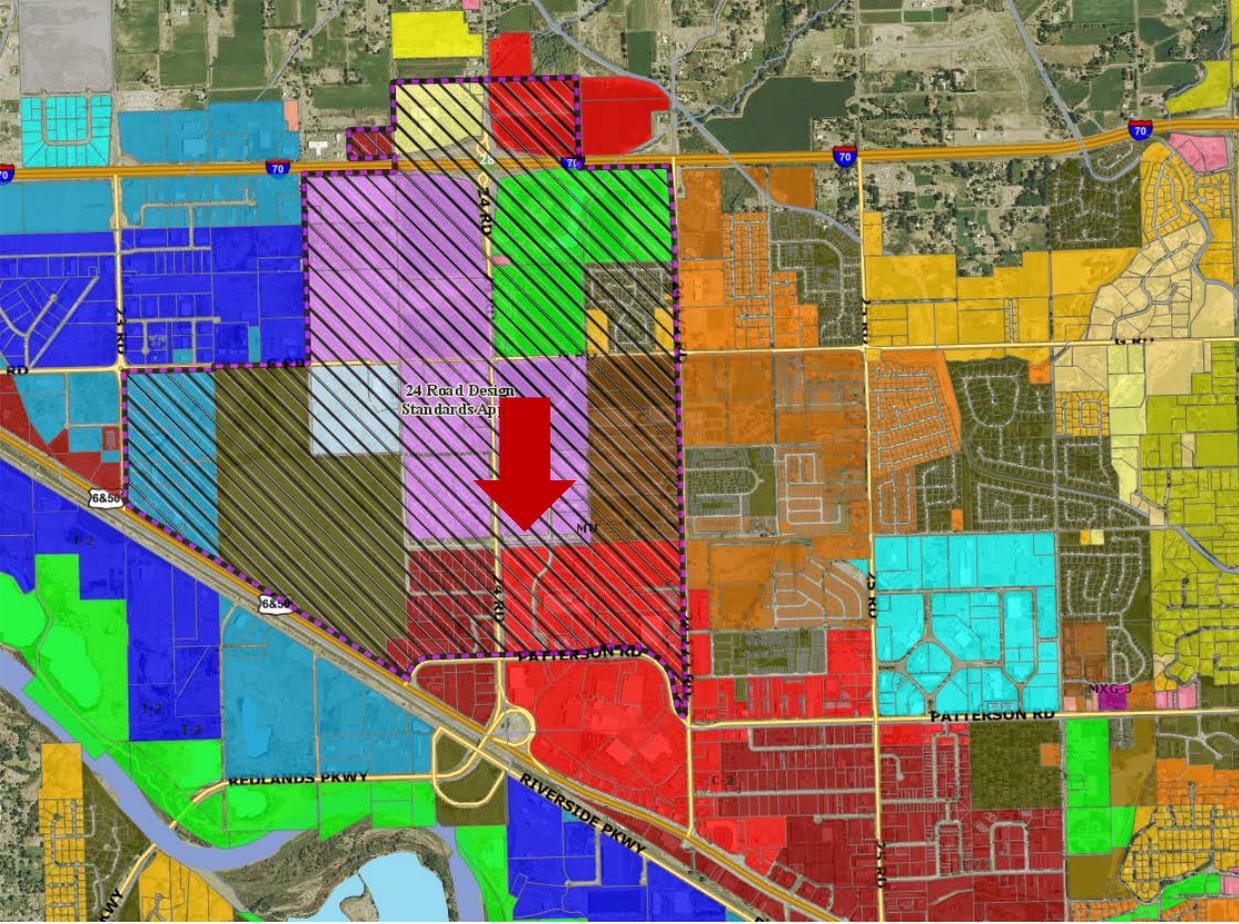
Site
Village Center

Village
Center

Village Center



Zoning District Map - Vicinity



Comprehensive Plan – Vicinity Map

