

CITY - COUNTY  
DEVELOPMENT DEPT.

OCT 11 1977

P.O. BOX 897 - GRAND JUNCTION COLORADO - 81501  
DIAL 303 243-9200 ext. 343

Grand Junction Planning - Mesa County Planning - Building Department

August 23, 1977

Mr. Bob Gardner  
Design Center  
652 White Avenue  
Grand Junction, CO 81501

Dear Mr. Gardner:

As you probably have heard, the City of Grand Junction is in the process of revising the Residential Bulk Development Ordinance.

I would like to obtain your comments on this draft of the proposed Residential Bulk Development Ordinance as it relates to readability and clarity for understanding and interpretation. I would also like to obtain comments and suggestions relative to alterations or additions you would like to see.

I am expecting your comments and suggestion before September 13, 1977.

Thank you

*Del Beaver*  
Del Beaver  
Senior City Planner

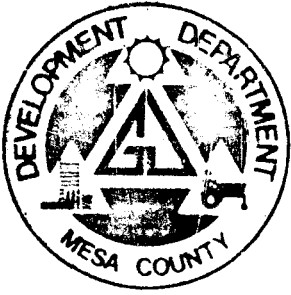
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Enclosure

*Sent to  
RF*

I am sorry this was not enclosed  
with the previous letter.  
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### 1.8 Residential Bulk Development

- 1) Intent - The residential bulk development is a method for providing variation and diversity in the residential development of a single parcel of land through the variance of normal setbacks, parcel frontages, and minimum floor area in order that maximum long range benefits can be gained and unique features of a site may be preserved and enhanced in harmony with the surrounding neighborhood. It is also the intent of this ordinance to expedite the development process and to encourage creative proposals. It is not the intent to permit the Residential Bulk Development Ordinance to be used as an option to avoid Planned Development or Subdivision regulations.
- 2) Maximum size of a bulk development is limited to two acres.
- 3) ~~The entire bulk development proposal shall be implemented by a single developer or firm.~~
- 4) Dwelling unit density and heights in the proposed Bulk Development shall not exceed the net density of the parcel (s) permitted by the zone (s) in which the Bulk Development proposal is located.
- 5) Planning Requirements:
  - A. Site Planning and External Relationships - Site Plans shall provide protection from potentially adverse surrounding influences and also protect the surrounding area from adverse influences from within the development.
  - B. Screening - Fence, wall, or vegetative screening shall be provided, ~~AS MAY BE NECESSARY~~
  - C. Landscaping - Existing trees and other terrain features should be retained and protected. New plant material shall be added.
  - D. Every effort should be given to preserve existing views.

6) Administrative Procedures - A petitioner shall apply for approval by completing an application and supplying the City Planning Department with 15 copies of the completed application, site plan, and supporting documentation as required by the following paragraphs.

A. General information required - The following information will be submitted at a scale of 1"-20' and on 24" X 32" sheets containing the following:

- (1) Title of Development.
- (2) Legal Description.
- (3) Zoning of property.
- (4) Location/Vicinity Sketch.
- (5) Locations and Dimensions of all structures.
- (6) Statement of Ownership of Record, Option Holder, and Developer.
- (7) Space for certification of approval by President of Council, ~~Chairman of Planning Commission~~, and Senior City Planner.
- (8) Development schedule.
- (9) Drainage plan.
- (10) ~~Specific type, size, and location of existing~~ and proposed landscaping, fencing, and screening.
- (11) Location, dimensions of all drives, bikeways, walkways, parking, curb cuts, and building orientation.
  - a. Total number of units, parking specifications, percent of land covered, percent of land in major use.
  - ~~b. View preservation, grading, soil test.~~

B. Utilities and Roadways

- (1) Designation of streets and other rights-of-way including dimensions and names.
- (2) A composite utility and roadway plan for both public and private roads showing the following:
  - a. Location and line size of all sewer and water lines, man holes, fire hydrants, and their relationship to rights-of-way and easements. This shall include all off site lines which have a bearing on the development. In addition all existing and proposed easements shall be addressed and identified on the site plan.
  - b. Representative street cross sections with dimensions, traffic lanes, curbs, gutters, sidewalks, bikeways, and utility lines.

C. Site Limitations

- (1) A radiation survey shall be conducted meeting minimum standards established by the State Health Department.

(2) Site limitations such as ditches, canals, steep slopes, soils, other geological as flood hazard areas shall be identified on the site plan.

- D. One copy of the names and addresses of all property owners and tenants adjacent to or within 400 feet of the development must be submitted with the site plan for notification purposes.
- E. It shall be the discretion of the City Planning Staff to determine the applicability of any of the site planning requirements of this ordinance.
- F. Upon final approval of the bulk development site plan by the Grand Junction City Council, the petitioner shall submit the original of the site plan on a mylar or polyester base, with all changes and corrections as required by the City Council approval to the City Planning Staff. The staff shall obtain the proper signatures and file the signed site plan with the Mesa County Clerk and Records office. Building permits may be issued after filing of the site plan. If the time limit established by the development schedule has expired, no building permits will be issued until after the Planning Commission has reviewed the plan and a new development schedule has been established.
- G. No changes may be made in the approved Residential Bulk Development except upon application to the Development Department under the procedures provided below:
- (1) Minor changes in location, siting, and height of buildings, structures, and landscaping may be authorized by the City Planner if required by engineering or other circumstances not foreseen at the time the final plan was approved. No changes authorized by this section may increase the dimension of any buildings or structure by more than 10% or increase the height beyond that allowed by the zone in which located.
  - (2) ~~All other changes in use~~, any re-arrangement of lots, blocks and buildings, any changes in the provision of common open space, ~~and any other changes~~ in the approved Residential Bulk Development must be approved by Planning Commission and City Council under the procedures authorized by this ordinance.