

STAFF REVIEW

FILE: #ANX-95-52
DATE: March 24, 1995
STAFF: Kathy Portner
REQUEST: Zoning Cimarron North Subdivision PR 3.7
Acceptance of Preliminary and Final Plan
LOCATION: North of F 1/2 Road and East of 25 1/2 Road
APPLICANT: City of Grand Junction

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Single Family Residential/Agriculture
SOUTH: Single Family Residential (approx. 1 unit per 2 acres)
EAST: Single Family Residential/Agriculture
WEST: Single Family Residential (approx. 3.8 units per acre)

EXISTING ZONING: County PUD

PROPOSED ZONING: Planned Residential (PR) 3.7

SURROUNDING ZONING:

NORTH: County AFT
SOUTH: County AFT
EAST: PR 3.8 (Proposed with annexation)
WEST: County AFT

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

Cimarron North Subdivision consists of 19 proposed lots on 5.19 acres for an overall density of 3.7 units per acre. An Official Development Plan for the entire subdivision and a final

plan/plat for filing 1 was approved by the Mesa County Commissioners on April 19, 1994 (Resolution #MCM 94-72). The conditions of approval were as follows:

1. Establish a maximum building height not to exceed 30 feet.
2. Setbacks for the cluster homes are:
 - Principal Building Front--20'
 - Rear--20' and 30' on lots abutting F 1/2
 - Side--10' (including corner lots or easement width)

 - Accessory Buildings Limited to the rear 1/2 of lot
 - Rear--5'
 - Side--5' or easement width

The side yard setback for principal buildings, where the garage and associated parking are proposed to have access from the side yard, be set back 20 feet for the garage portion of the principal structure, with the remaining portions of the principal structure meeting a 10' or easement width setback.

3. Minimum lot size shall be 4,981 square feet.
4. There shall not be any direct driveway access onto F 1/2 Road.
5. Road ROW and improvements to urban standards are required. Cimarron Court is required to have a 42' ROW with 26 feet of paving mat. Roll-over curb and gutter are required on Cimarron Court. The City of Grand Junction has requested that sidewalks be required on Cimarron Court as well due to the possible annexation of this subdivision. Road improvements, including sidewalks for a half section urban collector for F 1/2 Road will be required. Road plans must be approved by the County Development Engineer.
6. Submit a landscaping plan for property along F 1/2 Road.
7. Neighborhood mailboxes be located at convenient locations throughout the subdivision rather than grouped together in one location. These units shall not be located in zones designated for sight distance, such as intersection corners with all neighborhood mailbox locations subject to approval of Mesa County Traffic Section.
8. That engineered foundations for each lot be accomplished due to the Geologic Hazard Survey indicating that there are severe soil limitations for local roads, streets and foundations.
9. The drainage and irrigation plan must be approved by the County Development Engineer.
10. This detention structure is proposed to be built on open space. A neighborhood association or other provision for the maintenance of this structure must be provided and must be addressed in the Restrictive Covenants.
11. An improvements agreement and guarantee for each filing must be prepared with the cost estimates for any improvements to be completed.
12. Recording of the corrected and approved Official Development Plan and Development Permit with the Mesa County Clerk and Recorder within three months of approval and recording of the Final Plat/Plan step for Phase 1 within one year of approval.
13. Review agency comments consistent with these stipulations.

The City is proposing a zone of Planned Residential (PR) with a density not to exceed 3.7 units per acre. Staff is also proposing accepting the County approval of the ODP as a Preliminary Plan and the final plan for filing 1 (10 lots) with the following modifications and additions:

1. All streets and drainage facilities must meet City standards.
2. The City will work with the developer for the dedication of a trail easement along the Canal.
3. All other City requirements and fees shall apply.
4. Failure to meet deadlines as established by the Mesa County approval or the City Zoning and Development Code will result in the Preliminary and/or Final Plan/Plat having to be re-reviewed through the City process.

STAFF RECOMMENDATION:

Staff recommends approval of the PR zone with a density not to exceed 3.7 units per acre and acceptance of the Mesa County approval of the ODP as a Preliminary Plan for the entire subdivision and the Final Plan/Plat for filing 1 (10 lots) with the addition of staff conditions as listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #ANX-95-52, I move we forward this onto City Council with a recommendation of approval of the PR zone with a density not to exceed 3.7 units per acre and that we approve the preliminary and final plans as stated in the staff recommendation.

STAFF REVIEW

FILE: #ANX-95-52

DATE: March 29, 1995

STAFF: Kathy Portner

REQUEST: Zoning Cimarron North Subdivision PR 3.7
Acceptance of Preliminary and Final Plan

LOCATION: North of F 1/2 Road and East of 25 1/2 Road

APPLICANT: City of Grand Junction

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

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RELATIONSHIP TO COMPREHENSIVE PLAN:

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STAFF ANALYSIS:

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plan/plat for filing 1 was approved by the Mesa County Commissioners on April 19, 1994 (Resolution #MCM 94-72). The conditions of approval were as follows:

1. Establish a maximum building height not to exceed 30 feet.
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3. Minimum lot size shall be 4,981 square feet.
4. There shall not be any direct driveway access onto F 1/2 Road.
5. Road ROW and improvements to urban standards are required. Cimarron Court is required to have a 42' ROW with 26 feet of paving mat. Roll-over curb and gutter are required on Cimarron Court. The City of Grand Junction has requested that sidewalks be required on Cimarron Court as well due to the possible annexation of this subdivision. Road improvements, including sidewalks for a half section urban collector for F 1/2 Road will be required. Road plans must be approved by the County Development Engineer.
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The City is proposing a zone of Planned Residential (PR) with a density not to exceed 3.7 units per acre. Staff is also proposing accepting the County approval of the ODP as a Preliminary Plan and the final plan for filing 1 (10 lots) with the following modifications and additions:

1. All streets and drainage facilities must meet City standards.
2. The City will work with the developer for the dedication of a trail easement along the Canal.
3. All other City requirements and fees shall apply.
4. Failure to meet deadlines as established by the Mesa County approval or the City Zoning and Development Code will result in the Preliminary and/or Final Plan/Plat having to be re-reviewed through the City process. The deadline for having recorded the final plat as established by the County approval, which is consistent with City requirements, is April 19, 1995. If the plat is not recorded by then, all approvals will lapse.

STAFF RECOMMENDATION:

Staff recommends approval of the PR zone with a density not to exceed 3.7 units per acre and acceptance of the Mesa County approval of the ODP as a Preliminary Plan for the entire subdivision and the Final Plan/Plat for filing 1 (10 lots) with the addition of staff conditions as listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #ANX-95-52, I move we forward this onto City Council with a recommendation of approval of the PR zone with a density not to exceed 3.7 units per acre and that we approve the preliminary and final plans as stated in the staff recommendation.

STAFF REVIEW

FILE: #ANX-95-52
DATE: April 4, 1995
STAFF: Kathy Portner
REQUEST: Zoning Cimarron North Subdivision PR 3.7
Acceptance of Preliminary and Final Plan
LOCATION: North of F 1/2 Road and East of 25 1/2 Road
APPLICANT: City of Grand Junction

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Single Family Residential/Agriculture
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RELATIONSHIP TO COMPREHENSIVE PLAN:

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STAFF ANALYSIS:

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3. Minimum lot size shall be 4,981 square feet.
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4. The Preliminary Plan approval will be valid for one year from the Planning Commission approval. Failure to submit a final plat for review and approval within a year will result in the lapse of the plan.
5. The City does not accept the County approval of a final plat for 10 lots.

STAFF RECOMMENDATION:

Staff recommends approval of the PR zone with a density not to exceed 3.7 units per acre and acceptance of the Mesa County approval of the ODP as a Preliminary Plan for the entire subdivision with the addition of staff conditions as listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #ANX-95-52, I move we forward this onto City Council with a recommendation of approval of the PR zone with a density not to exceed 3.7 units per acre and that we approve the preliminary plan as stated in the staff recommendation.

STAFF REVIEW

FILE: #ANX-95-52
DATE: April 11, 1995
STAFF: Kathy Portner
REQUEST: Zoning Cimarron North Subdivision PR 3.7
Acceptance of Preliminary and Final Plan
LOCATION: North of F 1/2 Road and East of 25 1/2 Road
APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: Zoning property recently annexed to the City of Grand Junction, Cimarron North Subdivision, Planned Residential (PR) with a density not to exceed 3.7 units per acre.

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

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The City is proposing a zone of Planned Residential (PR) with a density not to exceed 3.7 units per acre. Staff is also proposing accepting the County approval of the ODP as a Preliminary Plan with the following modifications and additions:

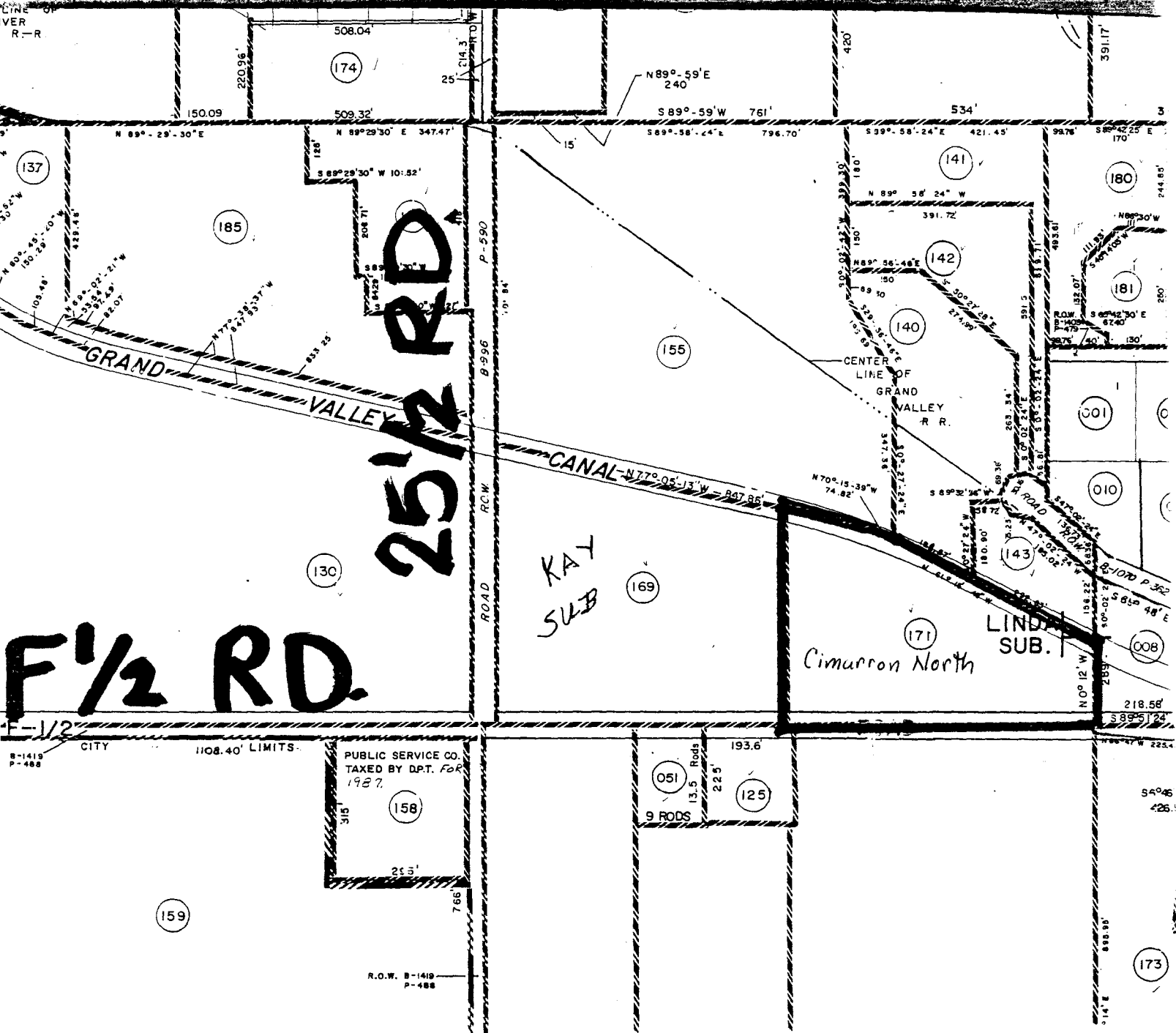
1. All streets and drainage facilities must meet City standards.
2. The City will work with the developer for the dedication of a trail easement along the Canal.
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5. The City does not accept the County approval of a final plat for 10 lots.

STAFF RECOMMENDATION:

Staff recommends approval of the PR zone with a density not to exceed 3.7 units per acre and acceptance of the Mesa County approval of the ODP as a Preliminary Plan for the entire subdivision with the addition of staff conditions as listed above.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission, at their April 4, 1995 hearing, recommended approval of the zone of PR 3.7 and acceptance of the Mesa County approval of the ODP as a Preliminary Plan with staff conditions 1 through 5 as stated above.



F 1/2 RD.

25 1/2 RD.

KAY SUB.

Cimarron North

LINDA SUB.

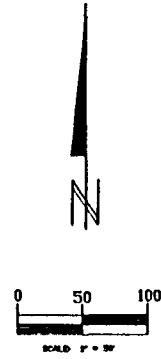
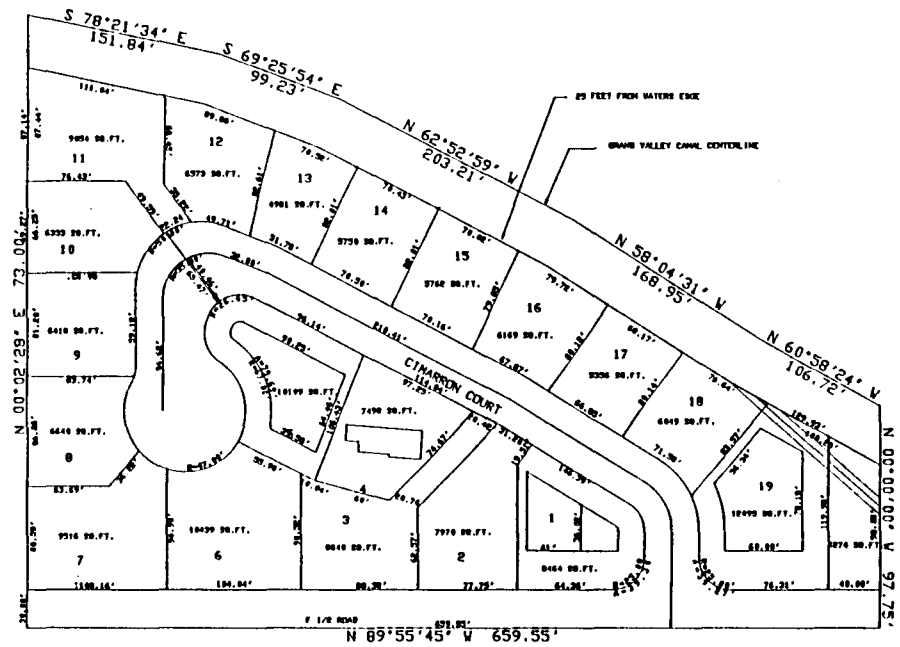
PUBLIC SERVICE CO.
TAXED BY D.P.T. FOR
1987.

9 RODS

CIMARRON NORTH SUBDIVISION

PRELIMINARY PLAN FOR CIMARRON SUBDIVISION

A PART OF THE SW 1/4 NE 1/4,
SECTION 3, T.1S. R.1W., UTE MERIDIAN



LAND USE SUMMARY

19 LOTS OR 3.6 UNITS PER ACRE

LOTS	3.37 AC (0.13 IN LANDSCAPING)	63.8%
STREETS	1.19 AC	22.5%
CANAL ROW	0.68 AC	12.9%
OPEN AREA	0.04 AC	0.8%
TOTAL	5.28 AC	100%

PRELIMINARY PLAN FOR
CIMARRON SUBDIVISION
A PART OF THE SW 1/4 NE 1/4,
SECTION 3, T. 1S, R.1W, UTE MERIDIAN

W. H. LIZER & ASSOCIATES
ENGINEERING CONSULTING & LAND SURVEYING
876 8th ROAD UNIT 8 841-1188
GRAND JUNCTION, COLORADO 81505

Santa
Not entered
in Red BK
yet.

School Impact fee -
\$292/lot

CITY OF GRAND JUNCTION
DEPARTMENT OF PUBLIC WORKS & UTILITIES
250 NORTH 5TH STREET
GRAND JUNCTION, CO 81501
(970) 244-4003

TCP-1,052.63/lot

addresses
already
on plat.
when it
was recorded!

TO THE MESA COUNTY CLERK & RECORDER:

THIS IS TO CERTIFY that the herein named Subdivision Plat,

CIMARRON NORTH SUBDIVISION

Situated in the NE 1/4 of Section 3,

Township 1 SOUTH, Range 1 WEST,

of the UTE Meridian in the City of Grand Junction, County of Mesa, State of Colorado, has been reviewed under my direction and, to the best of my knowledge, satisfies the requirements pursuant to C.R.S. 38-51-106 and the Zoning and Development Code of the City of Grand Junction for the recording of subdivision plats in the office of the Mesa County Clerk and Recorder.

This certification makes no warranties to any person for any purpose. It is prepared to establish for the County Clerk and Recorder that City review has been obtained. This certification does not warrant: 1) title or legal ownership to the land hereby platted nor the title or legal ownership of adjoining; 2) errors and/or omissions, including, but not limited to, the omission(s) of rights-of-ways and/or easements, whether or not of record; 3) liens and encumbrances, whether or not of record; 4) the qualifications, licensing status and/or any statement(s) or representation(s) made by the surveyor who prepared the above-named subdivision plat.

Dated this 30 day of June, 1997.

City of Grand Junction,
Department of Public Works & Utilities

By: James L. Shanks
James L. Shanks, P.E., P.L.S.
Director of Public Works & Utilities

Recorded in Mesa County
Date: 6/30/97
Plat Book: 15 Page: 337
Drawer: DD70
g:\special\platcert.doc