

Table of Contents

File 1994-0154

Name: South Camp / The Seasons and Outline Development Plan

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
---------------------------------	---------------------------------	--

X	X	Table of Contents
		*Review Sheet Summary
		*Application form
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land.
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
		*Review Comments
		*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Correspondence	X		Declaration of Restrictive Covenant – Bk 1883 / Pg 727
X	X	City Council Minutes – 7/19/94, 10/19/94- **	X	X	The Seasons at Tiara Rado – Filing #1 – Mesa Co. Dept. Map
X	X	Planning Commission Minutes – 10/11/94	X	X	Location Map
X	X	Ordinance No. 2759, 2782 - **	X		Mesa County Dev. Plan – C41-94
X	X	Resolution No. 44-94 - **	X	X	Letters and Petitions
X	X	Offical Development Plan Zoning Summary – 8/23/94	X	X	The Seasons at Tiara Rado – Filing #4 – GIS Historical Maps - **
X	X	Resolution No. MCM 94-67 - /Bk 2065 / Pg 911	X	X	Drainage and Grading Plan - GIS Historical Maps - **
X	X	Mesa County Development Permit – Bk 2075 / Pg 195	X		Street Plans and Profile - GIS Historical Maps - **
X	X	Development Improvements Agreement – Bk 2075 / Pg 198 - **	X		Traffic Sign Plan - GIS Historical Maps - **
X	X	Mesa County Review Sheet Summary – Bk 1883 / Pg 711	X		Utility Composite - GIS Historical Maps - **
X	X	Mesa County's Final Plat and Plan Check List	X		Sanitary Sewer Plan - GIS Historical Maps - **
X		Notes to file	X		Storm Sewer Plan/Profile - GIS Historical Maps - **
X		E- mails	X		Future Redlands Canal Crossing Detail
X		Sewerline Details	X		Pond Outlet Structure Details

Mesa County Development Permit

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described below or on the attached legal description do hereby request a Development Permit for:

C41-94 THE SEASONS AT TIARA RADO FILING 4 - AMENDED ODP & PREL/FINAL

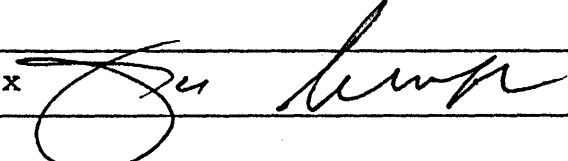
Petitioner: The Seasons at Tiara Rado Associates

Location: Seasons Drive & South Broadway, Redlands

A request for approval of a revision to a portion of the official development plan and of a preliminary/final plan and plat for 40 single-family residential lots on 12.6 acres in a Planned Unit Development zone.

1683796 02:23 PM 05/27/94


MONIKA TODD CLK&REC MESA COUNTY CO

Property Owner(s)	
The Seasons at Tiara Rado Associates	
Name	
480 Seasons Court	
Address	
Grand Junction, CO 81503	
City/State/Zip	
Dated this <u>12th</u> day of <u>MAY</u> 1994.	
x 	

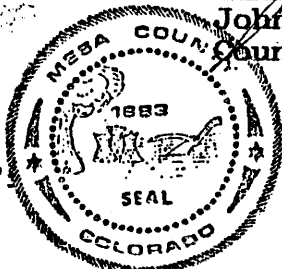
STIPULATIONS OF APPROVAL:

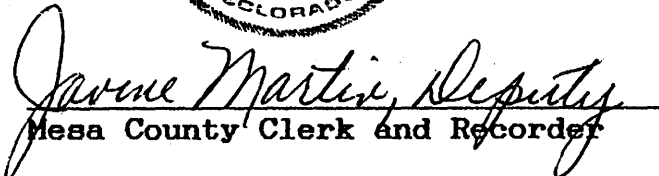
Approved per Mesa County Commissioners Resolution MCM 94-67.

DATED THIS 27th DAY OF May 1994


John Crouch, Chair of the Board of Mesa County Commissioners

ATTEST




Jarone Martin, Deputy
Mesa County Clerk and Recorder

The foregoing approvals and stipulations apply to property described (legal description)

C41-94 THE SEASONS AT TIARA RADO FILING 4 - AMENDED ODP & PREL/FINAL

Petitioner: The Seasons at Tiara Rado Associates
 Location: Seasons Drive & South Broadway, Redlands

A request for approval of a revision to a portion of the official development plan and of a preliminary/final plan and plat for 40 single-family residential lots on 12.6 acres in a Planned Unit Development zone.

SEASON'S FILING 4 - BOUNDARY

A Parcel of land located in the SW1/4 NE1/4, and SE1/4 NE1/4 of Section 27, Township 11 South, Range 101 West, 6th Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at the Southeast corner of the Southwest Quarter Northeast Quarter (SW1/4 NE1/4) of Section 27 whence the Southwest corner of the Southwest Quarter Northeast Quarter (SW1/4 NE1/4) bears North 89 degrees 05 minutes 34 seconds West (N 89°05'34" W) for a basis of bearings with all bearings contained herein relative thereto, THENCE North 89 degrees 05 minutes 34 seconds West (N 89°05'34" W), a distance of 396.87 feet along the south line of the SW1/4 NE1/4 of Section 27 ; thence North 00 degrees 00 minutes 00 seconds East (N 00°00'00" E), a distance of 504.16 feet to the Southerly boundary of Tiara Rado Golf Course; thence the following five (5) courses along the boundary of Tiara Rado Golf Course; (1) South 87 degrees 42 minutes 25 seconds East (S 87°42'25" E), a distance of 25.50 feet; (2) North 78 degrees 17 minutes 21 seconds East (N 78°17'21" E), a distance of 84.19 feet; (3) North 64 degrees 00 minutes 53 seconds East (N 64°00'53" E), a distance of 91.54 feet; (4) North 03 degrees 12 minutes 18 seconds East (N 03°12'18" E), a distance of 95.80 feet; (5) North 19 degrees 58 minutes 10 seconds West (N 19°58'10" W), a distance of 133.93 feet the Southerly boundary of The Season's at Tiara Rado Filing No. 3; thence following said boundary South 90 degrees 00 minutes 00 seconds East (S 90°00'00" E), a distance of 184.04 feet; thence North 32 degrees 42 minutes 09 seconds East (N 32°42'09" E), a distance of 89.18 feet; thence North 89 degrees 53 minutes 22 seconds East (N 89°53'22" E), a distance of 272.74 feet; thence South 43 degrees 21 minutes 45 seconds East (S 43°21'45" E), a distance of 120.13 feet; thence South 20 degrees 18 minutes 34 seconds East (S 20°18'34" E), a distance of 90.47 feet; thence South 06 degrees 15 minutes 26 seconds West (S 06°15'26" W), a distance of 360.75 feet; thence South 12 degrees 30 minutes 26 seconds West (S 12°30'26" W), a distance of 329.70 feet; thence South 35 degrees 56 minutes 26 seconds West (S 35°56'26" W), a distance of 18.54 feet; thence North 89 degrees 05 minutes 34 seconds West (N 89°05'34" W), a distance of 250.28 feet to the true point of beginning. Said parcel containing 12.594 acres as described.

RECORDER NOTE: POOR QUALITY DOCUMENT
 PROVIDED FOR REPRODUCTION

CONSENT ITEMS

Councilmember Baughman requested that the July 6, 1994, City Council Minutes be corrected to reflect that he voted **NO** on Consent Item #9, "**Authorization** for the City Manager to Sign a Pre-Annexation Agreement for Seasons at Tiara Rado."

City Manager Mark Achen stated that Consent Item #9 should be corrected to reflect the correct figure of \$15,044 expenditure from the Contingency Account, NOT \$10,000.

City Attorney Dan Wilson stated that Consent Item #6.a. should reflect that the Subgrantee Contract between the City and the DDA will include language suggested by the DDA attorney that makes it clear that this contract is for this particular transaction only.

Upon motion by Councilmember Maupin, seconded by Councilmember Theobald and carried by roll call vote with Councilmember **BESSINGER** voting **NO** on Item #6, with the amendment of Item #9 from \$10,000 to \$15,044, and the correction to the July 6, 1994 minutes, the following Consent Items 1-9 were approved:

Mesa County's Final Plat and Plan Check List

Representatives of the following entities executing this form have indicated their ACCEPTANCE of the final plat or plan of The Seasons at Tiara Rado Filing 4 (C41-93).

Floodplain Administrator: _____

Engineering and Design: _____

BOOK 2075 PAGE 197

County Health Dept.: _____

1683797 02:23 PM 05/27/94
MONIKA TODD CLK&REC MESA COUNTY CO

County Surveyor: _____

County Traffic: _____

County Assessor: _____

Sheriff's Department: _____

Fire - G.J., Clifton, O.M., Lower Valley: _____

Grand Valley Rural Power: _____

Public Service: _____

Grand Junction Drainage: _____

Water - Ute, Clifton: _____

Sewer - G.J., O.M., C.G.V. Fruita, Clifton: _____

Irrigation: Redlands _____

U.S. West: _____

TCI Cable: _____

Colorado Dept. of Trans.: _____

Soil Conservation Service: _____

D.J. Parks Rec. Div. Division _____



Attn: Jack Acuff
The Seasons at Tiara Rado Associates
P.O. Box 9090
Grand Junction, CO 81501

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

August 10, 1994

Dear Mr. Acuff,

The purpose of this letter is to update you on the status of the City's review/approval process regarding the Seasons at Tiara Rado. We are in receipt of the County files regarding the project and have received a revised set of development plans. To date only the sewer plans have been accepted by the City. The road and drainage plans are under City review; we expect such City review will be completed by August 15th. You should not begin any work other than sewer until the City review is completed. If you do, you will be proceeding at your own risk, i.e. you may be required to re-do any such work. In any event, all work that is done must be inspected by the City. Please contact the City Engineer to obtain inspection of work performed.

The County approved ODP for the project is presently under review by the Community Development Department; we may need some clarification regarding developed/remaining densities and future road alignments. We expect that our comments and requirements regarding the County approved ODP will be forwarded to you about August 15th. The revised ODP will require City Planning Commission review and recommendation and must be submitted to this office no later than September 1st to be heard at the October Planning Commission meeting. The City zoning for the project will also be processed along with or shortly after the ODP and will require Planning Commission and City Council approval.

If you should have any questions regarding the above please do not hesitate to contact me at 244-1439. Thank you in advance for your cooperation.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Michael T. Drollinger".

Michael T. Drollinger
Senior Planner

cc: Dan Wilson, City Attorney
Jody Kliska, City Development Engineer

FILE



August 15, 1994

Attn: Jack Acuff
The Seasons at Tiara Rado Associates
P.O. Box 9090
Grand Junction, CO 81501

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

Dear Mr. Acuff,

The City has completed its initial review of the development plans for Filing #4 and the overall Official Development Plan (ODP) for the Seasons at Tiara Rado which was submitted to the County. This letter summarizes the City staff's initial comments/requirements regarding Filing #4 and your proposed ODP.

Engineering Plans - Filing #4

Your sewer plans have been reviewed and approved by the City. It is our understanding that final approval was not obtained from the County on the roadway and drainage plans. City Engineering will require a revised drainage report to reflect the change which was made in the configuration of the drainage facility in Filing #4. The drainage facility and roadway construction (except platted roadway width and sidewalk configuration) must be designed and constructed to City standards.

You should consider stopping construction immediately until final City approval is obtained for roads and drainage. We make this recommendation because, until final drainage and roadway plans are approved (other than roadway width and sidewalk configuration), we cannot know whether final drainage facility plans, and possible changes which may be required, will allow the lot, and other boundary, configurations to remain as shown on the recorded plat of filing four.¹ In addition, until the City gives final approval, we cannot know if the work you intend to perform, and which was preliminarily reviewed by the county staff, will meet City standards. If the present area will not adequately accommodate site drainage, a replat of Filing #4 may be necessary.

You must get City Engineering approval on roads and drainage prior to the City accepting the Filing #4 plat. The stamped plans must state that City construction standards have been met. Although not presently a City requirement, we would like you to submit an irrigation plan which is designed to serve the homes in Filing #4.

We suggest you contact Jody Kliska, City Development Engineer

¹The final plat should not have recorded until all design and other engineering requirements had been finally approved. If drainage changes require more land, obviously lot, open space and other lines might have to change.

(244-1591), to assist you in resolving the outstanding engineering issues.

Overall Development Plan (ODP)

The City's process requires that the Overall Development Plan (ODP) receive the City's Planning Commission approval; the ODP can be processed approximately concurrently with the adoption of zoning for the area, which is required as a part of the process of annexation. You must submit the revised ODP by 5 p.m. on September 1st to be scheduled for the October Planning Commission hearing.

You must submit a revised ODP which addresses the following issues:

1. The "Zoning Summary" table must be updated to reflect the build-out (or approved, where applicable) densities in Filings #1-4. The remaining lands shall be divided up to approximate future phasing and shall be relabeled sequentially. As in the present zoning table, acreage, # of units (or sq. ft. of commercial, where applicable), and density (du's/acre) of each filing/future phase shall be indicated in the zoning table.

2. The ODP map should be revised to reflect any anticipated changes in proposed circulation (e.g., a bike path from High Tiara to Seasons Drive instead of a vehicular link).

3. The project area which remains in Mesa County jurisdiction shall be identified on the ODP.

The following issues will be decided as part of the ODP approval process:

1. The use of the existing model home for any use(s) other than single family residential.

2. The status of the land known on the existing ODP as "Lot 1, Tract 1, Sales and Property Manager Office."

3. Disposition and use of, and transfer of any interest in, developer controlled private open space is subject to ODP approval; specifically, do not transfer or convey, including to any homeowner's association, any retained open space or other retained property (including property contained within filing four), until either an agreement is reached with the City or until the ODP is approved.

4. As part of the ODP approval, you may propose a mechanism or specific language to deal with density transfers within the ODP. A proposal which allows such transfer subject to a maximum of eight (8) units per acre in any residential filing should be well received.

5. Issues concerning formation, and transfer of control of,

Page 3 - Re: Seasons at Tiara Rado

homeowners associations may arise.

6. As a part of the ODP approval, pedestrian links to near federal lands will be required. You will be required to convey to the City a non-exclusive trail easement along the Redlands Canal (part of Filing 4).

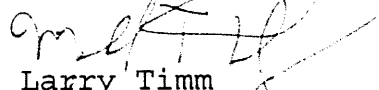
7. The type and range of uses permitted in Tract 9 will be established as part of the ODP process.

8. Any proposed development proximate to the golf course will need to be designed to be compatible with the course.

9. The ODP will acknowledge the on-going requirements for on-and off-site roadway improvements in subsequent filings depending upon the types and impacts of proposed uses.

The City staff is available to answer questions regarding the above. Thank you for your cooperation in this matter.

Sincerely yours,



For

Larry Timm
Community Development Director

cc: Dan Wilson, City Attorney
Jody Kliska, City Development Engineer



August 31, 1994

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

Jack Acuff
The Seasons at Tiara Rado Associates
P.O. Box 9090
Grand Junction, CO 81501

RE: Filing 4 The Seasons at Tiara Rado

Dear Jack,

I have been reviewing the drainage report and the amended drainage report for the Seasons at Tiara Rado Filing 4. As indicated in the August 15, 1994 letter to you from Larry Timm, the drainage facilities must be designed and constructed to City of Grand Junction standards. At this time the city and county drainage standards differ. Please have your engineer address the following items as soon as possible so we may proceed with approval of the construction plans.

City standards require the historic storm runoff from a site not be exceeded after development for both the 2 year storm and the 100 year storm. The report addresses the runoff from the 10 year storm only. Please provide the historic 100 year storm runoff calculations so that a comparison can be made. The post-development calculations for the 100 year storm were made in the original report.

I am concerned that only a small portion of the runoff reaches and flows through the detention pond. The original report indicated subbasins E, F and J would enter the pond, and the amended report indicated a portion of subbasin E was being redirected overland. Subbasins C and H flow into the storm sewer undetained, and the other subbasins flow overland undetained. Please clarify for me if the runoff after development is exceeded for the 100 year storm. If it is exceeded, mitigation measures must be proposed. A drawing from the City's Stormwater Management Manual is enclosed which may better depict what is needed. It appears the storm sewer outlet is the controlling discharge point for the captured stormwater and the outflow volume at this point for the 100 year storm needs to be clearly stated.

The amended report indicates Filing 5 runoff was included in the calculations for the detention pond. After going through both reports, I find only one reference to Filing 5. The appendix for the original report contains a mass curve and dimensionless hydrograph for offsite runoff from future filing 5, but it is not clear that this is post development runoff. Submittals for Filing 5 will be required to meet city standards including drainage.

Please clarify this by providing the information on the runoff from Filing 5. Accommodating the runoff from Filing 5 at buildout in this detention pond is preferable to building another facility.

It is evident from the two drainage reports submitted that considerable engineering work has gone into the design of the drainage facilities. If these items can be resolved quickly, then I will approve the construction plans for Filing 4 with a note that City of Grand Junction construction standards will supercede any construction notes on the plans.

Please call me if I can answer any questions at 244-1591.

Sincerely,

Jody Kliska
City Development Engineer

cc: Don Newton
Michael Drollinger

Present Present Present Present Present Present Present
To: marka, daveva, jims, joes, danw, larryt, davidt, Mark Delph
From: Michael Drollinger
Subject: Seasons at Tiara Rado-ODP&Zonin
Date: 9/16/94 Time: 9:18a

— Please
Plan to
attend.

RESCHEDULED MEETING: SEASONS AT TIARA RADO ODP AND ZONE OF ANNEXATION

The meeting regarding the above will be held on THURSDAY 9/22 at 2 PM in Conference Room A

PLEASE PLAN TO ATTEND

You and perhaps Doug need to visit with Michael concerning some of the issues raised yesterday.

300' center line Fairway

- 1) Set-back &/or land needs adjacent to #17, as it relates to houses being hit by balls.
- 2) Electrical easement needs in the area of #14.
- 3) Maintenance shop proposed site & if shop doesn't go there & houses do how much set back to protect houses from shots off #10 125 - 175 From Canal Bank
- 4) Need for land to expand or rebuild #17 green.

Michael needs to have a staff report done Tues, so time is short.

STAFF REVIEW

FILE: 154-94

DATE: September 27, 1994

REQUEST: Outline Development Plan (ODP) and Zone of Annexation

LOCATION: W of South Broadway at Seasons Drive

APPLICANT: Jack Acuff/City of Grand Junction

EXISTING LAND USE: Residential Single Family/Vacant

PROPOSED LAND USE: Planned Residential Development

SURROUNDING LAND USE:

NORTH: Residential (Single/Multifamily)/Vacant
SOUTH: Colorado National Monument
EAST: Single Family Residential/Vacant
WEST: Single Family Residential

EXISTING ZONING: Planned Unit Development (County)

PROPOSED ZONING: Planned Residential/4.3 units per acre (PR-4.3)

SURROUNDING ZONING:

NORTH: PR-4 (County)
SOUTH: Colorado National Monument
EAST: R-2 (County)
WEST: R-2 (County)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for the subject area.

STAFF ANALYSIS:

Overall Development Plan

The Seasons at Tiara Rado, located on South Broadway in the Redlands, adjacent to the Tiara Rado Golf Course, was recently annexed into the City. As part of the annexation process, the City must designate zoning for the project within three (3) months of the effective date of the annexation. In addition, the City is requiring that the developer seek

City approval of an outline development plan for the project because City staff believes that there are a number of elements of the County-approved ODP and issues related to the development that require clarification or are not acceptable. The resolution of these issues will provide clearer guidance to both City staff and the developer.

Recommended Conditions of ODP Approval

The petitioner has submitted a revised outline development plan (ODP) based on staff comments contained in a letter dated August 15, 1994. Based on the materials received, staff recommends approval of the revised ODP as modified and conditioned below:

1. ODP approval shall be effective upon the execution of a disbursement agreement for Filing #4 of the Seasons.
2. The "zoning summary" table shall be revised to eliminate the present "tract" designation and to rename remaining phases "phases". The "partial" tracts shall be consolidated. These changes are needed because the present designations are confusing.
3. The project area on the ODP which remains under County jurisdiction shall be identified as such. The platted lots and open space which not are in the City shall be labeled as such (e.g. County) and listed separately on the "zoning summary" table.
4. Concerning the property designated as Lot "F" in Filing #4, the Developer shall dedicate the width of the lot to the City as a nonexclusive utility easement and shall convey the land to the adjoining property owners.
5. The Developer shall convey, by special warranty deed, a nonexclusive right-of-way to the City for the benefit of the City and the public, along the existing Redlands Power and Light Company ditch, which runs along the eastern edge of Filing 4 of the subdivision. The subject right-of-way shall be for walking, bicycling and similar use(s).
6. The proposed realignment of South Broadway across Tract 9 shall be identified on the ODP. Developer should consult the County's Public Works Director for more detailed information.
7. A drainage plan for the remainder of the ODP shall be submitted in conjunction with any application concerning Filing #5. Future accommodations for drainage shall be designed to minimize the number of detention/retention ponds. Where possible, open space areas may be used as locations for drainage structures.
8. In conjunction with any application concerning Filing #5, the developer shall propose a trails plan for all the land in the ODP, to the extent possible for review by the Community Development Department. If an integrated network of trails is approved by Community Development, the City may not require sidewalks on both sides of future streets.
9. A looped water line to the existing water line in High Tiara Drive shall be provided.

#154-94
Seasons

The Developer shall propose when such a line shall be completed.

10. A preliminary traffic study for the remainder of the ODP must be submitted in conjunction with Filing #5. The study shall include at a minimum the estimated traffic generation of the project at build-out and shall include a list of projected off-site roadway improvements necessitated by the development.

11. The approximate location of the commercial development in Tract 9 shall be indicated on the ODP; the preferred location is on the north side of the parcel adjacent to South Broadway.

12. The minimum setback from the golf course for all development in the southern and southwestern portion of Tract 9 shall be indicated on the ODP.

13. Staff recommends that the developer retains the right, as part of this ODP approval to maintain a sales and property management office on Lot 1 of Filing 3 until July 1, 1999, unless sooner terminated by the Developer. Formal action shall not be required to have such right terminated. The parcel shall ultimately develop as a single family residence with driveway access at the western property line only.

Zone of Annexation

Staff recommends a Planned Residential (PR) zone for the property which recognizes the variety of existing housing types in the development and provides for a range of permitted single and multifamily development along with a limited amount of neighborhood-oriented commercial development. The PR-4.3 zoning for the Seasons should contain **at a minimum** the following provisions:

Permitted Uses:

- 1. Residential
 - Single Family, attached
 - Single Family, detached
 - Duplexes
 - Multifamily (maximum of 12 units per building)

- 2. Non-residential

Nonresidential development is permitted only on Tract 9 and is limited to the following uses:

The following uses shall be allowed uses on and within Tract 9:
Video store; beauty shop; barber/hair care shop; self-service laundromat; medical and/or dental clinic; professional offices; pharmacy; cafe or small restaurant (maximum seating capacity of 25); neighborhood convenience goods store

The following uses may be allowed upon issuance of a conditional use permit by the Planning Commission:

Restaurant (seating capacity greater than 25)

The following use(s) may be allowed upon the issuance of a special use permit by the Director of Community Development:

Dance or music school; automatic teller machine (ATM)

All nonresidential development shall be adequately buffered from residential uses. Tract 9 shall be planned and designed as a single parcel.

Gross Density: Not to exceed 4.3 units/acre. Density not to exceed eight units per acre in any phase except Tract 9. Nonresidential development to be limited to Tract 9 and shall be limited to no greater than 12,000 square feet.

Minimum Setbacks:

1. From golf course: 30 feet unless otherwise determined by Planning Commission
2. On Tract 9: as indicated on the revised (and to be reviewed) ODP unless otherwise determined by the Planning Commission.

Minimum Required Open Space:

Within all multifamily residential phases, a minimum of 20% developed active and/or passive recreation/open space area shall be provided.

STAFF RECOMMENDATION:

Staff recommends approval of the outline development plan (ODP) and the zone of annexation of PR-4.3 with the conditions contained in and as modified by this staff report.

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #154-94, I move that we approve the outline development plan (ODP) and forward the zone of annexation of PR-4.3 on to City Council with the recommendation of approval subject to the conditions in and as modified by the staff report.

October 11, 1994

Mr. Michael T. Drollinger
Senior Planner
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

RE: Staff Analysis - The Seasons at Tiara Rado
Outline Development Plan and Zone of Annexation.

Dear Michael:

Here are my comments relative to the above matter.

Overall Development Plan

4. Lot F Easement: The Seasons is willing to cooperate with the Golf Course in drafting a form of non-exclusive utility easement which would include, among other things, such items as replacement of landscaping, pro-rata share of direct utility costs, time of year of construction, etc. The Golf Course should be put on the same basis as any other private property owner when it comes to use of private property for such items.

5. Trail Right of Way Along Redlands Canal. Suggest a Quit Claim Deed since the Redlands Canal Company often asserts strong rights to this area.

6. South Broadway Realignment By County. I understand that the County is considering alternative alignments for South Broadway however I have not been informed through any legal notice or process that my land is involved. I assume that I am entitled to due process in such matters that may involve taking my land. This point should be eliminated.

9. Loop Domestic Waterline. When High Tiara was submitted for Plat approval with the County, provision was made for a loop water line to connect with through an easement in High Tiara to the future development property(ODP). Ute Water disagreed with the proposed loop and the Seasons was required to remove this proposed loop from it submittal. The County approved the revised ODP and High Tiara subject to us complying with Ute Water's request. Also, the Seasons incurred the cost of revising the engineering plans. See attached Ute review points.

12. Minimum Setbacks. Minimum setbacks should be determined in connection with each future filing. See point on setbacks in Zone of Annexation.

STAFF REVIEW

FILE: 154-94

DATE: October 13, 1994

REQUEST: Zone of Annexation - The Seasons at Tiara Rado

STAFF: Michael Drollinger

LOCATION: W of South Broadway at Seasons Drive

APPLICANT: City of Grand Junction

EXISTING LAND USE: Residential Single Family/Vacant

PROPOSED LAND USE: Planned Residential Development

SURROUNDING LAND USE:

NORTH: Residential (Single/Multifamily)/Vacant

SOUTH: Colorado National Monument

EAST: Single Family Residential/Vacant

WEST: Single Family Residential

EXISTING ZONING: Planned Unit Development (County)

PROPOSED ZONING: Planned Residential/4.4 units per acre (PR-4.4) with not to exceed 12,000 sq. ft. of Planned Commercial

SURROUNDING ZONING:

NORTH: PR-4 (County)

SOUTH: Colorado National Monument

EAST: R-2 (County)

WEST: R-2 (County)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for the subject area.

STAFF ANALYSIS:

The Seasons at Tiara Rado, located on South Broadway in the Redlands, adjacent to the Tiara Rado Golf Course, was recently annexed into the City. As part of the annexation process, the City must designate zoning for the project within three (3) months of the

effective date of the annexation.

Staff recommends a Planned Residential (PR) zone for the property with a small planned commercial component which recognizes the variety of existing housing types in the development and provides for a range of permitted single and multifamily development along with a limited amount of neighborhood-oriented commercial development. The PR-4.4 zoning for the Seasons should contain **at a minimum** the following provisions:

Permitted Uses:

1. Residential Single Family, attached
 Single Family, detached
 Duplexes
 Multifamily (maximum of 12 units per building)

2. Non-residential

Nonresidential development is permitted only on Tract 9 and is limited to the following uses:

The following uses shall be allowed uses on and within Tract 9:

Video store; beauty shop; barber/hair care shop; self-service laundromat; medical and/or dental clinic; professional offices; pharmacy; cafe or small restaurant (maximum seating capacity of 25); neighborhood convenience goods store

The following uses may be allowed upon issuance of a conditional use permit by the Planning Commission:

Restaurant (seating capacity greater than 25)

The following use(s) may be allowed upon the issuance of a special use permit by the Director of Community Development:

Dance or music school; automatic teller machine (ATM)

All nonresidential development shall be adequately buffered from residential uses. Tract 9 shall be planned and designed as a single parcel.

Gross Density: Not to exceed 4.4 units/acre. Density not to exceed eight units per acre in any phase except Tract 9. Nonresidential development to be limited to Tract 9 and shall be limited to no greater than 12,000 square feet.

Minimum Setbacks from Golf Course:

To be determined on a lot by lot basis for each future phase with design considerations to minimize potential conflicts between residential uses and the golf course.

Minimum Required Open Space:

Within all multifamily residential phases, a minimum of 20% developed active and/or passive recreation/open space area shall be provided.

STAFF RECOMMENDATION:

Staff recommends approval of the zone of annexation of PR-4.4 with a planned commercial component with the conditions contained in this staff report.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommends approval of the zone of annexation of PR-4.4 with the planned commercial component.

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. _____

**Ordinance Zoning the Seasons at Tiara Rado
Part of the South Camp 1,2 & 3 Annexation**

Recitals:

The following property has been annexed to the City of Grand Junction as part of the South Camp Annexation and requires a City zoning designation be applied to the property. The property was zoned Planned Unit Development (PUD) in the County. Surrounding County zoning is PR-4 (Planned Residential) and R-2.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the zone of annexation to Planned Residential with a maximum density of 4.4 units per acre and Planned Commercial uses not to exceed 12,000 sq. ft.

The City Council finds that the requested zoning is in conformance with the stated criteria of Section 4-4-4 and Section 4-11 of the Grand Junction Zoning and Development Code.

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

The attached described properties are zoned Planned Residential with a maximum of 4.4 units per acre and Planned Commercial not to exceed 12,000 sq. ft. and with the following provisions:

Permitted Uses:

1. Residential Single Family, attached
 Single Family, detached
 Duplexes
 Multifamily (maximum of 12 units per building)

2. Non-residential

Nonresidential development is permitted only on Tract 9 and is limited to the following uses:

The following uses shall be allowed uses on and within Tract 9:

Video store; beauty shop; barber/hair care shop; self-service laundromat;
medical and/or dental clinic; professional offices; pharmacy; cafe or small

restaurant (maximum seating capacity of 25); neighborhood convenience goods store

The following uses may be allowed upon issuance of a conditional use permit by the Planning Commission:

Restaurant (seating capacity greater than 25)

The following use(s) may be allowed upon the issuance of a special use permit by the Director of Community Development:

Dance or music school; automatic teller machine (ATM)

All nonresidential development shall be adequately buffered from residential uses. Tract 9 shall be planned and designed as a single parcel.

Gross Density: Not to exceed 4.4 units/acre. Density not to exceed eight units per acre in any phase except Tract 9. Nonresidential development to be limited to Tract 9 and shall be limited to no greater than 12,000 square feet.

Minimum Setbacks from Golf Course:

To be determined on a lot by lot basis for each future phase with design considerations to minimize potential conflicts between residential uses and the golf course.

Minimum Required Open Space:

Within all multifamily residential phases, a minimum of 20% developed active and/or passive recreation/open space area shall be provided.

INTRODUCED for FIRST READING and PUBLICATION this 19th day of October, 1994.

PASSED and ADOPTED on SECOND READING this ____ day of _____, 1994.

ATTEST:

City Clerk

President of City Council

A PART OF THE SOUTH CAMP ANNEXATION 1,2 & 3 - THE SEASONS AT TIARA RADO

LEGAL DESCRIPTION:

A tract of real property located in the N1/2 of Section 27, Township 11 S, Range 101 W, of the 6th Principal Meridian, and being more particularly described as follows: Beginning at the SW corner of the SE1/4 NE1/4 of said Section 27; thence N89°05'34"W 1355.14 feet along the S line of the W1/2 NE1/4 of said Section 27; thence N44°31'44"W 1162.55 feet along the diagonal toward the NW 1/16 corner of said Section 27 to a point in the draw; thence along said draw N52°35'40"E 43.76 feet; thence N14°34'44"E 58.25 feet; thence N55°50'35"W 77.45 feet; thence N05°17'06"E 244.97 feet; thence N00°16'32"E 206.52 feet; thence N33°45'21"E 327.03 feet; thence N61°09'05"E 341.69 feet to the intersection of the draw centerline with the boundary of the Tiara Rado Golf Course; thence along the boundary of said Golf Course the following 14 courses: S06°22'49"W 336.55 feet; thence S12°10'00"E 315.00 feet; thence S47°34'58"E 117.675 feet; thence S81°57'13"E 189.139 feet; thence S42°53'38"E 747.487 feet; thence S87°42'25"E 453.150 feet; thence N78°17'21"E 84.188 feet; thence N64°00'53"E 91.539 feet; thence N03°12'18"E 95.798 feet; thence N19°58'10"W 202.564 feet; thence N00°57'53"W 332.673 feet; thence N05°22'31"W 501.897 feet; thence N06°37'49"E 220.950 feet; thence N10°05'43"E 129.931 feet; thence leaving said boundary, N89°51'13"E 239.98 feet to the E line of said W1/2 NE1/4; thence along said E line S00°58'30"E 1169.96 feet; thence N89°53'22"E 272.86 feet; thence S43°21'45"E 120.13 feet; thence S20°18'34"E 90.47 feet; thence S06°15'26"W 360.75 feet; thence S12°30'26"W 329.70 feet; thence S35°56'26"W 18.55 feet to the S line of the NE1/4 of said Section 27; thence N89°05'34"W 250.40 feet to the point of beginning.

A tract of land located in a part of the NW1/4 NE1/4 of Section 27, Township 11 S, Range 101 West of the 6th Principal Meridian, being more particularly described as follows: Commencing at the N quarter corner of said Section 27; thence S88°33'36"E along the N line of the NE1/4 of said Section 27 a distance of 689.21 feet to the True Point of Beginning; thence continuing S88°33'36"E along said N line of the NE1/4 of Section 27 a distance of 639.98 feet to the NE corner of the NW1/4 NE1/4 of said Section 27; thence S01°05'29"E along the E line of the NW1/4 NE1/4 of Section 27 a distance of 642.861 feet; thence N89°51'13"W 242.465 feet to a point on the Boundary of Tiara Rado Golf Course as filed and recorded in Book 1031, Page 20 of the Mesa County records; thence along said boundary of the Tiara Rado Golf Course by the following five (5) courses and distances: N56°07'45"W 98.702 feet; S69°26'19"W 315.089 feet; N49°07'26"W 301.906 feet; N37°46'27"W 58.895 feet; N45°36'26"W 32.030 feet; thence N00°32'00"E 30.78 feet; thence

N31°29'00"E 77.90 feet; thence N20°49'00"E 209.30 feet; thence N40°46'00"E 83.70 feet; thence N52°55'00"E 64.15 feet; thence N32°34'00"E 62.182 feet to the True Point of Beginning, County of Mesa, State of Colorado.

Beginning at the N quarter corner of Section 27, Township 11S, Range 101W of the 6th Principal Meridian; thence S00°01'E 50 feet; thence N89°59'E 20 feet; thence S00°01'E 250 feet; thence S68°29'E 445.64 feet to the centerline of Redlands Water and Power Company 2nd Lift Canal; thence along centerline of said Canal N00°32'E 30.78 feet; thence N31°29'E 77.9 feet; thence N20°49'E 209.3 feet; thence N40°46'E 83.7 feet; thence N52°55'E 64.15 feet; thence N32°34'E 62.8 feet to the N line of said Section 27; thence leaving centerline of said canal N88°36'W 689.36 feet along N line of said section 27 to the Point of Beginning.



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

October 25, 1995

Jerry Elliot
471 Seasons Drive
Grand Junction CO 81503

Re: The Seasons at Tiara Road Filing #3 - Lots 2 & 3

Dear Mr. Elliot,

This letter is to confirm our conversation last week regarding the requirement for on-site turn-arounds for Lots 2&3 in Filing #3, also known as 475 & 473 Seasons Court, respectively. Due to the classification of the road as a residential collector street and the location of the lots, the City has determined that the turn-arounds are not necessary and will not be required for the above two lots.

If you have any questions or require further information please do not hesitate to contact me.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Michael T. Drollinger".

Michael T. Drollinger
Senior Planner

cc: File #154-94
Jody Kliska, City Development Engineer

h:\cityfil\1994\154-945.wpd



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

November 1, 1995

Ron Abeloe
Chapparel West
626 32 Road
Grand Junction CO 81520

Dear Mr. Abeloe,

This letter is to confirm approval of the residential sub-unit at 461 Seasons Drive (also known as Lot 2, Seasons at Tiara Rado Filing #4) based on the attached plans which were reviewed by our office. The sub-unit was approved as part of the original approval for this filing. I have attached the Zoning and Development Code information governing Residential Sub-Units (from Section 4-5-3). Any variation from these requirements would require termination of the sub-unit use.

If you have any questions or require further information please do not hesitate to contact me.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Michael T. Drollinger".

Michael T. Drollinger
Senior Planner

Encls.

cc: File 154-94

h:\cityfil\1994\154-946.wpd

- B. The Administrator shall review the application in accordance with the criteria established in this chapter (see Section 4-8). The Administrator shall solicit review comments in accordance with general review procedures (see Section 2-2-2).
- C. The application shall be approved, approved with conditions, or denied within 30 working days from the date the complete application is submitted.
- D. If the applicant notifies the Administrator, in writing, within ten (10) days of receiving notice of the decision that the decision is not acceptable, the Administrator shall refer the application and decision to the Planning Commission at the next regularly scheduled meeting.
- E. All signs used with a special use shall conform with the sign regulations (see Section 5-7) in accordance with the zone where such sign is located.
- F. Developments and uses subject to a special use permit shall be developed or established in accordance with the approved development schedule, or within one year of the date of approval if no development schedule is established. Failure to develop or establish such development or uses accordingly shall constitute sufficient basis to revoke the permit.

4-5-3 SPECIAL USE FOR RESIDENTIAL SUB-UNIT

- A. To qualify for a special use permit, a residential sub-unit use shall comply with the following conditions:
 - 1. the use shall be located in its entirety within a principal dwelling unit occupied by the owner of the property; and
 - 2. the outside appearance of the principal structure shall not be changed from that of a single-family residence. Desired private entrances must be located so that they do not disturb this character; and
 - 3. required parking for the sub-unit shall be located on the property of the principal structure in a manner which would not adversely affect the neighboring properties or change the character of a typical single family residential lot.
- B. A residential sub-unit use shall not interfere with the peace, quiet and dignity of the neighborhood.
- C. Also see "Residential Sub-Unit" definition.

4-6 CONDITIONAL USES (see Definitions)

RENTAL, HOME-ORIENTED

A business providing items for rent generally found or used in and around the home.

RESIDENTIAL CARE FACILITIES

A home for mentally and/or physically handicapped persons numbering ten or less, unrelated by blood, marriage, or adoption to the head of the household. Such home must be licensed as required by the State of Colorado and must meet safety standards as determined by the Fire Marshal and City Building Inspector. Sanitary facilities must meet standards of State and local Health Departments.

RESIDENTIAL RECEIVING HOMES

A residential structure housing not more than ten children up to 18 years, unrelated by blood, marriage, or adoption to head of household, who are awaiting disposition to foster homes or other accommodations. Such homes must be licensed as required by the State of Colorado. These homes must also meet safety standards as set forth by the Fire Marshal and City Building Inspector. Sanitary facilities must meet standards of State and local Health Department.

RESIDENTIAL SUB-UNIT

A dwelling unit which is secondary to a principal dwelling unit in a Single Family Residential Zone. A sub-unit use is permissible only if the principal structure is occupied by the owner of that structure. A sub-unit use is not available to absentee property owners. If a sub-unit is in existence and the property is no longer occupied by the principal structure owner, the sub-unit right can no longer be maintained.

RESORT CABIN

A building which accommodates individuals on a term occupancy basis located in areas providing recreational/environmental opportunities in rural areas.

RESTAURANT

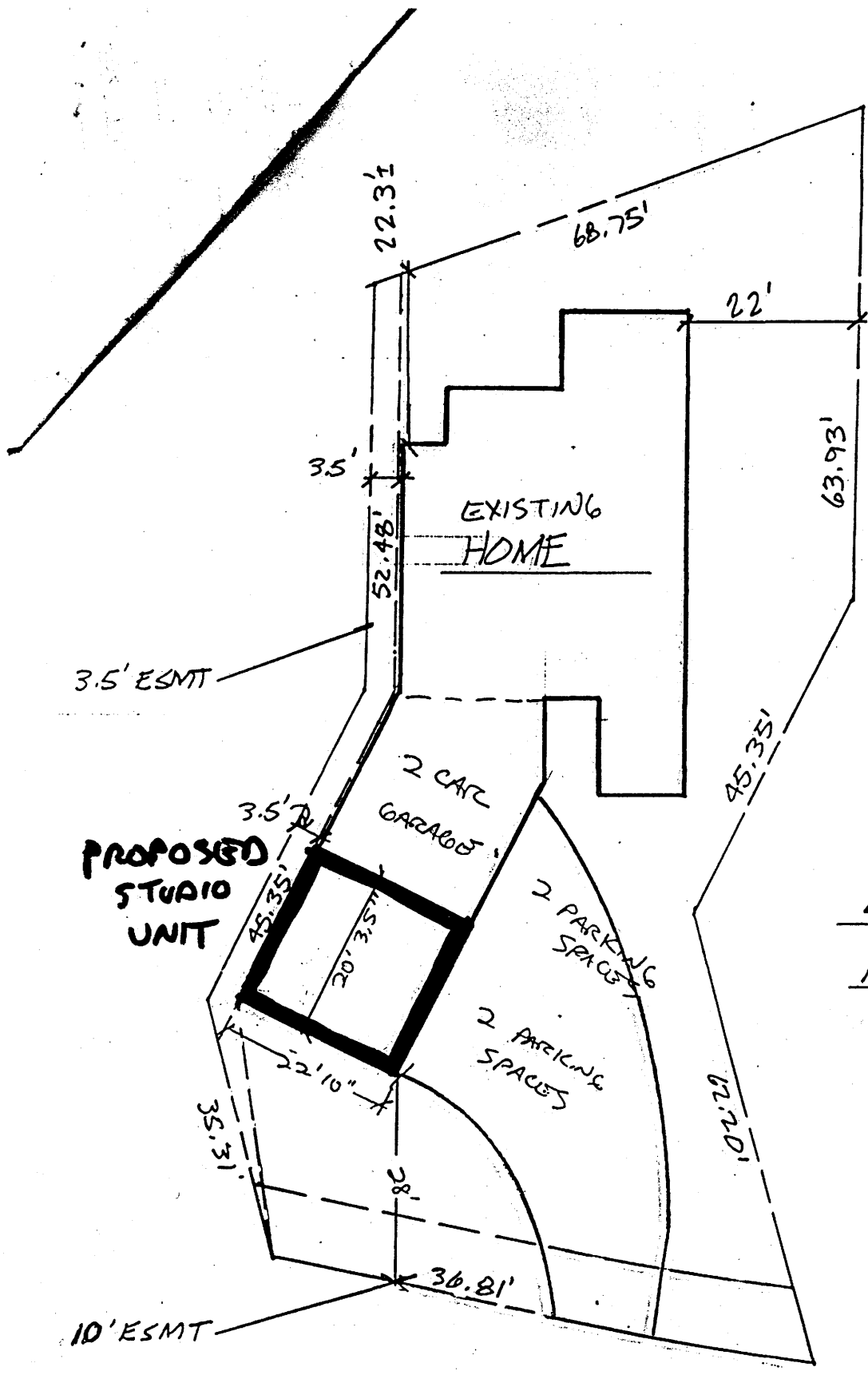
An establishment, licensed or approved by the Mesa County Health Department serving food and beverages where all service takes place within an enclosed building. Exterior eating areas may be permitted as an accessory use.

RESUBDIVISION

The changing of an existing parcel created by a plat and recorded with the County Clerk and Recorder. May also be referred to as a lot line adjustment or boundary line adjustment.

RETAINING WALL

A manmade barrier constructed for the purpose of stabilizing soil, retarding erosion, or terracing a parcel or site. A retaining wall, with or without a fence, which exceeds six feet (6') on any part of the property, is prohibited without an approved conditional use permit (see Section 4-6).

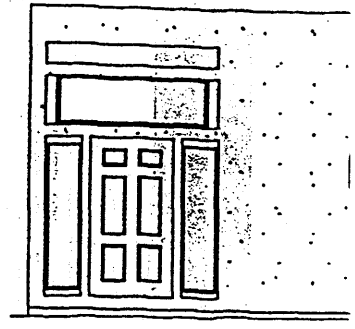
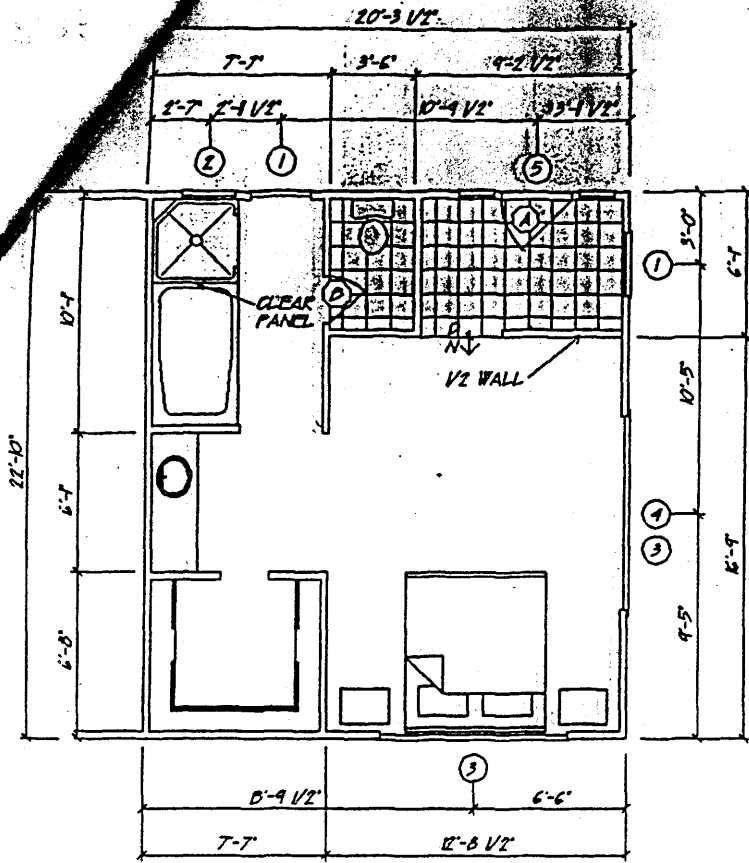


LOT 2, SEASONS
FILING 4

letter-of-use
(no kitchen)
ACCO=reg'd.

SEASONS DRIVE

Dave
434-2160

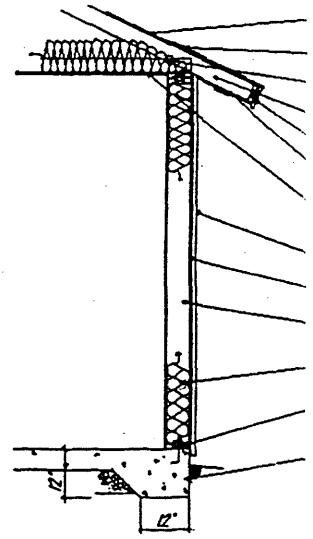


Front

WINDOW SCHEDULE				
MARK	SIZE	TYPE	QTY	REMARKS
1	2828	FIXED	2	ACRYLIC BLOCK
2	2008	FIXED	1	
3	6020	FIXED	2	
4	6050	SLIDER	1	XOX, #3 ABOVE
5	6020	FIXED	1	OVER FRONT ENTRY
6				
7				

ALL WINDOWS TO BE AMSCO V-60 VINYL EXTRUDED WINDOWS

DOOR SCHEDULE				
MARK	SIZE	TYPE	QTY	REMARKS
A	3068	EXT.	1	2 - 10' OPERABLE TEMPERED SIDELITES
B	2068	INT.	1	
C				
D				



Wall Section
12' - 12'

461 SEASONS DR.

* Expiration of ODP? ^{require revised} extension? Shaver - ~~ex~~ seed of canal

traffic study checklist?

standard streets

private street standards

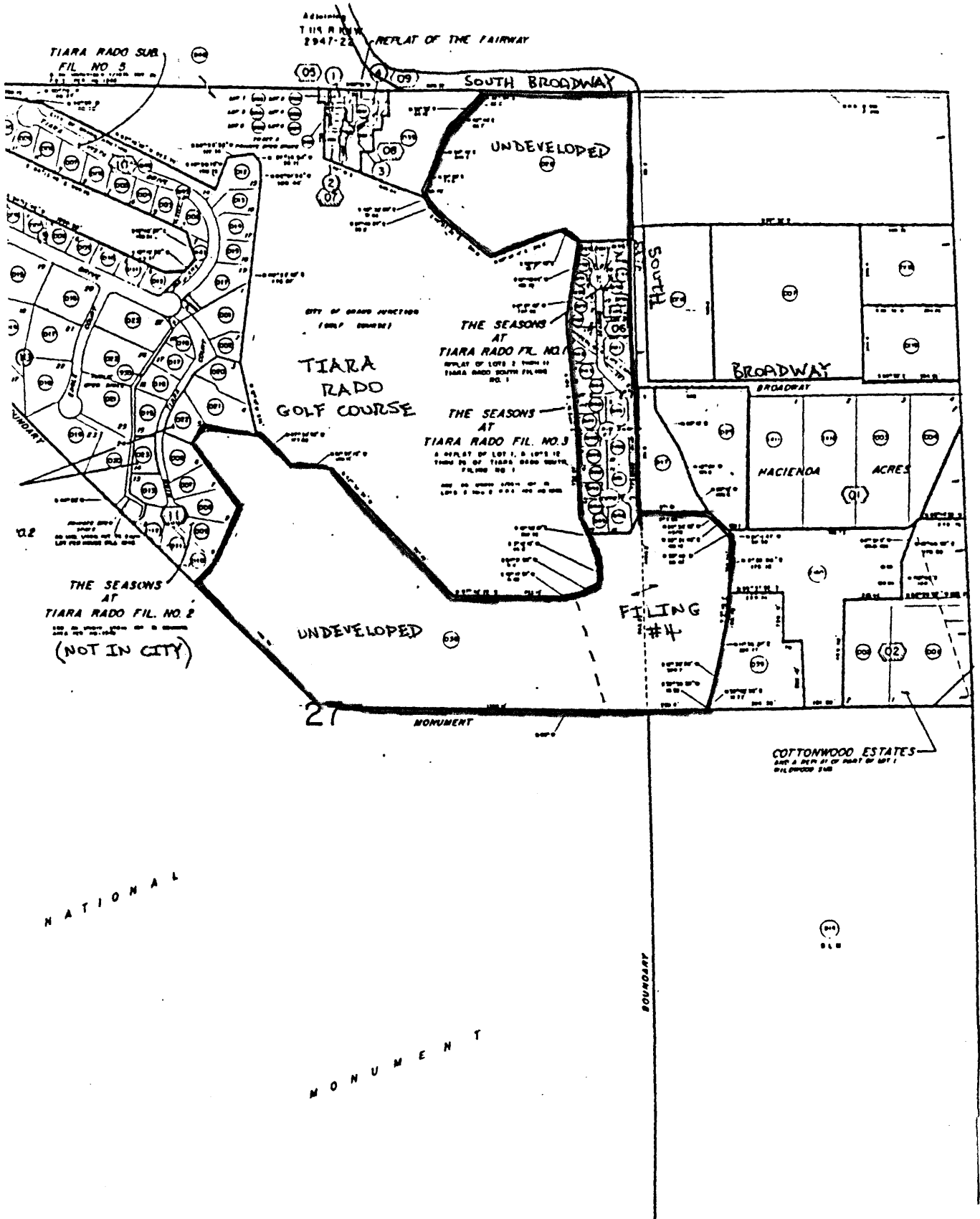
Growth Plan ↓ density

ODP Open-space - included in lots as restrictive

Tract 9 - ODP - 1998?
1996?

Want to continue street
design of Tring 1
from Mesa - sidewalk
on one side

THE SEASONS AT TIARA RADO



DESIGN
 Δ =
 R =
 T =
 L =

THE SEASONS AT
 TIARA RADO FIL. NO. 1

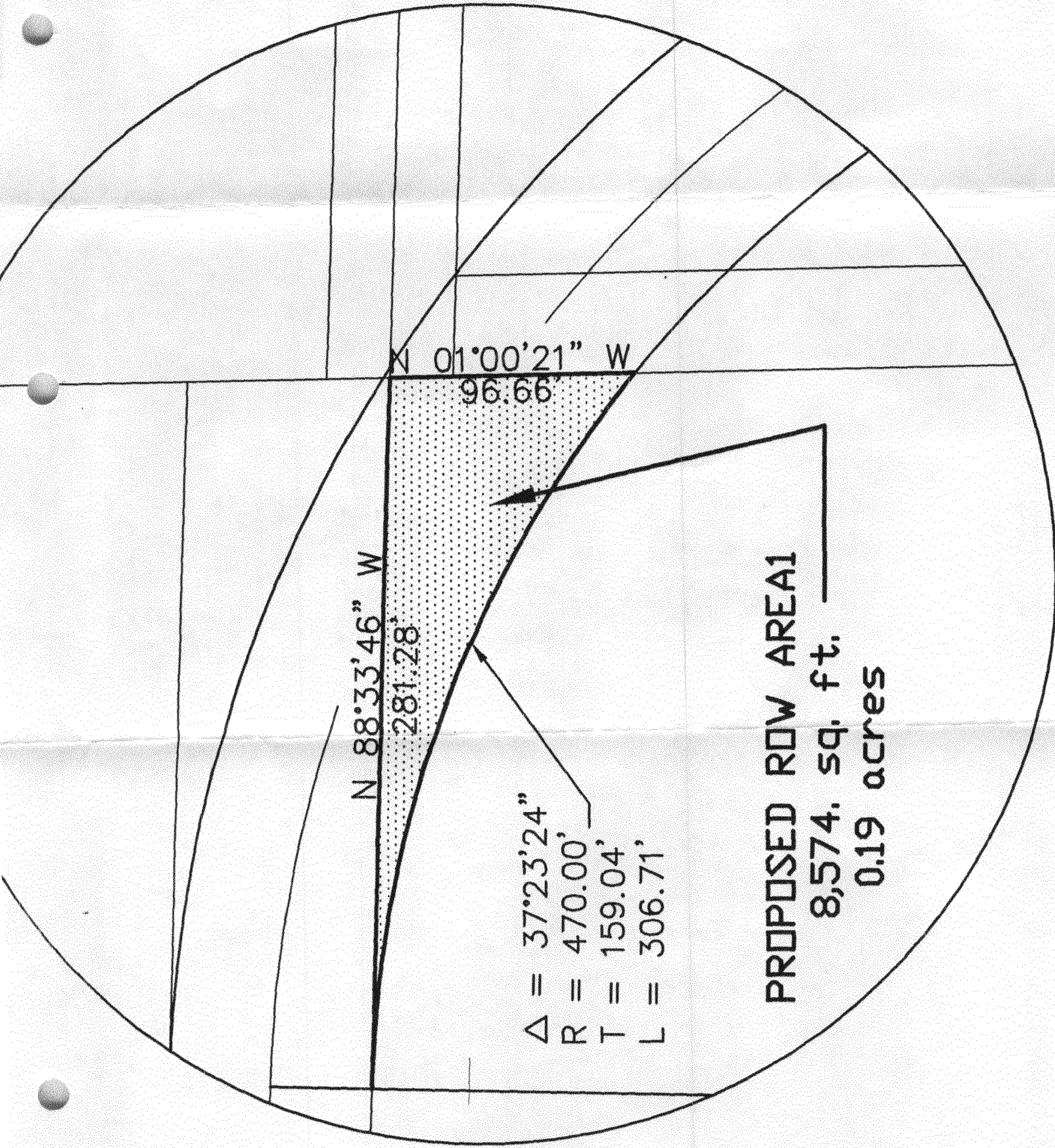
EXISTING SOUTH BROADWAY

EXISTING ROW (TYP.)

HACIENDA ACRE

**MESA COUNTY DEPARTMENT OF LAND USE AND TRANSPORTATION
 LAND RECORDS DIVISION**

DRAWN	FK	DATE	09-21-94	SCALE	
REVISED		DATE		PLAN	PROFILE
DESIGN		DATE		HORIZ. 1"=200'	HORIZ. NA
CHECKED		DATE		VERT.	NA
APPROVED		DATE			



0 MPH

$\Delta = 37^{\circ}23'24''$
 $R = 470.00'$
 $T = 159.04'$
 $L = 306.71'$

PROPOSED ROW AREA1
 8,574. sq. ft.
 0.19 acres

DETAIL
NTS

PRELIMINARY

REPLAT OF THE FAIRWAY

DESIGN SPEED = 40 MPH
 $\Delta = 68^{\circ}47'37''$
R = 510.00'
T = 349.16'
L = 612.35'

PROPOSED 80' R.O.W.

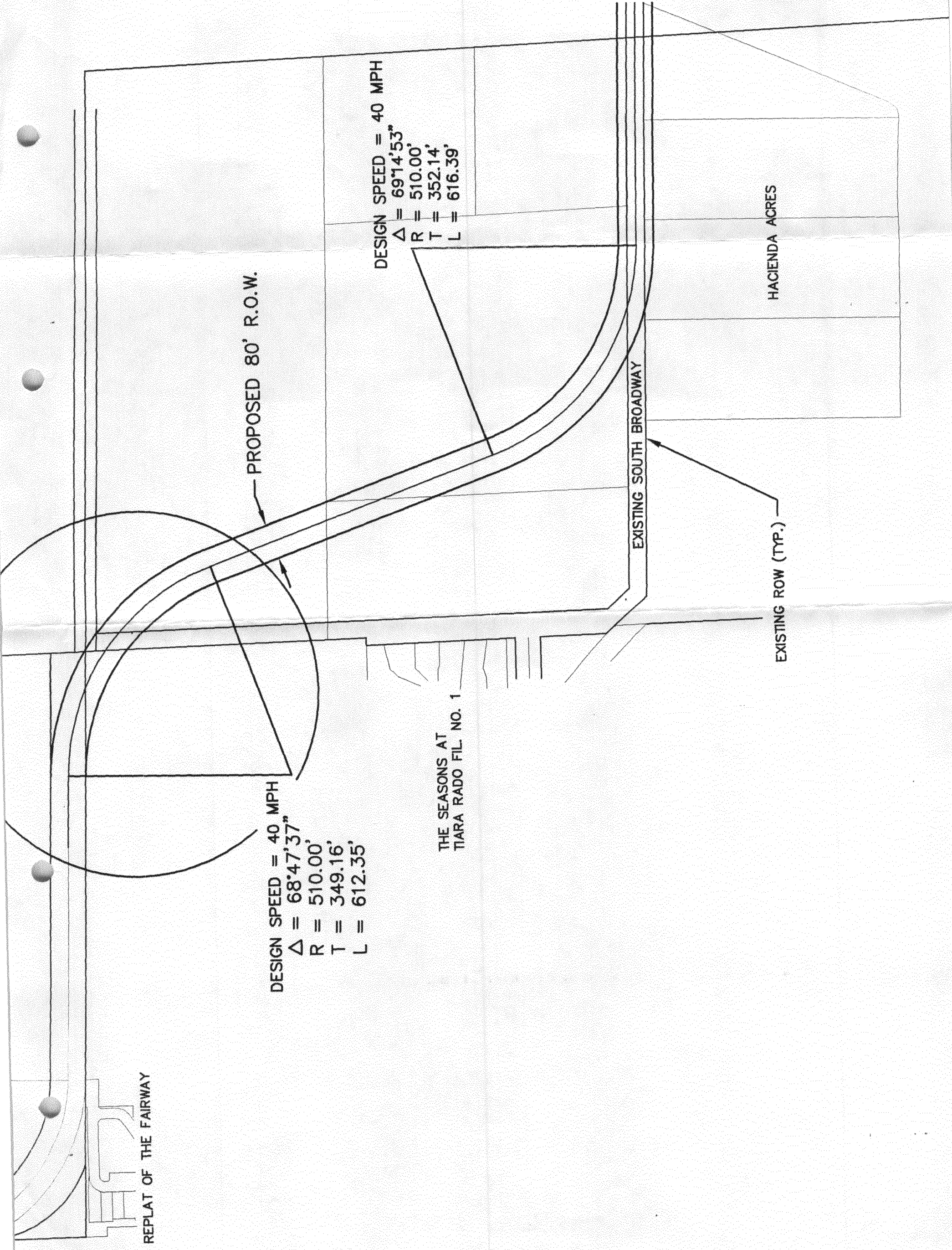
DESIGN SPEED = 40 MPH
 $\Delta = 69^{\circ}14'53''$
R = 510.00'
T = 352.14'
L = 616.39'

THE SEASONS AT
TIARA RADO FIL. NO. 1

EXISTING SOUTH BROADWAY

HACIENDA ACRES

EXISTING ROW (TYP.)



GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING

October 19, 1994

9. Proposed Ordinance - An Ordinance Zoning The Seasons at Tiara Rado, Part of the South Camp 1, 2 & 3 Annexation, to PR-4.4 [File #154-94]

The Seasons at Tiara Rado, located on South Broadway in the Redlands, adjacent to the Tiara Rado Golf Course, was recently annexed into the City. As part of the annexation process, the City must designate zoning for the project within three months of the effective date of the annexation. Staff recommends a Planned Residential (PR) for this property.

- a. First Reading of proposed ordinance