

Table of Contents

File PDR-1995-180
 Date 10/22/99

P r e s e n t	S	<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, not all entries designated to be scanned, are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
	X X	*Summary Sheet – Table of Contents
	X X	Application form
	X X	Receipts for fees paid for anything
	X X	*Submittal checklist
	X X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
	X X	*Mailing list
	Public notice cards	
	Record of certified mail	
X X	Legal description	
	Appraisal of raw land	
	Reduction of any maps – final copy	
	*Final reports for drainage and soils (geotechnical reports)	
	Other bound or nonbound reports	
	Traffic studies	
	Individual review comments from agencies	
X X	*Consolidated review comments list	
X X	*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	
	*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)	

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	Posting of Public Notice Signs			
X X	Letter from G.H. Garrett – no date			
X X	Development Improvement Agreement, Disbursement Agreement, Memorandum of Improvements Agreement - **			
X X	E-mail to Planners from Kathy Portner – 8/19/96			
X X	Letter from Ed Morris from Garrett Construction re: Open excavation Observation – 9/13/96			
X X	Planning Clearance - **			
X X	Site Plan			
X	Inspection Card			
X X	Approval for Building Permit			
X X	Permit to Build			
X	Letter from Kathy Portner to Lee Garrett – 11/24/95			
X X	Floor Plan			
X	Warranty Deed			
X X	Planning Commission Minutes - ** - 11/7/95			

SUBMITTAL CHECKLIST

PLANNED DEVELOPMENT

Location: Ridgely - Katherin Ct.

Project Name: Ridgely Bed & Breakfast

ITEMS	DISTRIBUTION																								
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent	● City Parks/Recreation	● City Fire Department	● City Attorney	● City G.J.P.C. (8 sets)	○ City Downtown Dev. Auth.	● County Planning	● County Bldg. Dept.	● Irrigation District <i>Bellevue 201</i>	○ Drainage District	● Water District <i>Missouri County Health</i>	○ Sewer District	○ U.S. West	○ Public Service	○ GVRP	○ CDOT	○ Corps of Engineers	○ Walker Field	○ Persigo	○ TCI Cable	TOTAL REQ'D.
Oct. 2 - Submittal																									
Date Received _____																									
Receipt # <u>2485</u>																									
File # <u>PDR-95-180</u>																									
● Application Fee <u>\$350</u>	VII-1	1																							
● Submittal Checklist *	VII-3	1																							
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1		1			1																		
○ Appraisal of Raw Land	VII-1	1		1	1																				
● Names and Addresses*	VII-2	1																							
● Legal Description*	VII-2	1		1																					
○ Deeds	VII-1	1		1			1																		
○ Easements	VII-2	1	1	1	1		1										1	1	1					1	
○ Avigation Easement	VII-1	1		1			1														1				
○ ROW	VII-3	1	1	1	1		1										1	1	1					1	
○ Improvements Agreement/Guarantee*	VII-2	1	1	1			1																		
○ CDOT	VII-3	1	1																						
○ Industrial Pretreatment Sign-off	VII-4	1		1																					
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Elevation Drawing	IX-13	1	1																						
● Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Grading and Drainage Plan	IX-16	1	2											1							1				
○ Storm Drainage Plan and Profile	IX-30	1	2											1			1	1	1					1	
○ Water and Sewer Plan and Profile	IX-34	1	2	1			1								1	1	1	1	1					1	
○ Roadway Plan and Profile	IX-28	1	2											1											
○ Road Cross-Sections	IX-27	1	2																						
○ Detail Sheet	IX-12	1	2																						
○ Landscape Plan	IX-20	2	1	1					8																
○ Geotechnical Report	X-8	1										1													
○ Final Drainage Report	X-5,6	1	2											1											
○ Stormwater Management Plan	X-14	1	2											1							1				
○ Phase I and II Environmental Report	X-10,11	1	1																						
○ Traffic Impact Study	X-15	1	2																		1				

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.



DEVELOPMENT APPLICATION

Community Development Department
 250 North 5th Street, Grand Junction, CO 81501
 (303) 244-1430

Receipt _____

Date _____

Rec'd By _____

File No. PDR-95-180

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final	3.58 acres	Ridges - Kathon Ct.	PR	Bed & Breakfast Residence
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
<u>G.H. Lee Garrett</u>	<u>G.H. Garrett</u>	
Name	Name	Name
<u>2397 Mariposa Dr.</u>		
Address	Address	Address
<u>Grand Junction, CO 81503</u>		
City/State/Zip	City/State/Zip	City/State/Zip
<u>243-2572</u>		
Business Phone No.	Business Phone No.	Business Phone No.

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 will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

G.H. Garrett Signature of Person Completing Application 9-12-95
Date

G.H. Garrett Signature of Property Owner(s) - attach additional sheets if necessary 9-12-95
Date

GENERAL PROJECT REPORT

G. H. Garrett
General Contractor

Sept. 21, 1995

General Project Report

A. Project Description

1. Location. Located in the Ridges Subdivision, on the Redlands, immediately west of the city of Grand Junction. The tract is described as Lot 17, Block 13, Filing 5 of the Ridges Subdivision.

2. Acreage. 3.58 acres

3. Proposed use. Construction of a private home, single family residence with provisions for six bedrooms/baths to be used for a Bed and Breakfast. *There will be one detached 3-car garage.*

B. Public Benefit. A unique, notable, high quality Bed and Breakfast that will provide overnight lodging within the city. An estimated \$4500.00 annual sales tax revenue is anticipated within three years following construction.

C. Project Compliance, Compatibility and Impact.

1. Adopted plans and/or policies

a. Vacation of Right of way. A replat of lot 17 platted a street (Katherine Drive) for ingress, egress and a utility easement. The previous owner of the property, a developer, anticipated building six residential homes on the 3.58 acres. Under the project being proposed, the public right-of-way will be reverted to a private drive. Easements related to the right-of-way should also be vacated since they will be located on the interior of the property where the building site is planned.

b. Re-establishment of the entire 3.58 acre parcel as one lot rather than the six building sites platted and separately taxed.

2. Land Use in the Surrounding Area. Single family housing and District Open Space.

3. Site access and traffic patterns. Access is through the Ridges Subdivision via Hillview Drive. The Los Altos driveway begins at the end of Hillview Drive. The dead-end driveway leads up an elevation of 40-60 feet and will service the residence on top of the Los Altos plateau.

4. All utilities are available at the entrance from the site where Hillview Drive ends. It will be necessary to construct utilities up to the building site. Irrigation water will be available.

5. Special or Unusual Demands on Utilities. None known.
6. Effects on public facilities. Minimal.
7. Site Soils and Geology. Soils are alluvial in origin, being part of the bedrock of the ancient Colorado River Complex. The entire deposit is a cobble/gravel/sand mixture which is somewhat variable in actual constituent percentages. In general the soils are capable of supporting medium to heavy loads. The soils exhibit a profile of redbrown, poor top-soil, which is very gravelly and cobbly. This topsoil is generally quite thin. The alluvial soils covering the sandstones are less than 5 feet thick and near the edges of the plateau become non-existent.

The Geological setting is that of a gently dipping sandstone bed of the Upper Dakota Formation. These Dakota Sandstones are very much in presence. The onsite Geology consists of a veneer of coarse, cobbly gravels and sands which overlie the erosional surface of hard Dakota Sandstone. Underlying the sandstones are shales, carbonaceous shales and poor grade coals.

8. Impact of Project on Site Geology and Geological Hazards. Minimal impact. Construction will be a two level residence of approximately 5000 square feet.
9. Hours of Operation. Guest will be received from 3 p.m. until 8 p.m. Guests will depart prior to 11 a.m.

D. Development Schedule and Phasing. Construction Feb 96 thru Aug 96.

E. Future Expectations: Outdoor wedding receptions may be requested periodically. There is ample parking space on the property. The grounds would accommodate 200 guests.

2945-202-17-944
City of Grand Junction
250 N 5th St
Grand Junction, CO 81501

Dynamic Investments Inc.
391 1/2 Hillview Dr
Grand Junction, CO 81503

James M Wilson
Darlene J
PO Box 4393
Grand Junction, CO 81503

Donald W Anderson
J 1
393 1/2 Hillview Dr
Grand Junction, CO 81503

Douglas A Diekman
Patricia K
393 Hillview Dr
Grand Junction, CO 81503

Gary Wendall Hines
391 Hillview Dr.
Grand Junction, CO 81503

Brian J Cinquegrani
387 Hillview Dr
Grand Junction, CO 81503

Susan L Knutson
385 1/2 Hillview Dr
Grand Junction, Co 81503

John O Schaefer
Ninta J
385 Hillview Dr
Grand Junction, CO

Wayne R Ash
Linda L Ash
383 1/2 Hillview Dr
Grand Junction, CO 81503

Charles P Wanebo
Toni C Wanebo
381 1/2 Hillview Dr
Grand Junction, CO 81503

John R Paulson
Ruth A
381 Hillview Dr
Grand Junction, CO 81503

Mary Arceneaux
377 Hillview Dr
Grand Junction, CO 81503

Joseph Michael Buffa
375 Hillview Dr
Grand Junction, CO 81503

Professional Investment
Properties Inc
383 Hillview Dr
Grand Junction, CO 81503

Steven C Johnson
Sharon A Johnson
308 1/2 Hillview Dr
Grand Junction, CO 81503

Dieter W Kubisch
Tr of Dieter W Kubisch Rev Lv T
378 Hillview Dr
Grand Junction, CO 81503

Alan J Koos
Bobbie Gale
380 Hillview Dr
Grand Junction, CO 81503

Lawrence Vincent Hostetler
Alice M Hostetler
382 Hillview Dr
Grand Junction, CO 81503

James L Stevenson
Sandra L
382 1/2 Hillview Dr
Grand Junction, CO 81503

Richard I Oerman
Voni M
384 Hillview Dr
Grand Junction, CO 81503

Kenneth E Karp
Kathleen R
386 Hillview Dr
Grand Junction, CO 81503

Henry A Gonzales
Maria Isabel
388 Hillview Dr
Grand Junction, CO 81503

John A Korbe
Jimmie L
388 1/2 Hillview Dr
Grand Junction, CO 81503

Mesa County
250 N 5th St.
Grand Junction, CO 81501

Genie Inc
PO Box 3299
Grand Junction, CO 81502

Temple Rock Capital
Ed Cluff
475 17th Ste 1210
Denver, CO 80202

City of Grand Junction
250 N 5th St
Grand Junction, CO 81501

G H Garrett
2397 Mariposa Dr
Grand Junction, CO 81503

Lee Garrett
243-0572

(BED & BREAKFAST)

The Phase
Development

22x58 Garage,
Storage, Greenhouse
(Sept/Oct 96)

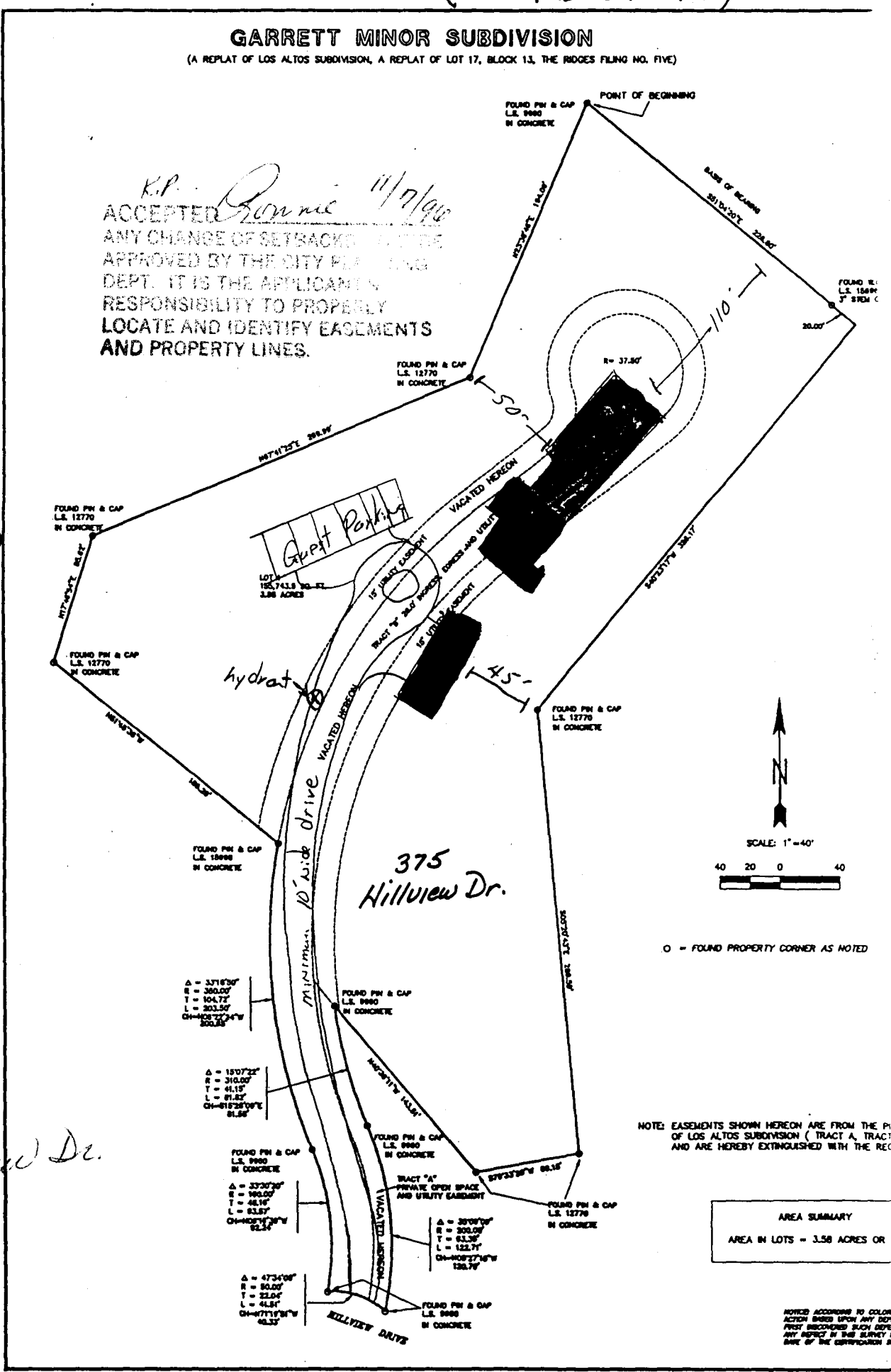
Phase II

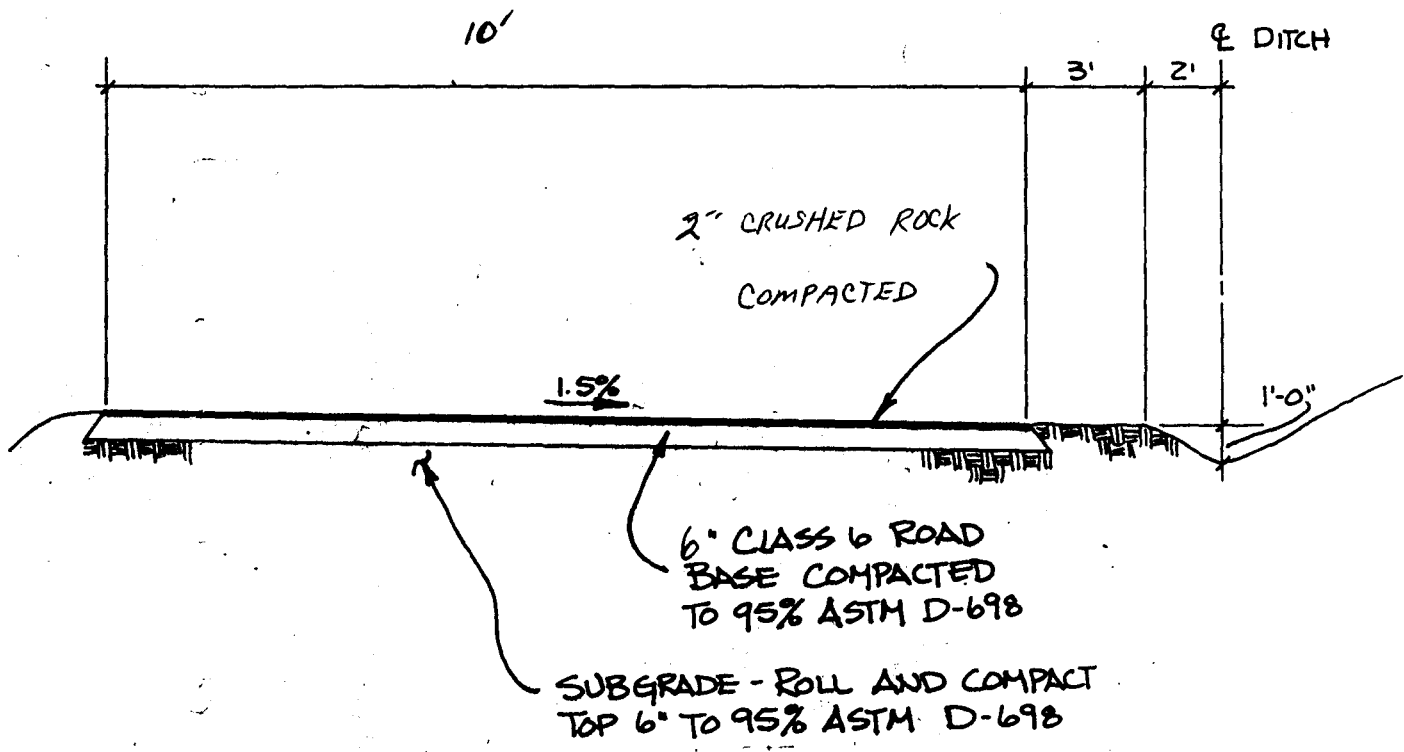
69x46
Main House
(Oct 96-MAR 97)

50x56
Addition to
Main House.

6" water line
have fire hydrant
drive will be 10'
wide pavement

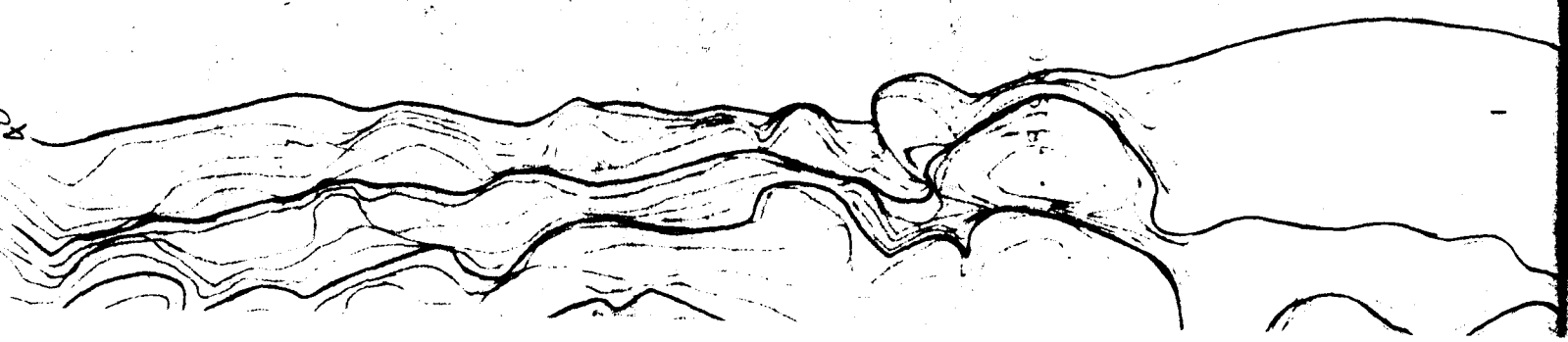
375 Hillview Dr.





SECTION A-A
SCALE 1" = 5'

O.K.
J. Kliska
11-7-96



► APPROVAL FOR BUILDING PERMIT ◀
 Ridges Architectural Control Committee (ACCO)

Job No. _____
 Builder or Homeowner
G.A. Lee Garrett
 Ridges Filing No. _____
 Block _____ Lot _____
 Pages Submitted 5
 Date Submitted 7-24-96

A - Approved
 NA - Not Approved

375 Hillview Dr

SITE PLAN

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) <u>75'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) <u>400'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) <u>50'</u> |
| | | <u>3.58 acres</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>4000'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) <u>asphalt</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping <u>lawn</u> |

NOTE: Driveway shall be constructed of asphalt or concrete and shall extend to street paving with a 12" minimum drainage pipe extended 2'-0" minimum each side of driveway.

NOTE: All drainage shall be directed away from the foundation and disposed of without flowing onto adjacent lots.

NOTE: Water meter and Irrigation riser must not be disturbed without permission of Ridges Metropolitan District.

EXTERIOR ELEVATIONS

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Height (25'-0" maximum) <u>32' approved by ACCO</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material <u>Asphalt</u> Color <u>Weathered Wood</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color <u>Tangerine Green</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material <u>concrete-fiber</u> Color <u>sand</u> |
| | | Material _____ Color _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Brick - Color _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Stone - Color _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Balcony <u>two bedrooms have</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Porches or patios <u>surround the home</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Other <u>detached 3 car garage. siding/roof match main house</u> |

NOTE: All exposed flashing and metal shall be painted so as to blend into adjacent material.

APPROVED SUBJECT TO:

NOTE: Sewer, radon, and water permits must be obtained prior to issuance of building permit.

NOTE: ACCO makes no judgement on foundation design.

By signature below, builder or owner guarantees that improvements will be constructed as shown on this form and on building plans that were submitted, including plot plan, landscaping, and drainage plan.

RIDGES Architectural Control Committee

By [Signature]
 By [Signature]

Builder/Realtor/Homeowner

By APPROVED Ridges Architectural
 Date Control Committee

[Signature]

PERMIT TO BUILD

MESA COUNTY PUBLIC WORKS DEPARTMENT
BUILDING INSPECTION DIVISION

355676

4-9-96
DATE

- MESA COUNTY _____
- COLLBRAN _____
- DEBEQUE _____
- FRUITA _____
- GRAND JCT.
- PALISADE _____

P/B G
PERMIT TYPE

PERMIT NUMBER

VALUE

OWNER: Lee Corbett MOBILE HOME TAX ID NO.:

PROJECT ADDRESS: 375 Hillview TAX PARCEL NO.:

SUBDIVISION: LOT NO. BLOCK NO. FILING NO.

CONTRACTOR	ADDRESS	PHONE NO.	LICENSE NO.

OCCUPANCY: NO. OF UNITS: NO. OF BEDROOMS:

DESCRIPTION OF WORK: extend water & sewer for future house

REQUIRED DOCUMENTS:

RADON SURVEY: SEWER: SEPTIC:

FIRE FLOW: FOOD HANDLING: PLANNING:

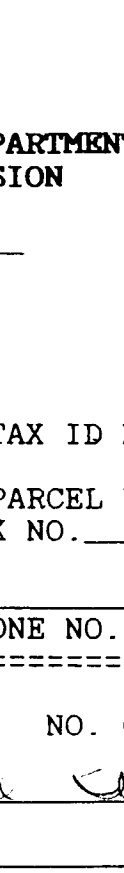
SPECIAL CONDITIONS:


ELECTRICAL CONTRACTOR	LICENSE NO.	VALUE
PLUMBING CONTRACTOR	LICENSE NO.	VALUE
MECHANICAL CONTRACTOR	LICENSE NO.	VALUE

EXEMPT MONTHLY ON COMPLETION
EXEMPTION NO.

I hereby acknowledge the USE TAX filing status noted above and agree to abide by the provisions and regulations of the County Sales and Use Tax Resolution MCM-81-199. I understand that I am responsible for maintaining adequate accounting records that are subject to audit for 3 years to substantiate my use tax return.

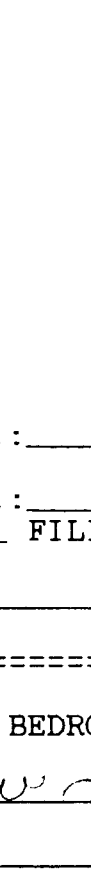
- USE TAX UPON PURCHASE OF ALL MATERIALS WHICH THE GRAND JUNCTION SALES TAX HAS NOT BEEN PAID: You may summarize by supplier on USE TAX FORM NO. 116 the amount of materials used. This shall be done upon completion of the job and paid directly on the FINANCE DIRECTOR'S OFFICE.
- PAYMENT OF TAX DIRECTLY OF SUPPLIER: I hereby certify that all materials used in the above construction will be purchased within the city limits and the Sales Tax paid directly to the supplier. All purchase records and invoices will be retained for three years. I certify that the statements made herein are true and correct to the best of my knowledge.

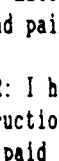
X 

X 

PERMIT FEE 25.00

I hereby acknowledge that the above information is correct to the best of my knowledge, and I agree to comply with all city or county ordinances regulating building construction.


Contractor/Owner Signature


Building Department Signature

HILLVIEW DRIVE (LOS ALTOS)
CAL-DE-SAC PAVEMENT PLAN

G. H. "LEE" GARRETT, PROPERTY OWNER OF 375 HILLVIEW
DR., WILL PREPARE THE ROAD SURFACE OF THE CUL-DE-SAC AT THE
END OF HILLVIEW DRIVE AS FOLLOWS:

*EXECUTE A DISPERSMENT PLAN

*HAVE EXCAVATED APPROXIMATELY 8" OF THE EXISTING
DIRT SURFACE.

*PLACE 4" OF COMPACTED ROAD BASE TO THE GRADED
ROAD BASE TO THE GRADED SURFACE.

THE AREA TO BE COVERED IS APPROXIMATELY 90'-100'
IN DIAMETER.

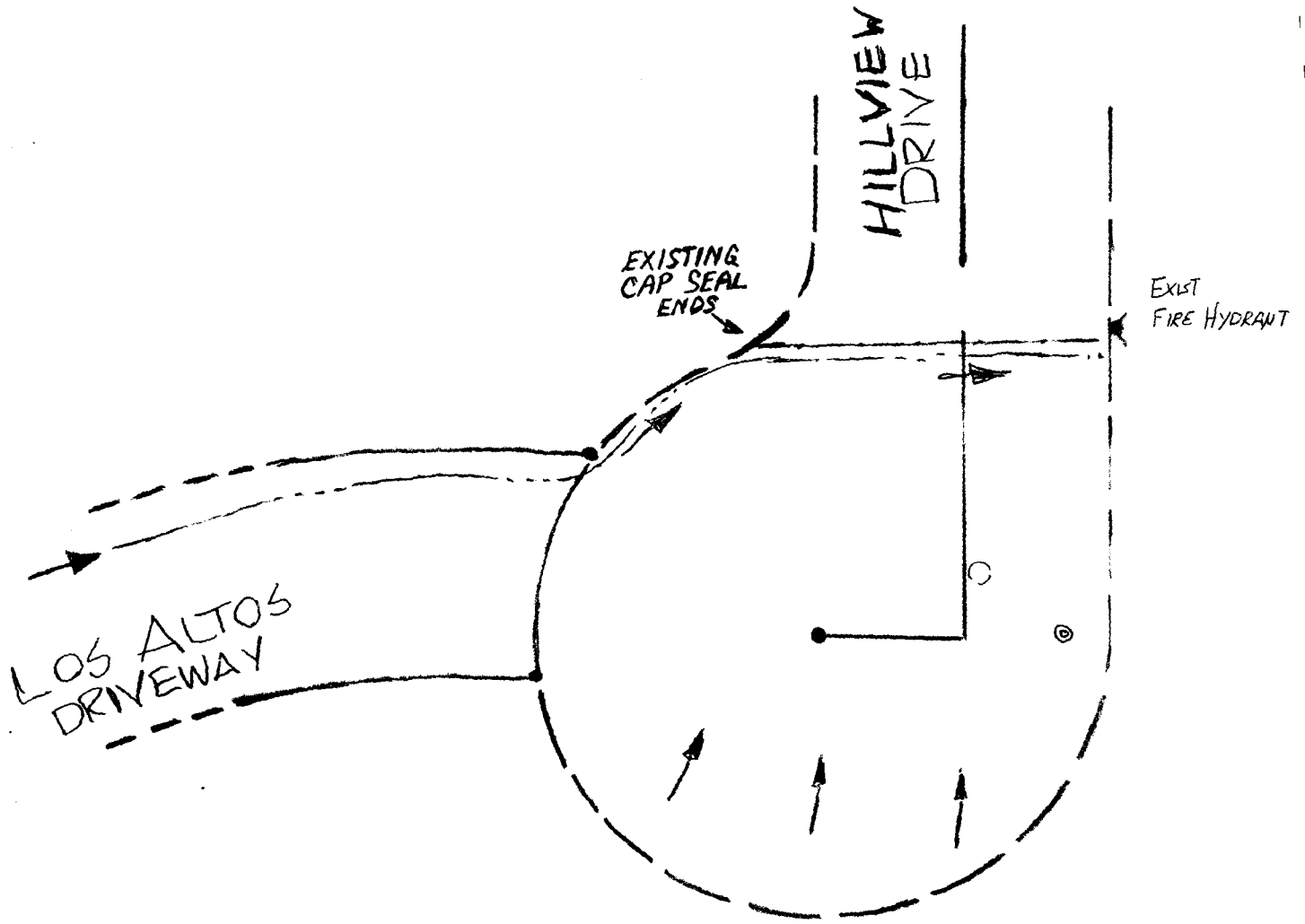
THE CITY OF GRAND JUNCTION WILL HAVE PLACED 4" OF
RECYCLED ASPHALT PROPERLY ROLLED AND COMPACTED.

ANY FURTHER IMPROVEMENTS TO THE PUBLIC ROAD-WAY WILL BE
THE RESPONSIBILITY OF THE CITY.



G. H. GARRETT
PROPERTY OWNER
375 HILLVIEW DR.

LOS ALTOS CUL-DE-SAC PAVEMENT PLAN



LEGEND

- DRAINAGE
- INDICATES DRAINAGE WAY
- EXIST'G SEWER
- ⊙ WATER VALVE

G.H. Garrett
Property Owner
375 Hillview Dr.

APPX. 90' DIAMETER

4" RECYCLE PAVEMENT



4" COMPACTED ROAD BASE



G.H. Garrett
Property Owner
375 Hillview Dr.

To: kristena,michaeld,davidt,billn
From: Kathy Portner
Subject: Ridges B & B
Date: 8/19/96 Time: 1:35PM

Lee Garrett will probably be requesting a Planning Clearance for his B & B this week while I'm gone. He's doing it in 3 phases--Phase I is the garage, Phase II is a portion of the B & B, and Phase III is the rest of the B & B. The following is required for him to get his Planning Clearance for Phase I:

1. A site plan for all phases, including the 6 parking spaces required for the rooms to rent. The site plan must be approved by us and Jody. He's already done his site plan review with the PD review.
2. The plan must also show the required 20' width of all weather surface for the driveway, with 10' width of it being paved. Have Jody approve that.
3. Plans, DIA and guarantee for placing required road base on the cul-de-sac. To be approved by Jody.
4. \$225 Parks and Open Space fee, unless he can show it was paid when he recorded the replat.
5. \$500 TCP.
6. A 6" water line and fire hydrant was also required. If it's not already in, he'll have to include at least the fire hydrant in the DIA.

I think that's it. Other info is in file PDR-95-180.

f design plans for Hillview Dr.

*grading
structural section
culvert for driveway*

Driveway -

*structural section
location of hydrant / water line*

~~*\$6" water meter \$25,000*~~

8-20-96

Kathy Portner
Office of Community Development
Grand Junction, CO. 81501

Dear Kathy,

We are herewith verifying our agreement and commitment to assume 50% financial responsibility for improvements to Hill View Court. Specifically, we agree to pay for, in the above mentioned proportion, the leveling, 4" road base and compaction only of the improvements. It is our intent that the improvements be completed after we complete construction of our residence at 373.5 Hill View so as to preserve the integrity of the improvements.

Sincerely,



David P. Koos



Elizabeth J. Koos

REVIEW COMMENTS

Page 1 of 3

FILE #PDR-95-180

TITLE HEADING: Planned Development Review -
Ridges Bed & Breakfast

LOCATION: Los Altos Subdivision, The Ridges, Hillview Drive

PETITIONER: G.H. "Lee" Garrett

PETITIONER'S ADDRESS/TELEPHONE: 2397 Mariposa Drive
Grand Junction, CO 81503
243-0572

STAFF REPRESENTATIVE: Kathy Portner

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., OCTOBER 26, 1995.

MESA COUNTY BUILDING DEPARTMENT

10/4/95

Bob Lee

244-1656

The Bed & Breakfast can not contain more than 5 guest bedrooms and be considered a single family residence. Buildings with more than 5 guest rooms are apartment house use per the building code and must meet all the code requirements for such use, including handicap accessibility. Future use (e) may require handicapped accessible public restrooms.

GRAND JUNCTION FIRE DEPARTMENT

10/10/95

Hank Masterson

244-1414

1. The private drive serving the Bed & Breakfast must be at least 20' wide, have an all-weather surface and be capable of supporting the loads imposed by a 20 ton vehicle.
2. A 6" water line and a fire hydrant must be provided for the Bed & Breakfast - location of hydrant must be a level area no more than 300' from the structure. As an alternative to the hydrant and a 6" line, a 13D residential fire sprinkler system fed by the domestic water line will be acceptable.

MESA COUNTY HEALTH DEPARTMENT

10/9/95

Caryn Romeo

248-6970

Mesa County Health Department has no comments regarding the Bed & Breakfast. Prior to providing food service for wedding receptions or other group gatherings, application must be made to the Mesa County Health Department for a Food Service Establishment License. To qualify for licensing the facility and operation must meet all the requirements of the "Rules and Regulations Governing the Sanitation of Food Service Establishments in the State of Colorado". A Plan Review with required fee must be submitted to this Department for evaluation and approval before any construction of a food service facility begins. A kitchen facility for this purpose would have to be totally separate from the Bed and Breakfast.

CITY DEVELOPMENT ENGINEER

10/16/95

Jody Kliska

244-1591

The Hillview Drive cul-de-sac needs to be completed so this development has access to an improved public street. If the applicant prepares the base material in the cul-de-sac to City standard specifications for materials, compaction and grade, then the City will place recycled asphalt.

REDLANDS WATER & POWER

10/13/95

Gregg Strong

243-2173

No impact to our facilities.

COMMUNITY DEVELOPMENT DEPARTMENT

10/17/95

Kathy Portner

244-1446

1. If approved the property would then have to be replatted into one lot. If any right-of-way or easements need to be vacated it will require hearings before the Planning Commission and City Council. The requests for vacations would have to be concurrent with the replat.
2. The applicant will be required to properly grade and provide base course for the cul-de-sac access to the private driveway and the City will pave the cul-de-sac with recycled asphalt.
3. The site plan must be revised to show the proposed parking spaces for the 6 rental rooms. If other functions are being requested, the site plan must also show parking layout to accommodate the other events.
4. Staff feels the bed and breakfast proposal will have minimal impacts on the neighborhood but is concerned with the proposal for other functions such as wedding receptions. Please specify the maximum number of events you are requesting.

CITY UTILITY ENGINEER

10/18/95

Trent Prall

244-1590

SEWER, WATER & IRRIGATION - CITY OF GRAND JUNCTION

Please contact Utility Billing (244-1580) for more information regarding plant investment fees for sewer, water and irrigation.

PARKS & RECREATION DEPARTMENT

10/16/95

Shawn Cooper

244-3869

Calculate commercial rates for open space fees, no appraisal is present to prepare amount of fee - 5% of appraised land value to Open Space Fees.

MESA COUNTY PLANNING

10/18/95

Matt Osborn

244-1724

I do not have concerns regarding the proposed bed & breakfast. However, if private receptions are proposed, restrictions should be established in order to protect the residential character of the area including; limiting the number of receptions per month, the hours of operation, number of guests, number of parking spaces, screening of the parking lot, etc.

revised 10/26/95

RIDGES ARCHITECTURAL CONTROL COMMITTEE
c/o Ted Munkres

10/18/95
243-0929

Okay for Special Use Permit ONLY - we want to review construction plans.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Property Agent
City Attorney

G.H. "Lee" Garrett
2397 Mariposa Dr.
Grand Junction, CO
81503

October 26, 1995

SUBJECT: Petitioner Response - Ridges Bed and Breakfast

TO: Kathy Portner

Responses Are As Follow:

MESA COUNTY BUILDING DEPARTMENT

Bob Lee

The Bed and Breakfast will have at least six guest rooms. It, therefore, will have to meet the codes for an apartment house. If approved, as a B & B, all construction codes will be met and provisions will be made to accommodate the handicapped.

GRAND JUNCTION FIRE DEPARTMENT

Hank Masterson

1. The private drive will be a minimum of 20' Wide, will have an all-weather surface and will support a 20 ton vehicle.
2. A 6" water line and a fire hydrant will be provided.

MESA COUNTY HEALTH DEPARTMENT

Caryn Romeo

A food service facility is not planned. In the event there will be group gatherings, the group will have to provide catered service separate from the B & B facility.

CITY DEVELOPMENT ENGINEER

Jody Kliska

The cul-de-sac will be completed as a final stage of the construction. It is appreciated that the city will place recycled asphalt.

COMMUNITY DEVELOPMENT DEPARTMENT

Kathy Portner

1. If approved, the property will be replatted into one lot. Appropriate requests for vacation of the "Katherine Point" street right of way will be made.
2. It is understood that the applicant will grade and provide base course for the cul-de-sac.
3. A revised site plan depicting proposed parking spaces for rental rooms is provided in Addendum A. If approved for wedding receptions, etc., on the premises, additional parking will be provided as shown in Addendum A.

CITY UTILITY ENGINEER

Trent Prall

Plant investment fees were computed by the Utility Billing Department as follows:

Sewer - \$1920
Water - 3250
Irrigation 260
\$5430

PARKS AND RECREATION DEPARTMENT

Shawn Cooper

Open Space fees will be paid as required. The method of computing the fee is pending.

RIDGES ACCO

Ted Munkries

Two copies of the construction plan, fee, plat, etc. will be provided.

PETITIONER COMMENTS

Lee Garrett

When this B & B is in operation it will receive many requests for Wedding Receptions, it is a natural. Please understand that receptions and other gatherings are not the prime intention of the B & B. These events, should they be allowed, are purely secondary. Operation of the B & B without group gatherings is quite acceptable. There will most likely be several requests for these types of events. I would like to accommodate them as a "hospitality". Many fond memories can easily be created.

In the event a concern for the amount of traffic is raised, I would like to point out that I have already received approval to construct five single residences on Los Altos. A normal household in Colorado seems to have 2 to 4 vehicles per house. That would create from 10 to 20 vehicles using Hillview Dr. daily. The B & B will usually have six guests, thus six vehicles, plus my family's three vehicles. The B & B will create less traffic than would be created by the previously planned five single family residences.

STAFF REVIEW

FILE: #PDR-95-180
DATE: November 1, 1995
STAFF: Kathy Portner
REQUEST: Plan Revision for a Bed and Breakfast
LOCATION: Hillview Drive in the Ridges
APPLICANT: G.H. Lee Garrett

EXISTING LAND USE: Six undeveloped residential lots

PROPOSED LAND USE: Bed and Breakfast on a single lot

SURROUNDING LAND USE:

NORTH: Undeveloped--Proposed Single Family
SOUTH: Undeveloped and Attached Unit Residential
EAST: Single Family Residential
WEST: Undeveloped--Proposed Single Family

EXISTING ZONING: PR-4 (Planned Residential, 4 units per acre)

PROPOSED ZONING: No change proposed

SURROUNDING ZONING:

NORTH: PR-4
SOUTH: PR-4
EAST: PR-4
WEST: PR-4

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area. The Amended Final Plan for the Ridges, as adopted by Planning Commission and City Council, does apply for this property. This proposal meets the general development standards of the plan in that it preserves the existing natural features and does not develop those areas that are unsuitable for development because of geologic constraints.

STAFF ANALYSIS:

The 3.576 acre site proposed for the Bed and Breakfast was originally platted as a "multi-family" lot as a part of Ridges, Filing #5 in 1979 or 1980. It was replatted in 1987 as Los Altos Subdivision, consisting of 6 single family lots, tract A, a private open space and utility easement and tract B (Katherine Drive) for ingress, egress and utility easement.

In 1995 Mr. Garrett submitted a proposal to replat the parcel into 5 single family lots accessed by a private drive not meeting City street standards. The petitioner cited the existing narrow ridge line for the road and the need for major modification to the natural features to accommodate a City standard street section. City Council approved a 28' wide street section, including 22' wide pavement, 4' sidewalk and curb and gutter.

The current proposal is to construct a large private residence with six bedrooms/baths to be used for a Bed and Breakfast. The applicant is also proposing that there would be occasional wedding receptions at the facility. Bed and Breakfast operations are allowed as a home occupation in any multi-family zone or in an existing residential structure in any business or commercial zone as a home occupation (section 5-1-9.E of the Zoning and Development Code). However, that provision of the Code allows for no more than 5 rooms to be rented in any principal structure and would not allow for the accessory use for wedding receptions. The original approval of the Ridges planned zone was for a mixed use development, including single family, multi-family and some business uses. Because the Ridges is a planned zones, any proposed change in use must be reviewed as a revision to the plan.

Through the planned development review, this proposal is not limited to the maximum of 5 rooms under the home occupation permit process. The 5 rooms as a home occupation is a use by right in the multi-family zones. Through the planned development review process that maximum number can be increased. Given the location of this site, the privacy created by the topography and the ample space for parking, staff agrees that allowance for 6 rooms to be available for the Bed and Breakfast operation is appropriate. The amount of traffic generated from the site for the proposed use is probably much less than that which would be generated from the existing 6 single family residential lots.

The issue of whether wedding receptions and similar functions should be allowed on the site is a more difficult one to decide. That activity has the potential of generating alot of traffic to and from the site. However, the site is large enough to accommodate guest parking on-site without creating parking problems on public streets. The topography of the site also offers privacy to and from the surrounding properties. If large group gatherings are approved as an accessory use to the Bed and Breakfast, staff thinks there should be a maximum number allowed.

In accordance with the review comments the petitioner has agreed to the following requirements:

1. The Bed and Breakfast structure will meet all requirements of the Building Code.

2. The private drive will be a minimum of 20' wide and will be an all-weather surface and support a 20 ton vehicle as per Fire Department requirements. A 6" water line and fire hydrant will be constructed.
3. The applicant will prepare the base material in the Hillview Drive cul-de-sac to City standard specifications for materials, compaction and grade. The City will then place recycled asphalt.
4. If approved, the property will be replatted into 1 lot in conjunction with a request to vacate dedicated ROW or easements no longer needed.
5. Applicant will pay Parks and Open Space fees. The Community Development Department Director has determined this use to fit the residential category for the purpose of calculating the fee. Therefore, the fee will be \$225 (as charged for a single family home).

STAFF RECOMMENDATION:

Staff recommends approval of the proposed Bed and Breakfast use, allowing up to 6 rooms to be rented, and of the proposal for wedding receptions and similar group gatherings with the following conditions:

1. In addition to the Fire Department requirement for 20' width all weather surface for the driveway, a minimum of 10' width of the driveway shall be paved.
2. Wedding receptions and similar group activities shall be limited to a maximum of 2 per calendar month.
3. A site plan be submitted for staff approval showing how parking can be accommodated on-site for the maximum number of guest to be allowed for the wedding reception use.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #PDR-95-180, I move we approve the request subject to the staff recommendation.



Subject Property

MAYNARD DR
KATHERINE DR

To: kristena,michaeld,davidt,billn
From: Kathy Portner
Subject: Ridges B & B
Date: 8/19/96 Time: 1:35PM

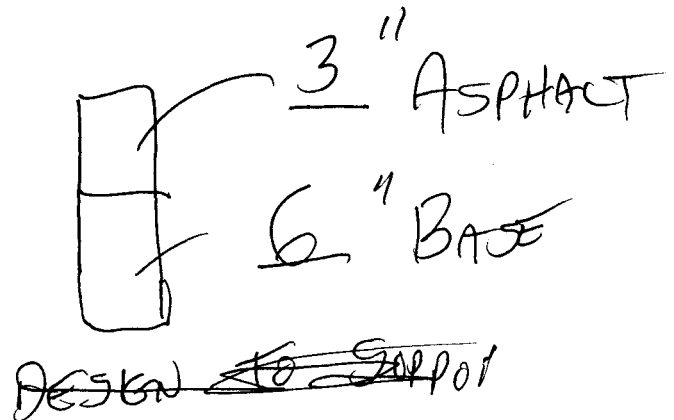
Lee Garrett will probably be requesting a Planning Clearance for his B & B this week while I'm gone. He's doing it in 3 phases--Phase I is the garage, Phase II is a portion of the B & B, and Phase III is the rest of the B & B. The following is required for him to get his Planning Clearance for Phase I:

1. A site plan for all phases, including the 6 parking spaces required for the rooms to rent. The site plan must be approved by us and Jody. He's already done his site plan review with the PD review.
2. The plan must also show the required 20' width of all weather surface for the driveway, with 10' width of it being paved. Have Jody approve that.
3. Plans, DIA and guarantee for placing required road base on the cul-de-sac. To be approved by Jody.
4. \$225 Parks and Open Space fee, unless he can show it was paid when he recorded the replat.
5. \$500 TCP.
6. A 6" water line and fire hydrant was also required. If it's not already in, he'll have to include at least the fire hydrant in the DIA.

I think that's it. Other info is in file PDR-95-180.

Planning Clearance issued for garage
\$500.00 TCP
\$225.00 P&O fee
Plans & DIA for cul-de-sac improvements

The next Planning Clearance (for the house) requires
the water line & hydrant (or a DIA for it) - approval by Trent & Hank
- Plans for the driveway to be approved by Jody





Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

November 24, 1995

Lee Garrett
2397 Mariposa Dr.
Grand Junction, CO 81503

RE: File #PDR-95-180

Dear Lee:

At their November 7, 1995 hearing, the Grand Junction Planning Commission approved your request for a bed and breakfast use on lots 1 through 6 of Los Altos Subdivision, A Replat of lot 17 in block 13 of the Ridges, Filing #5. The approval is subject to the following conditions:

1. The proposed use shall be limited to a maximum of 6 rooms being available to be rented for the bed and breakfast.
2. The structure must meet all requirements of the Building and Fire Codes.
3. The proposed private drive must be a minimum of 20' wide and be an all-weather surface which can support a 20 ton vehicle as per Fire Department requirements. A minimum of 10' width of the driveway shall be paved.
4. A 6" water line and fire hydrant will be constructed.
5. The applicant will prepare the base material in the Hillview Drive cul-de-sac to City standard specifications for materials, compaction and grade. The City will then place recycled asphalt.
6. The property must be replatted into 1 lot in conjunction with a request to vacate dedicated ROW or easements no longer needed.
7. Applicant will pay Parks and Open Space fees for a single family home.
8. Signage shall be limited to two square feet located on the property.
9. Wedding receptions and similar group activities will not be allowed.

Your next step would be to proceed with the replat and ROW and/or easement vacation. You will need to set up a pre-application conference with a Planner to go through that process.

I think the bed and breakfast proposal is a great use for your site. I look forward to it being completed.

Sincerely,



Katherine M. Portner
Planning Supervisor