To access the Agenda and Backup Materials electronically, go to www.gjcity.org

PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET

TUESDAY, JANUARY 11, 2022 @ 5:30 PM

Register for the meeting using the link below:

https://attendee.gotowebinar.com/register/8680143341448141584

After registering, you will receive a confirmation email containing information about joining the webinar.

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)

2. Consider a request by George and Sharon Pettit for vacation of a public irrigation easement on .427639 acres located at 791 Jordanna Road in a neighborhood zoned as Planned Development.

3. Consider a Request by Normal Brothers LLC to Extend for a one-year extension (January 11, 2023) for the Conditional Administrative Approval to Record the Plat for Eagle Estates, 10 Lots on 5.44 acres in an R-2 (Residential-2 du/ac) zone district.

Regular Agenda

1. **RESCHEDULED TO JANUARY 25, 2022.** Consider a request by the State of Colorado, acting by and through the Department of Personnel and Administration for the use and benefit of the Department of Human Services (the "Department of Human Services of CO") to 2.4 acres from R-4 (Residential 4 du/ac) to R-5 (Residential 5 du/ac), located at 639 Pioneer Road.

2. Consider a request by Grand Junction Land Company LLC (Owner of Part), Redlands Three Sixty LLC (Owner of Part), and La Plata Communities LLC (Applicant) for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Redlands 360 Development Proposed on a Total of 600 Acres South of the Redlands Parkway and Highway 340 Intersection Over a 25-Year Timeframe

3. Consider a request by the City of Grand Junction to Amend Title 21 of the Grand Junction Municipal Coe to modify residential density regulations for development projects occurring within the B-1 Neighborhood Business, C-1 Light Commercial, M-U Mixed Use, and BP Business Park Mixed Use zoning districts.

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
December 14, 2021, MINUTES
5:30 p.m.

The meeting of the Planning Commission was called to order at 5:43 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Dr. George Gatseos, Andrew Teske, Ken Scissors, Sandra Weckerly, Shanon Secrest, Keith Ehlers, Melanie Duyvejonk, and Kim Herek.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Scott Peterson (Senior Planner), Dave Thornton (Principal Planner), Jace (Senior Planner), Nicole Galehouse (Senior Planner), and Kalli Savvas (Planning Technician).

There were 11 members of the public in attendance. VIRTUAL NUMBER

CALL TO ORDER

1. Election of Vice Chair

Motion and Vote
Commissioner Weckerly nominated Commissioner Scissors as Vice Chair. Passes 7-0. Teske, Ehlers, Gatseos, Secrest, Scissors, Weckerly, and Duyvejonck.

CONSENT AGENDA

Commissioner Gatseos moved to adopt Consent Agenda Item #1. Commissioner Weckerly seconded the motion. The motion carried 7-0. Teske, Ehlers, Gatseos, Secrest, Scissors, Weckerly, and Duyvejonck.
Chair Teske abstained from Consent Agenda Item #2. Commissioner Gatseos moved to adopt Consent Agenda Item #2. Commissioner Weckerly seconded the motion. The motion carried 7-0. Ehlers, Gatseos, Secrest, Scissors, Weckerly, Duyvejonck, and Herek.

2. **Approval of Minutes**
Minutes of Previous Meeting(s) from November 9, 2021.

REGULAR AGENDA

1. **Redlands Mesa** **File # PLD-2021-809**
Consider a Request by The Peaks, LLC and Western Constructors, Inc. to Amend the Phasing Schedule of the Approved Redlands Mesa Outline Development Plan for Three Remaining Developable Parcels along West Ridges Boulevard.

Staff Presentation
Jace Hochwalt, Senior Planner

DRAFT

Questions for Staff
None

Applicant Presentation
The applicant Tracy States was present and available for questions.

Questions for Applicant
None

Public Hearing
The public hearing was opened at 5 PM. on Tuesday, December 7, 2021, via www.GJSpeaks.org.

The Public hearing was closed at 6:03 PM. on December 14, 2021.

Discussion
Commissioner Gatseos asked the applicant if they can accommodate the change in timeline.

Motion and Vote
Commissioner Weckerly excused herself.
Commissioner Gatseos made the following motion Vice Chair, on the request to extend the development phasing schedule of the previously approved Redlands Mesa Planned Development located along West Ridges Boulevard, City file number PLD-2021-809, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as provided within the staff report with the change to a two-year timeline. Ehlers seconded. Motion passed 7-0. Ehlers, Gatesos, Secrest, Herek, Scissiors, Wrecklerly, and Duyvenok.

2. 2858 Investors Rezone File # RZN-2021-674

Consider a request by Dustin Gehrett, Member, on behalf of 2858 Investors LLC, to rezone 3.42 acres from R-4 (Residential – 4 du/ac) to R-8 (Residential – 8 du/ac) located at 2858 C ½ Road.

Staff Presentation
Nicole Galehouse, Senior Planner

Questions for Staff
None.

Applicant Presentation
The applicant Tracy States was present and available for questions.

Questions for Applicant
Commissioner Ehlers asked the applicant about the drainage and the proposed trail area.
Commissioner Ehlers asked about connection to Florida street.
Commissioner Ehlers asked about septic and sewer lift station.

Public Hearing
The public hearing was opened at 5 PM. on Tuesday, December 7, 2021, via www.GJSpeaks.org.

DRAFT

Lisa Samuelson – asked about access to Florida Street, and about the development type as well. “I would like to know how these homes will be accessed. There is a huge disruption in family’s privacy as well with multifamily development behind these single-family homes.”

Applicant Tracy states stated there was not multifamily development on the plan as of right now.

The Public hearing was closed at 6:29 PM. on December 14, 2021.

Discussion
Commissioner Gatseos made statement in support of the plan, based on the comprehensive plan. Commissioner Secrest made comment in support of the plan, and having housing built. Commissioner Ehlers made comment in support of the plan, based on the comprehensive plan and is thankful for the individuals who have made public comment and join the city in this process.

Motion and Vote
Commissioner Weckerly made the following motion Vice Chair, on the request to rezone the property located at 2858 C ½ Road, City file number RZN-2021-674, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.” Commissioner Herek seconded it. Motion passed 7-0. Ehlers, Gatesos, Secrest, Herek, Scissiors, Wrecklerly, and Duyvenok.

3. Church on the Rock Annexation File # ANX-2021-578

Consider a request by Church on the Rock, Inc. to zone 4.79 acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-8 (Residential – 8 du/ac). Located at 566 Rio Hondo Rd.

Staff Presentation
Dave Thornton, Principal Planner

Questions for Staff
None

Applicant Presentation
The applicant Tracy States was present and available for questions.

Questions for Applicant

Public Hearing
The public hearing was opened at 5 PM. on Tuesday, December 7, 2021, via www.GJSpeaks.org.

The Public hearing was closed at 6:46 PM. on December 14, 2021.

Discussion

DRAFT

Motion and Vote

Commissioner Secrest made the following motion Vice Chair, on the Zone of Annexation request for the property located at 566 Rio Hondo Road, City file number ANX-2021-578, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report. Commissioner Ehlers seconded. Motion passed 7-0. Ehlers, Gatesos, Secrest, Herek, Scissiors, Wrecklerly, and Duyvenok.

4. Other Business

None.

5. Adjournment

Vice Chairman Scissors moved to adjourn the meeting. Commissioner Ehlers seconded. The meeting adjourned at 6:49 PM.

DRAFT

Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: January 11, 2022

Presented By: Felix Landry, Planning Supervisor

Department: Community Development

Submitted By:

Information

SUBJECT:

Consider a request by George and Sharon Pettit for vacation of a public irrigation easement on .427639 acres located at 791 Jordanna Road in a neighborhood zoned as Planned Development.

RECOMMENDATION:

Staff recommends approval of this request.

EXECUTIVE SUMMARY:

The applicant requests the city to vacate its interest in a public irrigation easement which runs along the entire northern boundary of the property. The 50 foot wide easement extends past the applicants northern property line for 15 feet onto the property. The applicant's request is to vacate the southern most 5 feet of the easement on their property with the purpose of adding on to northern side of their garage. The applicants request is only to vacate to southern most 5 feet of easement located on their property so that they can make an addition to their garage.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The plat for this neighborhood, Alpine Meadows II, established a 50 foot wide public irrigation easement in 1994 dedicated to Grand Valley Water Users Association (GVWUA) and the City of Grand Junction. The southern most 15 feet of the easement spans across the northern boundary of the applicant's property located at 791 Jordanna Road, in the Horizon Planning Zone, just south of H Road and west of 27 Road.

The Grand Valley Water Users Association (GVWUA) currently has an underground pipe running through the easement. They have stated (exhibit 2) that they do not need

the southernmost 5 feet of easement the applicant is requesting to vacate. The GVWUA has stated that practically they only need 40 feet of the 50-foot easement to maintain their existing irrigation line.

The City of Grand Junction does not maintain any infrastructure within the easement, and currently has no plan to install any, especially within the 5 feet requested for vacation.

ANALYSIS

In accordance with Section 21.02.100(c), a proposed easement must conform to the following criteria for approval:

1. The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies of the City;

1. No parcel shall be landlocked as a result of the vacation;

1. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;

1. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services);

1. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 GJMC; and

1. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

The requested vacation of 5 feet along the southern edge of this public irrigation easement located on the subject property does not fall out of conformance with the criteria stated in the ordinance. If these criteria are met, Section 21.02.100(d) directs the planning director and Plan Commission to make recommendation to City Council on

the vacation, and grants City Council the authority to approve, conditionally approve, or deny the application.

STAFF RECOMMENDATION AND FINDINGS OF FACT

Staff finds that the requested vacation of 5 feet from a 50-foot-wide public irrigation easement satisfies the criteria established in the ordinance and poses no hindrance to public services or the general welfare of the public. Therefore, staff recommends approval of the request.

SUGGESTED MOTION:

Plan Commission Chair, on the Vacation of 5 feet of a public irrigation easement, VAC-2021-758, I move that the Planning Commission forward a recommendation of approval with the findings of fact as listed in the staff report.

Attachments

None

Grand Junction Planning Commission

Regular Session

Item #3.

Meeting Date: January 11, 2022

Presented By: David Thornton, Principal Planner

Department: Community Development

Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

Consider a Request by Normal Brothers LLC to Extend for a one-year extension (January 11, 2023) for the Conditional Administrative Approval to Record the Plat for Eagle Estates, 10 Lots on 5.44 acres in an R-2 (Residential-2 du/ac) zone district.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Normal Brothers LLC, has requested a One-Year Extension to record the final plat of the Eagle Estates Subdivision, located at 2711 H Road and 2719 H Road. The applicant received administrative conditional approval from the City on January 11, 2019 for two years and a one-year extension to January 11, 2022. As such, the Applicant is proposing a one-year extension requiring the plat to be recorded by January 11, 2023. No other changes are being requested. If the applicant does not complete all steps in preparation for recording a final plat within the proposed one-year extension approval, the preliminary subdivision plan and final plat shall require another review and processing as per Section 21.02.070 and shall then meet all the required current code regulations at that time.

BACKGROUND OR DETAILED INFORMATION:

The Eagle Estates Subdivision consists of ten (10) lots on 5.44 acres located at 2711 H Road and 2719 H Road. The zoning of the property is R-2. The Final Plat received administrative conditional approval on January 11, 2019.

The Zoning and Development Code provides for a two-year approval for subdivision plats by the Director with an allowed one-year extension by the director to allow for a

total three-year period before a developer seeks an extension from Planning Commission. If the applicant does not complete all steps in preparation for recording a final plat within the proposed approval period, the preliminary subdivision plan and final plat shall require another review and processing as per Section 21.02.070 and shall then meet all the required current code regulations at that time. The applicant is seeking a longer time period to record the Eagle Estates Subdivision plat.

This one-year extension request was originally a three-year extension request and notification to the neighborhood was sent specifying the three-year request. After receiving some neighborhood discussion about the length of the request, the extension request changed to a one-year extension request. Under Section 21.020070 of the Zoning and Development Code, Planning Commission can approve the extension(s) for recording a plat beyond what the Code allows the Director to permit.

Normal Brothers LLC is requesting a one-year extension on the Eagle Estates project because of unforeseen delays. They state it took them 18 months to clear up the title work on the Gail Redin property located to the east of Eagle Estates before they could get a sewer easement from her. It took another 8 months to finalize the sewer easement. They spent 6 - 8 months getting approval from the Bureau of Reclamation (BOR) to construct the sewer line. The sewer line can only be constructed between January and March when the canal has no water running through it. It has now been determined that the agreement with the BOR needs to be modified clarifying that the owner of the “public sewer line” shall be the City not the applicant. It is expected that the BOR will require an agreement with the City for the sewer to be a public sewer line. As mentioned previously it takes some time to negotiate such agreements. None of this can be completed before the current 3-year development schedule expires on January 11, 2022 and therefore the applicant is seeking additional time (1 year) to complete the subdivision.

Request for a One-Year Extension to Record the Plat

The following is language from the Zoning Code that provides these allowances as found in Section 21.02.070 Administrative development permits.

21.02.070(s) **Final Plat**.
(iv) Form of Final Action. The form of final approval by the Director shall be the recording of the plat as provided in subsection (u) of this section. If the Director approves the final plat, then the applicant’s surveyor or engineer shall then make any changes necessary or required to comply with final approval conditions. The plat shall then be recorded within two years of action by the Director or as directed in the approved phasing plan/development schedule, subject to extensions granted in accordance with subsection (u)(4) of this section.

(u) **Recording of Subdivisions**. The Director shall record all final plats and related documents as follows:
(4) If the applicant does not complete all steps in preparation for recording a final plat

within two years of approval of the preliminary subdivision plan…. One extension of 12 months may be granted by the Director so long as the plan is consistent with the Comprehensive Plan and current zoning requirements. Additional extensions may be granted by the Planning Commission so long as the plan is consistent with the Comprehensive Plan and current zoning requirements.

The developer is seeking Planning Commission approval of a one-year extension to record the Eagle Estates Subdivision Plat until January 11, 2023.

NOTIFICATION REQUIREMENTS

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on December 7, 2021. Mailed notice of the public hearings before Planning Commission in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property, as well as neighborhood associations within 1000 feet, on December 30, 2021. The notice of this public hearing was published on January 4, 2022 in the Grand Junction Daily Sentinel.

ANALYSIS

In accordance with the Zoning and Development Code, a request to extend the time for recordation of an approved plat may be extended beyond the 3-years the Director can grant pursuant to Section 21.02.070. The Applicant's request is to seek additional time to execute needed easement(s) and/or agreement(s) before the plat can be recorded, thus the purpose for the extension request. The proposed timeframe provides for the plat to be recorded before January 11, 2023.

Section 21.02.070(s) of the Code provides that the form of final approval by the Director shall be the recording of the plat as provided in subsection (u) of section 21.02.070. Conditional approval was granted administratively by city staff for the Eagle Estates Subdivision on January 11, 2019. Section 21.02.070(u) of the Code provides the timeline for recording plats providing for a one-year extension beyond the initial 2-year approval given administratively. This includes recording the original plat with any required documentation. This one-year extension occurred for the Eagle Estates Subdivision to record the plat by January 11, 2022.

This subsection also permits the applicant to request and receive an extension of time beyond 3 years from the Planning Commission to complete the recordation of the plat. Staff finds the applicant has been working on completing all necessary work in a timely fashion but has been delayed due to working within timeframes where others have influenced the time it took thereby, they need more time to correct all deficiencies and documentation required before the plat can be recorded. As such, staff is supportive of the applicant's request to extend the time for one additional year to record the final plat by January 11, 2023.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request to extend one year until January 11, 2023, the recordation

of the Eagle Estates Subdivision plat, SUB-2017-605, located at 271 and 2719 H Road, the following findings of fact have been made:

1. The proposed one-year extension is in compliance with Section 21.02.070 of the Zoning and Development Code, consistent with the Comprehensive Plan, and current zoning requirements, and

2. The proposed extension is acceptable due to the unforeseen delays that have occurred over the past 3 years for the project.

Therefore, Staff recommends approval of the requested one-year extension.

SUGGESTED MOTION:

Chairman, on the request to extend for one-year until January 11, 2023, the approval to allow for recordation of the plat for the Eagle Estates Subdivision located at 2711 H Road and 2719 H Road, City file number SUB-2017-605, I move that the Planning Commission approve the request with the findings of fact as provided within the staff report.

Attachments

1. Formal Request for Eagle Estates Extension-revised
2. Eagle Estates Sub Plat
3. Site Plan
4. Site Maps and Photo
5. Decision Letter for Eagle Estates dated 1-11-19
6. One Year Extension Request dated 1-7-21
7. Public Correspondence as of 12-28-21

David Thornton

From: Robert Hurni <rhurni@acsol.net>
Sent: Thursday, December 30, 2021 10:23 AM
To: David Thornton
Subject: Eagle Estates

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

David,

Please accept this email as a formal request for a one year extension on the Eagle Estates Development. We are reducing the 3 year request to one year to address neighbor concerns.

Thank You

Robert Hurni

--
This email has been checked for viruses by Avast antivirus software.
https://www.avast.com/antivirus

David Thornton

From: Robert Hurni <rhurni@acsol.net>
Sent: Wednesday, December 1, 2021 8:43 AM
To: David Thornton
Subject: Eagle Estates

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

David,

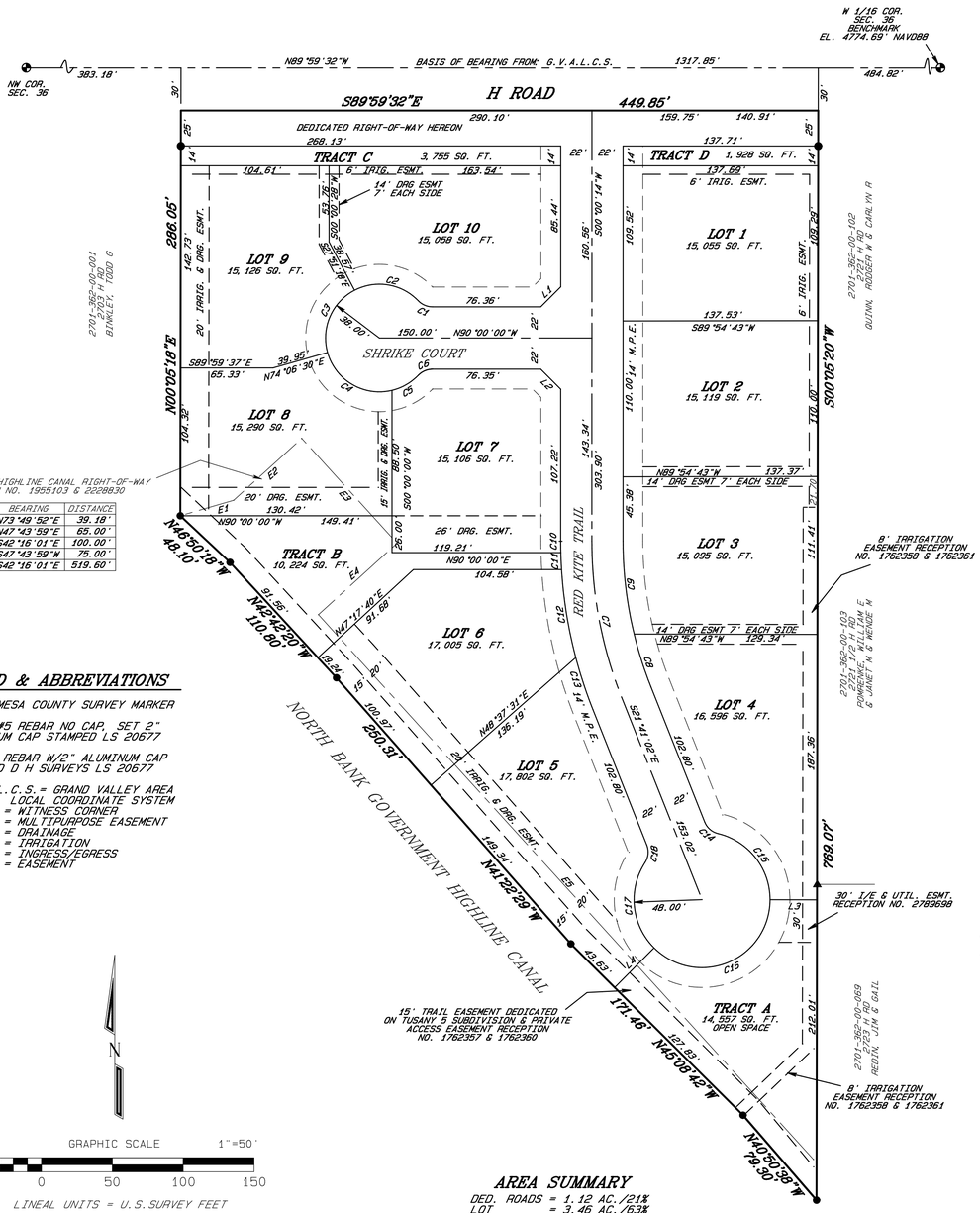
Normal Brothers LLC is requesting a 3 year extension on the Eagle Estates project because of unforeseen delays. It took 18 months to clear up the title work on the Gail Reden property before we could get a sewer easment from her. It took another 8 months to finalize the sewer easement. Then we spent 6 - 8 months getting approval from the Bureau of Rec to construct the sewer line. The sewer line can only be done from January to end of March.

Robert Hurni

--
This email has been checked for viruses by Avast antivirus software.
https://www.avast.com/antivirus

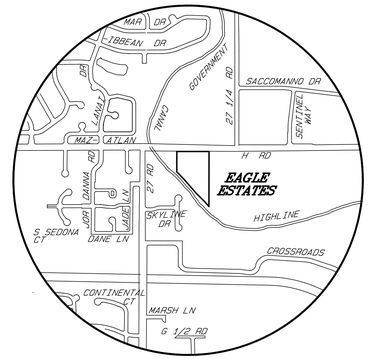
EAGLE ESTATES

A Replat of Lots 1 and 2, TUSCANY 5 SUBDIVISION, Reception No. 2493099
NW 1/4 NW 1/4, SEC. 36, T1N, R1W, U.M., City of Grand Junction, Mesa County, Colorado



E	BEARING	DISTANCE
E1	N73°49'52"E	39.18'
E2	N47°43'59"E	65.00'
E3	S42°16'01"E	100.00'
E4	S47°43'59"W	75.00'
E5	S42°16'01"E	519.60'

L/C	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
L1		19.97'			S45°00'07"W
C1	46°11'13"	11.29'	14.00'	10.98'	N66°54'24"W
C2	73°38'19"	48.84'	38.00'	45.55'	N80°37'57"W
C3	78°06'34"	51.80'	38.00'	47.88'	S23°29'37"W
C4	87°57'08"	58.33'	38.00'	52.77'	S59°32'14"E
C5	32°40'25"	21.67'	38.00'	21.38'	N60°08'59"E
C6	46°11'13"	11.29'	14.00'	10.98'	N66°54'23"E
L2		19.97'			S44°59'53"E
C7	21°41'16"	113.56'	300.00'	112.88'	S10°50'24"E
C8	8°02'04"	39.98'	278.00'	38.95'	N17°40'00"W
C9	13°39'13"	66.25'	278.00'	66.09'	N06°49'22"W
C10	1°26'33"	8.11'	322.00'	8.11'	S00°43'02"E
C11	2°08'21"	12.02'	322.00'	12.02'	S02°30'29"E
C12	11°12'19"	62.97'	322.00'	62.87'	S09°10'49"E
C13	6°54'03"	38.78'	322.00'	38.76'	S18°14'00"E
C14	54°44'37"	12.90'	13.50'	12.41'	N49°03'21"W
C15	76°30'57"	64.10'	48.00'	59.44'	S38°10'11"E
C16	134°46'00"	112.90'	48.00'	88.62'	S67°28'18"W
L3		33.14'			S89°54'42"E
L4		39.44'			S44°51'18"W
C17	78°12'17"	65.52'	48.00'	60.55'	N06°02'34"W
C18	54°44'37"	12.90'	13.50'	12.41'	S05°41'17"W



VICINITY MAP
N.T.S.

LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
- ▲ FOUND #5 REBAR NO CAP, SET 2" ALUMINUM CAP STAMPED LS 20677
- ● SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677

G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
W.C. = WITNESS CORNER
M.P.E. = MULTIPURPOSE EASEMENT
DRG. = DRAINAGE
IRRIG. = IRRIGATION
I/E = INGRESS/EGRESS
ESMT. = EASEMENT

GRAPHIC SCALE 1"=50'
0 50 100 150
LINEAL UNITS = U.S.SURVEY FEET

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

AREA SUMMARY

DED. ROADS	= 1.12 AC./21%
LOT	= 3.46 AC./63%
TRACTS	= 0.86 AC./16%
TOTAL	= 5.44 AC./100%

PLAT NOTE

The United States Department of the Interior, Bureau of Reclamation will allow construction and landscaping within their easement located in Lot B, as shown hereon and recorded under Reception No. 2930645.

TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Advanced Title Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Normal Brothers LLC, a Colorado limited liability company; that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.

Date: _____ By: _____

CITY APPROVAL

This plat of EAGLE ESTATES, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the ____ day of _____, 2021.

_____ City Manager

_____ City Mayor

CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at _____ o'clock__M., on this ____ day of _____ 2021 A.D., and was recorded at Reception No. _____, Drawer No. _____, and Fees _____.

_____ Clerk and Recorder

_____ Deputy

To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

Declaration of Covenants, Conditions and Restrictions of the Eagle Estates Homeowner's Association, Inc. recorded under Reception No. _____

Tracts, Irrigation & Drainage Easements conveyed to the Eagle Estates Homeowner's Association, Inc. under Reception Nos. _____

Sewer Easement to City recorded under Reception No. _____

Eagle Estates Site Plan recorded under Reception No. _____

Revocable Permit recorded under Reception No. _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, Normal Brothers LLC, a Colorado limited liability company is the owner of that real property situate in the NW 1/4 NW 1/4 of Section 36, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado; being more particularly described as follows:

Lots 1 and 2, TUSCANY 5 SUBDIVISION recorded under Reception No. 2493099

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots and Tracts as shown hereon, and designated the same as EAGLE ESTATES, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Multipurpose Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

Tracts A, C and D are dedicated as a Multipurpose Easement to the City of Grand Junction.

Tracts A, B, C and D, Irrigation & Drainage Easements are granted to the Homeowner's Association by separate instrument.

Owner further certifies that all lienholders, if any, are represented hereon.

_____ Jack L. Bogart, member Normal Brothers LLC

STATE OF COLORADO)
)ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this ____ day of _____ A.D., 2021 by Jack L. Bogart, member, Normal Brothers LLC

Witness my hand and official seal: _____ Notary Public

My commission expires: _____

SURVEYOR'S STATEMENT

I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. It is based upon my professional knowledge, information and belief according to applicable standards of practice. This is not a guarantee or warranty, either expressed or implied. Title research was supplied by Advanced Title Company, under Title Report No: H0503650-900-GTO-LP4.

FOR REVIEW

REVISED 05/24/18
REVISED 08/14/18
REVISED 12/21/18
REVISED 03/05/19
REVISED 05/04/21

EAGLE ESTATES

LOCATED IN THE
NW 1/4 NW 1/4, SEC. 36, T1N, R1W, U.M.

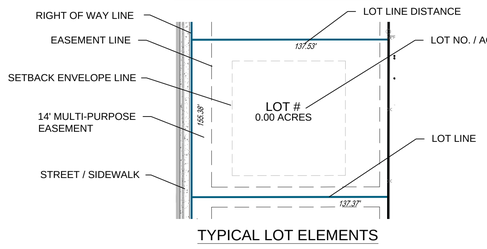
D H SURVEYS INC.
485 VALLEJO DR. – GRAND JUNCTION, CO.
(970) 623-0175

Designed By E.E.B.	Checked By M.W.D.	Job No.	1279-15-03
Drawn By TMODEL	Date OCTOBER, 2015	Sheet	1 OF 1

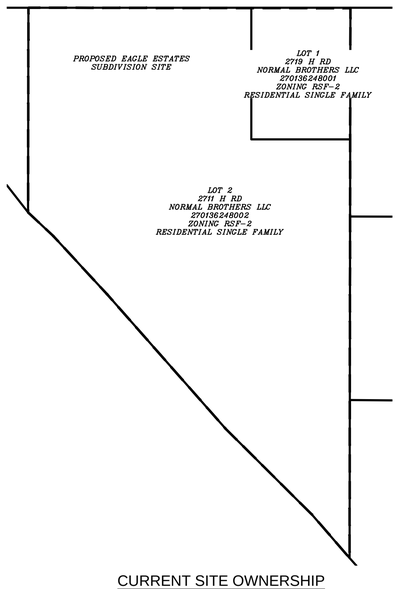
EAGLE ESTATES SUBDIVISION

UTILITY DIRECTORY		
UTILITY	**PROVIDER**	**PHONE NUMBER**
Sanitary Sewer	City of Grand Junction	970-256-4106
Storm Sewer	City of Grand Junction	970-244-1557
Domestic Water	Ute Water Conservancy District	970-242-7491
Streets	City of Grand Junction	970-244-1557
Electricity	Xcel Energy	970-244-2611
Natural Gas	Xcel Energy	1-800-895-4999
Telephone	Centurylink	970-244-4343
Fire	City of Grand Junction	970-244-1414
Cable Television	Optimum / Charter	970-263-2314
Irrigation Water	Grand Valley Water Users Association	970-243-2173

AREA SUMMARY		
Dedicated Roads	1.12 Ac.	21%
Lots (10)	3.46 Ac.	63%
Tracts	0.86 Ac.	16%
Total	5.44 Ac.	100%



TYPICAL LOT ELEMENTS



CURRENT SITE OWNERSHIP

LOT 8 DETAIL

Ⓐ PERMANENT STRUCTURES MAY BE LOCATED WITHIN SHADED AREA ONLY UPON USBoR & GVWUA APPROVAL (RN 2228830 BK 3797 PG 706)

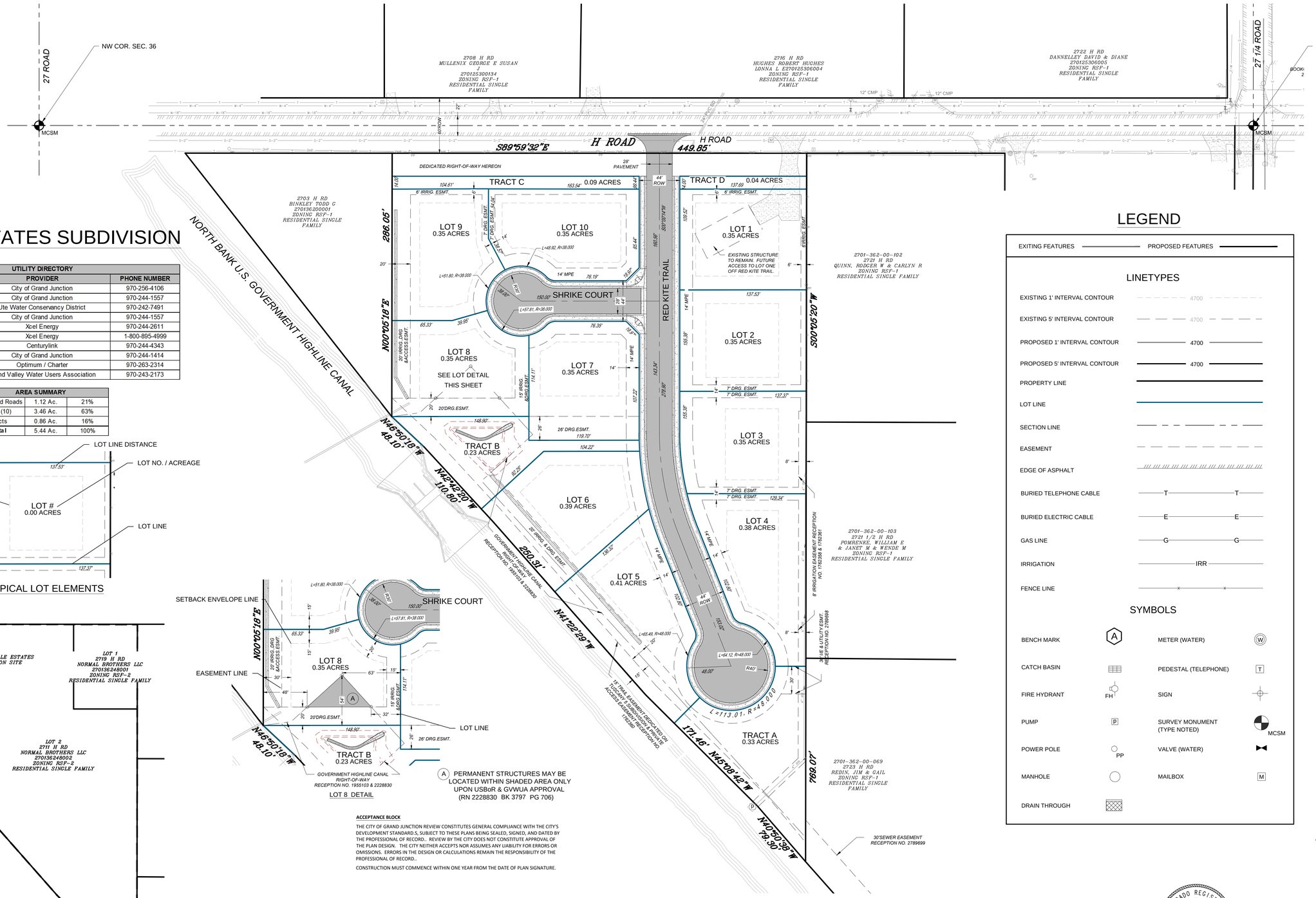
ACCEPTANCE BLOCK

THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARD.S, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD.. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD..

CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY DEVELOPMENT ENGINEER DATE

EAGLE ESTATES SUBDIVISION
A Re-plat of Lots 1 and 2 TUSCANY 5 SUBDIVISION, Reception No. 2493099
NW 1/4 NW 1/4, SEC. 36, T1N, R1W, U.M. City of Grand Junction, Mesa County, Colorado
BENCHMARK: W 1/16 COR. SEC. 36 N 55279.98 E 96044.86 EL. 4774.69' NAVD88



LEGEND

EXITING FEATURES — PROPOSED FEATURES

LINETYPES

- EXISTING 1' INTERVAL CONTOUR — 4700
- EXISTING 5' INTERVAL CONTOUR — 4700
- PROPOSED 1' INTERVAL CONTOUR — 4700
- PROPOSED 5' INTERVAL CONTOUR — 4700
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EDGE OF ASPHALT
- BURIED TELEPHONE CABLE — T — T
- BURIED ELECTRIC CABLE — E — E
- GAS LINE — G — G
- IRRIGATION — IRR
- FENCE LINE

SYMBOLS

- BENCH MARK
- CATCH BASIN
- FIRE HYDRANT
- PUMP
- POWER POLE
- MANHOLE
- DRAIN THROUGH
- METER (WATER)
- PEDESTAL (TELEPHONE)
- SIGN
- SURVEY MONUMENT (TYPE NOTED)
- VALVE (WATER)
- MAILBOX

COLORADO REGISTERED KEVIN S. MENDENHALL 31818 PROFESSIONAL ENGINEER

GRAPHIC SCALE IN FEET
1 INCH = 50 FEET
50 0 25 50 100

2/19/19

This Drawing Not Valid Unless Latest Revision Initials Are Handwritten						Original Drawing Preparation		
No.	Description	By	Date	Approved	Date		By	Date
1	Added Lot A detail	KPM	2/19/19			Drawn	GMR	11/17
0						Checked	KPM	11/17
0						Approved		
0						Client Approved		
0								

SUMMIT AE

2764 Compass Drive
Suite 230
Grand Junction, CO 81506
www.summitae.com
970-261-9952 p
877-565-6427 f

CLIENT
Normal Brothers LLC
Grand Junction, Colorado

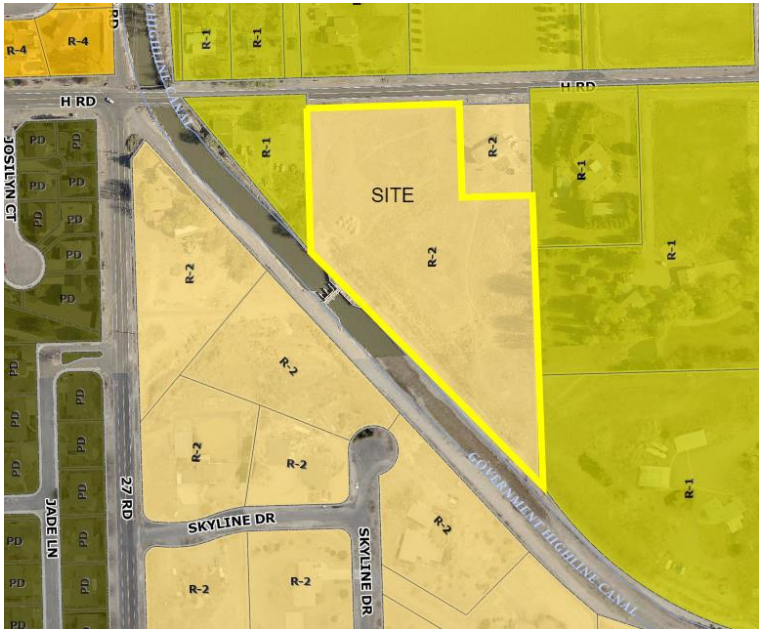
SHEET TITLE
SITE PLAN

PROJECT
150901 - Eagle Estates

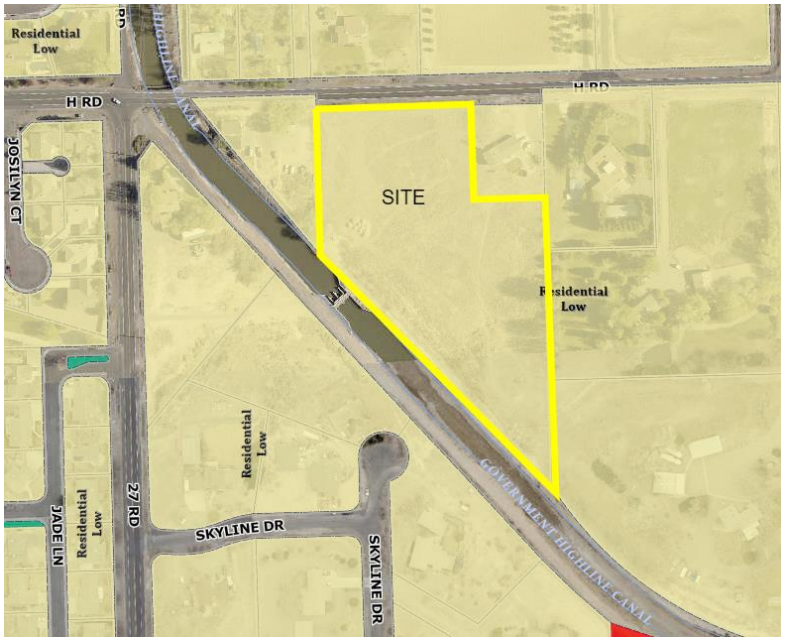
FILE
D:\EagleEstates\DWG\EagleEstatesSubdivisionSubmitta3Base.dwg

SHEET NO.
C3
Revision 1

D:\EagleEstates\DWG\EagleEstatesSubdivisionSubmitta3Base.dwg, 2/19/2019 2:54:17 PM



Zoning Map



Land Use Map



Air Photo



Site Photo

CITY OF Grand Junction COLORADO

COMMUNITY DEVELOPMENT

RECORD OF DECISION/FINDINGS OF FACT

DATE: January 11, 2019

FILE: SUB-2017-605 – Eagle Estates Subdivision

LOCATION: 2711 and 2719 H Road

PETITIONER: Normal Brothers, LLC, Owner (Robert Hurni)

PLANNER: David Thornton, Principal Planner

REQUEST: Approval of the Final Subdivision Plat

DECISION: **CONDITIONALLY APPROVED** - Administratively

In accordance with Section 21.02.070 (s) of the Zoning & Development Code, the Final Subdivision Plans for Eagle Estates Subdivision has been administratively approved.

The following items must be completed before preparing the mylar plat for recording:

- Provide and Execute a Warranty Deed granting Tracts A and B to the Homeowners Association.
- Submit a revised Site Plan - Provide a detail on the site plan showing the building envelope for Lot 8. This needs to show dimensions of the easements encroaching into the lot to make it clear where future structures can be located.
- Provide a letter from the building department stating they have received hard copies of 1) the geotechnical report, 2) the final grading plan, and 3) a tabulation of the minimum and maximum finished floor elevations by lot. This must be the final grading plan and tabulation after all revisions. Include the revision date for the grading plan on the letter: this date must match the revision date on the final plans to be approved by the City.
- Storm water Permit is required prior to any construction. The following items are needed prior to the issuance of a 5-2-1 storm water permit:
    - 1)A CSWMP in accordance with section 1500 of the Mesa County/ City of Grand Junction SWMM manual. www.521drainageauthority.org
    - 2)A completed 5-2-1 permit application with a $250.00 review fee and $250.00 permit/inspection fee payable by check to the 5-2-1.

  Prior to ANY disturbance, please contact Mark Barslund @ (970) 201-1362
  These documents can be turned into the GJ City Hall Planning Department, the 5-2-1 office at 333 West Avenue, Bldg. C, (Grand Junction City Shops) or mailed to: 5-2-1 Drainage Authority, P.O. Box 3389, Grand Junction, CO 81502.

- Need to update the plat to include all documents being recorded and noted in the City Use Table by name with a line for the reception number. The City Use Table needs to include the following:
  - Declaration of Covenants, Conditions and Restrictions
  - Warranty Deed granting Tracts A and B to HOA
  - Sewer Easement to City
  - Site Plan
  - Revocable Permit for Irrigation

When the above items have been completed and a 521 Storm Water Permit has been issued and all items have been accepted by the City the following items must be completed before the final plat may be recorded.

1. Submit an original mylar of the final plat with owner signatures, Title Commitment dated within 5 days of anticipated recording, and the Surveyor Verification Final Mylar Checklist. Please note that all property corner pins must be set in concrete and inspected by the City Surveyor before the plat may be recorded. The electronic version of the plat must be emailed to chrisd@gjcity.org

2. Prior to on-site infrastructure construction, submit original/signed Development Improvements Agreement (DIA), Exhibit A, Exhibit B, Exhibit D along with financial security (example: Plat Hold, Cash, Letter of Credit, Disbursement Agreement). Applicant may propose a "Plat Hold" for the financial security to begin infrastructure construction and record the subdivision plat at a later date.

3. Prior to on-site infrastructure construction, submit final signed/stamped construction plan set drawings for City signatures. Please include Landscaping and Fencing Plans. Please have Ute Water sign plans prior to City signatures. Once drawings are signed by all parties, submit one paper copy 24" x 36" for City Inspector's use and one PDF copy.

4. Per Public Works and Utility Director, prior to beginning construction on the sewer, geotechnical samples shall be taken at the depths of the sewer (+/- 22 to 25 feet below surface) to ensure proper construction methods for deep excavation.

5. City Park Fee: $1,025.00 ($225 per lot x 9 lots), payable at time of subdivision plat recording (check made payable to the City of Grand Junction).

6. School Impact Fee: $920 per dwelling unit payable at time of Planning Clearance issuance for each individual dwelling unit.

7. Plant Investment Fees (Water and Sewer Impact): Contact City Customer Service at (970) 244-1579 for applicable sewer fees payable at time of Planning Clearance issuance for each dwelling unit. Contact Ute Water Conservancy District for water tap fees payable at time of Planning Clearance issuance for each dwelling unit.

CITY OF Grand Junction COLORADO
COMMUNITY DEVELOPMENT

8. Transportation Capacity Payment (TCP): Current fee is $2,554 per single family dwelling unit (expected to increase) and collected at time of Planning Clearance for individual building permits.

9. City Inspection Fee will be $1100.00 ($110/lot x 10 lots), payable at time of subdivision plat recording (check made payable to the City of Grand Junction).

10. Fee in Lieu of Utility Undergrounding – 449.85' frontage x $25.65 /ft = $11,538.65

11. Please provide final copies of all documents to be recorded. With the Plat the following documents will be recorded, please pay recording fees. (Costs are for Plat $13 for 1st page and $10 for each page thereafter & for documents, $13 for 1st page and $5 for each page in that document). You have the following documents to record with the plat.

a)	Plat	$TBD
b)	CC&R's (20 pages)	$108
c)	Warranty Deed granting Tracts A and B to the HOA	$TBD
d)	Sewer Easement (4 pages)	$28
e)	A Site Plan	$13
f)	Revocable Permit for Irrigation line crossing Red Kite Trail ROW.	$TBD
g)	Recording fee for Exhibit D (Recording Memorandum) & Release	$ 26

Total Recording Fees = $TBD

For all recording fees, please make check payable to the "City of Grand Junction."

If you should have any further questions, please feel free to contact me at (970) 244-1450.

David Thornton, AICP
Principal Planner

Summit AE
2764 Compass Drive, #230
Grand Junction, CO 81506
(970) 261-9952
keithm@summitae.com

January 7, 2021

David Thornton, AICP
Principal Planner
Community Development Department
City of Grand Junction

Re: Formal One Year Extension Request for the Eagle Estates Subdivision

Dear David,

The Eagle Estates Subdivision (EES) project representative and the EES owner are formally requesting a one year extension of the conditional Grand Junction City approval for the EES. Page two of this request is an email from Robert Hurni initiating this request.

Please contact this office if you have questions.

Respectfully,

Keith P. Mendenhall

Summit AE
EES - Project Representative
Keith Mendenhall PE

Public Correspondence

Eagle Estates Subdivision 3–year Extension Request

PHONE MESSAGES/CALLS

Neighbor – George – doesn't like the weeds that are blowing into his yard from this property

Neighbor – Gail Redin – Is unhappy with the length of time this development has taken and the unfulfilled agreement to date between her and the developer. Does not support the 3-yr extension.

Neighbor – Jan Pomrenke – called to find out what was happening to the property.

EMAIL MESSAGES

Neighbor – Robert Hughes – see attached email correspondence

David Thornton

From: Robert Hughes <sirrobert65@gmail.com>
Sent: Thursday, December 16, 2021 1:38 PM
To: David Thornton
Subject: Re: Eagle Estates

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

Thank you for the plat. I assume track C is the landscape buffer. Will the landscaping be at road height to buffer the barracks effect of the roofs on the houses ?

It would be greatly appreciated if you could control the weeds and trash that blow on to our properties. Not only do we have to clean up their mess but the tumbleweeds plant new seeds of weeds when they blow through our properties.

On Thu, Dec 16, 2021 at 9:35 AM David Thornton <davidth@gjcity.org> wrote:

> Mr. Hughes,
>
> I will let the property owner know of the weed issues, etc.
>
> The sign went back up on this property due to the developer's request to extend the approval of the Eagle Estates plat for 3 more years to allow it to be recorded following construction of the subdivision infrastructure. Nothing has changed for the Eagle Estates Subdivision regarding the number of lots or configuration. The developer is working with the Bureau of Reclamation on obtaining an easement for the sewer line that will serve the development and that is taking more time than anticipated, along with some other delays. I have attached a copy of the site plan for the subdivision.
>
> Thanks,
>
> Dave
>
> David Thornton, AICP
> Principal Planner
>
> Community Development Department
> City of Grand Junction
>
> www.gjcity.org

Phone: 970-244-1450

ONE GRAND JUNCTION COMPREHENSIVE PLAN

From: Robert Hughes <sirrobert65@gmail.com>
Sent: Thursday, December 16, 2021 8:50 AM
To: David Thornton <davidth@gjcity.org>; Robert Hughes <sirrobert65@gmail.com>
Subject: Eagle Estates

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

Mr. Thornton:

Robert Hughes 2716 H road.

Received the orange card for notice of application for Eagle Estates at 2719 H road.

I was unable to access the subdivision documents that have been submitted for approval at the arcg.is/014XbL community development site.. Can you please email the documents to me?

As I am located directly across the street from the development, I have 2 initial concerns. The size of the landscaping buffer zone and blowing weeds and trash.

I am currently hauling 9 pickup loads of weeds and trash per year. We have politely asked the owners of the subdivision to resolve the matter with no results.



Thank you for your time and consideration.

Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: January 11, 2022

Presented By: Senta Costello, Planner

Department: Community Development

Submitted By: Senta Costello

Information

SUBJECT:

Consider a request by the State of Colorado, acting by and through the Department of Personnel and Administration for the use and benefit of the Department of Human Services (the "Department of Human Services of CO") to 2.4 acres from R-4 (Residential 4 du/ac) to R-5 (Residential 5 du/ac), located at 639 Pioneer Road.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, the State of Colorado, acting by and through the Department of Human Services of CO, is requesting a rezone of one parcel totaling 2.4 acres located at 639 Pioneer Road from R-4 (Residential 4 du/ac) to R-5 (Residential 5 du/ac). The requested R-5 (Residential 5 du/ac) is consistent with the Comprehensive Plan Land Use Map designation of Residential Low.

BACKGROUND OR DETAILED INFORMATION:

The property is a rectangular parcel totaling 2.4 acres located at the north end of Pioneer Road northeast of the 29 ½ Road and Patterson Road intersection. The property was annexed in 2008 with the Pinson-Hergistad two-part serial Annexation which was a total of 3.02 acres and zoned R-4 (Residential 4 du/ac).

The property was part of the Grover Acres, a simple subdivision to separate the eastern 2.4-acre lot from the house located on the property, in 2008.

The Applicant is requesting the rezone to facilitate the development of the property for a two building, with 6-residents each, group living facility. As the homes will be located

on one property in a campus-style design, they are considered to be a single facility under the Zoning and Development Code and classified as a Large Group Living Facility. Large Group Living Facilities are not allowed in the R-4 (Residential 4 du/ac) zone district but are allowed in the R-5 (Residential 5 du/ac) zone district.

The current R-4 (Residential 4 du/ac) and the proposed R-5 (Residential 5 du/ac) zone district implement the Comprehensive Plan Land Use Map designation of Residential Low.

The Applicant plans on submitting a Site Plan Review for the review of the site development piece the proposed Group Living Facility in the near future.

NOTIFICATION REQUIREMENTS

Neighborhood Meetings regarding the proposed rezone request was held on June 24, 2021 and July 22, 2021 in accordance with Section 21.02.080 (e) of the Zoning and Development Code.

Both meetings were well attended by approximately 30 neighbors. There were a few questions regarding the proposed residents, staffing, and emergency vehicle frequency. The primary questions and concerns were regarding the proposed street connection from Pioneer Road to North Acre Court, which was initially a requirement of the project. After additional discussion with neighbors, the Applicant, City Engineering staff and Community Development, the connection requirement has been removed.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on October 18, 2021. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property, as well as neighborhood associations within 1000 feet, on December 30, 2021. The notice of this public hearing was published on January 4, 2022, in the Grand Junction Daily Sentinel.

ANALYSIS

Pursuant to Section 21.02.140 of the Grand Junction Zoning and Development Code, the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following criteria:

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

The property was annexed under the previously adopted 2010 Comprehensive Plan and it's corresponding Future Land Use designation of Residential Medium which was implemented by the R-4, R-5 and R-8 zone districts. In 2020, a new Comprehensive Plan was adopted with new designations. This property is now designated under the new Plan as Residential Low; however, this designation is also implemented by the R-4 and R-5 zone districts. While there have been subsequent events that change for this

property, they did not invalidate the original premise. Therefore, staff finds that this criterion has not been met.

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

Properties in the area have historically and continue to residentially develop in densities that meet both the R-4 and R-5 zone district standards. There has not been a change in character or conditions in the area. Therefore, staff finds this criterion has not been met.

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

The subject property is within the urbanized are of the City of Grand Junction. Adequate public and community facilities and services are available and sufficient to serve uses associated with the R-5 zone district. The type and scope of land use allowed within the R-5 zone district is similar in character and extent to the existing land use of nearby properties which contain single family residential and civic uses in the immediate vicinity and retail and service uses within 1/2 to 1 mile to the south along the Patterson Road corridor.

The site is currently served by Ute Water, City of Grand Junction sanitary sewer, storm water facilities, Xcel Energy natural gas service and Grand Valley Power electrical service. There is a GVT bus route along Patterson Road. Based on these considerations, staff finds that this criterion has been met.

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

The surrounding neighborhood is largely zoned R-5, the corresponding County zones of RSF-4 and RSF 5, or PD (Planned Development) with densities that correspond to those of a R-5 development. The proposed R-5 (Residential 5 du/ac) fits in with the surrounding neighborhoods regarding densities; however, also demonstrates there is not an inadequate supply of suitably designated land within the community. Therefore, staff finds that this criterion has not been met.

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

The Department of Human Services of CO currently owns and operates the Grand Junction Regional Center, located at 2800 Riverside Parkway, which is a home for residents with intellectual and development disabilities. The Grand Junction Regional Center is looking at downsizing and/or ultimately no longer housing residents. The proposed homes would provide housing for 12 residents, allowing them to remain in Grand Junction near their families and care givers. Without new homes being

constructed locally, the residents would be moved to other cities with facilities that can provide the care needed. The community derives a benefit by keeping these fragile residents and their families near provide care and support. Based on these considerations, staff finds that this criterion has been met.
Changes are consistent with the vision, goals and policies of the Comprehensive Plan.

Implementing the Comprehensive Plan. The proposed rezone to R-5 (Residential – 5 du/ac) implement's the following Plan principles, goals and policies of the Comprehensive Plan:

Plan Principle 3: Responsible and Managed Growth
Goal: Support fiscally responsible growth…that promote a compact pattern of growth…and encourage the efficient use of land.
Goal: Encourage infill and redevelopment to leverage existing infrastructure.

Plan Principle 5: Strong Neighborhoods and Housing Choices
Goal: Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.

Intensification and Tiered Growth Plan (Chapter 3). Subject property is located within Tier 2 (Suburban Infil) – Description: Areas within the existing Urban Development Boundary and 201 that are urbanizing or proximate to areas that are urbanizing. This Tier also includes areas that were mostly developed in unincorporated Mesa County and infrequently improved with urban infrastructure such as curb, gutter, sidewalks, and parks. Annexation is appropriate for new development and redevelopment in Tier 2 areas, though annexation for existing subdivisions and/or neighborhoods is not generally desirable.

Policy: In Tier 2, the City should promote the annexation of those parcels which are surrounded by, or have direct adjacency to, the City limits of Grand Junction. Annexation and development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services. Tier 2 includes western portions of Redlands on the City's west side, as well as Pear Park and Orchard Mesa.

Relationship to Existing Zoning. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation; and as a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan. The R-5 (Residential 5 du/ac) zone district requested for the property is an implementing zone district of the Residential Low Future Land Use designation for this property.

RECOMMENDATION AND FINDINGS OF FACT
After reviewing The Department of Human Services of CO Rezone request, RZN-2021-733, for the property located at 639 Pioneer Road, the following findings of fact have been made:

1. The request conforms with the 2020 Comprehensive Plan and Section 21.02.140(a) of the Zoning and Development Code.

SUGGESTED MOTION:

Mr. Chairman, on the rezone for the property located at 639 Pioneer Road, City file number RZN-2021-733, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Attachments

1. Exhibit 1 - Application Packet
2. Exhibit 2 - Maps
3. Exhibit 3 - Public Comment from Neighborhood Meetings
4. Exhibit 4 - Previous Approvals-Ordinances
5. Exhibit 5 - Draft Zoning Ordinance

Development Application

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

Petition For: Annexation/Zone of Annexation

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

Existing Land Use Designation: Exempt

Existing Zoning: R-4

Proposed Land Use Designation: Residential

Proposed Zoning: R-5

Property Information

Site Location: 639 Pioneer Rd, Grand Junction, CO 81504

Site Acreage: 2.40 Acres

Site Tax No(s): Parcel Number: 2943-054-94-002

Site Zoning: R-4

Project Description: Project is for construction of a pair of new 4,000sf homes with (6) bedrooms each. This project is new construction on a previously undeveloped site.

Property Owner Information	Applicant Information	Representative Information
Name: Colorado - Dept of Personnel & Administration	Name: Chamberlin Architects	Name: Planning & Technical Services / Division of Facilites Management
Street Address: 1525 Sherman St.	Street Address: 437 Main Street	Street Address: 4112 South Knox Court
City/State/Zip: Denver, CO 80203	City/State/Zip: Grand Junction	City/State/Zip: Denver, CO 80236
Business Phone #: 303-866-6537	Business Phone #: 970-242-6804	Business Phone #: 303-866-7294
E-Mail: tobin.follenweider@state.co.us	E-Mail: etscherter@chamberlinarchitects.com	E-Mail: curtis.marwitz@state.co.us
Fax #: 303-866-5563	Fax #: 970-422-7422	Fax #: 303-866-7299
Contact Person: Tobin Follenweider	Contact Person: Eric Tscherter	Contact Person: Curtis Marwitz
Contact Phone #: 720-255-6705	Contact Phone #: 970-242-6804	Contact Phone #: 303-866-7294

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

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

Signature of Person Completing the Application: 

Date: 7/12/21

Signature of Legal Property Owner: _____

Date: _____

GENERAL PROJECT REPORT

Grand Junction Regional Center Homes
September 29, 2021

Senta Costello, Associate Planner
City of Grand Junction Planning Department
250 North 5th Street
Grand Junction, CO 81501

Dear Senta,

We are pleased to submit the attached information for your review and consideration for the above referenced project. Chamberlin Architects has been engaged by the Colorado Department of Human Services to help them with the design and construction of two homes for intellectual and developmentally
disabled adults.

Please accept the following as our General Project Report:

A. Project Description:

1. Location: 639 Pioneer Road, Grand Junction, CO 81504

2. Acreage: 2.40 Acres.

3. Proposed Use: Residential to house and rehabilitate individuals under the direct care of the State with intellectual/developmental disabilities. These homes will not accept people with violent or sexual inappropriate behavior per CDHS placement regulations.

4. Project Scope: Two new 6-bed houses. In addition to bedrooms, the homes will have a full bath, ¾ bath, ½ bath, Living Room, Kitchen, Dining room, Den, Meds Room, Staff Office, Laundry, and a Mechanical Room. A small storage shed will be located between the homes. Site improvements include landscaping (trees, shrubs, xero-scaping) as well as asphalt parking and concrete walks. Privacy fencing will be provided at the property lines between the new and existing homes.

5. Building Height: 25’

· A PROFESSIONAL CORPORATION ·
437 MAIN STREET
GRAND JUNCTION, COLORADO 81501-2511
TELEPHONE (970) 242-6804
FAX (970) 245-4303
WEBPAGE www.chamberlinarchitects.com

6. Building Area, gross

Home A:	3,905 gsf
Home B:	3,905 gsf
Shed:	215 gsf
Total	8,025 gsf

B. Public Benefit:

The Reginal Center Homes provide housing for developmentally disabled individuals in the community. These homes will be a place for these individuals to live as part of a neighborhood community environment (not an institutional environment). Residents in these homes will be provided proper care and support as they endeavor to re-enter society on their own terms.

C. Neighborhood Meeting: Two meetings were completed (6/23/2021 and 7/22/2021). The 7/22/21 meeting provided the required notification to residents within 1,000ft of the planned development as required for a group living facility. All notes, attendees and comments received at two meetings conducted will be provided to planning. No further meetings are required to our knowledge. The public can attend the planning commission and city council meetings for this project.

D. Project Compliance, Compatibility, and Impact:

1. Adopted Plans and/or policies

   Residential development on previously undeveloped site.

2. Land Use in the Surrounding Area:

   Residential single-family homes with R-4 and R-5 zoning within the City of Grand Junction. The immediately adjacent Mesa County zoning is RSF-4 and RMF-5 which are comparable zoning densities to the City of GJ R-4 and R-5.

3. Site Access and Traffic Patterns:

   Per City Planning direction, a connection is planned between Northacre Court and Pioneer Road. Two entry drives into the property off of this new connection will provide access to parking and the homes. The two drives are for safety and will allow the vans used for transporting the residents to avoid going in reverse on the property.

4. Availability of Utilities:

   Utilities are immediately available in the adjacent streets for all the primary utilities electric, gas, water, sanitary and storm.

5. Special Demands on Utilities:

The City development engineer has expressed concerns over the storm water conveyance that currently flows through the property in a large underground pipe. This drainage pipe allows flow from the new neighborhoods continuing to be developed to the northwest of this property. This project has limited impervious surface increase and at the proposed layout would have less impact that that allowed by its R-4 or requested R-5 zoning.

6. Effects on Public Facilities:

   The addition of these Reginal Center Homes to the neighborhood will be comparable to the addition of typical residential homes. The connection between Northacre Court and Pioneer Road will allow additional neighborhood circulation for police, fire vehicles and emergency vehicles as required by the development engineer. A traffic study has been requested by the City Of Grand Junction and is currently in process to evaluate traffic capacity on the streets connected by this proposed development. The residents do not drive so transportation of residents will be by staff using vans.

7. Parking: Per GJMC 21.06.050 the parking required for group living is 1 per 4 beds plus 1 per each 3 employees. Therefore:

   12 beds / 4 = 3
   12 employees / 3 = 4
   Total = 7 (20 provided)

8. Hours of Operation: Residents will be full time and semi-permanent in nature.

9. Number of Employees: Per CDHS, there are three staff members on each shift per home, with two shifts per day.

10. Signage Plans: No signing of the property except for required traffic signage and home numbering are anticipated.

11. Site Soils and Geology:
    See Attached Soils Report.

12. Impact of Project on Site Geology and Geological Hazards: none expected.

E. <u>Zoning and Development Code:</u>

We are requesting a rezone of the property from R-4 to R-5 to allow the two group homes to be on the same property allowing the 12 residents under the R-5 zoning. The R-4 zoning only allows a small group living facility with a maximum occupancy of 5 to 9 residents. The R-5 zoning allows a large group living facility with 10 to 16 residents which accommodates the planned 12 residents.

The surrounding neighborhood that is within the City of Grand Junction zoning is R-4 and R-5. The balance of the adjacent neighborhood is in Mesa County which has RSF-4 and RMF-5 zoning which are comparable zoning densities to the City of Grand Junction R-4 and R-5 zones.

The group living facility will be registered as required per code annually.

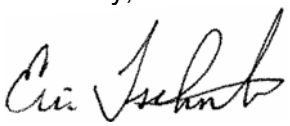
We therefore hold that the planned development and rezone requested is in conformity with the current neighborhood's use and zoning. Also it is of lesser impact to traffic than the maximum density allowed under the current R-4 zoning which is 4 units/acre x 2.4acres = 9 units.

F. Development Schedule and Phasing

Construction is planned to begin in the Winter/Spring of 2022 and is expected to take approximately 7 months. This is dependent upon receipt of the required planning approvals.

Let me know if you have any questions concerning the above information.

Sincerely,



Eric Tscherter, AIA, LEED AP

Cc: Curtis Marwitz, Architect II / Division of Facilities Management

Attachments:
Development Application GJRC Homes
Statement of Ownership w/Deed
Improvement Survey w/Legal Description

ALTA/NSPS LAND TITLE SURVEY

SITUATED IN THE NW¼ SE¼ SECTION 5
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN

COUNTY OF MESA, STATE OF COLORADO

TABLE A

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
– As shown

2. Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.
-To Be Determined

3. Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.
The Property described on this Survey does not lie within a Special Flood Hazard
Area ("SFHA") as defined by the Federal Emergency Management Agency; the Property
lies within Zone(s) X of the Flood Insurance Rate Map identified as Community Panel No 08077C Panel 0802 Suffix G, bearing an effective date of October 16, 2012.

4. Gross land area.
-2.40 Acres / 104,359 square feet

5. Vertical relief with the source of information (e.g. ground survey, aerial map), contour interval, datum, and originating benchmark identified.

8. Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).
- shown hereon

11. Location of utilities existing on or serving the surveyed property as determined by:
- shown hereon
-observed evidence collected pursuant to Section 5.E.iv.
-evidence from plans requested by the surveyor and obtained from utility companies, or provided by client (with reference as to the sources of information), and
-markings requested by the surveyor pursuant to an 811 utility locate or similar request

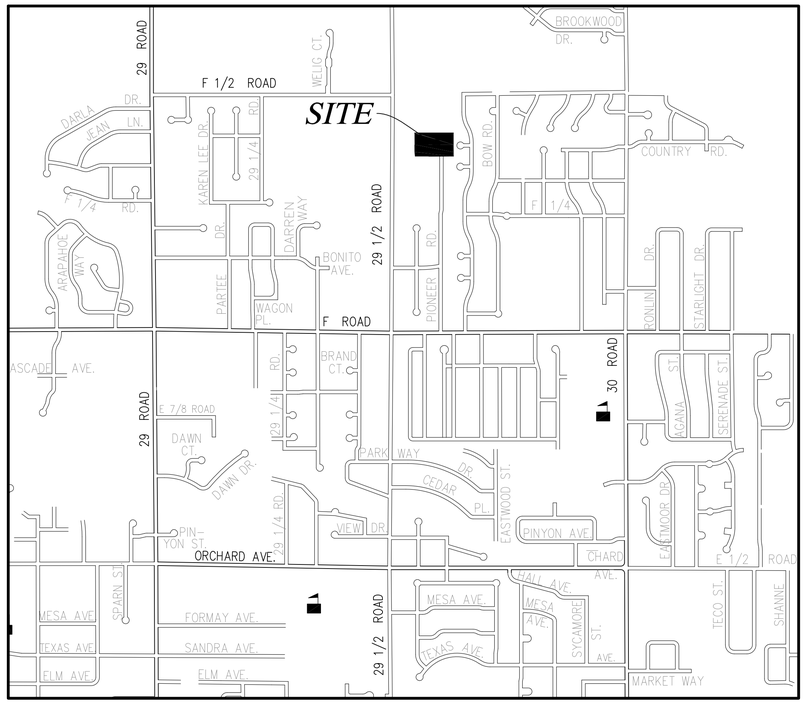
Representative examples of such utilities include, but are not limited to:
-Manholes, catch basins, valve vaults and other surface indications of subterranean uses;
-Wires and cables (including their function, if readily identifiable) crossing the surveyed property, and all poles on or within ten feet of the surveyed property. Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the dimensions of all encroaching utility pole crossmembers or overhangs; and
-Utility company installations on the surveyed property.
Note to the client, insurer, and lender – With regard to Table A, item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

13. Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al."

16. Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- none observed

17. Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- none observed

19. Include any plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items) (client to obtain necessary permissions).
- shown hereon



Legal Description of Surveyed Property:

LOT 2 OF GROVER ACRES, A REPLAT OF LOT 1 OF DAY SUBDIVISION,
COUNTY OF MESA,
STATE OF COLORADO.

To The State of Colorado for the Benefit of the Colorado Department of Human Services, and Land Title Guarantee Company,

This Is to certify that this map or plat and the survey on which it is based were made In accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, Jointly established and adopted by ALTA and NSPS, and Includes Items 1, 2, 3, 4, 5 8, 11, 13, 16, 17 and 19. of Table A thereof.

Field work completed: October 14, 2020.

Patrick W. Click
Colorado PLS 37904

COLORADO LICENSED
PATRICK W. CLICK
10-27-2020
37904
PROFESSIONAL LAND SURVEYOR

GENERAL NOTES

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 5 TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, THE BEARING USED S89°44'02"E IS BASED ON GPS OBSERVATIONS WHILE USING THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM.

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

3. THIS SURVEY MEETS ALL REQUIREMENTS OF A LAND SURVEY PLAT AS SET FORTH IN C.R.S. §§38–51–102(12) & 106 AND AN IMPROVEMENT SURVEY PLAT AS SET FORTH IN §38–51–102(9).

4. PROPERTY SURVEYED HEREON IS SUBJECT TO CITY ZONING AND DEVELOPMENT CODE REQUIREMENTS OF STREET CONNECTIVITY WITH PIONEER ROAD AND NORTHACRE COURT, WHICH WILL AFFECT BUILDING ENVELOPE(S) AND OF FURTHER SUBDIVISION.

LAND TITLE GUARANTEE COMPANY
ORDER NUMBER: GJR65044656
DATE: OCTOBER 15, 2020

SCHEDULE B, PART II

Exceptions

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- none shown hereon

2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- none shown hereon

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- none shown hereon

4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- not a survey matter

5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
- not a survey matter

6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- not a survey matter

7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
- not a survey matter

8. THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO INTERSECT SAID PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 14, 1891 IN BOOK 11 AT PAGE 90 UNDER RECEPTION NO. 11493.
- not a survey matter

9. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT, GRANTED TO THE GRAND VALLEY DRAINAGE DISTRICT , RECORDED MARCH 12, 1918 IN BOOK 220 AT PAGE 256 UNDER RECEPTION NO. 143262.
EASEMENT ABANDONMENT AGREEMENT PERTAINING TO SAID EASEMENT WAS RECORDED OCTOBER 18, 2007 IN BOOK 4537 AT PAGE 799 UNDER RECEPTION NO. 2408169.
- not shown hereon

10. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF RIGHT OF WAY EASEMENT, GRANTED TO GRAND VALLEY RURAL POWER LINES, INC., A COLORADO CORPORATION, RECORDED NOVEMBER 15, 1937 IN BOOK 369 AT PAGE 140 UNDER RECEPTION NO. 329557.
- not shown hereon

11. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BARSLUND SUBDIVISION RECORDED JANUARY 23, 1979 AT RECEPTION NO. 1182074.
- shown hereon

12. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS AND LIMITATIONS OF POWER OF ATTORNEY DESIGNATING T.M. FORD, MESA COUNTY ADMINISTATOR, OR HIS SUCCESSOR IN INTEREST, AS ATTORNEY IN FACT, RECORDED JANUARY 23, 1979 IN BOOK 1184 AT PAGE 97 UNDER RECEPTION NO. 1182076.
- not a survey matter

13. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT AND AGREEMENT, WITH THE GRAND JUNCTION DRAINAGE DISTRICT, RECORDED OCTOBER 07, 1987 IN BOOK 1665 AT PAGE 314 UNDER RECEPTION NO. 1468394; AND EASEMENT ABANDONMENT AGREEMENT RECORDED OCTOBER 2, 2007 IN BOOK 4526 AT PAGE 746 UNDER RECEPTION NO. 2405126.
NOTE: AFFIDAVIT OF CORRECTION PERTAINING TO SAID EASEMENT ABANDONMENT AGREEMENT WAS RECORDED OCTOBER 18, 2007 IN BOOK 4537 AT PAGE 801 UNDER RECEPTION NO. 2408170.
- not shown hereon

14. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AND AGREEMENT RECORDED FEBRUARY 26, 1993 IN BOOK 1958 AT PAGE 182 UNDER RECEPTION NO. 1630597; AND EASEMENT ABANDONMENT AGREEMENT RECORDED OCTOBER 2, 2007 IN BOOK 4526 AT PAGE 746 UNDER RECEPTION NO. 2405126.
- not shown hereon

15. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NON–EXCLUSIVE IRRIGATION EASEMENT AGREEMENT RECORDED MARCH 13, 1995 IN BOOK 2132 AT PAGE 800 UNDER RECEPTION NO. 1711431.
- shown hereon

16. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF DAY SUBDIVISION, RECORDED FEBRUARY 12, 2007 AT RECEPTION NO. 2363798.
- shown hereon

17. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF GROVER ACRES RECORDED JUNE 16, 2008 UNDER RECEPTION NO. 2444541.
- shown hereon

SHEET 1 OF 2

ALTA / NSPS LAND TITLE SURVEY

SITUATED IN THE NW¼ SE¼ SECTION 5
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN

COUNTY OF MESA, STATE OF COLORADO

JOB #: 2020136 FIELD WORK: SL
DATE: 10/27/20 DRAWING NAME: 639 PIONEER RD. DRAWN BY: OM

POLARIS SURVEYING
PATRICK W. CLICK P.L.S.
3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE/FAX (970)434–7038

ALTA/NSPS LAND TITLE SURVEY

SITUATED IN THE NW¼ SE¼ SECTION 5
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

FOUND
CENTER QUARTER CORNER
SECTION 5, T1S, R1E, UTE
2.5" BRASS CAP, ILLEGIBLE
0.4' BELOW GRADE IN BOX

NORTH LINE NW 1/4, SE 1/4, S5 T1S, R1E — S89° 44' 02"E 1322.48' — BASIS OF BEARING

FOUND
EAST 1/16 CORNER
SECTION 5, T1S, R1E, UTE
3.25" ALUMINUM CAP, MCSM 1654
0.3' BELOW GRADE IN BOX

29 1/2 ROAD
60' ROW
RECEPTION No. 791165

WEST LINE NW 1/4, SE 1/4, S5 T1S, R1E — N0° 11' 54"W 1319.57'

407.9

30.00'

215.02'
S89° 44' 13"E

LOT 1
GROVER ACRES
RECEPTION No.2477712

125.45'
S0° 11' 54"E

S0° 12' 13"E 78.79'

LOT 2
DAY SUBDIVISION
RECEPTION No. 2363798

S5° 42' 28"E 47.46'

PROJECT BENCHMARK
EL:4703.43 [NAVD88]
TOP No. 5 REBAR WITH
2" ALUMINUM CAP PLS 37904

EL:4703.62'

19' DRAINAGE & IRRIGATION EASEMENT
RECEPTION No.1099786

LOT 4
KENLAND SUBDIVISION
RECEPTION No. 1099786

LOT 1
BARSLUND SUBDIVISION
RECEPTION No.1182047

N89° 44' 13"W 416.09'

15' UTILITY EASEMENT RECEPTION No. 2444541

EL:4705.61' EL:4705.77' EL:4704.80' EL:4702.41'
EL:4704.79' EL:4704.77' EL:4703.13' EL:4703.24'
EL:4703.48' EL:4704.16' EL:4697.53' EL:4704.72'
EL:4700.77' EL:4703.62' EL:4703.55'

TOP OF SLOPE

GRAND JUNCTION DRAINAGE DISTRICT EASEMENT
RECEPTION No. 1163557 & 2408156

SEE CITY OF GRAND JUNCTION REQUIREMENTS FOR ROAD CONNECTIONS OF PIONEER ROAD AND NORTHACRE COURT SEE NOTE 4 PAGE 1

15' IRRIGATION EASEMENT
RECEPTION No. 1711431

SDMH
RIM: 4700.60
INV NE(36"RCP): 4690.06
INV SW(36"RCP): 4690.06

END UNDERGROUND POWER/TELEPHONE GAS

SSMH
RIM: 4701.38
INV IN N(8"PVC): 4694.05
INV OUT S(8"PVC): 4693.86

UTILITY MARKER
END UNDERGROUND POWER/TELEPHONE GAS

S89° 50' 18"E 411.48'

10' UTILITY & IRRIGATION EASEMENT
RECEPTION No.1718834

10' UTILITY & IRRIGATION EASEMENT
RECEPTION No.1718834

5' IRRIGATION EASEMENT RECEPTION No. 1718834

20' DRAINAGE ROW & UTILITY EASEMENT RECEPTION No. 1718834

LOT 9 BLOCK 1
OX-BOW NORTH SUBDIVISION
RECEPTION No.1718834

LOT 9 BLOCK 2
OX-BOW NORTH SUBDIVISION
RECEPTION No.1718834

FL:4700.92
FL:4701.12
FL:4700.76
FL:4700.68
FL:4700.58

PIONEER ROAD
44' ROW
RECEPTION No. 1718834

8" PVC @ 0.4% SLOPE

14' EASEMENT RECEPTION No. 1718834

14' EASEMENT RECEPTION No. 1718834

TEMPORARY CUL-DE-SAC
RECEPTION No.1718834

LOT 26
OX-BOW SUBDIVISION FILING FOUR
RECEPTION No.1157972

LOT 32
OX-BOW SUBDIVISION FILING FOUR
RECEPTION No.1157972

SDMH
RIM: 4702.39
INV N(36"RCP): 4694.45
INV SW(36"RCP): 4694.45

SDMH GRATED
GRATE: 4698.28
INV NE(36"RCP): 4692.72
INV SW(36"RCP): 4692.72

LOT 30
OX-BOW SUBDIVISION FILING FOUR
RECEPTION No.1157972

250.72'
N0° 11' 17"W

20' UTILITY, IRRIGATION AND DRAINAGE EASEMENT
RECEPTION No.1157972

6" NATURAL GAS EASEMENT
RECEPTION No. 1157972

FL:4705.28
FL:4705.35
FL:4705.38
FL:4705.29
FL:4704.98

NORTHACRE COURT
ROW VARIES
RECEPTION No. 1157972

SSMH
RIM: 4705.94
UNABLE TO OPEN MH AT TIME OF SURVEY (TRAILER PARKED OVER MH)

6" NATURAL GAS EASEMENT
RECEPTION No. 1157972

LOT 29
OX-BOW SUBDIVISION FILING FOUR
RECEPTION No.1157972

N

GRAPHIC SCALE:
1"=30'
30' 0 30' 60'
LINEAR UNITS ARE U.S. SURVEY FEET

UTILITY PROVIDERS INFORMATION

UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF GRAND JUNCTION	970-244-1554
IRRIGATION	PALISADE IRRIGATION DISTRICT	970-464-4700
DOMESTIC WATER	UTE WATER CONSERVANCY DISTRICT	970-242-7491
ELECTRICITY	GRAND VALLEY POWER	970-242-0040
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	CENTURY LINK	800-603-6000
CABLE TELEVISION	CHARTER COMMUNICATIONS	970-245-8750

FOUND
SOUTHEAST 1/16 CORNER
SECTION 5, T1S, R1E, UTE
3.25" ALUMINUM CAP, BLM ILLEGIBLE
0.4' ABOVE GRADE

SOUTH LINE NW 1/4, SE 1/4, S5 T1S, R1E — S89° 51' 42"E 1321.90'

LEGEND:

- FOUND SURVEY MARKER AS DESCRIBED
- FOUND No. 5 REBAR WITH RED PLASTIC CAP LS 24943
- FOUND No. 5 REBAR WITH 2" ALUMINUM CAP FROM ROLLAND ENGINEERING
- FOUND No. 5 REBAR WITH NO CAP
- SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904
- EXISTING SIGN
- EXISTING UTILITY PEDESTAL
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING STORM LINE
- EXISTING UNDERGROUND WATER LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING CONCRETE

COLORADO LICENSED
PATRICK W. CLICK
10-27-20
37904
PROFESSIONAL LAND SURVEYOR

SHEET 2 OF 2

ALTA / NSPS LAND TITLE SURVEY

SITUATED IN THE NW¼ SE¼ SECTION 5
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

JOB #: 2020136 FIELD WORK: SL
DATE: 10/27/20 DRAWING NAME: 639 PIONEER RD. DRAWN BY: OM

POLARIS SURVEYING
PATRICK W. CLICK P.L.S.
3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE/FAX (970)434-7038

OWNERSHIP STATEMENT – GOVERNMENT ENTITY

(a) **STATE OF COLORADO, ACTING BY AND THROUGH THE DEPARTMENT OF PERSONNEL AND ADMINISTRATION FOR THE USE AND BENEFIT OF THE DEPARTMENT OF HUMAN SERVICES** ("Entity') is the owner of the following property:

(b) **LOT 2 GROVER ACRES SEC 5 1S 1E - 2.40AC, known as No. 639 Pioneer Road, Grand Junction, CO 81504**

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

I am the (c) **Deputy Executive Director of Department of Personnel & Administration** for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

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

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

_____

☒ The Entity is the sole owner of the property.

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

_____

On behalf of Entity, I have reviewed the application for the (d) **Rezoning of property from R-4 to R-5**
I have the following knowledge or evidence of a possible boundary conflict affecting the property: (e) **N/A**

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

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

Signature of Entity representative: _____

Printed name of person signing: Tobin Follenweider

State of Colorado)

County of Denver ss.

Subscribed and sworn to before me, in my presence, this 9th day of June, 20 21, a Notary Public in and for the State of Colorado.

Michelle J Franca

Notary Public

My Notary Commission expires on 08/18/2024.

MICHELLE J FRANCA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084028762
MY COMMISSION EXPIRES AUGUST 18, 2024

ALTA/NSPS LAND TITLE SURVEY

SITUATED IN THE NW¼ SE¼ SECTION 5
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN

COUNTY OF MESA, STATE OF COLORADO

TABLE A

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
– As shown

2. Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.
-To Be Determined

3. Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.
The Property described on this Survey does not lie within a Special Flood Hazard
Area ("SFHA") as defined by the Federal Emergency Management Agency; the Property
lies within Zone(s) X of the Flood Insurance Rate Map identified as Community Panel No 08077C Panel 0802 Suffix G, bearing an effective date of October 16, 2012.

4. Gross land area.
-2.40 Acres / 104,359 square feet

5. Vertical relief with the source of information (e.g. ground survey, aerial map), contour interval, datum, and originating benchmark identified.

8. Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).
- shown hereon

11. Location of utilities existing on or serving the surveyed property as determined by:
- shown hereon
-observed evidence collected pursuant to Section 5.E.iv.
-evidence from plans requested by the surveyor and obtained from utility companies, or provided by client (with reference as to the sources of information), and
-markings requested by the surveyor pursuant to an 811 utility locate or similar request

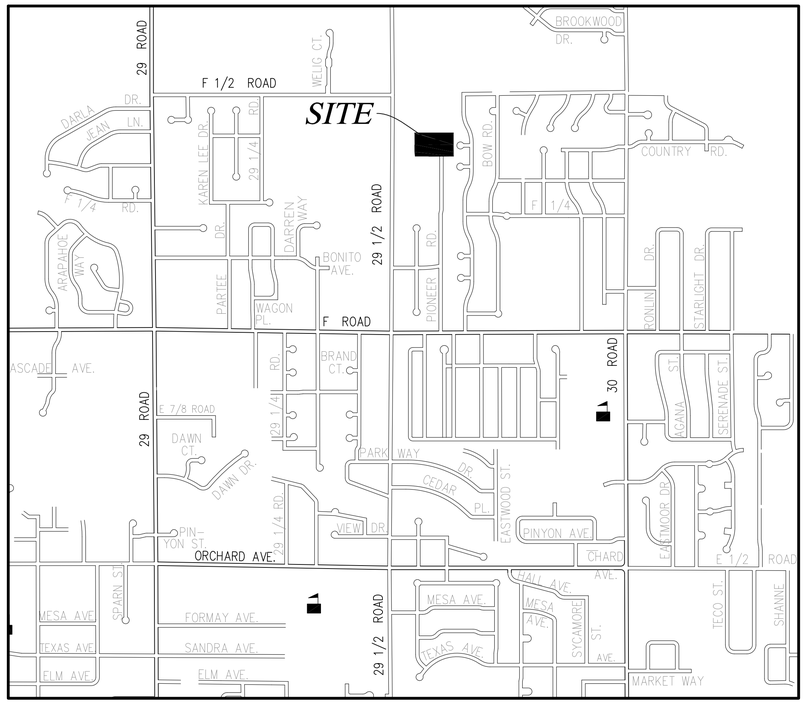
Representative examples of such utilities include, but are not limited to:
-Manholes, catch basins, valve vaults and other surface indications of subterranean uses;
-Wires and cables (including their function, if readily identifiable) crossing the surveyed property, and all poles on or within ten feet of the surveyed property. Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the dimensions of all encroaching utility pole crossmembers or overhangs; and
-Utility company installations on the surveyed property.
Note to the client, insurer, and lender – With regard to Table A, item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

13. Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al."

16. Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- none observed

17. Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- none observed

19. Include any plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items) (client to obtain necessary permissions).
- shown hereon



Legal Description of Surveyed Property:

LOT 2 OF GROVER ACRES, A REPLAT OF LOT 1 OF DAY SUBDIVISION,
COUNTY OF MESA,
STATE OF COLORADO.

To The State of Colorado for the Benefit of the Colorado Department of Human Services, and Land Title Guarantee Company,

This Is to certify that this map or plat and the survey on which it is based were made In accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, Jointly established and adopted by ALTA and NSPS, and Includes Items 1, 2, 3, 4, 5 8, 11, 13, 16, 17 and 19. of Table A thereof.

Field work completed: October 14, 2020.

Patrick W. Click
Colorado PLS 37904

COLORADO LICENSED
PATRICK W. CLICK
10-27-2020
37904
PROFESSIONAL LAND SURVEYOR

GENERAL NOTES

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 5 TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, THE BEARING USED S89°44'02"E IS BASED ON GPS OBSERVATIONS WHILE USING THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM.

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

3. THIS SURVEY MEETS ALL REQUIREMENTS OF A LAND SURVEY PLAT AS SET FORTH IN C.R.S. §§38–51–102(12) & 106 AND AN IMPROVEMENT SURVEY PLAT AS SET FORTH IN §38–51–102(9).

4. PROPERTY SURVEYED HEREON IS SUBJECT TO CITY ZONING AND DEVELOPMENT CODE REQUIREMENTS OF STREET CONNECTIVITY WITH PIONEER ROAD AND NORTHACRE COURT, WHICH WILL AFFECT BUILDING ENVELOPE(S) AND OF FURTHER SUBDIVISION.

LAND TITLE GUARANTEE COMPANY
ORDER NUMBER: GJR65044656
DATE: OCTOBER 15, 2020

SCHEDULE B, PART II

Exceptions

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- none shown hereon

2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- none shown hereon

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- none shown hereon

4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- not a survey matter

5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
- not a survey matter

6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- not a survey matter

7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
- not a survey matter

8. THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO INTERSECT SAID PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 14, 1891 IN BOOK 11 AT PAGE 90 UNDER RECEPTION NO. 11493.
- not a survey matter

9. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT, GRANTED TO THE GRAND VALLEY DRAINAGE DISTRICT , RECORDED MARCH 12, 1918 IN BOOK 220 AT PAGE 256 UNDER RECEPTION NO. 143262.
EASEMENT ABANDONMENT AGREEMENT PERTAINING TO SAID EASEMENT WAS RECORDED OCTOBER 18, 2007 IN BOOK 4537 AT PAGE 799 UNDER RECEPTION NO. 2408169.
- not shown hereon

10. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF RIGHT OF WAY EASEMENT, GRANTED TO GRAND VALLEY RURAL POWER LINES, INC., A COLORADO CORPORATION, RECORDED NOVEMBER 15, 1937 IN BOOK 369 AT PAGE 140 UNDER RECEPTION NO. 329557.
- not shown hereon

11. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BARSLUND SUBDIVISION RECORDED JANUARY 23, 1979 AT RECEPTION NO. 1182074.
- shown hereon

12. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS AND LIMITATIONS OF POWER OF ATTORNEY DESIGNATING T.M. FORD, MESA COUNTY ADMINISTATOR, OR HIS SUCCESSOR IN INTEREST, AS ATTORNEY IN FACT, RECORDED JANUARY 23, 1979 IN BOOK 1184 AT PAGE 97 UNDER RECEPTION NO. 1182076.
- not a survey matter

13. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT AND AGREEMENT, WITH THE GRAND JUNCTION DRAINAGE DISTRICT, RECORDED OCTOBER 07, 1987 IN BOOK 1665 AT PAGE 314 UNDER RECEPTION NO. 1468394; AND EASEMENT ABANDONMENT AGREEMENT RECORDED OCTOBER 2, 2007 IN BOOK 4526 AT PAGE 746 UNDER RECEPTION NO. 2405126.
NOTE: AFFIDAVIT OF CORRECTION PERTAINING TO SAID EASEMENT ABANDONMENT AGREEMENT WAS RECORDED OCTOBER 18, 2007 IN BOOK 4537 AT PAGE 801 UNDER RECEPTION NO. 2408170.
- not shown hereon

14. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AND AGREEMENT RECORDED FEBRUARY 26, 1993 IN BOOK 1958 AT PAGE 182 UNDER RECEPTION NO. 1630597; AND EASEMENT ABANDONMENT AGREEMENT RECORDED OCTOBER 2, 2007 IN BOOK 4526 AT PAGE 746 UNDER RECEPTION NO. 2405126.
- not shown hereon

15. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NON–EXCLUSIVE IRRIGATION EASEMENT AGREEMENT RECORDED MARCH 13, 1995 IN BOOK 2132 AT PAGE 800 UNDER RECEPTION NO. 1711431.
- shown hereon

16. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF DAY SUBDIVISION, RECORDED FEBRUARY 12, 2007 AT RECEPTION NO. 2363798.
- shown hereon

17. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF GROVER ACRES RECORDED JUNE 16, 2008 UNDER RECEPTION NO. 2444541.
- shown hereon

SHEET 1 OF 2

ALTA / NSPS LAND TITLE SURVEY

SITUATED IN THE NW¼ SE¼ SECTION 5
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN

COUNTY OF MESA, STATE OF COLORADO

JOB #: 2020136 FIELD WORK: SL
DATE: 10/27/20 DRAWING NAME: 639 PIONEER RD. DRAWN BY: OM

POLARIS SURVEYING
PATRICK W. CLICK P.L.S.
3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE/FAX (970)434–7038

City of Grand Junction
Application Review Comments

Date: November 15, 2021 **Comment Round No.** 1
Project Name: GJ Regional Center Group Home Rezone **File No:** RZN-2021-733
Project Location: 639 Pioneer Rd

Check appropriate box(es)

	Property Owner(s):	State of Colorado - Dept of Human Services - Curtis Marwitz
	Mailing Address:	4112 S Knox Ct, Denver CO 80236
X	**Email:** curtis.marwitz@state.co.us	**Telephone:** 303-866-7294
	Applicant(s):	Same as owner
	Representative(s):	Chamberlin Architects – Eric Tscherter / Scott Hagen
	Mailing Address:	437 Main St, Grand Junction CO 81501
X	**Email:** etscherter@chamberlainarchitects.com/ shagen@chamberlinarchitects.com	**Telephone:** 970-242-6804

Project Manager: Senta Costello **Email:** sentac@gjcity.org **Telephone:** 970-244-1442
Development Engineer: Rick Dorris **Email:** rickdo@gjcity.org **Telephone:** 970-256-4034

City of Grand Junction
REQUIREMENTS
(with appropriate Code citations)

PLANNING

Requirements: Please provide a legal description for the property proposed to be rezoned.
Applicant's Response: LOT 2 OF GROVER ACRES, A REPLAT OF LOT 1 OF DAY SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO
Document Reference: ALTA Commitment dated 10/12/20, American Land Title Association

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

Date due: February 13, 2022

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

Applicant's Signature **Date**

RECEPTION#: 2956175, at 12/9/2020 11:32:06 AM, 1 of 1
Recording: $13.00, Doc Fee $13.00 Tina Peters, Mesa County, CO. CLERK AND RECORDER

Land Title GUARANTEE COMPANY

State Documentary Fee
Date: December 02, 2020
$13.00

Special Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(b))

Grantor(s), **LHANA M. JORDAN AND BRIAN MICHAEL JORDAN**, whose street address is , City or Town of , County of and State of **None** , for the consideration of (**$130,000.00**) ***One Hundred Thirty Thousand and 00/100*** dollars, in hand paid, hereby sell(s) and convey(s) to **STATE OF COLORADO, ACTING BY AND THROUGH THE DEPARTMENT OF PERSONNEL AND ADMINISTRATION FOR THE USE AND BENEFIT OF THE DEPARTMENT OF HUMAN SERVICES**, whose street address is **1525 SHERMAN STREET, Denver, CO 80203**, City or Town of **Denver**, County of **Denver** and State of **Colorado**, the following real property in the County of **Mesa** and State of Colorado, to wit:

LOT 2 OF GROVER ACRES, A REPLAT OF LOT 1 OF DAY SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: **639 PIONEER RD, GRAND JUNCTION, CO 81504**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

Signed this day of **December 02, 2020**.

LHANA M. JORDAN

BRIAN MICHAEL JORDAN

State of **Colorado**)
)ss.
County of **MESA**)

The foregoing instrument was acknowledged before me on this day of **December 2nd, 2020** by **LHANA M. JORDAN AND BRIAN MICHAEL JORDAN**

Witness my hand and official seal

My Commission expires: 9.3.23

Notary Public

TARA ROBERTS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20154035070
My Commission Expires September 3, 2023

County of Mesa

When recorded return to: **STATE OF COLORADO, ACTING BY AND THROUGH THE DEPARTMENT OF PERSONNEL AND ADMINISTRATION FOR THE USE AND BENEFIT OF THE DEPARTMENT OF HUMAN SERVICES**
1525 SHERMAN STREET, Denver, CO 80203

ALTA/NSPS LAND TITLE SURVEY

SITUATED IN THE NW¼ SE¼ SECTION 5
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

FOUND
CENTER QUARTER CORNER
SECTION 5, T1S, R1E, UTE
2.5" BRASS CAP, ILLEGIBLE
0.4' BELOW GRADE IN BOX

NORTH LINE NW 1/4, SE 1/4, S5 T1S, R1E — S89° 44' 02"E 1322.48' — BASIS OF BEARING

FOUND
EAST 1/16 CORNER
SECTION 5, T1S, R1E, UTE
3.25" ALUMINUM CAP, MCSM 1654
0.3' BELOW GRADE IN BOX

29 1/2 ROAD
60' ROW
RECEPTION No. 791165

WEST LINE NW 1/4, SE 1/4, S5 T1S, R1E — N0° 11' 54"W 1319.57'

407.9'

30.00'

215.02'
S89° 44' 13"E

LOT 1
GROVER ACRES
RECEPTION No.2477712

S0° 11' 54"E 125.45'

S0° 12' 13"E 78.79'

LOT 2
DAY SUBDIVISION
RECEPTION No. 2363798

S5° 42' 28"E 47.46'

PROJECT BENCHMARK
EL:4703.43 [NAVD88]
TOP No. 5 REBAR WITH
2" ALUMINUM CAP PLS 37904

19' DRAINAGE & IRRIGATION EASEMENT
RECEPTION No.1099786

LOT 4
KENLAND SUBDIVISION
RECEPTION No. 1099786

LOT 1
BARSLUND SUBDIVISION
RECEPTION No.1182047

N89° 44' 13"W 416.09'

15' UTILITY EASEMENT RECEPTION No. 2444541

S89° 50' 18"E 411.48'

10' UTILITY & IRRIGATION EASEMENT
RECEPTION No.1718834

Is this a granted future ROW that the City or County can claim later?

EL:4705.61' EL:4705.77' EL:4704.80' EL:4702.41'
EL:4704.79' EL:4704.77' EL:4703.13' EL:4703.24'
EL:4703.48' EL:4704.16' EL:4697.53' EL:4704.72'
EL:4700.77' EL:4703.62' EL:4703.55'

TOP OF SLOPE

GRAND JUNCTION DRAINAGE DISTRICT EASEMENT
RECEPTION No. 1163557 & 2408158

SEE CITY OF GRAND JUNCTION REQUIREMENTS FOR ROAD CONNECTIONS OF PIONEER ROAD AND NORTHACRE COURT SEE NOTE 4 PAGE 1

15' IRRIGATION EASEMENT
RECEPTION No. 1711431

SDMH
RIM: 4700.60
INV NE(36"RCP): 4690.06
INV SW(36"RCP): 4690.06

SSMH
RIM: 4701.38
INV IN N(8"PVC): 4694.05
INV OUT S(8"PVC): 4693.86

UTILITY MARKER
END UNDERGROUND POWER/TELEPHONE GAS

END UNDERGROUND POWER/TELEPHONE GAS

LOT 32
OX-BOW SUBDIVISION FILING FOUR
RECEPTION No.1157972

SDMH
RIM: 4702.39
INV N(36"RCP): 4694.45
INV SW(36"RCP): 4694.45

SDMH GRATED
GRATE: 4698.28
INV NE(36"RCP): 4692.72
INV SW(36"RCP): 4692.72

LOT 30
OX-BOW SUBDIVISION FILING FOUR
RECEPTION No.1157972

250.72'
N0° 11' 17"W

20' UTILITY, IRRIGATION AND DRAINAGE EASEMENT
RECEPTION No.1157972

6' NATURAL GAS EASEMENT
RECEPTION No. 1157972

Why don't these align? Any reason we couldn't extend and connect to this court?

NORTHACRE COURT
ROW VARIES
RECEPTION No. 1157972

FL:4705.28
FL:4705.35
FL:4705.39
FL:4705.29
FL:4704.98

SSMH
RIM: 4705.94
UNABLE TO OPEN MH AT TIME OF SURVEY (TRAILER PARKED OVER MH)

6' NATURAL GAS EASEMENT
RECEPTION No. 1157972

LOT 29
OX-BOW SUBDIVISION FILING FOUR
RECEPTION No.1157972

Are these the ROW lines?

LOT 9 BLOCK 1
OX-BOW NORTH SUBDIVISION
RECEPTION No.1718834

LOT 9 BLOCK 2
OX-BOW NORTH SUBDIVISION
RECEPTION No.1718834

FL:4700.92
FL:4701.12
FL:4700.78
FL:4700.68
FL:4700.58

5' IRRIGATION EASEMENT RECEPTION No. 1718834

20' DRAINAGE ROW & UTILITY EASEMENT RECEPTION No. 1718834

14' EASEMENT RECEPTION No. 1718834

14' EASEMENT RECEPTION No. 1718834

PIONEER ROAD
44' ROW
RECEPTION No. 1718834

8" PVC @ 0.4% SLOPE

TEMPORARY CUL-DE-SAC
RECEPTION No.1718834

LOT 26
OX-BOW SUBDIVISION FILING FOUR
RECEPTION No.1157972

N

GRAPHIC SCALE:
1"=30'
30' 0 30' 60'
LINEAR UNITS ARE U.S. SURVEY FEET

UTILITY PROVIDERS INFORMATION

UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF GRAND JUNCTION	970-244-1554
IRRIGATION	PALISADE IRRIGATION DISTRICT	970-464-4700
DOMESTIC WATER	UTE WATER CONSERVANCY DISTRICT	970-242-7491
ELECTRICITY	GRAND VALLEY POWER	970-242-0040
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	CENTURY LINK	800-603-6000
CABLE TELEVISION	CHARTER COMMUNICATIONS	970-245-8750

FOUND
SOUTHEAST 1/16 CORNER
SECTION 5, T1S, R1E, UTE
3.25" ALUMINUM CAP, BLM ILLEGIBLE
0.4' ABOVE GRADE

SOUTH LINE NW 1/4, SE 1/4, S5 T1S, R1E — S89° 51' 42"E 1321.90'

LEGEND:

- FOUND SURVEY MARKER AS DESCRIBED
- FOUND No. 5 REBAR WITH RED PLASTIC CAP LS 24943
- FOUND No. 5 REBAR WITH 2" ALUMINUM CAP FROM ROLLAND ENGINEERING
- FOUND No. 5 REBAR WITH NO CAP
- SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904
- EXISTING SIGN
- EXISTING UTILITY PEDESTAL
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING STORM LINE
- EXISTING UNDERGROUND WATER LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING CONCRETE

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
PATRICK W. CLICK
10-27-20
37904

SHEET 2 OF 2

ALTA / NSPS LAND TITLE SURVEY

SITUATED IN THE NW¼ SE¼ SECTION 5
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

JOB #: 2020136 FIELD WORK: SL
DATE: 10/27/20 DRAWING NAME: 639 PIONEER RD. DRAWN BY: OM

POLARIS SURVEYING
PATRICK W. CLICK P.L.S.
3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE/FAX (970)434-7038

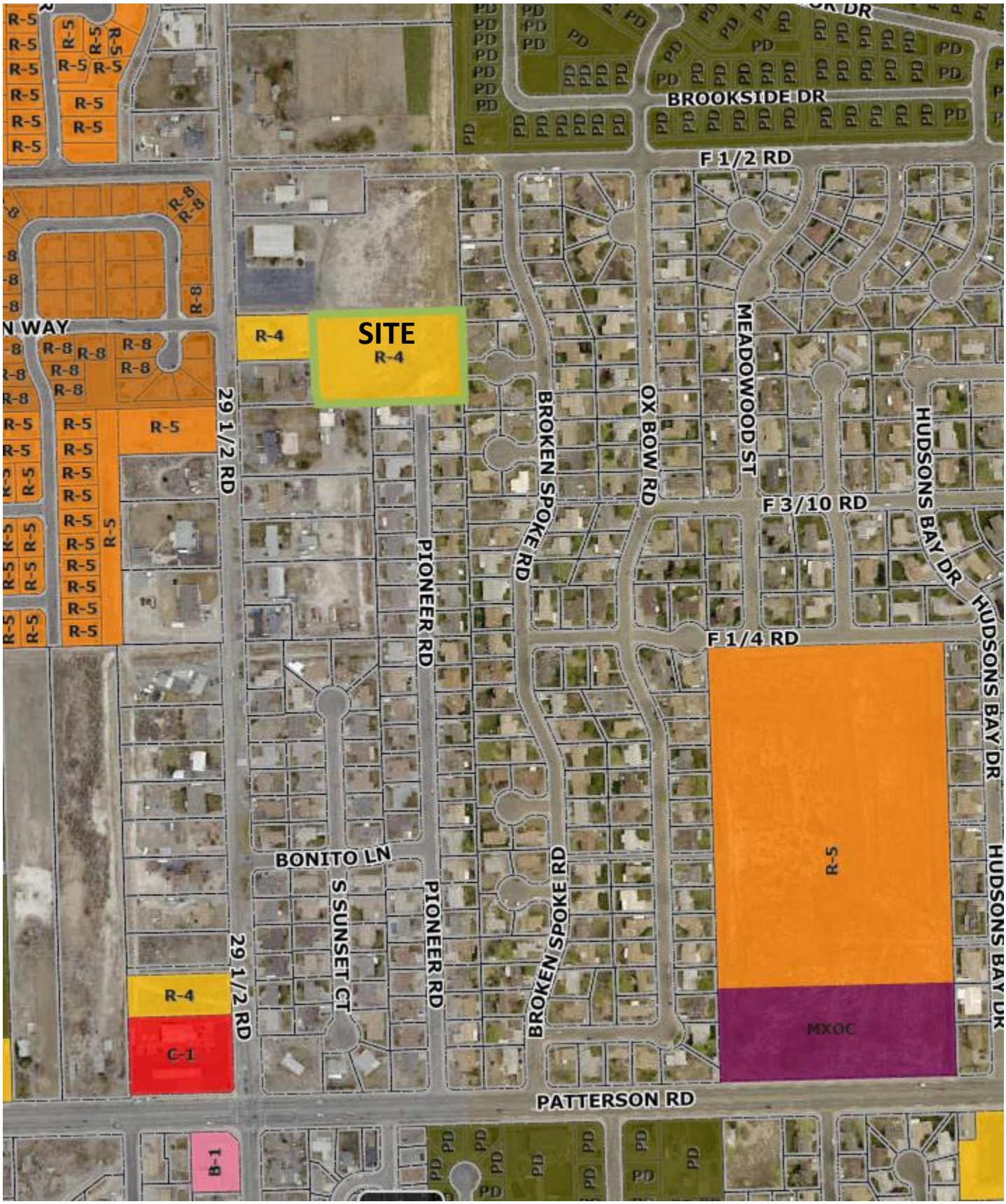
AERIAL / LOCATION MAP



FUTURE LAND USE MAP



ZONING MAP


SITE
R-4
F 1/2 RD
BROOKSIDE DR
MEADOWOOD ST
OX BOW RD
BROKEN SPOKE RD
HUDSONS BAY DR
F 3/10 RD
F 1/4 RD
29 1/2 RD
PIONEER RD
BONITO LN
S SUNSET CT
PATTERSON RD
R-5
MXOC
C-1
R-4
R-8
PD

STREET VIEW



Senta Costello

From: Senta Costello
Sent: Monday, June 28, 2021 6:08 PM
To: Bernie and Mary Anne Pacini
Cc: Curtis.marwitz@state.co.us; etscherter@chanberlinarchitects.com
Subject: RE: 639 Pioneer Road Project

Good evening, Mr. Pacini

I'm copying the applicant and their representative so they may also address any of the questions as appropriate.

The Zoning and Development Code requires a mailing list be generated by the Community Development Department using the Mesa County Assessor's property owner information, using a radius of 500 feet from the property line of the subject property for all property owners and 1000 feet for all registered Home Owner's Associations for projects requesting a rezone. This is the list that was prepared and used for mailing the invitations for the meeting held last week. The Applicant intended that meeting to cover both the rezone and group living facility, which is allowed by Code. However, the Code also requires the mailing/neighborhood meeting list for a group living facility to use a 1000-foot radius for all property owners. Our staff member who was preparing the list was unaware that the list was also for a group living facility and so did not prepare the larger list. The error was discovered this morning. A new mailing list has been created using the 1000-foot radius for all property owners. The Applicant and their Representative will be hosting another meeting in the next couple of weeks using this list for mailing the invitations, so all neighbors are notified and have the opportunity to attend and/or comment.

As for access, the City Engineering office may consider other alternatives for access if any were presented; however, at this point the only legal access available is via Pioneer Rd and Northacre Ct. That said, I have reviewed several group living facilities of this size and type of residents, including the one north of this site on 29 ½ Rd; typically they generate similar traffic as a single family home. The residents don't drive so the vehicles that come and go are staff, the occasional visitor and Emergency Services which in most cases don't use lights/sirens when coming to the properties unless it is truly warranted like they would if coming to your house or mine. Should the property be developed as is under the current zone, it could potentially have up to 9 homes which would generate much more traffic.

Please don't hesitate to email or call with additional questions, comments and/or concerns or if you'd like to further discuss.

Respectfully,

Senta

Senta Costello
Associate Planner
City of Grand Junction
Community Development
970-244-1442
sentac@gjcity.org

-----Original Message-----
From: Bernie and Mary Anne Pacini <brpacini@gmail.com>
Sent: Saturday, June 26, 2021 12:48 PM
To: Senta Costello <sentac@gjcity.org>

Cc: Curtis.marwitz@state.co.us; etscherter@chanberlinarchitects.com
Subject: 639 Pioneer Road Project

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

Dear Mr. Costello,

I was unable to attend the meeting regarding the 639 Pioneer Road Project. It concerns me that notification was given only to the immediately adjacent properties and included no details as to use of this property. This did create trust issues with the rest of the neighborhood. It is my understanding this project is designed to house residents of the now closing State Home. My concern is the increased traffic this project will bring to a cul-de-sac. Is it at all feasible to develop alternate access to this site other than up a dead end street? 291/2 Road is already a through street. Indeed, there is already a similar facility further north on 291/2 Road. The increased housing developments off 291/2 road will require further traffic control measures in the near future. Can you combine objectives to solve two problems? I have lived in this neighborhood for 40 years and would hate to see Pioneer Road developed into a high volume street.

Sincerely,

Bernard R. Pacini, M.D.

Senta Costello

To: Therese Paquette; curtis.marwitz@state.co.us; Eric Tscherter
Cc: Rick Dorris
Subject: RE: 639 Pioneer Road Proposed project
Attachments: 639 Pioneer Project.doc

Good morning, Kevin and Therese

I've responded to the Planning related questions directly in your letter in blue. Some of the items I've left for responses by the Applicant and/or their Representative as they are project specific. There are also some of the access questions that I am referring to our Development Engineer, who is out of the office until next week.

Senta Costello
Associate Planner
City of Grand Junction
Community Development
970-244-1442
sentac@gjcity.org

From: Therese Paquette <theresepaq@yahoo.com>
Sent: Tuesday, June 29, 2021 6:44 PM
To: Senta Costello <sentac@gjcity.org>; curtis.marwitz@state.co.us; Eric Tscherter <etscherter@chamberlinarchitects.com>
Subject: 639 Pioneer Road Proposed project

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

Please read the attached letter. Thanks!

Kevin and Therese Paquette
622 Pioneer Road
Grand Junction, CO 81504
theresepaq@yahoo.com

Senta Costello

From: Eric Tscherter <etscherter@chamberlinarchitects.com>
Sent: Monday, June 28, 2021 2:42 PM
To: mandy@mandyrush.com
Cc: Senta Costello
Subject: RE: 639 Pioneer Road

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

Ms. Rush,

DHS will operate the two – six bed homes for residents who are intellectually and developmentally disabled. Of the residents from the Regional Center that will be the first residents some are medically fragile (which means they cannot move on their own) in wheelchairs and some are autistic. All the residents are adults. There will not be any sexual offenders per DHS intake and evaluation requirements as shared in the meeting last week. There will be a six foot privacy fence around the DHS property for resident privacy. None of the residents drive but are transported to and from their homes in vans once a day. The (8) staff per shift for both the homes will change shifts at 7am and 7pm daily. The residents do have occasional family visitors.

Eric Tscherter, AIA, LEED AP
Architect

chamberlin
Architecture | Interior Design
437 Main Street
Grand Junction, CO 81501
970.242.6804 M: 970.623.3470
chamberlinarchitects.com

From: Senta Costello <sentac@gjcity.org>
Sent: Monday, June 28, 2021 9:32 AM
To: Eric Tscherter <etscherter@chamberlinarchitects.com>
Subject: FW: 639 Pioneer

Hi Eric,

Could you and/or your Applicant get back to Mandy about her questions. I've responded with some of the basic Code information and some historical knowledge from the last homes established when the Regional Center downsized 12 yrs. ago.

Senta Costello
Associate Planner
City of Grand Junction
Community Development

970-244-1442
sentac@gjcity.org

From: Mandy Rush <mandy@mandyrush.com>
Sent: Friday, June 25, 2021 2:29 PM
To: Senta Costello <sentac@gjcity.org>
Subject: 639 Pioneer

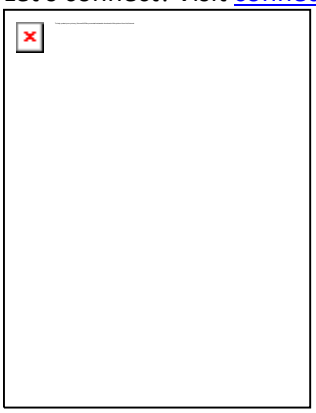
** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

Hi Senta, spoke to Scott Petersen today and he said you might know more about the State Dept of Human Services plan for this 2 acre lot. Scott said it would be a group home but curious if you know the demographics of the residences as I have a buyer looking to purchase the house next door to that property and curious what to expect in the future as far as traffic and neighbors, etc. Thanks so much,

--
Mandy Rush
RE/MAX 4000, INC
120 W Park Dr, #200
Grand Junction, CO 81505

970-241-4000 office
970-260-1310 cell
mandy@mandyrush.com

Let's connect! Visit connectwithmandyrush.com for the latest updates on Grand Junction area real estate!



Senta Costello

From: Senta Costello
Sent: Monday, June 28, 2021 9:23 AM
To: Mandy Rush
Cc: Scott Peterson
Subject: RE: 639 Pioneer

Good morning, Mandy

Yes, they are proposing 2 buildings with 6 residents each. Typically, we don't see traffic all that different than a single family home; however, the representative or applicant can likely give you the best picture of the residents demographics, staffing, etc.

There are 4 other homes that were established in residential neighborhoods when the Regional Center downsized about 12 yrs. ago and have not had any issues reported from the neighbors.

I've forwarded your email to the applicant and representative so they can provide you with additional information. There will also be another neighborhood meeting in the next couple of weeks that you and/or prospective buyers are welcome to attend. It has not been scheduled as yet, but I can let you know when there is additional information.

Have a great week!

Senta

Senta Costello
Associate Planner
City of Grand Junction
Community Development
970-244-1442
sentac@gjcity.org

From: Mandy Rush <mandy@mandyrush.com>
Sent: Friday, June 25, 2021 2:29 PM
To: Senta Costello <sentac@gjcity.org>
Subject: 639 Pioneer

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

Hi Senta, spoke to Scott Petersen today and he said you might know more about the State Dept of Human Services plan for this 2 acre lot. Scott said it would be a group home but curious if you know the demographics of the residences as I have a buyer looking to purchase the house next door to that property and curious what to expect in the future as far as traffic and neighbors, etc. Thanks so much,

--

Mandy Rush
RE/MAX 4000, INC
120 W Park Dr, #200
Grand Junction, CO 81505

970-241-4000 office
970-260-1310 cell
mandy@mandyrush.com

Let's connect! Visit connectwithmandyrush.com for the latest updates on Grand Junction area real estate!



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4181

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO

PINSON-HERIGSTAD ANNEXATION #1

APPROXIMATELY 0.33 ACRES

LOCATED AT 644 1/2 29 1/2 ROAD

WHEREAS, on the 14th day of January, 2008, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 20th day of February, 2008; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit:

PINSON-HERIGSTAD ANNEXATION NO. 1

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 5, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Northwest corner of Lot 1 of Day Subdivision described in Book 4353, Page 491 public records of Mesa County, Colorado, thence S89°44'29"E along the North line of said Lot 1 of Day Subdivision, a distance of 250.00 feet; thence S00°12'10"E a distance of 50.00 feet; thence N89°44'29"W a distance of 225.00 feet; thence S00°12'10"E a distance of 75.79 feet; thence N89°50'34"W a distance of 25.00 feet to the Southwest corner of said Lot 1 of Day Subdivision; thence N00°12'10"W along a line being 30.00 feet East of and parallel with, the East line of the NE 1/4 SW 1/4 of said Section 5, said line also being the East line of Summit View Estates

Annexation, City of Grand Junction, Ordinance No. 3611, a distance of 125.84 feet to the Point of Beginning.

Said parcel contains 0.33 acres (14,395.13 sq. ft.), more or less, as described.

Be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 14th day of January, 2008 and ordered published.

ADOPTED on second reading the 20th day of February, 2008.

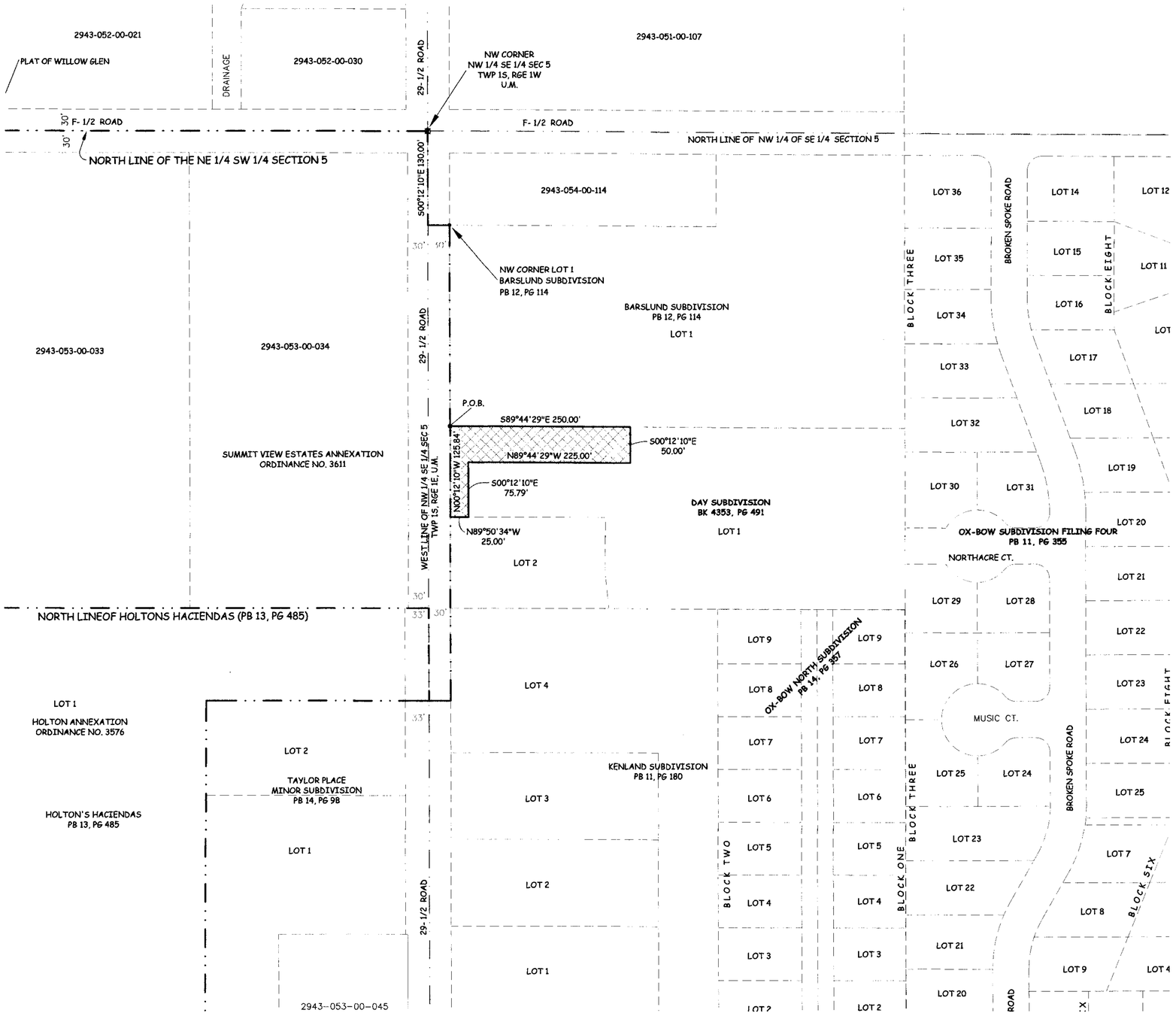
Attest:

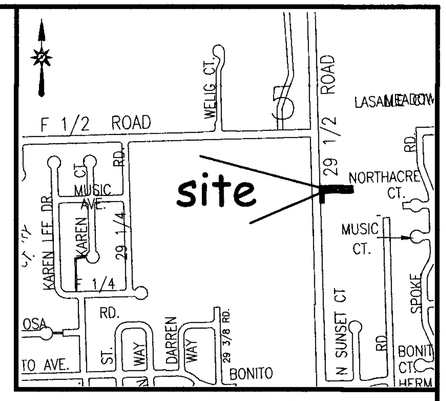
/s/: James J. Doody
President of the Council

/s/: Stephanie Tuin
City Clerk

PINSON - HERIGSTAD ANNEXATION NO. 1

SITUATE IN THE NW 1/4 OF THE SE 1/4 OF SECTION 5, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO





LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 5, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Northwest corner of Lot 1 of Day Subdivision described in Book 4353, Page 491 public records of Mesa County, Colorado, thence S89°44'29"E along the North line of said Lot 1 of Day Subdivision, a distance of 250.00 feet; thence S00°12'10"E a distance of 50.00 feet; thence N89°44'29"W a distance of 225.00 feet; thence S00°12'10"E a distance of 75.79 feet; thence N89°50'34"W a distance of 25.00 feet to the Southwest corner of said Lot 1 of Day Subdivision; thence N00°12'10"W along a line being 30.00 feet East of and parallel with, the East line of the NE 1/4 SW 1/4 of said Section 5, said line also being the East line of Summit View Estates Annexation, City of Grand Junction, Ordinance No. 3611, a distance of 125.84 feet to the Point of Beginning.

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ=	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

AREA OF ANNEXATION

ANNEXATION PERIMETER	751.62 FT.
CONTIGUOUS PERIMETER	125.84 FT.
AREA IN SQUARE FEET	14,395.13
AREA IN ACRES	0.33

LEGEND

ANNEXATION BOUNDARY
EXISTING CITY LIMITS

GRAPHIC SCALE

80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

ORDINANCE NO. 4181

EFFECTIVE DATE March 23rd, 2008

THIS IS NOT A BOUNDARY SURVEY

The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction

DATE: February 22nd, 2008

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR PETER T. KRICK No. 32824 2-22-08

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

DRAWN BY J.K.T. DATE 12-14-07
DESIGNED BY _____ DATE _____
CHECKED BY P.T.K. DATE _____
APPROVED BY _____ DATE _____

SCALE 1" = 80'

CITY OF Grand Junction COLORADO

PUBLIC WORKS AND UTILITIES
REAL ESTATE DIVISION

PINSON – HERIGSTAD
ANNEXATION NO. 1

1 OF 1

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4182

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO PINSON-HERIGSTAD ANNEXATION #2 APPROXIMATELY 2.69 ACRES LOCATED AT 644 1/2 29 1/2 ROAD

WHEREAS, on the 14th day of January, 2008, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 20th day of February, 2008; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit:

PINSON-HERIGSTAD ANNEXATION NO. 2

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 5, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Northwest corner of Lot 1 of Day Subdivision described in Book 4353, Page 491 public records of Mesa County, Colorado; thence S89°44'29"E along the North line of said Lot 1 of Day Subdivision, a distance of 250.00 feet to the Point of Beginning; thence S89°44'29"E along the North line said of Lot 1 of Day Subdivision, a distance of 381.12 feet to the Northeast corner of said Day Subdivision, said point also being on the West line of Ox-Bow Subdivision Filing Four described in Plat Book 11, Page 355 public records of Mesa County, Colorado; thence S00°11'35"W along the West line of said Ox-Bow Subdivision Filing Four, a distance of 250.72 feet to the Southeast corner of said Lot 1 of Day Subdivision; thence N89°50'34"W along the South line of said Lot 1 of Day Subdivision, a distance of 411.42 feet; thence N05°42'44"W a distance of 47.46 feet; thence N00°12'29"W a distance of 78.79 feet; thence N89°50'34"W a distance of 190.09 feet; thence N00°12'10"W a distance of

75.79 feet; thence S89°44'29"E a distance of 225.00 feet; thence N00°12'10"W a distance of 50.00 feet to the Point of Beginning.

Said parcel contains 2.69 acres (116,972.39 sq. ft.), more or less, as described.

INTRODUCED on first reading on the 14th day of January, 2008 and ordered published.

ADOPTED on second reading the 20th day of February, 2008.

Attest:

/s/: James J. Doody
President of the Council

/s/: Stephanie Tuin
City Clerk

ORDINANCE NO. 4183

AN ORDINANCE ZONING THE PINSON-HERIGSTAD ANNEXATION TO R-4 LOCATED AT 644 1/2 29 1/2 ROAD

Recitals

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Pinson-Herigstad Annexation to the R-4 zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-4 zone district is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property be zoned R-4 (Residential 4 du/ac).

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 5, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Northwest corner of Lot 1 of Day Subdivision described in Book 4353, Page 491 public records of Mesa County, Colorado, thence S89°44'29"E along the North line of said Lot 1 of Day Subdivision, a distance of 250.00 feet; thence S00°12'10"E a distance of 50.00 feet; thence N89°44'29"W a distance of 225.00 feet; thence S00°12'10"E a distance of 75.79 feet; thence N89°50'34"W a distance of 25.00 feet to the Southwest corner of said Lot 1 of Day Subdivision; thence N00°12'10"W along a line being 30.00 feet East of and parallel with, the East line of the NE 1/4 SW 1/4 of said Section 5, said line also being the East line of Summit View Estates Annexation, City of Grand Junction, Ordinance No. 3611, a distance of 125.84 feet to the Point of Beginning.

Said parcel contains 0.33 acres (14,395.13 sq. ft.), more or less, as described.

And also,
A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 5, Township One South, Range One East of the Ute Principal

Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Northwest corner of Lot 1 of Day Subdivision described in Book 4353, Page 491 public records of Mesa County, Colorado; thence S89°44'29"E along the North line of said Lot 1 of Day Subdivision, a distance of 250.00 feet to the Point of Beginning; thence S89°44'29"E along the North line said of Lot 1 of Day Subdivision, a distance of 381.12 feet to the Northeast corner of said Day Subdivision, said point also being on the West line of Ox-Bow Subdivision Filing Four described in Plat Book 11, Page 355 public records of Mesa County, Colorado; thence S00°11'35"W along the West line of said Ox-Bow Subdivision Filing Four, a distance of 250.72 feet to the Southeast corner of said Lot 1 of Day Subdivision; thence N89°50'34"W along the South line of said Lot 1 of Day Subdivision, a distance of 411.42 feet; thence N05°42'44"W a distance of 47.46 feet; thence N00°12'29"W a distance of 78.79 feet; thence N89°50'34"W a distance of 190.09 feet; thence N00°12'10"W a distance of 75.79 feet; thence S89°44'29"E a distance of 225.00 feet; thence N00°12'10"W a distance of 50.00 feet to the Point of Beginning.

Said parcel contains 2.69 acres (116,972.39 sq. ft.), more or less, as described.

INTRODUCED on first reading the 6th day of February, 2008 and ordered published.

ADOPTED on second reading the 20th day of February, 2008.

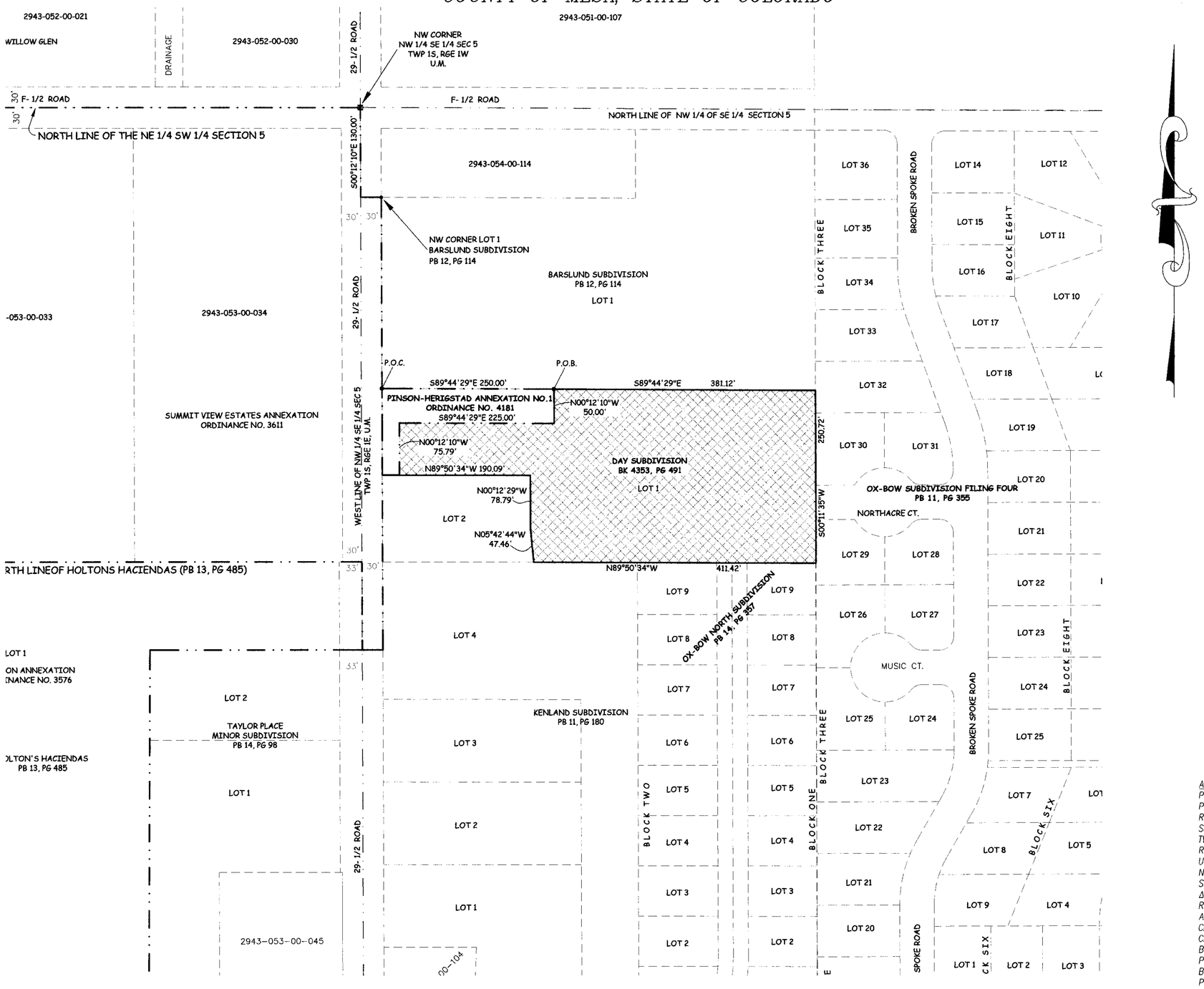
ATTEST:

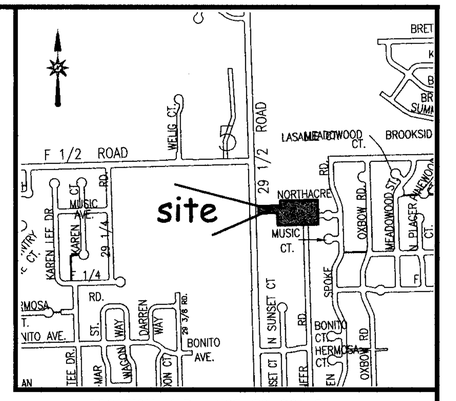
/s/: James J. Doody
President of the Council

/s/: Stephanie Tuin
City Clerk

PINSON - HERIGSTAD ANNEXATION NO. 2

SITUATE IN THE NW 1/4 OF THE SE 1/4 OF SECTION 5, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO





LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 5, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Northwest corner of Lot 1 of Day Subdivision described in Book 4353, Page 491 public records of Mesa County, Colorado; thence S89°44'29"E along the North line of said Lot 1 of Day Subdivision, a distance of 250.00 feet to the Point of Beginning; thence S89°44'29"E along the North line said of Lot 1 of Day Subdivision, a distance of 381.12 feet to the Northeast corner of said Day Subdivision, said point also being on the West line of Ox-Bow Subdivision Filing Four described in Plat Book 11, Page 355 public records of Mesa County, Colorado; thence S00°11'35"W along the West line of said Ox-Bow Subdivision Filing Four, a distance of 250.72 feet to the Southeast corner of said Lot 1 of Day Subdivision; thence N89°50'34"W along the South line of said Lot 1 of Day Subdivision, a distance of 411.42 feet; thence N05°42'44"W a distance of 47.46 feet; thence N00°12'29"W a distance of 78.79 feet; thence N89°50'34"W a distance of 190.09 feet; thence N00°12'10"W a distance of 75.79 feet; thence S89°44'29"E a distance of 225.00 feet; thence N00°12'10"W a distance of 50.00 feet to the Point of Beginning.

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ=	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

AREA OF ANNEXATION

ANNEXATION PERIMETER	1,710.39 FT
CONTIGUOUS PERIMETER	350.79 FT.
AREA IN SQUARE FEET	116,972.39
AREA IN ACRES	2.69

LEGEND

ANNEXATION BOUNDARY
EXISTING CITY LIMITS

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

ORDINANCE NO. 4182

EFFECTIVE DATE March 23rd, 2008

THIS IS NOT A BOUNDARY SURVEY

The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction

DATE: February 22nd, 2008

COLORADO REGISTERED PETER T. KRICK No. 32824 2-22-08 PROFESSIONAL LAND SURVEYOR

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

DRAWN BY J.K.T. DATE 12-14-07
DESIGNED BY _____ DATE _____
CHECKED BY P.T.K. DATE _____
APPROVED BY _____ DATE _____

SCALE 1" = 80'

CITY OF Grand Junction COLORADO

PUBLIC WORKS AND UTILITIES
REAL ESTATE DIVISION

PINSON – HERIGSTAD
ANNEXATION NO. 2

1 OF 1

N:\Cadd\Annex by P1K\Pinson-Herigstad Annex.dwg 2/22/2008 10:15:32 AM MST

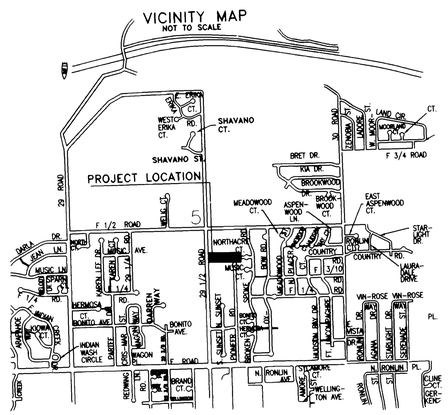
RECEPTION #: 2444541, BK 4683 PG 382 06/16/2008 at 03:47:06 PM, 1 OF 1, R
$10.00 S $1.00 Doc Code: PLAT Janice Rich, Mesa County, CO CLERK AND RECORDER

RECORDER NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION

GROVER ACRES

A Replat of Lot 1 of Day Subdivision, recorded in Book4353 Page 490 and Located in SE 1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian

VICINITY MAP
NOT TO SCALE



LEGEND

- ○ = Set No. 5 Rebar & Cap "Monument P.L.S. 24943"
- ● = Found No. 5 Rebar or as Noted.
- □ = Found or Set Monument in Concrete
- ◔ = Mesa County Survey arker
- MCSM = Mesa County Survey Marker
- PLS = Professional Land Surveyor
- S = Section
- T = Township
- Rg = Range
- R = Radius
- △ = Central Angle
- C = Chord Distance
- L = Arc Length
- N = North
- S = South
- E = East
- W = West

0' 30' 60'
Scale 1"= 30'
All lineal Units are in U.S. Survey Feet
CRS 38-51-16(1)

DEDICATION:
Know all men by these presents that Danny L. Pinson, Tina E. Pinson, Perry D. Herigstad and Carolyn L. Herigstad are the owners of that real property described described in Book 4353 at Page 490 in the Mesa County Clerk and Recorder's Office.

Said real property being described as: Lot 1 of Day Subdivision, as recorded in Book 4353 at Page 491, City of Grand Junction, County of Mesa and State of Colorado. Contains 3.02 acres more or less.

All Utility Easements are dedicated to the City of Grand Junction for the use of City approved public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtences including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities.

All streets, roads and rights of way are dedicated to the City of Grand Junction for the use of the public forever.

All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner's of lots hereby platted shall not burden or overburden said easements by erecting or placing and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

All lien holders are shown hereon.

IN WITNESS said OWNERS have caused their names to be hereunto subscribed

this 23RD day of May A.D. 20 08

Danny L. Pinson — Tina E. Pinson

Perry D. Herigstad — Carolyn L. Herigstad

STATE OF COLORADO)
SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 23rd day of May
AD 2008 by Danny L. Pinson, Tina E. Pinson
Perry D. Herigstad and Carolyn L. Herigstad.

My commission expires
Notary Public

NOTARY PUBLIC SHAWNA L. WILKINS STATE OF COLORADO
My Commission Expires 09/04/2009

CITY OF GRAND JUNCTION APPROVAL

This Plat of Grover Acres in the City of Grand Junction, Mesa County, Colorado was approved this 27th day of JUNE A.D. 2008

City Manager — President of City Council

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
SS
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 3:47 O'clock PM BOOK 4683 PAGE 382
this 16th day of JUNE A.D. 2008 RECEPTION #2444541

Janice Rich — Deputy
Clerk and Recorder
Drawer No. VV-121 Fees 10.00

LIENHOLDER RATIFICATION OF PLAT

The Undersigned hereby certifies that it is a holder of a Security Interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interests which are recorded in Book 4035 at Page 453 of the public records of Mesa County, Colorado shall be subordinate to the dedications shown hereon.

In witness whereof, the said Corporation has caused these presents to be signed by its
Vice President, with the authority of its Board of Directors, this
23 Day of May, 20 08
By: Thomas R. Barton For: Wells Fargo Bank N.A.
(Title) Vice President

State of CO)
SS
County of Mesa)

The foregoing instrument was acknowledged before me this 23 day of
May 2008 by Thomas R Barton
My commission expires 6-16-2009
Notary Public Merrie Barley

NOTARY PUBLIC MERRIE BARLEY STATE OF COLORADO

TITLE CERTIFICATION

We First American Title Insurance Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title hereon described property, that we find the property vested in Danny L. Pinson, Tina E. Pinson, Perry D. Herigstad and Carolyn L. Herigstad, that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements , reservations and rights of way of record are shown hereon.

Date 5-23-2008 by: Jonath V Barr, Examiner
name and title
First American Title Insurance Company

SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of GROVER ACRES, a subdivision of a part of the City of Grand Junction, Mesa County Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 24943 CECIL D. CASTER — COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 24943

Cecil D. Caster
P.L.S. Number 24943

Basis of Bearing : A bearing of N00°00'00"W has been used between the found Number 5 Rebars and Caps marked PLS 24943 located at the SW and NW corners of Lot 1 of Barslund Subdivision as recorded in Plat Book 12 at Page 114 in the Mesa County Clerk and Recorder's Office.

For City Use Only

Type of Doucment	Book	Page

C 1/4 Corner
Sec. 5 T1S, Rg1E U.M.
MCSM No. 541

NW Corner
Lot 1 Barslund Subdivision
Found PLS 24943

30.00 30.00 N 00°00'00" W 278.18' (Basis of Bearing Plat Book 12 Page 114)

30' Right of Way Dedicated by Barslund Subdivision Plat Book 12 Page 114
60' Right of Way Book 803 Page 264
29 1/2 ROAD S00°00'00"E 1319.38'

Summit View Estates Book 3785 Page 302

Joan Way

Summit View Estates Book 3785 Page 302

SW Corner
Lot 1 Barslund Subdivision
Found PLS 24943

215.02' N 89°32'19" W 631.12' 416.10'

Found "Monument PLS 24943"

LOT 1
BARSLUND SUBDIVISION
Plat Book 12 Page 114

15' Utility Easement

14' Multipurpose Easement Book 4353 Page 491

S 00°00'00" E 125.84'

LOT 1
0.62 Acres
more or less

N 00°00'00" E 125.46'

LOT 2
2.40 Acres
more or less

Utility Easement
N 23°26'25" E
51.48'
14.36'

30.00 30.00 215.02' N 89°38'24" W 49.34'

Found "Monument PLS 24943"

Found "Monument PLS 24943"

Lot 2
Day Subdivision
Book 4353 Page 491

N 00°00'19" W 78.79'

N 05°30'34" W 47.46'

Found "Monument PLS 24943"

S 89°38'24" E 411.48'

126.52' 151.62 67.81' 73.15' 44.00' 100.00'

Found PLS 18469

20' Drainage and Irrigation Easement Plat Book 11 Page 180
KENLAND SUBDIVISION
Plat Book 11 Page 180

10' Irrigation and Utility Easement Plat Book 14 Page 357

OXBOW NORTH SUBDIVISION
Plat Book 14 Page 357

PIONEER ROAD
Plat Book 14 Page 357

44.00' 70.04' 30.00'

S 89°59'37" W 15.00'

S 00°00'00" E 94.17'

See Plat Notes

S 00°00'00" E 250.98'

R=20.00'
Δ=89°58'43"
L=31.41'
C=28.29'
S45°00'39"W

N 89°58'43" W 80.03'

92.93' 113.40'

N 00°00'37" E 250.72'

20' Utility, Irrigation and Drainage Easement Plat Book 11 Page 355

OX-BOW SUBDIVISION FILING FOUR
Plat Book 11 Page 355

NORTHACRE COURT

See Plat Notes

N 89°58'43" W 80.00'

R=20.00'
Δ=90°01'17"
L=31.42'
C=28.29'
S44°59'41"E

S 00°00'00" E 72.73'

15' Irrigation Easement Book 2132 Pages 800-801

44.00' 50.00' 90.33' 93.33'

Grand Junction Drainage District Easement Book 1958 Pages 182-185.
Book 4537 Page 799-800

S 54°13'57" W 314.24'

S 54°13'57" W 267.66'

40.00'

PLAT NOTES: Book 369 Page 140 indicates 50' Grand Valley Rural Power Easement right of way not to exceed 50' located in the NW 1/4 NW 1/4 SE 1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian with no definitive location.
Book 3838 Page 486 indicates a 10 foot underground Electric Utility Easement for Grand Valley Valley Rural Power Easement also with no definitive location.
Lot 2 is subject to City Zoning and Development Code requirement of street connectivity with Pioneer Road and Northacre Court, which will affect building envelope(s) and of further subdivision

AREA SUMMARY		
Lots	3.02 acres	100%
Streets	0 acres	0%
Total	3.02 acres	100%

C-S 1/16
Sec. 5 T1S, Rg1E U.M.
MCSM No. 1366

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

Monument Surveying Inc.
741 Rood Ave
Grand Junction, CO 81501
(970) 245-4189 Fax (970) 245-4674

GROVER ACRES
A Replat of Lot 1 of Day Subdivision,
Located in the SE 1/4 of Section 5,
Township 1 South, Range 1 East
of the Ute Meridian

DESIGNED FIELD APPROVAL BKH
DRAWN CDC TECHNICAL APPROVAL
CHECKED DJS APPROVED 5/19/08
PREPARED FOR: Herigstad/Pinson JOB NO. 05-77A

RECEPTION #: 2444541, BK 4683 PG 382 06/16/2008 at 03:47:06 PM, 1 OF 1, R
$10.00 S $1.00 Doc Code: PLAT Janice Rich, Mesa County, CO CLERK AND RECORDER

File ID#: ANX-2007-352
Zoning: R-4
Voting District: "D"

RECORDER NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION

Please note: The red address numbers are added to the recorded subdivision plat.

GROVER ACRES

A Replat of Lot 1 of Day Subdivision, recorded in Book4353 Page 490 and Located in SE 1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian

DEDICATION:
Know all men by these presents that Danny L. Pinson, Tina E. Pinson, Perry D. Herigstad and Carolyn L. Herigstad are the owners of that real property described described in Book 4353 at Page 490 in the Mesa County Clerk and Recorder's Office.

Said real property being described as: Lot 1 of Day Subdivision, as recorded in Book 4353 at Page 491, City of Grand Junction, County of Mesa and State of Colorado. Contains 3.02 acres more or less.

All Utility Easements are dedicated to the City of Grand Junction for the use of City approved public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtences including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities.

All streets, roads and rights of way are dedicated to the City of Grand Junction for the use of the public forever.

All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner's of lots hereby platted shall not burden or overburden said easements by erecting or placing and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

All lien holders are shown hereon.

IN WITNESS said OWNERS have caused their names to be hereunto subscribed

this 23RD day of May A.D. 20 08

Danny L. Pinson — Tina E. Pinson

Perry D. Herigstad — Carolyn L. Herigstad

STATE OF COLORADO)
SS
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 23rd day of May AD 2008 by Danny L. Pinson, Tina E. Pinson Perry D. Herigstad and Carolyn L. Herigstad.

My commission expires

Notary Public

NOTARY PUBLIC SHAWNA L. WILKINS STATE OF COLORADO
My Commission Expires 09/04/2009

CITY OF GRAND JUNCTION APPROVAL

This Plat of Grover Acres in the City of Grand Junction, Mesa County, Colorado was approved this 27th day of JUNE A.D. 2008

City Manager — President of City Council

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
SS
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 3:47 O'clock PM BOOK 4683 PAGE 382 this 16th day of JUNE A.D. 2008 RECEPTION #2444541

Janice Rich — Deputy

Clerk and Recorder

Drawer No. VV-121 Fees 10.00

LIENHOLDER RATIFICATION OF PLAT

The Undersigned hereby certifies that it is a holder of a Security Interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interests which are recorded in Book 4035 at Page 453 of the public records of Mesa County, Colorado shall be subordinate to the dedications shown hereon.

In witness whereof, the said Corporation has caused these presents to be signed by its Vice President, with the authority of its Board of Directors, this 23 Day of May, 20 08

By: Thomas R. Barton For: Wells Fargo Bank N.A.

(Title) Vice President

State of CO)
SS
County of Mesa)

The foregoing instrument was acknowledged before me this 23 day of May 2008 by Thomas R Barton

My commission expires 6-16-2009

Notary Public Merrie Barley

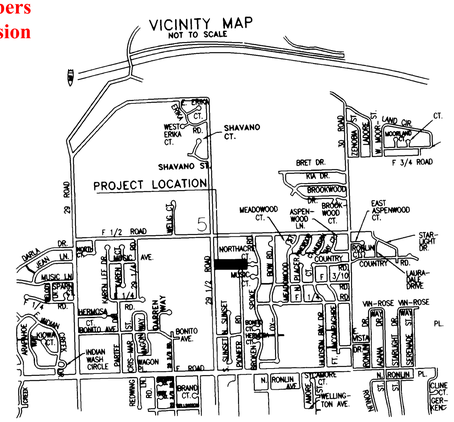
NOTARY PUBLIC MERRIE BARLEY STATE OF COLORADO

TITLE CERTIFICATION

We First American Title Insurance Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title hereon described property, that we find the property vested in Danny L. Pinson, Tina E. Pinson, Perry D. Herigstad and Carolyn L. Herigstad, that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements , reservations and rights of way of record are shown hereon.

Date 5-23-2008 by: Jonath V Barr, Examiner
name and title
First American Title Insurance Company

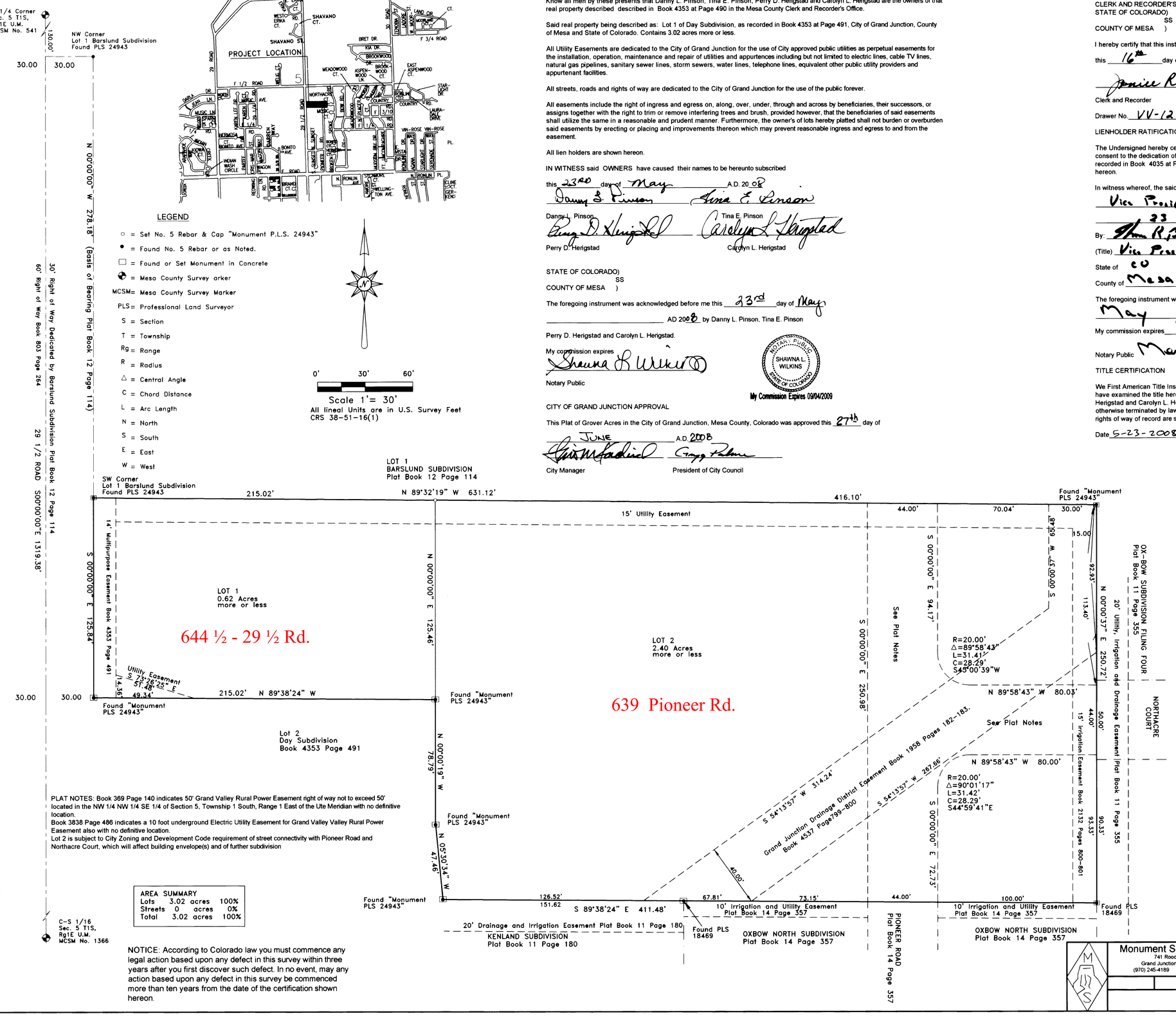
VICINITY MAP
NOT TO SCALE



LEGEND

- ○ = Set No. 5 Rebar & Cap "Monument P.L.S. 24943"
- ● = Found No. 5 Rebar or as Noted.
- □ = Found or Set Monument in Concrete
- ◐ = Mesa County Survey arker
- MCSM = Mesa County Survey Marker
- PLS = Professional Land Surveyor
- S = Section
- T = Township
- Rg = Range
- R = Radius
- △ = Central Angle
- C = Chord Distance
- L = Arc Length
- N = North
- S = South
- E = East
- W = West

0' 30' 60'
Scale 1"= 30'
All lineal Units are in U.S. Survey Feet
CRS 38-51-16(1)



PLAT NOTES: Book 369 Page 140 indicates 50' Grand Valley Rural Power Easement right of way not to exceed 50' located in the NW 1/4 NW 1/4 SE 1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian with no definitive location.
Book 3838 Page 486 indicates a 10 foot underground Electric Utility Easement for Grand Valley Valley Rural Power Easement also with no definitive location.
Lot 2 is subject to City Zoning and Development Code requirement of street connectivity with Pioneer Road and Northacre Court, which will affect building envelope(s) and of further subdivision

AREA SUMMARY		
Lots	3.02 acres	100%
Streets	0 acres	0%
Total	3.02 acres	100%

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

SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of GROVER ACRES, a subdivision of a part of the City of Grand Junction, Mesa County Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 24943 5-23-08

Cecil D. Caster
P.L.S. Number 24943

Basis of Bearing : A bearing of N00°00'00"W has been used between the found Number 5 Rebars and Caps marked PLS 24943 located at the SW and NW corners of Lot 1 of Barslund Subdivision as recorded in Plat Book 12 at Page 114 in the Mesa County Clerk and Recorder's Office.

For City Use Only

Type of Doucment	Book	Page

Monument Surveying Inc.
741 Rood Ave
Grand Junction, CO 81501
(970) 245-4189 Fax (970) 245-4674

GROVER ACRES
A Replat of Lot 1 of Day Subdivision,
Located in the SE 1/4 of Section 5,
Township 1 South, Range 1 East
of the Ute Meridian

DESIGNED FIELD APPROVAL BKH
DRAWN CDC TECHNICAL APPROVAL
CHECKED DJS APPROVED 5/19/08
PREPARED FOR: Herigstad/Pinson JOB NO. 05-77A

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE REZONING FROM R-4 (4 DU/ACRE) TO R-5 (RESIDENTIAL 5 DU/AC) ZONE DISTRICT THE PROPERTY LOCATED AT 639 PIONEER ROAD, GRAND JUNCTION, COLORADO

Recitals:

The property owner, State of Colorado, acting by and through the Department of Personnel and Administration for the use and benefit of the Department of Human Services, proposes a rezone from R-4 (Residential – 4 du/ac) to R-5 (Residential – 5 du/ac) on a total of 2.4-acres, located at 639 Pioneer Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of changing the zoning from R-4 (Residential – 4 du/ac) to R-5 (Residential – 5 du/ac) for the property, finding that it conforms to and is consistent with the Land Use Map designation of Residential Low of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that rezoning from R-4 (Residential – 4 du/ac) to R-5 (Residential – 5 du/ac) for the property, is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met one or more criteria for a rezone.

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

The following described property in the City of Grand Junction shall be zoned R-5 (Residential – 5 du/ac) on the City zoning map:

LOT 2 OF GROVER ACRES, COUNTY OF MESA, STATE OF COLORADO.

Introduced on first reading this ___ day of _____, 2022 and ordered published in pamphlet form.

Adopted on second reading this ___ day of _____, 2022 and ordered published in pamphlet form.

ATTEST:

_____	_____
Wanda Winkelmann	C.B. McDaniel
City Clerk	President of the City Council

Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: January 11, 2022

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck, Principal Planner

Information

SUBJECT:

Consider a request by Grand Junction Land Company LLC (Owner of Part), Redlands Three Sixty LLC (Owner of Part), and La Plata Communities LLC (Applicant) for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Redlands 360 Development Proposed on a Total of 600 Acres South of the Redlands Parkway and Highway 340 Intersection Over a 25-Year Timeframe

RECOMMENDATION:

Staff recommends conditional approval

EXECUTIVE SUMMARY:

Grand Junction Land Company LLC (GJLC) and Redlands Three Sixty LLC (360), in conjunction with La Plata Communities LLC (Applicant), are proposing the Redlands 360 Planned Development (Development) project to be constructed on 600 acres of land with a boundary generally south of the Redlands Parkway and Highway 340 intersection, east of South Camp Road, west of Highway 340, and north of the Ridges/Redlands Mesa development.

The Applicant is requesting approval of a Planned Development (PD) Outline Development Plan (ODP) for the proposed Development that, if approved, will zone a portion of the property that was recently annexed to the City, rezone a portion of the property from R-4 to PD, amend the Comprehensive Plan to relocate a small portion of Commercial land use within the site, and establish an overall PD ODP for the entire property. It is anticipated that the Development will occur over a 25-year timeframe.

The property is presently vacant. The proposed PD ODP includes approximately 60 acres of Lower Density Residential, 298 acres of Medium Residential density, 32 acres of Higher Density Residential, 6 acres of Commercial/Mixed Use, and a minimum of

185 acres of Open Space. Viewed as either gross or net density the proposed range is within the 2020 One Grand Junction Comprehensive Plan density range of 2 to 5 dwelling units per acre.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicant has provided Exhibits A through D and 1 through 7b to depict and describe the intended land use and development character of the Development. For purposes of references in the Staff report, the exhibits may be found as separate attachments.

Project History

In early 2019, after several meetings with City Staff, GJLC and La Plata Communities LLC began a process to allow the efficient assembly, planning, and zoning of multiple properties into this request for approval of a Planned Development (PD) zone and Outline Development Plan (ODP) that will encompass the entire 600 acres. The original GJLC properties totaled 628.9 acres as five parcels, of which there was a mixture of incorporated and unincorporated areas, both City and County Zone districts, and varied zone densities. The portion of the property that was recently annexed to the City had been zoned Planned Unit Development (PUD) in Mesa County but there was no evidence that a plan existed for the property.

Similarly, the portions of the property that are presently zoned PD also do not have a plan and the R-4 portion of the property has been zoned as such since annexation to the City in the early 1990s. To summarize, the following have occurred to date: 1) development of the 7.5-acre Renaissance 360 Subdivision (platted 9/12/2020); 2) annexation (7/15/2020) of the unincorporated parcels that were zoned PD but without a plan (7/15/2020); 3) approval of the Redlands 360 Metropolitan Districts Service Plan conditioned on approval of an ODP and Intergovernmental Agreement (IGA) (6/17/2020); and 4) zoning and platting of the 23-acre Canyon Rim 360 Subdivision (platted 10/7/2021).

Location and Surrounding Land Use

The proposed Development can be generally described as the large vacant land south of the intersection of the Redlands Parkway and State Highway 340 and east of South Camp Road. It is on the northeast facing slopes at/of the base of the Ute Water storage tanks and is elevated with views of the surrounding valley. It is dry with sandy to rocky soil conditions and limited rock outcrops. Nearly 300 feet of elevation change exists over the span of a mile across the property, with a number of undulating drainage areas and hills. There is currently a gated gravel road running east-west through the property that is primarily for Ute Water to access its property and facilities.

Surrounding zoning indicates the types of land uses that surround the property: to the west are areas of County PUD and City R-2 and R-4 zoning; City R-1 and Redlands Mesa PD, and BLM property to the south; City Redlands Mesa PD and County RSF-4 to the east; and City R-2 and PD, and County RSF-4 to the north (see Exhibit C: City of

Grand Junction Existing Zoning).

Site Access and Transportation System
The Grand Junction Circulation Plan is an adopted document that denotes the existing and proposed street network (see Exhibit D: City of Grand Junction Circulation Plan) in this area. State Highway 340 is designated a Principal Arterial; Redlands Parkway and South Camp Road are designated Major Collectors; Renaissance Boulevard and Canyon Rim Drive are designated Minor Collectors; and two roads are proposed through the property but are shown as unclassified which implies the classification will be determined as the project develops.

There are four access points into the project, three of which are on the adopted Circulation Plan: 23 Road just south of State Highway 340, Easter Hill Drive, Redlands Parkway and Canyon Rim Drive.

A Traffic Study by Kimley – Horn and Associates was submitted in advance to the City and has been revised through the planning process to accommodate comments from the City, the Regional Transportation Planning Office (RTPO), Mesa County and the Colorado Department of Transportation (CDOT).

Availability of Utilities
All utilities are available and adjacent to the Development site. Utility providers are:

- Water – Ute Water District
- Sewer – City of Grand Junction
- Irrigation – Redlands Water and Power
- Electric and Gas – Xcel Energy
- Communications – TBD

Special or Unusual Demands on Utilities
The proposed Development has no special nor unusual demands on utilities. Recognizing that the Development is one of the largest planned developments that the community has considered, the plan proposes land uses and densities with lower demands than all of the guiding plans for density, traffic, water, and sewer that the City has already incorporated into growth projections for the Redlands and the community as a whole. With the Ute Water tank being at the high point of this property, there are existing large, buried intake and outflow pipes that have been considered and avoided in the layout of the proposed plan.

Effects on Public Facilities
The proposed Development is an infill project which will have expected, but not unusual impacts on public facilities that are commensurate with an anticipated 25-year buildout. Total residential units will be less than the maximum that the Comprehensive Plan allows, and flexibility is anticipated in product type and demographic. Through the planning process to date, there has been review and input by the police and fire departments, utility companies and Mesa County Valley School

District 51 and elements of the proposed ODP adjusted accordingly.

Site Soils, Geology and Geologic Hazards
The Geologic Hazards and Preliminary Geotechnical Investigation prepared by Huddleston-Berry Engineering and Testing (HBET), provides the following conclusions and recommendations:

- Based upon the available data sources, field investigation, and nature of the proposed subdivision, HBET does not believe that there are any geologic conditions which should preclude development of the site. However, foundations, pavements, and earthwork will have to consider the impacts of the shallow bedrock and presence of moisture-sensitive soils.

- Due to the extensive size of the site, HBET recommends that additional geotechnical investigations be conducted at the site for each filing of the project. Once site grading plans, lot layouts and engineering have been finalized, the Applicant's geotechnical consultant will conduct geotechnical borings for each filing to better understand the soil and bedrock conditions at the site in order to develop specific recommendations for each filing.

The Colorado Geological Survey has reviewed this preliminary document and provided no further comment but with the understanding that more detailed study will be reviewed as the project progresses.

Irrigation
In an effort to mitigate irrigation requirements on the Development site, the Applicant is proposing a xeric landscape concept for both community common spaces and individual lots, while avoiding the installation of large, unneeded irrigated turf areas. Seventy-five shares of Redlands Water and Power (RWP) will be used to irrigate parks and common open space landscaping, streetscapes and entry landscaping, as well as exposed, disturbed areas that require rehabilitation.

Proposed Use and Zoning Overview
Per the Zoning and Development Code, the Planned Development (PD) zone applies to mixed use or unique single-use projects where design flexibility is desired and is not available through application of the standards established in other sections of the Code. Planned development zoning should be used when long-term community benefits will be derived. Per Code, the Director shall determine whether substantial community benefits will be derived by the project and the Director and Planning Commission shall make recommendations to City Council. City Council shall approve, conditionally approve or deny all applications for a PD zoning and ODP.

The 600-acre ODP area includes approximately 60 acres of Lower Density Residential, 298 acres of Medium Density Residential, 32 acres of Higher Density Residential, 6 acres of Commercial/Mixed Use, and 185 acres of Open Space. The Open Space, which comprises 30 percent of the property, surrounds the residential areas, respects

the natural conditions of the site, preserves the existing perimeter trails, and legitimizes other significant existing off-street bicycle and hiking trails.

The Development proposal is for a mixture of housing types and densities and limited non-residential uses: Low to Medium Residential with a target of 1,100 to 1,500 dwelling units; High Density Multifamily Residential with a target of 200 to 250 units; and the Commercial areas with the potential for up to 100 units. This provides a total ODP residential density request with a range of 1,300 to 1,750 units.

There is intended flexibility built into the ODP request – that flexibility allows for 1,300 to 1,750 housing units (single family, multifamily, and commercial) and for the plan to adapt to potential market changes over the projected 25-year schedule. The overall density range is 2.17 to 2.92 units per acre gross density, or 3.29 to 4.43 units per acre net density, the difference being the net acreage after deducting the proposed open space. Viewed as either gross or net density, the proposed range is within the 2020 One Grand Junction Comprehensive Plan density range of 2 to 5.5 dwelling units per acre.

The limited commercial area in the proposed ODP is shown as divided into two small areas on the site. While the Comprehensive Plan includes a Commercial designation in the northwest corner of the site (refer to Exhibit B: One Grand Junction Comprehensive Plan), the ODP is proposing to reduce the size of the commercial area in the northwest corner and locate a small area of commercial near the 23 Road entrance to the site, the latter of which requires an amendment to the Comprehensive Plan.

For purposes of establishing the Redlands 360 Metropolitan Districts, traffic and other studies and other site analysis, the base assumptions were for 1,750 residential units with the potential of up to 30,000 square feet of limited commercial area.

Public Benefit Overview

The Development will create a residential neighborhood that meets the intent of the Comprehensive Plan, the development requirements of the City, and the Circulation Plan. The Applicant provides the following list of potential public benefits gained from this project.

- the development of infill properties within the Urban Development Boundary defined in the Comprehensive Plan;
- the planned development of a project with a 25-year timeframe;
- the creation of a residential project meeting the intentions and densities of the Comprehensive Plan;
- the placement of residential development, clustered to respect the land, consolidate infrastructure, and maximize open space;
- the creation of a development that will continue to promote the recreational opportunities that have been allowed over the last 20 years; extensive on- and off-street pedestrian networks are preserved and proposed, legitimizing and stabilizing the

numerous ‘social trails’ existing on the property;
- significant open space dedication, over 30% of the entire project including parks and trails; to be dedicated to the Metropolitan District but for general public use and enjoyment;
- the creation of a Metropolitan Districts for public improvement financing and assurances to the City for road and utility improvements that meet City standards, and parks and open space development and maintenance;
- the creation of strong Design Guidelines to assure quality development that will maintain property values and ensure a consistent vision for the overall community;
- drainage improvements that control historic flows.

Public Notification
Neighborhood meetings regarding the proposed Development were held in person and via livestream on July 13 and 14, 2020 in accordance with §21.02.080(e) of the Zoning and Development Code. The Applicant, the Applicant’s representative and City staff were in attendance, with 49 persons total in attendance at the meetings. In addition, there were 61 views of the Applicant’s presentation and 41 views of the staff presentation on GJSpeaks. Questions and concerns were raised about land use and density, traffic, open space, trails and irrigation. A meeting had also been held on April 22, 2019 prior to the early phases of Renaissance 360 and Canyon Rim 360.

An official development application for the PD ODP was submitted to the City for review on November 24, 2020. Since then, the proposed Development has undergone three rounds of review comments by staff and other entities, the Metropolitan District Service Plan was approved and an IGA pertinent to the Service Plan has been drafted to be considered concurrent with the PD ODP by City Council in February 2022.

In addition, notice was completed consistent with the provisions in §21.02.080 (g) of the Zoning and Development Code. The subject property was posted with application signs on November 25, 2020. Mailed notice of the public hearings before Planning Commission and City Council in the form of a postcard was sent to surrounding property owners within 500 feet and homeowners’ associations within 1,000 feet of the project boundaries and notice of the Planning Commission public hearing was published in the *Grand Junction Daily Sentinel*. The opportunity for public comment was also available through the GJSpeaks platform.

ANALYSIS

Zone of Annexation/Rezone Analysis
The approval criteria for evaluation of a zone of annexation (237 acres south of Easter Hill Road previously zoned PUD in Mesa County presently without a City zone), a rezone (the 34-acre R-4 portion of the project east of Renaissance Boulevard), and a Comprehensive Plan Amendment (establishment of a small commercial area near the 23 Road entrance to the Redlands 360 site) are the same as the criteria for evaluation of a PD ODP. Therefore, for purposes of avoiding redundancy, these criteria are addressed in the PD ODP analysis that follows.

Planned Development (PD) and Outline Development Plan (ODP) Analysis

The Applicant has provided Exhibits A through D and 1 through 7b to depict and describe the intended land use and development character of the proposed Redlands 360 development. For purposes of references in the Staff report, the exhibits may be found as separate attachments.

21.02.150 Planned Development (PD)

(a) Purpose. The planned development (PD) district is intended to apply to mixed use or unique single use projects to provide design flexibility not available through strict application and interpretation of the standards established in Chapter 21.05 GJMC. The PD zone district imposes any and all provisions applicable to the land as stated in the PD zoning ordinance. The purpose of the PD zone is to provide design flexibility as described in GJMC 21.05.010. Planned development rezoning should be used when long-term community benefits will be derived, and the vision, goals and policies of the Comprehensive Plan can be achieved. Long-term community benefits include:

(1) More efficient infrastructure;

Generally, the project can be considered an infill area since it is surrounded by existing urban development to which public infrastructure has already been extended. This development will thus, make more efficient use of the infrastructure that presently serves the surrounding areas and extend utilities and streets into the site as it develops. The ODP provides an efficient road network over 600 acres, connecting two primary and two secondary points of access into the project, in compliance with the Circulation Plan, and funded by Transportation Capacity Payment (TCP) fees and other mechanisms through the Redlands 360 Metropolitan District.

The proposed Development provides a variety of trails for both recreational opportunities and multimodal transportation and includes the preservation of many existing on-site trails. The proposed trail system also provides connections to other internal and external trails systems and transportation corridors allowing users the opportunity to safely move through the development and easily commute to work if desired.

For these reasons, Staff finds that this community benefit will be achieved.

(2) Reduced traffic demands;

The proposed Development will result in a lesser amount of traffic than originally anticipated on this site by the limitation to 1,300 to 1,750 units with limited commercial area. The number of units is within the Comprehensive Plan density range of 804 to 2,010 units which is already included in traffic models and planning for the Redlands area.

The ODP also includes a comprehensive pedestrian and bicycle trail network that will allow ease of access through, to, and from the project which can help reduce traffic within the site; however, because it is new development on vacant land, traffic demands will increase simply through development of the project.

Thus, Staff does not find this can be defined as a community benefit from the project.

(3) More usable public and/or private open space;

As depicted on Exhibit 1: Trail Types and Exhibit 2: Public Park Areas, the proposed open space system includes on- and off-street pedestrian trails, the preservation yet invited trail use of unique topographic features, the visual enjoyment of areas to be reserved in a natural state, as well as more traditional parks that render the spaces more visible and useable, particularly since these areas are to be constructed and maintained by the Redlands 360 Metropolitan District yet available to the general public. Many trails exist on the property and approval of the ODP as proposed will enhance the usability and legitimize public use of them which enhances the usability of much of the open space. The total amount of open space reserved exceeds the Code requirement of a minimum of 10 percent of the land area. In addition, the development of parks and enhancement of existing trails and addition of new trails that exceeds what is typically provided in a new development.

For these reasons, Staff finds this community benefit will be achieved.

(4) Recreational amenities; and/or

The Applicant has committed to the dedication of a minimum of 185 acres of parks, open space and recreation areas to the Redlands 360 Metropolitan Districts. In addition, all areas shall be platted and dedicated for the access, use and enjoyment of the general public. The Parks (Traditional) depicted on Exhibit 2, Legend Section A and the Parks (Unique) depicted on Exhibit 2, Legends B and C shall be designed and constructed in accordance with Exhibit 3: Land Use and Default Zones and Exhibit 5: Development Progression Plan.

Thus, Staff finds this community benefit will be achieved.

(5) Needed housing choices.

The proposed Development is designed to provide multiple housing choices, and the PD ODP will provide the flexibility to adapt the housing product types as market demand shifts over the 25-year build out of the project. Proposed housing types will vary with lot sizes, with the expectation that square footage of units will increase with proposed lot size. In addition, there is an expectation that some of the units will be provided within multifamily structures. The range of proposed lot sizes are noted on Table 1 on Exhibit 3: Land Use and Default Zones.

Staff finds this community benefit will be achieved.

21.05.101 Planned Development Purpose – Additional Community Benefits

(f) Innovative designs;

The integration of the proposed development protecting the existing steeper terrain and ridgelines, incorporating existing drainages and primary recreational trails, proposing new parks and trail heads, and unique recreational opportunities are innovative design concepts that are depicted on the ODP.
Thus, Staff finds this community benefit will be achieved.

(g) Protection and/or preservation of natural resources, habitat areas and natural features; and/or

As noted above, this project protects the steeper slopes, rock outcrops, ridgelines and drainages within the property and around its perimeter. See Exhibit 4: Slope Analysis and note the placement of open space to protect the natural features.

Staff finds this public benefit will be achieved.

21.02.150 Planned Development (PD) - Continued

(b) Outline Development Plan (ODP)

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

The Redlands 360 ODP has addressed these Code provisions as shown on Exhibit 3: Land Use and Default Zones and other supporting exhibits.

21.02.150 Planned Development – Additional Application and Review Procedures

(ii) Density/Intensity. Density/intensity may be transferred between development areas to be developed unless explicitly prohibited by the ODP approval.

This development incorporates the transfer of densities between the proposed areas. As noted, the project seeks flexibility in being able to adjust to market demands

and changes in trends, while remaining consistent with the density and intensity contemplated in the Comprehensive Plan.

(iii) Validity. The effective period of the ODP/phasing schedule shall be determined concurrent with ODP approval.

The phasing plan for the Redlands 360 ODP is depicted on Exhibit 5: Development Progression Plan. This indicates a project start anticipated in 2022 with later phases of the project starting every three years. There are eight development areas identified resulting in an estimated 25-year build out. For purposes of assigning a definitive timeframe for the development as required by Code, Staff is suggesting an expiration date for the ODP of December 31, 2046.

(2) Approval Criteria. An ODP application shall demonstrate conformance with all of the following criteria (i. through x.).

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

2020 One Grand Junction Comprehensive Plan

The Applicant has provided reports, studies, plans, and creative vision in the development of the proposed ODP that staff finds support and demonstrate conformance with numerous Principles and Strategies within the Comprehensive Plan as listed below.

Principle 2 – Resilient and Diverse Economy

6a – Attainable Housing – Encourage the development of attainable housing for early and mid-career employees consistent with the City's housing goals.

6d – Regional Amenities – Continue to invest in parks, recreation and its connected trail system that serve as attractions for tourism and amenities for locals.

Principle 3 – Responsible and Managed Growth

1. Support fiscally responsible growth and annexation policies that promote a compact pattern of growth, maintain or improve levels of service, and encourage the efficient use of land.

2. Encourage infill and redevelopment to leverage existing infrastructure.

3. Collaborate with regional entities and service providers on growth and infrastructure issues.

4. Maintain and build infrastructure that supports urban development.

4h – Parks and Recreational Facilities - Provide residents with access to parks and recreational opportunities, recognizing that projected needs, types of opportunities, and facilities will vary based on location.

4j – Trails - Evaluate current policy for responsibility related to construction of City's Active Transportation Network.

5. Plan for and ensure fiscally responsible delivery of City services and infrastructure.

5e – Special Assessment Districts

6. Support the development of neighborhood-centered commercial uses and mixed-use development.

6e – Context-Sensitive Development – Ensure that all development contributes to the positive character of the surrounding area. Tailor building materials, architectural details, color range, building massing, and relationships to streets and sidewalks to the surrounding area.

7. Continue efforts to create a community that provides a sense of arrival, attractive design, and well-maintained properties.

7b – Design Standards - Develop basic design standards for key corridors to improve the overall visual cohesiveness and appeal of an area as well as improve upon the overall physical appearance of the city.

7c – Streetscape - Continue to implement cost-effective improvements to the streetscape, including functional improvements to hardscape and green infrastructure as well as artistic and design elements.

Principle 5 – Strong Neighborhoods and Housing Choices

1. Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.

1c – Housing Types - Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.

4. Promote the integration of transportation mode choices into existing and new neighborhoods.

4a – Neighborhood Connections - Connect new and existing neighborhoods with features such as sidewalks, trails, parks, schools, community gardens, and other

gathering spaces to provide opportunities for interaction and strengthen a sense of community.

4b – Connectivity and Access - Promote housing density located near existing or future transit routes and in areas where pedestrian and bicycle facilities can provide a safe and direct connection to neighborhood and employment centers.

4c – Missing Links – Prioritize walking and bicycling infrastructure improvements needed to complete gaps or “missing links” between existing neighborhoods and other community destinations such as schools, transit, stops, neighborhood centers, parks, public open space, and trailheads.

4d – Infrastructure Improvements - Prioritize infrastructure improvements, such as traffic calming enhancements, sidewalk repairs, bikeways, street tree plantings, and undergrounding of overhead utilities to improve safety and quality of life for neighborhood residents based on documented deficiencies.

5. Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.

5c – Innovative Design – Encourage creativity, flexibility, and innovation in the design and construction of new developments and neighborhoods to adapt to unique site conditions and that promote an engaged community and facilitate active and healthy lifestyles such as co-housing, community gardens, and recreational amenities.

Principle 6 – Efficient and Connected Transportation

1. Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes.

1c – Circulation Plan – Maintain and regularly update the City’s Circulation Plan. All new development is required to construct vehicular, transit, bicycle, and/or pedestrian improvements consistent with the adopted Circulation Plan.

4. Encourage the use of transit, bicycling, walking, and other forms of transportation.

4d – First and Last Mile Connections - Prioritize pedestrian and bicycle improvements in areas where transit service exists to provide safe and continuous routes between transit stops and adjacent uses and to increase the accessibility of transit service.

4g – Urban Trails System - Improve the urban trail system on and connecting to Active Transportation Corridors focusing on utilizing existing corridors such as drainage ways, canals, ditches, rivers, and roadways.

Principle 7 – Great Places and Recreation

1. Provide a safe and accessible network of parks, recreational amenities, open space, and trails.

2. Ensure parks, recreational and open space facilitates meet community needs and equity of location.

3. Foster opportunities to bring people together by developing great public spaces.

5. Maintain access to public lands at the urban/rural interface.

Grand Valley Circulation Plan
Refer to the Site Access and Transportation System discussion in the background section of the Staff report. The Redlands 360 PD ODP is consistent with the Circulation Plan in that it will complete connections to and through the property as anticipated on the Plan. Refer to Exhibit D: City of Grand Junction Circulation Plan.

Redlands Area Plan (Title 34 GJMC)
The Redlands Area Plan was last updated in 2002, when much more of the Redlands was a Joint Planning Area with Mesa County. Today, the 2020 One Grand Junction Comprehensive Plan is more pertinent to this review, but an analysis of the goals stated in the Redlands Area Plan that are reinforced by the proposed Redlands 360 ODP is included below.

34.12 General Services Action Plan
34.12.020 Goals, policies, implementation.
(a) Goals.
(1) To make available at an urban level all utility, solid waste, drainage and emergency response services to all properties located within the urban boundaries on the Redlands.

Much of the above has been achieved over the last 20 years. The proposed Development will provide urban levels of development for all utilities, services, and facilities.

34.16 Community Image/Character Action Plan
34.16.020 Goals, policies, implementation.
(a) Goals.
(1) Protect the foreground, middle ground, and background visual/aesthetic character of the Redlands Planning Area.
(2) Minimize the loss of life and property by avoiding inappropriate development in natural hazard areas.

Development of the property as proposed will avoid and protect steep terrain. Furthermore, the distinctive land characteristic of the four plateaus within the property (Applicant references as The Four Brothers) are considered signature features in the project and are preserved with no intention of development on the top while allowing for

public access via a trail network as part of the parks/open space system through the development. Ridgelines, as defined by the City are mostly designated as open space; future planning and design will implement required City code mitigation techniques as applicable.

34.16.040 Visual character – Goals, policies, implementation.
(a) Goals.
(1) Achieve high quality development on the Redlands in terms of public improvements, site planning and architectural design.

The proposed Development is anticipated to be developed over a 25-year timeframe that will maintain its quality through a set of comprehensive Community Design Guidelines that will be provided with final plans for each phase, implementation of open space and recreation concepts, and a funding source for public improvements through the Redlands 360 Metropolitan Districts.

34.20 Land Use/Growth Management Action Plan
34.20.080 Neighborhood shopping centers and neighborhood convenience centers – Goals, policies, implementation.
(a) Goals.
(1) Support the long-term vitality of existing neighborhood shopping centers and existing and proposed neighborhood convenience centers.
(2) To enhance the ability of neighborhood centers to compatibly serve the neighborhoods in which they are located.

The proposed Development is not planned for significant retail or commercial development, but rather providing the residents some basic amenities that will support other, existing retail and commercial within the vicinity. The 5.5 acres of commercial/mixed use proposed in the ODP is intended to provide the small neighborhood commercial options that can be easily accessed by walking or biking.

34.20.170 Geologic hazards – Goals, policies, implementation.
(a) Goals.
(1) Inappropriate development in hazard areas should be reduced as much as possible or eliminated in order to minimize potential harm to life, health and property.
(2) Efforts to mitigate existing areas at risk to the impacts of natural hazards and disasters should be made to minimize the potential for harm to life, health, and property.
(3) The costs (economic, environmental and social) associated with natural hazards should be reduced by avoiding potential hazard situations/areas; by mitigating activities that cannot be avoided; and by promoting prevention measures accompanied with education and incentives for mitigation.

The Applicant has submitted a Preliminary Geologic and Hazard report, and its recommendations have been integrated into the planning of the site. Additional, more detailed studies will occur concurrent with submittal of development plans and the

Colorado Geologic Survey will be included in review of the studies as needed.

34.20.250 Wetlands – Goals, policies, implementation.
(a) Goals.
(1) Preserve/conserve wetlands, minimize impacts to important ecological functions, and restore or enhance suitable wetland areas.

The Applicant has submitted a study and wetlands have been identified near the corner of South Camp Road and Redlands Parkway. Impacts will be mitigated and/or enhanced with the planning and engineering of that area. In addition, potential jurisdictional wetlands have been identified near the Redlands Second Lift Canal on the west edge of the property and near Red Canyon Creek on the far eastern edge of the property. There is no development anticipated in these wetland areas that total approximately 1.5 acres of the 600-acre project.

34.20.310 Wildfire – Goals, policies, implementation.
(a) Goals.
(1) Protect Mesa County residents from the loss of life or property due to wildfire.

The property does not contain the fuel for significant wildfire, but it will be providing urban levels of access and water to allow fire department access to all development.

34.24 Parks, Recreation and Open Space Action Plan
34.24.050 Goals, policies, implementation.
(a) Goals.
(1) To develop and maintain an interconnected system of neighborhood and community parks, trails and other recreational facilities throughout the urban area.
(2) To include open space corridors and areas throughout the Redlands area for recreational, transportation and environmental purposes.

The proposed Development is designed to become a recreational-based community that recognizes and incorporates many of the existing significant hiking and bicycling trails that are currently exist on the property. The project will provide open space, parks, and recreational facilities, not only for its residents but also be available to the general public in an area of the City where formal park space is limited. In addition, the trail system will allow for a variety of recreational opportunities, provide interconnectivity within the development, and connect residents to external existing transportation corridors that connecting to other services, facilities and amenities around Grand Junction.

34.28 Transportation Action Plan

As previously mentioned, the Redlands 360 ODP has incorporated the Circulation Plan in that Canyon Rim Drive will be extended to and through the property. In addition, in lieu of the connection to the extension of Renaissance Boulevard to the east as shown on the Circulation Plan, an alternative will provide secondary access via Athens Way.

34.32 Housing Action Plan

The issue of a lack of dispersed affordable housing types throughout the Joint Urban Area is identified in the 1996 Joint Urban Area Plan (in both the Mesa Countywide Land Use Plan and the Grand Junction Growth Plan). Specifically, the plans state:

(a) Higher density housing is needed, and an adequate supply should be provided.

(b) This housing should be located throughout the community rather than concentrated in a few small areas. Ideally it should be integrated into mixed density housing developments.

(c) Design and compatibility standards are needed to ensure that higher density housing is a long-term asset to the community.

(d) The Plan should support creation of affordable single-family homes as well as the higher density housing types. (Affordable housing does not have to mean attached units.)

34.32.030 Goals, policies, implementation.

(a) Goals. Directly from 1996 Joint Urban Area Plan:

(1) Achieve a mix of compatible housing types and densities dispersed throughout the community.

(2) Promote adequate affordable housing opportunities dispersed throughout the community.

The primary purposes of the Redlands 360 ODP are stated in the above Housing Action Plan. The development will provide multiple housing products for a diverse market. The PD zone district affords the flexibility to adapt the housing product types as the market trends change over the next 25 years.

<u>Other Adopted Policies and Overlays Applicable to This Development</u>

Section 21.07.020(f) – Hillside Development Standards (see Exhibit 4: Slope Analysis)

The Hillside Development Standards have been integral in the planning and design of the proposed Development and meet the provisions of this code section. Exhibit 4: Slope Analysis is a detailed review of how this section of the Code is being applied and complied with for the proposed Redland 360 project.

The provisions are designed to accomplish the following:

(i) Prohibit development or uses which would likely result in a hazardous situation due to slope instability, rock falls, or stormwater runoff and excessive soil erosion;

The Applicant has submitted a Preliminary Geologic and Hazard report, and its recommendations have been integrated into site design. Additional, more detailed studies will occur concurrent with submittal of development plans and the Colorado Geologic Survey will be included in review of the studies as needed.

Areas to be developed for residential, commercial and mixed use have been located on the flatter slopes on the site. In many instances perimeter open space/trails will provide ample setbacks to the ridgelines. In addition, lots/building sites must comply with setback requirements from the ridgelines and existing natural drainage corridors will be enhanced.

(ii) Minimize the threat and consequent damages resulting from hillside area fires by establishing fire protection measures and adequate emergency vehicle access;

The site is not classified as having wildfire hazard (see §21.07.020 (d)). Roadways will be designed to meet City and Fire Department standards for adequate emergency vehicle access. In addition, the fire suppression hydrant locations and water flows will meet requirements of the City Fire Code as more detailed design and engineering progresses.

(iii) Preserve natural features, wildlife habitats, natural vegetation, trees and other natural plant formations;

This development preserves a minimum of 30 percent of the site as dedicated open space which captures the most diverse vegetative and topographic areas on the property. Based on the Redlands Area Plan, the potential for 'Bear/Lion/Human Conflict' stretches from Little Park Road (southeast) to Colorado National Monument (southwest) to the Highway 340/west entrance to the Monument (northwest), to the Colorado River (northeast) – basically the entirety of the Redlands. This is the only mapped potential wildlife impact within the project. The Statewide Key Habitats of Colorado map appears to identify the potential for Sagebrush habitat and Shrub-Dominated Wetlands, neither of which occurs on the Redlands 360 property. The open space within the proposed development, which will reserve the existing drainages, will continue to serve as wildlife corridors through the property. The Colorado Department of Parks and Wildlife was included in review of the Redlands 360 PD ODP application but provided no comment on the proposed development.

(iv) Provide for safe vehicular circulation and access to recreation areas, natural drainage channels, paths and trails;

The road network design has been the primary determinant of the overall design for the proposed PD ODP that encourages connectivity to internal and external surrounding neighborhoods. Trails and roads are predominantly separate with two major trail loops: an outer loop consisting of a variety of existing soft surface trails and potentially hard surface trails, and an inner loop consisting of an 8-foot-wide concrete trail. Neighborhood connectivity will be accomplished via trails as the various land use phases/areas are designed in detail and subdivided, and at adjacent cul-de-sacs and open space corridors. In instances where trails are proposed to parallel roads, the trail will be detached from the road corridor.

In addition to safe vehicular circulation, this development acknowledges natural

drainages and includes extensive bicycle and pedestrian circulation within the development and in the open space areas. Much of the open space area includes over 7.5 miles of existing social trails that will be legitimized by the approval of this ODP. Limited roadway conflicts with the open space/trail corridors are purposely designed to create safe pedestrian and bicycling passageways.

(v) Encourage the location, design and development of building sites in a manner that will provide for greater aesthetic appeal, blend with the slopes and hillside terrain, minimize the scarring and erosion effects of cutting, filling and grading of hillsides and prohibit development of ridge lines as defined; and

As depicted on Exhibit 3: Land Use and Default Zones, the areas to be developed for residential, commercial and mixed uses within the Redlands 360 ODP have been located on the flatter and most developable slopes. The slopes generally face east which affords views of the Grand Valley, yet the developed areas are backdropped by the continued rise of the site to the west (e.g. towards the Ute Water tank) and the Colorado National Monument that help blend the development into the hillside terrain.

(vi) Encourage preservation of open space by encouraging clustering or other design techniques to preserve natural terrain, views and vistas.

As previously discussed, a minimum of 30 percent of the property is dedicated Open Space that is achieved by clustering the homesites on the flatter portions of the site. Long established trails and open spaces are being preserved and enhanced for sustainability purposes and continued public use.

In addition to the provisions listed above, the Hillside Development standards state:

“Development on slopes of greater than 30 percent is not permitted; and streets, roads, driveways and other vehicular routes shall not traverse property having a slope greater than 30 percent unless, after review by the Planning Commission and approval by the City Council, it is determined that:

a. Appropriate engineering measures will be taken to minimize the impact of cuts, fills, erosion and stormwater runoff consistent with the purpose of this section; and

b. The developer has taken reasonable steps to minimize the amount of hillside cuts and also has taken measures to mitigate the aesthetic impact of cuts through landscaping or other steps.”

The proposed ODP demonstrates that, at least for this phase of development, the Applicant has taken appropriate and engineering measures and reasonable steps to identify those areas on the site where development on slopes of greater than 30 percent is unavoidable, and in these instances the impact have been minimized as much as possible.

In reviewing the slope map with the road network superimposed on it (Exhibit 4: Slope Analysis), only minimal areas of slopes greater than 30 percent are impacted by the proposed roads and building sites. This has been achieved by careful design, especially given the property has diverse topography. The proposed PD ODP has managed to avoid the majority of slopes greater than 30 percent. Very few natural areas with slopes over 30 percent are impacted by this development. Certainly, as specific design and engineering in these areas progress, these requirements will be analyzed in greater detail.

Thus, Staff finds that these Code provisions have been adequately addressed to allow Planning Commission and City Council to approve the minimal areas where lots or roads cross 30 percent slopes yet roadway construction will still meet the intent of the Circulation Plan.

Section 21.07.020(f) – Ridgeline Development Standards (see Exhibits 7a and 7b: Ridgelines and Sections)

The Ridgeline Development Standards have been considered in the planning and design of this development. Of the proposed development area, the potential for concern is primarily limited to views from the streets that abut the project on the west. This side of the site is where there are existing mesa cliffs and proposed homes could be quite visible if not designed property. Twelve locations were examined with detailed cross-sections as required by Code and depicted on the exhibits. Per Code criteria and this analysis, no two-story structures would be visible.

(1) For all lots platted within the mapped ridgeline protection area shown on Exhibits 7.2.C1, 7.2.C2 and 7.2.C3, buildings, fences and walls shall be set back a minimum of 200 feet from the ridgeline.

The cross-sections provided on Exhibits 7a and 7b address the various ridgelines around the site and demonstrate that either there is no impact since many of the areas are not to be developed or that the measures listed below will be required and implement per Code to minimize the visual impact of construction in the vicinity of the ridgelines.

Thus, Staff finds this criterion has been met.

(2) This setback shall not apply if the applicant produces adequate visual representation that a proposed new structure will not be visible on the skyline as viewed from the centerline of the mapped roads or that mitigation will be provided. Mitigation techniques might include:

(i) Earth tone colors to blend with the surrounding area;
(ii) The use of nonreflective materials;
(iii) Vegetation to screen and soften the visual impact of the structure; and/or
(iv) A reduction of building height or the “stepping” of the building height; or

(v) Other means that minimize the appearance from the road corridor.

(3) In no case shall the setback be less than 30 feet from the ridgeline. This regulation shall not apply to existing structures or lots platted prior to the effective date of this code or to fences constructed primarily of wire.

(4) The required setback shall be measured to the building envelope, to be established at the time of platting.

Criteria (2) through (4) above will be analyzed and complied with at future development phases.

(5) Line of sight shall be measured from the centerline of the road most parallel to the ridgeline at the point most perpendicular to the center of the lot.

Staff finds this criterion has been met as shown in the twelve ridgeline sections included on the exhibits.

(6) Ridgeline shall be determined on a site-specific basis and shall be that point at which the line of sight is tangent with the slope profile

As specific sites have not yet been determined, the twelve sections on the exhibits demonstrate that the development areas are not of concern regardless of where the specific homesites ultimately occur.

Staff finds this criterion has been met.

(ii) The rezoning criteria provided in Section 21.02.140 of the Zoning and Development Code;

In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if at least one of the following criteria are met. For purposes of the proposed PD ODP, the same criteria also apply to the zone of annexation for a portion of the property, the rezone of a portion of the property from R-4 to PD and a Comprehensive Plan Amendment for the location of a small area of Commercial land use near the 23 Road entrance to the site.

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

Staff has not identified any subsequent events that have invalidated the original premises and findings. Approval of the zone of annexation, the rezone and the PD ODP requests will result in the entire 600 acres being uniformly zoned as PD, and with an overall Outline Development Plan (ODP) that guides the character of this long-term developed community that is consistent with the original premises and findings of the proposed land use in this area of the Redlands.
Staff finds this criterion has not been met.

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

The character of the area has changed significantly over the last few decades, with the construction of numerous subdivisions for hundreds of residential units surrounding the general vicinity of the proposed Development. In addition, the Comprehensive Plan was adopted which redefined the future land uses within the Urban Development Boundary. The proposed PD ODP are consistent with the Comprehensive Plan.

Commercial uses near the Redlands Parkway and State Highway 340 corridor have increased within the past decades, and as the residential population in the Redlands area continues to increase, the addition of commercial areas is desired in neighborhood areas. Neighborhood convenience commercial uses such as those proposed within the Development reduce traffic by being accessible by walking or bicycling rather than by vehicle. The relocation of a portion of the commercial use to the traffic node near the 23 Road entrance to Redlands 360 is consistent with the Comprehensive Plan in providing such commercial areas within residential neighborhoods.

For these reasons staff finds this criterion has been met.

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

One purpose for a Comprehensive Plan is for the City to plan for needed infrastructure throughout its boundaries. The 600 acres of vacant land that the proposed Development encompasses was designated as a mix of future land uses in the 2010 Comprehensive Plan, including Neighborhood Center Mixed Use, Residential Medium High, Residential Medium and Residential Low in the 2010 Comprehensive Plan. As such, the 2010 Plan included the potential for more intense and dense use which has already been anticipated and accommodated in projections of future growth for the Redlands area as well as the community as a whole. The 2020 Comprehensive Plan placed less intense and less dense designations on the site with Residential Low and limited Commercial. Thus, projected offsite infrastructure will be adequate provided it is expanded and extended as needed as the project develops over 25 years.

Certainly, additional on-site infrastructure and public facilities are required. The Applicant, via the Redlands 360 Metropolitan District has committed to the requirement that all transportation infrastructure internal to the development be fully designed and constructed to City standards and all transportation infrastructure external to the Project shall be fully designed and constructed to City, Mesa County and CDOT standards, as applicable. The Applicant has committed to being responsible for costs of design and construction of the following off-site transportation system improvements.

- Intersection of State Highway 340 and Redlands Parkway
- Intersection of State Highway 340 and 23 Road
- Redlands Parkway Access

- Intersection of State Highway 340 and South Broadway

The proposed amendment to the Comprehensive Plan to allow for a small portion of proposed Commercial area to be located near the 23 Road entrance to the site will facilitate the provision of limited commercial services in a location where it is most accessible to on- and off-site users. Per the Traffic Impact Study, 62 percent of the traffic to and from the Redlands 360 site is projected to be at this location. Thus, if some limited neighborhood commercial is placed in this location, it can be easily accessed by both on- and off-site users with minimal disruption to traffic within the development.

Staff finds this criterion has been met.

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

The recently completed Housing Needs Assessment clearly indicates a general shortage of all types of housing within Grand Junction. The 2020 One Grand Junction Comprehensive Plan addresses the need for housing and higher densities to meet the needs. In addition, vacant land for development is in short supply within the defined Urban Development Boundary. The proposed PD zone district allows the potential to positively address these issues by providing a variety of housing types within the proposed community and developing a site which is one of not the only remaining large piece of property available to accommodate anticipated growth in the community. It is a large, unique property, that allows the land to be suitably designated for various uses within a mixed use and mixed density planned community.

Commercial uses near the Redlands Parkway and State Highway 340 corridor have increased within the past decades, and as the residential population in the Redlands area continues to increase, the addition of commercial areas is desired in neighborhood areas. Yet, there is very little land in the Redlands designated for commercial use. The neighborhood convenience commercial uses such as those proposed within the Redlands 360 will add suitably designated land that will be accessible to residents of this development as well as by residents in surround neighborhoods.

For these reasons Staff finds this criterion has been met.

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

As discussed in the project overview, the Applicant has identified numerous aspects of the proposed development that can provide public benefit. In the previous analysis of §21.02.150 Planned Development (PD) of the Zoning and Development Code, staff found the following long-term community benefits would be achieved by the project:

- More efficient infrastructure

- More usable public and/or private open space
- Recreational amenities
- Needed housing choices

Thus, as required per Code, the Director has determined that substantial community benefits will be derived. Therefore, staff finds this criterion has been met.

Other Potential Zoning Districts

Section 21.02.160(f) of the Zoning and Development Code provides that rezoning and/or zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Other zone districts could be applied to these properties including R-4, R-5 and CSR for the residential and open space areas and a variety of non-residential zone districts could be applied to the area designated as Commercial. However, the standard zone districts do not afford the developer the land planning flexibility on a large property such as this to create a mixed use, mixed density community that also accommodates the unique topography, natural amenities, and existing public use by setting aside the appropriate open space, trails and other proposed amenities. The PD zone district by definition and purpose is a more appropriate zone district for this unique property and project.

(iii) The planned development requirements of Chapter 21.05 Planned Development of the Zoning and Development Code are addressed as follows:

The criteria in this code section have been previously addressed. Staff finds this criterion for the ODP has been met.

(iv) The applicable corridor guidelines and other overlay districts in GJMC Titles 23 (North Avenue Overlay Zone District), 24 (Greater Downtown Overlay) and 25 (24 Road Corridor Design Standards);

The referenced corridor guidelines and overlay districts are not applicable to this property.

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

Adequate public services and facilities can be provided to this PD as previously described in the Zone of Annexation/Rezone/Comprehensive Plan Amendment Analysis. Public services and utilities are available at the project boundaries due to this being an infill location.

Therefore, Staff finds this criterion has been met.

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

This project recognizes and incorporates the road network as indicated in several exhibits including Exhibit D: City of Grand Junction Circulation Plan; and Exhibit 3: Land Use and Default Zones. In addition, Exhibit 5: Development Progression Plan, depicts the proposed phased development of the road network within each of the development areas.

It is anticipated that design of the streets within the development be tailored to the unique characteristics of the proposed development as well as the unique natural features that are to be integrated into the design. This will be accomplished through applications to the City for exceptions to the Transportation Engineering Design Standards (TEDS) as needed concurrent with future subdivision plans.

As such, Staff finds this criterion has been met.

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

As the development progresses, there may be some need to create appropriate screening and buffering such as along the eastern edge of Phase 2 as shown on Exhibit 5: Progression Plan between differing land uses. Other limited areas within the development may require screening and buffering that will be evaluated with subsequent subdivision and development plans. For the most part the development areas will be separated by topography and/or other open space which will provide appropriate buffer.

Staff finds this criterion has been met.

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

The proposed PD ODP requests a range of 1,300 to 1,750 housing units (both single family and multifamily that creates an overall density range of 2.17 to 2.92 units per acre. This flexibility in density allows adaptation to potential market changes over this long-term project, while meeting the intent of the Comprehensive Plan.

Staff finds this criterion has been met.

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

Per §21.05.020, Default Standards, of the Zoning and Development Code, the use, bulk, development, improvement and other standards for each PD shall be derived from the underlying zoning, as defined in Section 21.03, Zoning Districts. In a planned development context, those standards shall be referred to as default standards or default zone. The Director shall determine whether the character of the proposed planned development is consistent with the default zone upon which the planned

development is based. Project-specific development standards, including those that may deviate from the default zone, may be approved only as provided in this chapter and if approved shall be explicitly stated in the PD ODP zoning ordinance approving the proposed planned development project. Each standard of the default zone shall apply unless project-specific standards are established by the PD zoning ordinance.

For the Redlands 360 PD ODP, the following default zones are utilized within the various land use areas depicted on Exhibit 3: Land Use and Default Zones.

- Low Density Residential Areas - Residential 4 units per acre (R-4)
- Medium Density Residential Areas - Residential 12 units per acre (R-12)
- Multifamily/High-Density Residential Areas - Residential 16 units per acre (R-16)
- Commercial Areas - Neighborhood Business (B-1)
- Open Space - Community Services and Recreation (CSR)

Exhibit 3: Land Use and Default Zones also includes a listing of the proposed deviations from the standards of the default zones and shown in the table below. The existing standards for the zone districts are shown in black type and the proposed deviation is shown in red type or stricken if proposed to be deleted from the zone district standards.

	R-4 Low	R-12 Med	R-16 High	B-1 Comm	CSR Open Space
Lot Area Minimum	7,000 0	n/a 0	n/a 0	10,000 0	1 ac 0
Width (min. ft.)	70 60	30	30 20	50 0	100 0
Frontage (min. ft.)	20	20	20	None 0	None 0
Cul-de-sac front	n/a 0	n/a 0	n/a 0	n/a 0	n/a 0
Setback Principal					
Front (min. ft.)	20	20	20	20 0	15
Side (min. ft.)	7 5	5	5	0 5	0
Side Abut Resid (min. ft)	n/a 0	n/a 0	n/a 0	10	10
Rear (min. ft.)	25	10	10	15 0	10
Setback Accessory					
Front (min. ft.)	25 20	25	25	25	25 15
Side (min. ft.)	3	3	3	0	0
Side Abut Resid (min. ft.)	n/a 0	n/a 0	n/a 0	5 0	5
Rear (min. ft.)	5	5	5	15 0	10
Lot coverage (max.)	50%	75%	75%	100%	100%
Height (max. ft.)	40	60 40	60 50	40 50	65
Density (min. du/acre)	2 0	8 2	12 5.5	8 0	n/a 0
Density (max du/acre)	4	12	16	16 18	None 0
Cluster allowed	Yes No	No	No	n/a	n/a

In addition, §21.05.040(f)(2) states: All residential planned developments shall comply with the minimum open space standards established in the open space requirements of the default zone. Per §21.06.020, Public and Private Parks and Open Spaces, the Applicant shall dedicate 10 percent of the gross acreage of the property or the equivalent of 10 percent of the value of the property. The City Council may accept the dedication of land in lieu of payment so long as the fair market value as determined by an MAI appraisal of the land to be dedicated to the City is not less than 10 percent of the value of the property. For the Redlands 360 project, the Applicant is requesting a deviation from the appraisal/valuation requirement at this time given that 30 percent

open space is to be dedicated to the Redlands 360 Metropolitan Districts for general public use. The Applicant will provide a valuation of the land dedication as called for by the Code for/with each phase/filing of the proposed Development.

The Planning Commission may recommend that the City Council deviate from the default district standards including the minimum open space requirements of the default zones subject to the provision of any of the community amenities listed below. In order for the Planning Commission to recommend and the City Council to approve deviation, the listed amenities to be provided shall be in excess of what would otherwise be required by the code. These amenities include:
(1) Transportation amenities including, but not limited to, trails other than required by the multimodal plan, bike or pedestrian amenities or transit-oriented improvements, including school and transit bus shelters;
As depicted on Exhibit 1: Trail Types and as previously described in this report, the enhancement of existing trails and the provision of new trails that provide for recreational and alternative transportation alternatives are community amenities in excess of what would otherwise be required by Code.

(2) Open space, agricultural land reservation or land dedication of 20 percent or greater;

As depicted on Exhibit 1: Trail Types and Exhibit 2: Public Park Areas and as previously described in this report, the proposed open space system sets aside a minimum of 185 acres or 30 percent of the land area including 35 acres of traditional parks on and off-street pedestrian trails, the preservation of unique topographic features and preserves vistas and areas of the property will be reserved in a natural state. The quantity of the dedication exceeds 20 percent and much of that land area will present unique characteristics.

(3) Community facilities for provision of public services beyond those required for development within the PD;

The parks, trails and open space discussed in (1) and (2) above are considered community facilities that are to be provided within the proposed Development that are beyond those required for development within the PD.

(4) The provision of affordable housing for moderate, low and very low-income households pursuant to HUD definitions for no less than 20 years; or

There has been no indication that affordable housing for moderate, low- and very low-income households will be provided within the proposed Development.

(5) Other amenities, in excess of minimum standards required by this code, that the Council specifically finds provide sufficient community benefit to offset the proposed deviation.

Staff did not identify any other amenities other than those mentioned in (1) and (2) above that meet this criterion.

Given the proposed Redlands 360 ODP meets criteria (1), (2) and (3) above, staff finds that there are amenities to be provided in excess of what would otherwise be required by the Code, thus recommends that the deviations to underlying zone district standards as shown in the table above and on Exhibit 3: Land Use and Default Zones and the minimum open space standards be approved.

Per §21.05.030, Establishment of Uses, of the Zoning and Development Code, at the time of zoning a parcel to PD, the City Council shall determine the allowed uses. Only uses consistent in type and density with the Comprehensive Plan may be allowed within a PD. The type and density of allowed uses should generally be limited to uses allowed in the default zoning.

The City Council, at the time of establishing a PD zone, shall list uses that are authorized by right or by conditional use permit. All uses, whether by right or conditional use permit, shall be subject to all applicable permit and approval processes established in this code. The rezoning process shall be used to modify the authorized use list for any planned development.

For the proposed Development, the default zone districts and standards and requested deviations from underlying zone districts are included on Exhibit 3: Land Use and Default Zones; and the established uses are included in the form of a Use Table on Exhibits 6A and 6B.

Staff finds that the defined land uses, underlying zone districts and deviations from standards are appropriate for the development therefore finds this criterion has been met.

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

The phasing plan for the Redlands 360 ODP is depicted on Exhibit 9: Development Progression Plan. This indicates a project start anticipated in 2022 with progression of the development starting every three years. There are eight development areas identified resulting in an estimated 25-year build out. The definitive timeframe for the development (expiration date for the ODP) as required by Code shall be December 31, 2046.

Staff finds this criterion has been met.

Staff Findings of Fact and Recommendation

After reviewing PLD-2020-698, a request to consider a Planned Development (PD) Outline Development Plan (ODP) for the proposed Redlands 360 development that will

zone a portion of the property that was recently annexed to the City, rezone a portion of the property from R-4 to PD, amend the Comprehensive Plan to relocate a small portion of Commercial land use within the site, and establish an overall PD ODP for the entire property over a 25-year timeframe, Staff makes the following findings of fact.

1. The Redlands 360 PD ODP meets the rezone criteria in Section 21.02.140 of the Zoning and Development Code as applicable to the zone of annexation for a portion of the property, the rezone of a portion of the property, a Comprehensive Plan amendment and the PD ODP.

2. The Redlands 360 PD ODP meets the PD and ODP criteria in Sections 21.02.150 and 21.05 of the Zoning and Development Code.

3. Long-term community benefit will be derived from development of the project.

4. The Applicant has taken and will take appropriate measures to minimize the impact on hillsides of slopes greater than 30 percent, minimize the amount of hillside cuts, and has taken measures to mitigate the aesthetic impact of cuts through landscaping or other measures such that development on slopes of greater than 30 percent may be permitted.

5. The default zone districts shall be defined as follows: Low Density Residential - R-4; Medium Density Residential - R-12; Multifamily/High Density Residential - R-16; Commercial - B-1; and Open Space - CSR.

6. The project meets criteria to allow approval of deviations to proposed default zone districts standards depicted on Exhibit 3: Land Use and Default Zones and deviation and from minimum open space requirements.

Therefore, Staff recommends approval of the PD ODP for the Redlands 360 development with an expiration date of December 31, 2046, with the ODP being subject to and conditioned on the Applicant, or its successor(s) in interest if any, providing the City a land valuation assessment for each subsequent phase or filing of the Development. Said assessment(s) shall confirms the open space requirements per § 21.06.020 of the 2021 Zoning and Development Code are met.

SUGGESTED MOTION:

Chairman, on the Planned Development (PD) Outline Development Plan (ODP) for the proposed Redlands 360 development that will zone a portion of the property that was recently annexed to the City, rezone a portion of the property from R-4 to PD, amend the Comprehensive Plan to relocate a small portion of Commercial land use within the site, and establish an overall PD ODP for the entire property over a 25-year timeframe, for the property located generally south of the Redlands Parkway and Highway 340 intersection, City file number PLD-2020-698, I move that the Planning Commission forward a recommendation of approval to City Council with the Findings of Fact and subject to the land valuation assessment condition and imposition of an expiration date

on the ODP of December 31, 2046, all as stated in the Staff Report dated January 11, 2022 and admitted as an exhibit at the hearings on PLD-2020-698.

Attachments

1. Redlands 360 Application Materials
2. Redlands 360 Exhibits A through D
3. Redlands 360 Exhibits 1 through 7b

CITY OF Grand Junction COLORADO

PUBLIC WORKS & PLANNING

Development Application

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

Petition For: Planned Development - ODP

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

Existing Land Use Designation: | Existing Zoning:

Proposed Land Use Designation: | Proposed Zoning:

Property Information

Site Location: 2945-183-00-064 | Site Acreage: 39.8 acres

Site Tax No(s): 2945-183-00-064 | Site Zoning: PD/R-4 (multi-zoned parcel)

Project Description: Request for approval for an Outline Development Plan (ODP) and PD zone for +/- 600 acres

Property Owner Information	Applicant Information	Representative Information
Name: Redlands Three Sixty LLC	Name: La Plata Communities	Name: Ciavonne, Roberts Assoc
Street Address: 1755 Telstar Dr. Suite 211	Street Address: 1755 Telstar Drive Suite 211	Street Address: 222 Nth 7th St
City/State/Zip: Colorado Springs, CO 80920	City/State/Zip: Colorado Springs, CO 80920	City/State/Zip: GJ, CO 81501
Business Phone #: 719-867-2285	Business Phone #: 719-963-3236	Business Phone #: 241-0745
E-Mail: dquimby@laplatallc.com	E-Mail: DGravette@laplatallc.com	E-Mail: ted@ciavonne.com
Fax #: n/a	Fax #: n/a	Fax #: n/a
Contact Person: Doug Quimby	Contact Person: Don Gravette	Contact Person: Ted Ciavonne
Contact Phone #: 97719-867-2285	Contact Phone #: 719-963-3236	Contact Phone #: 241-0745

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

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

Signature of Person Completing the Application: | Date: 11/19/20

Signature of Legal Property Owner: B. Douglas Quimby | Date: 11/19/20

CITY OF Grand Junction COLORADO

PUBLIC WORKS & PLANNING

Development Application

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

Petition For: Planned Development - ODP

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

Existing Land Use Designation: | Existing Zoning:

Proposed Land Use Designation: | Proposed Zoning:

Property Information

Site Location: 400 23 Road; 2945-181-00-052; 2210 S Broadway | Site Acreage: 331.1; 237.3; 20.5 acres

Site Tax No(s): 2945-184-00-099; 2945-181-00-052; 2945-182-13-002 | Site Zoning: PD

Project Description: Request for approval for an Outline Development Plan (ODP) and PD zone for +/- 600 acres

Property Owner Information

Name: Grand Junction Land Company LLC

Street Address: 710 E. Durant Ave Ste. W-6

City/State/Zip: Aspen, CO 81611-2070

Business Phone #: 970-925-9046

E-Mail: rmac@dunrene.com

Fax #: n/a

Contact Person: Robert Macgregor

Contact Phone #: 970-925-9046

Applicant Information

Name: La Plata Communities

Street Address: 1755 Telstar Drive Suite 211

City/State/Zip: Colorado Springs, CO 80920

Business Phone #: 719-963-3236

E-Mail: DGravette@laplatallc.com

Fax #: n/a

Contact Person: Don Gravette

Contact Phone #: 719-963-3236

Representative Information

Name: Ciavonne, Roberts Assoc

Street Address: 222 Nth 7th St

City/State/Zip: GJ, CO 81501

Business Phone #: 241-0745

E-Mail: ted@ciavonne.com

Fax #: n/a

Contact Person: Ted Ciavonne

Contact Phone #: 241-0745

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

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

Signature of Person Completing the Application: [signature] | Date: 11/19/20

Signature of Legal Property Owner: [signature] | Date: 11/19/20

Chief operating officer, Dunrene Management, Inc, Manager of Grand Junction Land Company, LLC.

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Monday July 13th, 2020 @ 5:00pm

FOR: Annexation, Rezone/ODP

NAME	ADDRESS	PHONE # OR EMAIL
Bob + Rae	416 Montero	303-275-6445
Melissa Lamar + Doug Scott	2219 Renaissance	402-416-4799
Steve Cable	403 Miradoct	303 868 9931
Mike Fowler	440 Montero	970 270 6999
Chris Kerrman	1144 Ouray Ave 81501	640-2359
Eddie Mont	50-51	254-5100
Jason Lable		
Doug Kiesau	2201 Renaissance	846-8896
Sam Maruszky	328 Shadow Lake Rd	970-640-9063
Jen Taylor	447 W Colorado Ave	97-250-9682
David + Lorna McIlnay	438 Athens Way	970-623-0823
Libby Collins	1006 Main St.	623-1900

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Monday July 13th, 2020 @ 5:00pm

FOR: Annexation, Rezone/ODP

NAME	ADDRESS	PHONE # OR EMAIL
Mike Spangler	450 Athens Way	Spanglermn@gmail.com
Jack Regan	434 Athens Way	johnfregan@yahoo.com
T-Ch	City Hall	tamra@gjcity.org
Ted + Mallary	Giavanne + Roberts	

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Monday July 13th, 2020 @ 5:00pm

FOR: Annexation, Rezone/ODP

NAME	ADDRESS	PHONE # OR EMAIL
Jill Wohlgemuth	568 CASA Rio Ct. 81507	970 712 1948
Sharon Blackburn	2299 grande Cache Ct. 81507	303 921 8703
Regina Dallago	395 Merada Ct GJ 81507	—
Jean Teri	23 Rd	
Bill Findlay	412 Bookcliff Dr.	970 243-4158
Kristen Ashbeck	City	kristena@gjcity.org

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Tuesday July 14th, 2020 @ 5:30pm

FOR: Annexation, Rezone/ODP

NAME	ADDRESS	PHONE # OR EMAIL
Dot Hudkins	411 Rio Vista	
Bob Armstrong	425 Rio Vista	
Dana RUSSell	440 RUST ct	
Diana RUSSell	359 Entrada ct	
Richard Schnell	573 Skyway ct 2288½ S. Broadway	
Wendy Beckius	203 Easter Hill Dr.	
Angeline Barrett	424 E. Mayfield Drive	
Virginia Brown	2526 Patterson Rd #101	
Sharon Secrest	120 W. Park Drive, Suite 200 G. J. CO. 81505	
James Grant	208 Easter Hill Dr., 81507	
Mallary + Ted	Giavonne + Roberts	

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Tuesday July 14th, 2020 @ 5:30pm

FOR: Annexation, Rezone/ODP

NAME	ADDRESS	PHONE # OR EMAIL
Debbie Witsman	213 Easter Hill Dr	BogusBugs@MSN.com
Ben O'Neil	Easter Hill	
Kristen Ashbeck	City Hall	kristena@gjcity.org
Mark Austin	Austin Civil	

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Tuesday July 14th, 2020 @ 5:30pm

FOR: Annexation, Rezone/ODP

NAME	ADDRESS	PHONE # OR EMAIL
Kelly Mades	1988 Jrd. Fruita	970 589-7775
Dave Traylor	2354 Broadway	970-241-7006
Ray Plieness	2205 Desert Varnish	970-640-5327
Brenda Waters	2305 S Broadway	210-9900
Lance S Gibbs	332 Lake Rd	244-1427
Lisa Smith	2222 S. Broadway	970 270-1893
Craig Tate	2225 Redlands Prkwy	970-618-5445

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Monday July 13th, 2020 @ 7:30pm

FOR: Annexation, Rezone/ODP

NAME	ADDRESS	PHONE # OR EMAIL
Millie Funderburk	351 Canyon Rim Ct	Funderburk.Millie@gmail.com
Darren Dearden	912 Kami	Dill0551S@AOL.com.
Ted + Mallory	Giovanne + Roberts	

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Monday July 13th, 2020 @ 7:30pm

FOR: Annexation, Rezone/ODP

NAME	ADDRESS	PHONE # OR EMAIL
Curtis Comeau	2206 Canyon Rim Dr	970-846-6661
Patrice Whistler	2209 Desert Varnish Ct.	970 640 4377
Paul Cowan	371 CAPROCK	435-260-1825
Scott Gustin	342 Canyon Rim ct.	970-420-2224
Bill & Linda White	335 Serpents Trail Dr.	549-4993
Kristen Ashbeck	City	kristena@gjcity.org
Ben Hughes	347 Canyon Rim Ct	979 777 4757

REDLANDS 360 ODP NEIGHBORHOOD MEETING
July 13th @ 5:00pm & 7:30pm
July 14th @ 5:30pm
NOTES

Three Neighborhood Meetings were held between July 13th and July 14th regarding a proposed ODP at Redlands 360 (400 23 Road, 2210 S Broadway, 2945-183-00-064 and 2945-181-00-052)

In Attendance:
Representatives: Doug Quimby (La Plata Communities)
Jane Quimby (La Plata Communities)
Don Gravette (La Plata Communities)
Cody Humphrey (La Plata Communities)
Ted Ciavonne (Ciavonne, Roberts & Associates Inc.)
Mallory Reams (Ciavonne, Roberts & Associates Inc.)
Mark Austin (Austin Civil Group)
Kristen Ashbeck (City of Grand Junction)
Trent Prall (City of Grand Junction)
Tamra Allen (City of Grand Junction)
Jarrod Whelan (City of Grand Junction)

About 21 Neighbors attended the July 13th meeting from 5:00pm-6:30pm
About 9 Neighbors attended the July 13th meeting from 7:30pm-9:00pm
About 19 Neighbors attended the July 14th meeting from 5:30pm-7:30pm
There have been 61 views of the applicant presentation and 41 views of the staff presentation on GJ Speaks.
For the livestreams:

- July 13th @ 5:00pm-6:30pm (35 views)
- July 13th @ 7:30pm-9:00pm (30 views)
- July 14th @ 5:30-7:30pm (34 views)

Neighbors had the following comments/concerns:

Monday 5:00pm Meeting
- Is there an online presentation somewhere? – Yes, GJ speaks.
- Are there any water shares on the property? – Yes, 75 shares.
- Thank you for keeping us informed as much as you have, we understand development happens, but have one concern about traffic, especially on Redlands Parkway. Who looks at that for future traffic volumes? – Both the city and developer. Developer will have to do a traffic study. The civil engineer will work with the city on design/any issues. Developer will pay a TCP fee that goes towards offsite improvements (surrounding roads) and will pay for all roads on site.

- In general, you are doing a great job about looking into everything, but have one concern. If you look at the phase 1 corner, that area will be irrigated. Have you looked at volumetric flows? Where you have you high density is marshland.. – That area has been a challenge to get accurate topography as it is so vegetated, but still working on the survey work. Wetlands mapping has been complete. Once everything is complete we can look at that area more closely.
- Are you going to preserve the trails on the east? Will you work with the HOAs and trail connections? – Yes we have already talked with the golf course to make a trail connection. Will also work with HOAs where there are trail connections into those subdivisions.
- What will be the # of units for the high density areas (1st phase of S Camp)? – We can only speak to the average right now, but plan to have 400 units covering all the high density areas. Each area will probably be looking at a density of R-12. Multi-family will be a broad type of product, not just apartments. Assume maybe 180 units in that specific area, but we have already done a study there and it came out to be about 80-100 units.
- So the traffic would come off of S Camp for the 1st phase? – Yes there will be one access there, but also one off of S Broadway
- You keep saying "it's too soon" or "Preliminary" but you have Phase 1 scheduled for 2021 which is 6 months away. – We have to put a date on the ODP as a starting point, but it could very well by 2022 before construction starts. Need to get through the PD zone first which takes 4-6 months.
- What are the three white areas on the west side? What will happen to that land? – Those pieces are privately owned and not part of this project, but we will have to provide access.
- Who coordinates all of the traffic studies/costs? – The city works closely with CDOT and the county to establish fees/future road costs, etc.
- Is anyone looking at the bridge capacity? – Yes, it was actually designed as a 4-lane, and if that happens, pedestrian traffic would have to be relocated, but it is being looked at.

Monday 7:30pm Meeting

- Where is the water tower located? – White rectangle area on the ODP
- I am not against development, I get it, but of course I love and respect as much open space as possible. My main question is about traffic flow. Currently Canyon Rim folks can't park in front of houses because of the school and parents parking in Canyon Rim to pick up their kids. I am wondering, does a road have to go through Canyon Rim to go up and over through your project? How was that figured out? – The GJ Circulation plan obligates us to do a road up and over. The Circulation Plan does get revised now and again as development continues, but this connection is still desired. There has been significant traffic studies done in this area and we still need this connection as a "back door" access. It won't be a high traffic connection.
- Want to commend you all on how much you have looked into so far and trying to keep trails and open space, but have two questions. Will the residential areas that abut the open space have offsets? Second question is was there thought to put a 360 degree trail around the property to complete the loop? Around the 11 o clock area of the site. It would go with the name of Redlands 360 if you did one. – Yes, there will be setbacks for the homes and the open space will be sizeable, hard to picture on this site plan. In reality, it won't feel like you are walking down an alley with fences on either side, it will still feel like open space. We will definitely look into making a 360 degree trail to complete the loop. That is a great idea.

- Are you going to have vertical limitations of homes so the lower neighborhoods won't see rooftops (Canyon Rim neighbor)? – Yes, we have to follow Ridgeline Guidelines that come from the city and if there's an issue, that home will have to go through mitigation to lessen the obstruction.
- Canyon Rim Drive has very little traffic right now, so I am very concerned the road connector will cause more traffic in front of my house. We moved from a very quiet area in Steamboat Springs to this area, because of its quiet streets, views, dark skies. I appreciate you not doing a direct shot to S Broadway, but disappointed this road is being shoved down your throats by the city – It is not being shoved down our throats, but just following the Circulation Plan.
- What's the timing of construction/phases? – All of it will be phased. Utilities/infrastructure will be built first for whatever phase goes first.
- Confused about density calculations? Will the lots be small? – There will be a variety of sizes.
- You don't have an area that is designated for a school? – Not right now. If the city & district require us to build a school, we will, but we can't design for them. Designated a lot of areas in Colorado Springs for schools, so it can be done, but needs to be required.
- What is the timeline for beginning of construction once City Council approves? – This process will take 4-6 months, but if everything goes to plan, maybe a year from now we can start construction.
- Will you have to provide access to the 3 parcels in white on the west side? – Yes
- Will the proposed access off Renaissance on the Circulation Plan happen? – No

Tuesday 5:30pm Meeting

- What are your plans with domestic water, irrigation water and sewer? – Domestic water will be Ute water, a new sewer system will be installed, and there are 75 shares of irrigation water, but will only irrigate open space, entries and parks. Not homes.
- Please call Brother #1 "Easter Hill" that is it's historically correct name. Will you have access to Easter Hill? What is that line around it? A road or trail? What upgrades will you do for the Easter Hill subdivision? It is currently not built for more traffic. – The line around Easter Hill is trail access. A traffic study was done for this project and the developer will pay for all of the internal roads, but they also pay a TCP fee (about 5k per home) and that could be used for external road improvements if necessary.
- What about 23 Road? Will there be access of that into this development? – Yes there will be access off of 23 Road, but will follow the same guidelines as above.
- What about the schools? Not just elementary, but middle and high school? Does the city work with the school district on needs? – There is a school fee that is paid per unit. Can't design for the district, but if along the way the district needs a school site, we will put one in. The district anticipates about 800 students from this development. They are planning for this and working together closely with the city and developer. However there is still time as this will be a phased project and the schools will most likely be able to absorb it.
- Trent Prall explained traffic issues – A collector can handle about 20k cars per day. The external roads like Redlands Parkway and S Broadway are getting close, but we are planning for that. The growth of this development will be around 80 homes per year. The costs of improving these roads will come out to about 30 million dollars and this development will put up about 7-9 million. The rest will be out of sales tax, upcoming developments, etc. We know

most traffic will be out of S Camp and 23 Road to S Broadway, but not so much going out of the south end. We are also working with Mesa County looking at the Easter Hill access point.
- Will S Camp Rd have a traffic light? – Most likely will be a roundabout
- Will the higher density end up reducing the speed limit on Redlands Parkway? – Most likely
- Neighbor on Redlands Parkway by Parcel #5 had the following questions –

(1) Light pollution? – We are and will continue to be sensitive to this. We will embrace the dark sky ordinance and reduce the number of street lights.

(2) What will the multi-family units look like? – It will be a mix of attached product along with single family detached but on smaller lots.

(3) What will the commercial space look like? – Not sure on the types yet, but the intention is to service the Redlands 360 community (coffee shops, bike shops, etc.)

- Are the green spaces set in stone or will they change over the years? – Not set in stone, but we are committed to preserving the amount of open space you have seen tonight. We are getting approved for 198 acres of open space so the ODP will have to stick close to that. There will also be additional pocket parks within the colored bubbles. They will not just be purely homes.
- Existing traffic is a major concern for one neighbor and really wants the city to make a solid circulation plan. Not happy with the way things are today.
- One neighbor thinks the dark sky ordinance should be mandatory for this development – We agree
- What is the timeline on the ponds and infrastructure? – They will go with the phase. Each phase will be built out to competition while leaving the other phases and everything within that phase untouched until its time.
- Traffic on 23 Road is not designed for additional traffic for a development this size – We are not sure at what point of the process will trigger improvements on 23 Road, but it will be improved.
- When does Phase 1 start? – We show next year as a "start" date but that could be subject to change depending on economy, approvals, etc. but have to start somewhere
- One neighbor currently has trouble getting on to S Broadway from 23 Road. It is a dangerous intersection and would like her traffic light back
- Redlands Parkway and S Camp is pretty busy right now as it is, have you looked at what the Riggs Hill Development (Magnus Ct) will do? – Magnus Ct. will have half go through to the North and half go through to the south. City plans to do a left turn on Reed Mesa and will be working on additional intersections as both develop out.
- Will the city widen S Camp Rd? – It was already widened for bike lanes, but currently only has 4k cars per day and can hold up to 20k, so still plenty of capacity
- One neighbor was very worried about the costs and maintenance of the trails, parks and open space and where the money comes from. Will the city be responsible or the developer? She was worried bonds would be showing up on the ballot because lack of financial planning. She believes big developments like this should foot a lot of these costs so the community won't get taxed – The city is still working with the developer on details but the developer did set up a Metro district to help with costs. The Metro District will levy a tax only on the neighborhood and can be used for construction and maintenance for trails OR it is all dedicated to the city. Most likely it will be a mixture, but nothing has been agreed upon.

- Will there be public parking for all of the public trails? – Yes there will be parking areas at trail heads.
- What is the soil like up there? Is there bentonite? – Preliminary tests have been done, but still waiting on a full soils report. We do know there is not a lot of bentonite like there is down at Canyon Rim.
- One neighbor that lives on Easter Hill backs up to the Redlands development. She is hoping Redlands 360 will be considerate on how close they build to the property line. – There will be a buffer between subdivisions and most likely a trail. There are also slopes to consider preventing development in that area.
- Do you do wildlife studies? – No, but DOW is a review agency and will be reviewing this project once submitted. They will give us feedback if needed.
- One neighbor expressed she is very excited about this potential development and think is greatly needed in this community
- Will the capital and operational costs of Redlands 360 be covered by the impact fees? – Only capital, not operational (Tamra Allen with the City of Grand Junction stepped in to explain impact fees and residential developments)
- A neighbor near Riggs Hill (Magnus Ct) doesn't understand why all of these subdivisions get approved, but the roads are not getting improved. She thinks the city and the county need to do a better job because right now she feels developers win and residents lose.
- Will the Easter Hill area still get access to the water tower?
- Where will you start with the roads? – They will go with the phases
- What about the Canyon Rim connection? When will that start – If all goes to plan, it will go with Phase 4.
- Neighbors greatly expressed how much this area means to them and to please take that into consideration when moving forward. The land owner stepped forward to explain how long it has taken to find a developer like La Plata and is very confident they will deliver. Neighbors thanked him for all he has done throughout the years allowing public access.

Re: Redlands 360 Development Plan
I am writing to ask the owner and developers of this project to please have an environmental impact study completed and published before moving forward with the plan. This area is home to hundreds of indigenous species and their habitats. With the planned human population density this project packs, these habitats will be eliminated. At the end of May (2020), a track hoe came through the property, not sure what the purpose was, and recklessly crisscrossed the land destroying vegetation and scarring the land. It will be hard for me to trust a company that would allow such destruction when there were ways to lessen the impact of needed testing on the land. For those of us who love that land, it was sickening to witness. I've included one photo of the destruction the track hoe operators caused, although I have several photos. Again, the owner/developers lost my trust as stewards of the land by allowing this carnage.

Additionally, I suspect that there is a high likelihood that the land is hiding fossilized prehistoric remains. What, if any, duty does the developer/owner have to disclose such findings if/when it occurs?
This is a very large tract of open land, what would it hurt to have an environmental impact study performed?
Please take my questions under consideration before you move forward.
Respecfully,
Meredith Grenfell-Bird
200 Easter HIll Dr.
Grand Junction
07/12/2020 1:02 pm

Attachments

Meredith Kay Grenfell-Bird

0 / 0 Members have viewed this comment

I have three concerns that I think need to be addressed before this development moves forward.
First, has an environmental impact study been completed? Specifically, the northwest corner of the property (bordering the intersection of South Camp and South Broadway) contains the Goat Wash drainage and is lush with vegetation that provides cover for deer and other wildlife. I see deer using Goat Wash on a regular basis as a corridor connecting the Monument and the Colorado River. Other wildlife in this area include racoons, skunks, coyotes, squirrels, rabbits, and on at least one occasion, a beaver! The developers maps indicate this area will become high-density housing and commercial developments. Does the plan include leaving the draining corridor intact so that wildlife can continue to access their native habitat? For many of us that live in this area, the proximity to nature is a primary appeal. Without it the open space the developer touts is just dead space.
Secondly, how is increased traffic and its impact on roads going to be addressed and funded? When The Ridges was built Highway 340 was widened to two lanes in each direction from Monument Road to the development entrance. The location of the main entrance to Redlands 360 would make it likely that additional traffic would flow both towards downtown Grand Junction and towards retail and commercial developments along the I-70 business loop. The Redlands 360 development will impact not only Highway 340 but also Redlands Parkway, the roundabout intersection of Hwy 340 and Redlands Parkway, South Broadway, the intersection of South Broadway and Redlands Parkway, South Camp, and the intersection

of South Camp and South Broadway. Presumably additional traffic lanes, turn lanes, and possibly traffic lights or other control methods will be needed as this development progresses. When will such additions be implemented and how will they be funded? The city already reports a budget shortfall in funds for such improvements.

Third, what is being done to minimize light pollution and preserve the beauty of our night skies? Street lights and house lights will diminish our ability to enjoy viewing the Milky Way, planets, comets, and other celestial bodies. These lights can also have an additional impact on the well-being of wildlife in the area.

I complement the developers on their willingness to preserve open space within their property and thank them for their willingness to let the public use the existing trails. I ask that the developers, city planners, planning commissioners, and city council members remember that this development does not exist in a vacuum. A development of this scale will have significant and lasting impacts on the historically rural nature of our neighborhood, the wildlife, the roads, and the night skies.

07/13/2020 10:37 am

Wayne Smith

0 / 0 Members have viewed this comment

I concur with the need for environmental impact, habitat preservation, fossil and Indian artifact preservation, etc.

I also have concerns regarding traffic flow, as we have all experienced the impact of the Lunch Time Loop volumes. I have not been able to discern where the entrances/exits for the proposed development would be. I would expect the developer would be responsible for incurring all expenses necessary to expand the road capacity in the impacted area.

How will the noise pollution increase be addressed? Will current homeowner impact be addressed with builder funded berms to reduce some of the noise pollution created by the substantial increase in traffic from this development?

The proposed changes in zoning will have a substantial negative impact on current homes in the area. I believe we are pursuing tax revenue at the expense of quality of life in Grand Junction.

07/14/2020 11:51 am

Judy Axtman, representative for Helen Thompson

0 / 0 Members have viewed this comment

Please explain to us where the entrances and exits will be to this development, and if existing roads that border the land will need to be widened to acommodate the increased traffic flow. For those of us who live on these street, any higher traffic patterns, or road widening efforts could impact our current views, and our property values.

07/14/2020 5:30 pm

Kat Rhein

0 / 0 Members have viewed this comment

Redlands 360 Planned Development

Outline Development Plan and Planned Development Zoning

Revised 12/20/2021

A. Project Overview and Description

In early 2019, after a number of meetings with City Staff, Grand Junction Land Company (Owner) and La Plata Communities LLC (Applicant) began a purposeful process that took specific entitlements to allow the efficient assembly, planning, and zoning of multiple properties into this request for approval of an Outline Development Plan (ODP) and Planned Development Zone (PD) for +/- 600 acres.

The original GJLC properties totaled 628.9 acres as five parcels, of which there was a mixture of incorporated and unincorporated, City and County Zone districts, and differing zone densities. Briefly, the development of the 7.5 acre Renaissance 360 Subdivision (platted 9/12/2020), annexation (7/15/2020) of the unincorporated parcels (PD zoning), the creation and June 17, 2020, approval of a Metro District (conditioned on the ODP approval), and the zoning and planning of the 23 acre Canyon Rim 360 Subdivision (submitted for review), have all been components of that purposeful process that will culminate with the successful approval of this ODP and PD Zone.

Location

The project location can be generally described as the large vacant land south and east of the intersection of the Redlands Parkway and South Camp Road. It is the northeast facing real estate north of the base of the Ute Water Storage Tanks, and elevated with spectacular panoramic views of the valley. It is dry with sandy to rocky soil conditions and limited rock outcrops; nearly 300 feet of elevation change exists over the span of a mile across the property, with a number of undulating drainage areas and hills. The property currently has a gated dirt road that is primarily for Ute Water to access their facilities. Five parcels make up the 600-acre project (see Exhibit A: Existing Site Area).

Acreage

All five parcels which now total 600 acres will be planned as one Outline Development Plan (ODP) with Planned Development (PD) zoning.

Proposed Use

The 600-acre ODP area includes approximately 60.5 acres of Lower Density Residential, 317.4 acres of Medium Density Residential, 31.6 acres of Higher Density Residential, 5.5 acres of Commercial / Mixed Use, and 185 acres of Open Space (minimum). The Open Space, which is more than 30% of the property, surrounds the Residential Planned Community, respects the natural conditions of the site, preserves the existing perimeter trails, and legitimizes other significant existing bike and hiking trails.

This proposal is for a mixture of Low to Medium Residential with a targeted density of 1100 to 1500 lots; High Density Multi-Family Residential with a targeted density of 200 to 250 units; and the Commercial / Mixed Use areas with the potential for up to 100 units. This provides a total ODP Density request with a range of 1,300 to 1,750 units.

There is purposeful flexibility built into the Outline Development Plan request for 1,300 to 1,750 housing units (single family, multi-family, and commercial). This flexibility in density allows the plan to adapt to potential market changes over the 25+ year long-term project. The overall density range is 2.2 to 3.1 units per acre gross density, and rises to 3.5 units per acre for net density. Viewed as either gross or net density the proposed range is within the 2020 One Grand Junction Comprehensive Plan density range of 2 to 5.5 units/acre.

For purposes of Metro District studies, traffic studies, etc., 1,750 residential units were considered along with the potential of up to 30,000 square feet of Limited Commercial Space.

B. Public Benefit

The Redlands 360 (R360) Planned Development will create a residential neighborhood that meets the intent of the 2020 One Grand Junction Comprehensive Plan, the development requirements of the City of Grand Junction, and the Circulation Plan. Public benefits include:

- the development of infill properties within the City 201 boundary;
- the planned development of a project with a 25+ year development horizon;
- the creation of a residential project meeting the intentions and densities of the Growth Plan;
- the placement of residential development, clustered to respect the land, consolidate infrastructure, and maximize open space;
- the creation of a development that will continue to promote the recreational opportunities that have been allowed over the last 20 years; extensive on- and off-street pedestrian networks are preserved and proposed, legitimizing and stabilizing the numerous 'social trails' existing on the property;
- significant open space dedication, over 30% of the entire project; determination of public ownership and maintenance responsibilities subject to discussions with the City;
- the creation of a Metro District for public improvement financing and assurances to the City for road and utility improvements that meet City standards, and parks and open space development and maintenance;
- the creation of strong Design Guidelines to assure quality development that will maintain property values and ensure a consistent vision for the overall community;
- drainage improvements that control historic flows.

C. Neighborhood Meeting

In anticipation of a large number of potential attendees, and to comply with local health orders and social distancing requirements for COVID-19, three separate meetings, each capable of hosting 175 attendees, were held at Colorado Mesa University, in the University Center Ballroom, on July 13th (two meetings) and July 14th, 2020. In an attempt to keep numbers evenly distributed, and neighborhoods somewhat intact, we assigned 'blocks' of invites to various meeting times. In addition, the presentation had been uploaded to GJ Speaks about one week prior to the meetings, and the meetings were also broadcast live.

Approximately 60 neighbors attended the presentations; in total over 300 were able to view and/or participate in discussions. The following analytics were provided by City Planning:

> The Redlands 360 development group held three separate physical/virtual hybrid neighborhood meetings on July 13th and 14th. City staff assisted with the virtual component by publishing pre-recorded presentations regarding the project in advance on GJSpeaks.org. All three meetings were live streamed to GJSpeaks. Utilizing YouTube Analytics, City staff is able to determine virtual meeting participation. Among the three meetings, 97 virtual attendees watched the live stream with an average view duration of 34 minutes (the average meeting length was 104 minutes). In addition, the Applicant's pre-recorded presentation was viewed 110 times and the pre-recorded City staff presentation was viewed 63 times. All videos and live streams remain available to the public on GJSpeaks in addition to the 4 public comments that were received before the meetings. Lastly, utilizing Google Analytics, City staff is able to determine that the GJSpeaks webpage dedicated to hosting Redlands 360 project materials and videos has been viewed 245 times as of July 15 – the most public engagement the site has seen to date.

D. Project Compliance, Compatibility, and Impact

Adopted Plans and Policies

As noted, a Planned Development zone will allow the Redlands 360 Planned Development to best address compliance, compatibility, and impact with a well-planned, modern, and unique community. The proposed Outline Development Plan meets and/or exceeds the intent of the 2020 One Grand Junction Comprehensive Plan / Future Land Use Plan (FLU), the development requirements of the City of Grand Junction, and vehicular, bicycle and pedestrian considerations of the Grand Junction Circulation Plan.

Regarding 'residential density' which can use existing zoning and the FLU as guidelines, there is significant acreage within the project area that has been zoned PD for many years but without an

underlying plan. For this reason, current allowed density ranges cannot be determined by existing zoning; however, a current density range can be determined by the existing Future Land Use plan designations (see Exhibit B: One Grand Junction Comprehensive Plan) In this plan there are two Future Land Use (FLU) designations on the subject 600 acre Outline Development Plan, Residential Low (+/- 580 acres) and Commercial (+/- 20 acres). Proposed density ranges within the Residential Low FLU designation results in a 'spread' of 1160 units (at 2.0 units per acre) to 3190 units (at 5.5 units per acre). This potential density range does not include reductions for open space, standard zone district minimums, Planned Development Zone opportunities, and other City Code tools that Redlands 360 has incorporated into their Outline Development Plan. The proposed ODP density range in Redlands 360 is 1300 units (minimum) to 1750 units (maximum), which represents a density range of 2.2 to 3.1 units per acre. Based on this analysis the proposed density is at the low end of what is allowed via adopted plans and policies.

The following Code Sections further addressing project compliance, compatibility, impact, and adopted policies are addressed in item 'E' below:

- Section 21.02.140 – Code Amendment and Rezoning
- Section 21.02.150 – Planned Development (PD) and Outline Development Plan (ODP)
- Section 21.07.020(f) – Hillside Development standards implementation
- Section 21.07.020(f) – Ridgeline Development standards implementation
- Title 34 – Redlands Area Plan

Surrounding Land Use

Surrounding land use noted in the City GIS is not the best indicator of the existing land use as it notes Single Family Residential, Entertainment / Recreation, Livestock, Communication/ Utilities, and Vacant as its categories.

Surrounding zoning provides a better indicator, and includes: City R-2 and R-4, and County PUD to the west; City R-1 and Redlands Mesa PD, and BLM to the south; City Redlands Mesa PD and County RSF-4 to the east; and City R-2 and PD, and County RSF-4 to the north (see Exhibit 3: Existing Zoning).

Site Access & Traffic Patterns

The Grand Junction Circulation Plan is an adopted Document that denotes the Existing and Proposed Road Standards (see Exhibit D: City of Grand Junction Circulation Plan). In the exhibit you can see that Broadway / 340 (in red) is designated as a Principal Arterial; that the Redlands Parkway and South Camp (in dark blue) are designated as Major Collectors; Renaissance Blvd. and Canyon Rim Drive (in light blue) are designated as Minor Collectors; and two 'Proposed' roads through the property (in dashed yellow) are shown as Unclassified which signals the classification will be determined with the project. More specifically:

- Roads and access
  - There are four access points into the project, three of which are on the City Circulation Plan
    - 23 Road, with a reconfigured intersection with South Broadway
    - Easter Hill Drive
    - The Redlands Parkway
      - The connection through Renaissance was prohibited by grade
      - The shift over to Redlands Parkway removes the awkwardness of backtracking through the Renaissance Neighborhood
      - There will still be a connection to Athens Way
    - Canyon Rim Drive
      - This connection has been looked at in more detail with the following being incorporated into the proposed plan:
        - Approved narrowing of road sections through the Canyon Rim 360 parcel for traffic calming;
        - The developers have been aiding the City in working with the BLM for crossing their property; road narrowing in Canyon Rim 360 to continue through BLM;
        - Planning for specific deterrents to better distribute traffic in and out of all four accesses into Redlands 360:
          - the proposed road network does NOT connect the upper road system into a 'loop'; a 'loop' road within the proposed Redlands 360 Planned

Development is not part of our vision, nor our plan, although we do support and provide a looped pedestrian trail connection.

A Traffic Study by Kimley – Horn and Associates was submitted in advance to the City; the Study was revised per feedback from the City. The revised traffic study along with a Comment Response Letter is provided with this submittal.

Availability of Utilities
All utilities are available and adjacent to the site.

Utility providers are:

- Water – Ute Water District
  - With the Ute Water tank being at the high point of this property, there are existing large buried intake and outflow pipes that have been considered and avoided in the layout of the proposed plan.
- Sewer – City of Grand Junction
- Irrigation water – Redlands Water and Power
- Power – Xcel Energy
- Gas – Xcel Energy
- Communications – TBD

Special or Unusual Demands on Utilities
The proposed project has no special nor unusual demands on utilities. Recognizing that the Redlands 360 project is one of the largest planned residential projects that the community has considered, the plan proposes land uses and densities with lower demands than all of the guiding plans for density, traffic, water, and sewer that the City has developed and planned for.

Effects on Public Facilities
The Redlands 360 Planned Development is a 600 acre infill project which will have expected, but not unusual impacts on public facilities that are commensurate with this 25+ year build-out community. As noted, total residential units will be less than the maximum that the 2020 One Grand Junction Comprehensive Plan allows, and flexibility is anticipated in product type and demographic. To this end, and through this submittal process, Redlands 360 has asked for full input from the police, fire, and school district, responding to and adjusting the plan accordingly.

Site Soils
Soil investigations were done by Huddleston Berry Geotechnical Engineers and that information is provided with this submittal.

Impact on Geology and Geological Hazards
The Geologic Hazards and Preliminary Geotechnical Investigation prepared by Huddleston-Berry Engineering & Testing (HBET), provides the following conclusions and recommendations:

- Based upon the available data sources, field investigation, and nature of the proposed subdivision, HBET does not believe that there are any geologic conditions which should preclude development of the site. However, foundations, pavements, and earthwork will have to consider the impacts of the shallow bedrock and presence of moisture sensitive soils and/or bedrock.
- Due to the extensive size of the site, HBET recommends that additional geotechnical investigations be conducted at the site for each filing of the project. Once site grading plans, lot layouts, etc. have been finalized, HBET should conduct geotechnical borings for each filing to better understand the soil and bedrock conditions at the site in order to develop specific recommendations for each filing.

Hours of Operation - NA

Number of Employees - NA

Signage Plans
Signage will be utilized at the project entries and throughout the planned development. The locations and detailed design will be addressed with each phased subdivision submittal.

Irrigation

In an effort to mitigate irrigation requirements on the site, the landscape vision for the community is to incorporate an enhanced desert- or xeric-look for both community common spaces (as well as residential lots), while avoiding the installation of large, unneeded irrigated turf areas where unnecessary. Seventy-five shares of Redlands Water & Power (RWP) are available for this site. These shares will be used to irrigate parks and common open space landscaping, streetscapes and entry landscaping, as well as exposed, disturbed areas that require rehabilitation.

E. Additional General Report Discussion Items

- The following 'additional items' are addressed below:
  - The Code Sections, noted above:
    - Section 21.02.140 – Code Amendment and Rezoning
    - Section 21.02.150 – Planned Development (PD) and Outline Development Plan (ODP)
    - Section 21.07.020(f) – Hillside Development standards implementation
    - Section 21.07.020(f) – Ridgeline Development standards implementation
    - Title 34 – Redlands Area Plan
  - Requests for credits and/or reimbursements

21.02.140 Code amendment and rezoning.

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

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

- The 600 acres within the project area contains five parcels: one is the remainder of the existing R-4 Zone east of the Renaissance 360 subdivision approved in 2020; one was annexed with a PD Zone many years ago, but without a plan; three were annexed in 2020 and are awaiting the PD Zone approval through this process. For these reasons this criteria has been met.

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

- The character of the area has changed significantly over the last few decades, with the construction of numerous subdivisions for hundreds of houses. In addition, the 2020 One Grand Junction Comprehensive Plan was adopted which redefined the future land uses within the 201 and urbanizing areas. For these reasons this criteria has been met.

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

- One purpose for a Comprehensive Plan is for the City to plan for needed infrastructure throughout its boundaries. As the vacant land that this 600 acre development is on had a previous more intense and dense designation, any offsite infrastructure should have anticipated and accommodated the future growth; and with the current 2020 One Grand Junction Comprehensive Plan having less intense and less dense designations, the offsite infrastructure should be adequate. Certainly, additional on-site infrastructure and public facilities are recognized. For these reasons this criteria has been met.

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

- There is clearly a housing shortage within Grand Junction; the 2020 One Grand Junction Comprehensive Plan addresses the need for housing and higher densities to meet the needs, vacant land is in short supply, the proposed PD Zone allows the potential to positively address these issues. For these reasons this criteria has been met.

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

- See answer (4) above. In addition, the PD Zone must provide long term community benefits which are addressed below in Section 21.02.150 – Planned Development (PD) and Outline Development Plan. For these reasons this criteria has been met.

(b) ***Decision-Maker.***

(1) The Director and Planning Commission shall make recommendations to the City Council.

(2) City Council shall make the final decision. Either the Planning Commission or the City Council may add additional property to be considered for a zoning change if such additional property is identified in the notice, in accordance with GJMC 21.02.080(g).

(c) ***Application and Review Procedures.***

(1) Procedure. See GJMC 21.02.080.

(2) Mixed Use Opportunity Corridors. Residentially zoned property within a Mixed Use Opportunity Corridor designated on the Future Land Use Map in the Comprehensive Plan that are currently zoned for residential purposes may be rezoned to the Mixed Use Opportunity Corridor form district (MXOC) if the property is not also within a Village or Neighborhood Center, or to one of the other form districts of GJMC 21.03.090 if the property is also within a Village or Neighborhood Center, so long as the depth of the lot measured perpendicular to the corridor is at least 150 feet. When considering a rezone to a form district, the City Council shall consider the following:

(i) The extent to which the rezoning furthers the goals and policies of the Comprehensive Plan; and

(ii) The extent to which the proposed rezoning would enhance the surrounding neighborhood by providing walkable commercial, entertainment and employment opportunities, as well as alternative housing choices.

(3) Text Amendment. An application for an amendment to the text of this code shall address in writing the reasons for the proposed amendment.

21.02.150 Planned Development (PD) and Outline Development Plan (ODP) (see Exhibits 1 through 7b)

The Planned Development (PD) / Outline Development Plan (ODP) is the culmination of the approval of a number of processes to date: the Annexation of 237.57 acres to allow the entire 600-acre project area into the City; the City Council approval of the Metro District for the proposed 600-acre ODP, and also including the 23-acre Canyon Rim 360 rezone and subdivision; and road access associated with the now completed Renaissance subdivision. Road standards associated with the Canyon Rim Subdivision (TEDS Exceptions) have become a basis for discussion for this Redlands 360 project, but specific TEDS Exceptions will be forthcoming as the project develops. With this approval, the entire 600 acres is incorporated, uniformly zoned as PD, and with an overall Outline Development Plan (ODP) that guides the character of this long-term developed community.

The ODP/PD is requesting multiple modified underlying zone designations for R-4, R-12, R-16, B-1, and CSR zones. These modifications are addressed on Exhibit 3: Land Use and Default Zones, and Exhibits 6a and 6b: Use Table. The purpose of multiple underlying default zones is the desire for multiple product opportunities within the Redlands 360 development. Due to its size and anticipated 25+ year buildout, the need to provide flexibility is essential.

The Code Sections are included below, along with specific project responses.

Section 21.02.150 – Planned Development (PD) and Outline Development Plan (ODP)

(a) ***Purpose.*** *The planned development (PD) district is intended to apply to mixed use or unique single use projects to provide design flexibility not available through strict application and interpretation of the standards established in Chapter 21.05 GJMC. The PD zone district imposes any and all provisions applicable to the land as stated in the PD zoning ordinance. The purpose of the PD zone is to provide design flexibility as described in GJMC 21.05.010. Planned development rezoning should be used when long-term community benefits will be derived, and the vision, goals and policies of the Comprehensive Plan can be achieved. Long-term community benefits include:*

(1) More efficient infrastructure;

- The Redlands 360 Planned Development provides an efficient road network over 600 acres, connecting two primary and two secondary points of access into the project, respecting the GJ Circulation Plan, and funded by TCP and an approved Metro District;

- The Redlands 360 Planned Development provides extensive trail systems for both recreational and multimodal transportation. The variety of trails provide a vast amount of recreational opportunity through the preservation of many existing on-site trails. The system also provides connections to other internal and external trails systems and transportation corridors allowing users the opportunity to safely move through the community and easily commute to work if desired.
- The Redlands 360 Residential Planned Development provides new utilities to the entirety of the development;
- See below for requests for infrastructure credits and reimbursements.

(2) Reduced traffic demands;

- The Redlands 360 Residential Planned Development will be connecting three access points into this 600-acre development that are identified on the GJ Circulation Plan: one on the south, one on the west, and one on the north, and with an additional point of access on the north which primarily serves as a second access for some of the initial phases of development.
- The Redlands 360 Residential Planned Development significantly reduces traffic by limiting itself to an overall density of 1,300 to 1,750 units. This is comfortably within the 2020 One Grand Junction Comprehensive Plan density range of 1,160 to 3,190 units.
- The Redlands 360 Residential Planned Development is keenly focused on a very comprehensive pedestrian and bicycle trail network that will allow ease of access through, to, and from the project which also aids in reducing traffic. The ODP depicts over 13.5 miles of trails throughout the project.

(3) More usable public and/or private open space;

- The Redlands 360 Planned Development has between 185 and 225 acres of open space, with the minimum 185 acres equating to +/-31% of the property;
- This system includes on- and off-street pedestrian ways and trails that interconnect the entire community to HOA open spaces and potential public open spaces;

(4) Recreational amenities; and/or

- The Redlands 360 Residential Planned Development provides over 30% Open Space, which equates to over 185 acres. Within these 185 acres, public parks, traditional and unique park amenities, and over 6 miles of new trails will be provided.
- These 'new' trails do NOT include the 7.5 miles of on-site Historic Trails that will be preserved, rehabilitated, and legitimized for public use through the approval of this project (see Exhibit 1: Trail Types).
- A comprehensive exhibit detailing proposed trailheads, trails (historic and new), park locations and open space is included with this submittal (see Exhibit 2: PublicPark Areas).
- The Public Park Area Exhibit includes a Community Benefit Chart. This chart breaks down the commitments for the noted Open Space, recognizing that this could fluctuate between 185 acres and 225 acres. The breakdowns include: 35 acres of 'Traditional' Public Parks with: 18 acres on less than 10% slopes, and 13 acres on 10% to 20% slopes; 50 to 60 acres of 'Unique' Public Parks; and 100 to 120 acres of proposed open space and perimeter trails. All of the proposed park space is usable for one form or another of active or passive recreation, with the noted 35 acres of 'Traditional Public Parks' suitable for the more traditional park usage of playgrounds, picnic, grass play areas, and limited sports field / practice areas.
- See below for requests for park fee credits and reimbursements.

(5) Needed housing choices.

- The Redlands 360 Residential Planned Development is structured to provide multiple housing choices, and through this ODP and PD submittal is seeking the flexibility to 'adapt' the housing product types as market demand shifts over the anticipated 25+ year build out of the project.
- Proposed housing product types are structured to potential lot sizes, the expectation that product type increases in size as lots increase in size. These lot sizes are noted on Table 1 on Exhibit 3: Land Use and Default Zones.

(b) ***Outline Development Plan (ODP)***

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

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

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

One Grand Junction Comprehensive Plan

The Redlands 360 Planned Community has provided reports, studies, plans, and most of all 'vision' in the development of this ODP that strongly supports the following Principles within the 2020 One Grand Junction Comprehensive Plan:

Principle 2 – Resilient and Diverse Economy

1. Foster a vibrant, diverse, and resilient economy

1a – ECONOMIC DIVERSITY – Support the further diversification of the economy that is prepared to anticipate, innovate and proactively respond to the cyclical economic fluctuations and evolution

6. Invest in key infrastructure that supports businesses

6a – ATTAINABLE HOUSING – Encourage the development of attainable housing for early and mid-career employees consistent with the City's housing goals.

6d – REGIONAL AMMENITIES – Continue to invest in parks, recreation and its connected trail system that serve as attractions for tourism and amenities for locals.

Principle 3 – Responsible and Managed Growth

1. Support fiscally responsible growth and annexation policies that promote a compact pattern of growth, maintain or improve levels of service, and encourage the efficient use of land.

2. Encourage infill and redevelopment to leverage existing infrastructure.

3. Collaborate with regional entities and service providers on growth and infrastructure issues.

4. Maintain and build infrastructure that supports urban development.

4h - PARKS AND RECREATIONAL FACILITIES - Provide residents with access to parks and recreational opportunities, recognizing that projected needs, types of opportunities, and facilities will vary based on location. Strive to provide park facilities within the defined level of service consistent with Chapter 3 and the Parks and Recreation Master Plan for all homes within the city.

4j – TRAILS - Evaluate current policy for responsibility related to construction of City's Active Transportation Network.

5. Plan for and ensure fiscally responsible delivery of City services and infrastructure.

5e - SPECIAL ASSESSMENT DISTRICTS.

6. Support the development of neighborhood-centered commercial uses and mixed-use development.

6e - CONTEXT-SENSITIVE DEVELOPMENT - Ensure that all development contributes to the positive character of the surrounding area. Tailor building materials, architectural details, color range, building massing, and relationships to streets and sidewalks to the surrounding area.

7. Continue efforts to create a community that provides a sense of arrival, attractive design, and well-maintained properties.

7a – GATEWAYS - Enhance and accentuate the community's gateways, including Interstate 70 interchanges, Interstate 70 Business Loop, and State Highway 50 to provide a coordinated and attractive community entrance. Gateway design elements

may include streetscape design, supportive land uses, building architecture, landscaping, signage, lighting, and public art.

7b - DESIGN STANDARDS - Develop basic design standards for key corridors to improve the overall visual cohesiveness and appeal of an area as well as improve upon the overall physical appearance of the city.

7c – STREETSCAPE - Continue to implement cost-effective improvements to the streetscape, including functional improvements to hardscape and green infrastructure as well as artistic and design elements.

Principle 5 – Strong Neighborhoods and Housing Choices

1. *Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.*

1c - HOUSING TYPES - Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.

4. Promote the integration of transportation mode choices into existing and new neighborhoods.

4a - NEIGHBORHOOD CONNECTIONS - Connect new and existing neighborhoods with features such as sidewalks, trails, parks, schools, community gardens, and other gathering spaces to provide opportunities for interaction and strengthen a sense of community.

4b - CONNECTIVITY AND ACCESS - Promote housing density located near existing or future transit routes and in areas where pedestrian and bicycle facilities can provide a safe and direct connection to neighborhood and employment centers.

4c - MISSING LINKS – Prioritize walking and bicycling infrastructure improvements needed to complete gaps or “missing links” between existing neighborhoods and other community destinations such as schools, transit, stops, neighborhood centers, parks, public open space, and trailheads.

4d - INFRASTRUCTURE IMPROVEMENTS - Prioritize infrastructure improvements, such as traffic calming enhancements, sidewalk repairs, bikeways, street tree plantings, and undergrounding of overhead utilities to improve safety and quality of life for neighborhood residents based on documented deficiencies.

5. Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.

5a - NEIGHBORHOOD PARTNERSHIPS - Foster partnerships with Neighborhood Associations to identify specific needs, develop and implement programs/ projects, identify infrastructure deficiencies, and otherwise assist in building capacity in individual neighborhoods.

5b – CONNECTEDNESS – Continue to implement programs and events that convene neighborhoods, help build relationships, and foster a feeling of connectedness among neighbors, especially those that are underserved or identify as minorities.

5c - INNOVATIVE DESIGN. Encourage creativity, flexibility, and innovation in the design and construction of new developments and neighborhoods to adapt to unique site conditions and that promote an engaged community and facilitate active and healthy lifestyles (e.g., co-housing, community gardens, and recreational amenities).

Principle 6 – Efficient and Connected Transportation

1. Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes.

1c - CIRCULATION PLAN – Maintain and regularly update the City’s Circulation Plan. All new development is required to construct vehicular, transit, bicycle, and/or pedestrian improvements consistent with the adopted Circulation Plan.

1d - BICYCLE AND PEDESTRIAN PLAN - Collaborate with RTPO and Mesa County to develop and implement a Bicycle and Pedestrian Plan. Continue to prioritize projects designed to address “missing links” in the system and improve the accessibility of under-served neighborhoods. Ensure the plan has a reporting mechanism so the community can follow progress on bicycle and pedestrian infrastructure improvements.

4. Encourage the use of transit, bicycling, walking, and other forms of transportation.

4d - FIRST AND LAST MILE CONNECTIONS - Prioritize pedestrian and bicycle improvements in areas where transit service exists to provide safe and continuous routes between transit stops and adjacent uses and to increase the accessibility of transit service.

4g - URBAN TRAILS SYSTEM - Improve the urban trail system on and connecting to Active Transportation Corridors focusing on utilizing existing corridors such as drainage ways, canals, ditches, rivers, and roadways.

4h – WAYFINDING - Implement wayfinding to help people navigate when biking or walking.

Principle 7 – Great Places and Recreation

1. Provide a safe and accessible network of parks, recreational amenities, open space, and trails.

2. Ensure parks, recreational and open space facilitates meet community needs and equity of location.

3. Foster opportunities to bring people together by developing great public spaces.

5. Maintain access to public lands at the urban/rural interface.

- Submitted reports and exhibits demonstrate conformance. Recognition of this approval and demonstrated conformance is being requested as part of this submittal;

(ii) The rezoning criteria provided in GJMC 21.02.140;

- This code section 21.02.140 Code amendment and rezoning, is addressed above

(iii) The planned development requirements of Chapter 21.05 GJMC; is addressed as follows:

Chapter 21.05 – Planned Developments

21.05.010 Purpose.

The planned development (PD) zone applies to mixed use or unique single-use projects where design flexibility is desired and is not available through application of the standards established in Chapters 21.03, 21.06 and 21.07 GJMC. Planned development zoning should be used when long-term community benefits will be derived and the vision, goals and policies of the Comprehensive Plan can be achieved. The Director shall determine whether substantial community benefits will be derived. Specific benefits that the Director may find that would support a PD zoning include, but are not limited to:

(a) More effective infrastructure;

- The ability to plan ahead for a 600 acre project with a 25+ year build out allows for more effective infrastructure.

(b) Reduced traffic demands;

- The Redlands 360 Planned Development is not proposing to maximize its density. But in addition to this reduction in traffic, the project includes interconnectivity of sidewalks, trails, and pathways that far exceeds anything previously proposed in Grand Junction. See Exhibit 1: Trail Types.

(c) A greater quality and quantity of public and/or private open space;

- A minimum of 185 acres (31% of the 600 acre project area) is dedicated to public open space; the exhibit notes a potential range of 185 to 225 acres. See Exhibit 2: Public Park Areas.

(d) Other recreational amenities;

- This property will maintain the primary hiking and biking trails that the property owner has generously allowed to occur over the last 20 years; and new trails, walkways and paths will be incorporated. See Exhibit 1: Trail Types. More so, see Exhibit 2: Public Park Areas, which displays potential traditional parks (35 acres), unique parks (50 to 60 acres), open space and perimeter trails (100 to 120 acres).

(e) Needed housing types and/or mix

- A primary reason for the planned development zone is to provide a mix of housing types. The ODP proposes residential lot types and densities that range from the standard R4 through R16. The best description is the intention to provide flexibility to address 'market driven attainable housing'. The whole point is to bring in more diversity in an otherwise higher end market area. See Exhibit 3: Land Use and Default Zones.

(f) Innovative designs;

- The integration of the proposed development protecting the existing steeper terrain and ridgelines, incorporating existing drainages and primary recreational trails, proposing new parks and trail heads, and unique recreational opportunities … these are innovative design elements that can be displayed at this 600 acre 'overview'. But the more detailed innovation will come with the specific neighborhood plans, housing types, and site plans.

(g) Protection and/or preservation of natural resources, habitat areas and natural features; and/or

- As noted above, this project protects the steeper slopes, rock outcrops, ridgelines and drainages within the property and around its perimeter. See Exhibit 4: Slope Analysis, and note the placement of open space to protect the natural features.

(h) Public art.

- Public art will be addressed with individual Site Plan design. This level of detail cannot be sufficiently displayed at the 600 acre overview level;

21.05.020 Default standards. – See Exhibit 3: Land Use and Default Zones.
21.05.030 Establishment of uses. – See Exhibits 6a and 6b: Use Table.
21.05.040 Development standards. – See Exhibit 3: Land Use and Default Zones.
21.05.050 Planned development phases. – See Exhibit 5: Development Progression Plan.

- Approval of demonstrated conformance with Chapter 21.05 has been addressed in the above report, the above Code Section, and within the noted Exhibits.

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

- These are not applicable to this submittal;

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

- Adequate public services and facilities can be provided to this Planned Development, as described above in Section E, 21.02.140(a)(3): One purpose for a Comprehensive Plan is for the City to plan for needed infrastructure throughout its boundaries. As the vacant land that this 600 acre development is on had a previous more intense and dense designation, any offsite infrastructure should have anticipated and accommodated the future growth; and with the current 2020 One Grand Junction Comprehensive Plan having less intense and less dense designations, the offsite infrastructure should be adequate. Certainly, additional on-site infrastructure and public facilities are recognized. Public services and utilities are available at the project boundaries due to this in-fill location.

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

- This project recognizes and incorporates the road network displayed in Exhibit D: City of Grand Junction Circulation Plan; Exhibit 3: Land Use and Default Zones (and other exhibits) display the proposed internal street networks. Exhibit 5: Development Progression Plan, displays the proposed road network around and currently anticipated Phases, which reflect the various planned internal neighborhoods.
- TEDS Exceptions will be submitted concurrent with future subdivision submittals.

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

- One place a buffer might be needed is the east edge of Progression Phase 2. There may be limited select areas within the development, however, for the most part the development pods are separated by topography which will be the buffer;

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

- This ODP requests a range of 1,300 to 1,750 housing units (both single family and multi-family that creates an overall density range of 2.2 to 3.1 units per acre. This flexibility in density allows adaptation to potential market changes over this long-term project.

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

- Approval of demonstrated conformance has been requested as part of this submittal;
- Product types have been grouped and associated with standard City zone designations, allowing modification to meet the vision of the project; (see Exhibit 3: Land Use and Default Zones)

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

- Approval of demonstrated conformance has been requested as part of this submittal, and is specifically addressed on Exhibit 3: Land Use and Default Zones and the associated Exhibit 5: Development Progression Plan.
- As noted in the narrative above, this is a long term 25+ year development project on 600 acres which requires flexibility to changing market demands. Subsequently, we are requesting a 25+ year development schedule, with a commitment to update City Council every five (5) years on the progress of the targeted progression of development. (Exhibit 5: Development Progression Plan)

(3) Decision-Maker.

(i) The Director and Planning Commission shall make recommendations to City Council.

(ii) City Council shall approve, conditionally approve or deny all applications for an ODP and accompanying planned development rezoning.

(4) Additional Application and Review Procedures.

(i) Simultaneous Review of Other Plans. An applicant may file an ODP with a final development plan for all or a portion of the property, as determined by the Director at the preapplication conference.

- This is understood. As noted at the beginning of this report this project has had multiple 'steps' (annexation, subdivision, rezoning, formation of a Metro District) leading to this Outline Development Plan. Being 600 acres in size with a 25+ year development schedule we are anticipating final development plans for portions of the property as it develops.

(ii) Density/Intensity. Density/intensity may be transferred between development pods/areas to be developed unless explicitly prohibited by the ODP approval.

- This development will be transferring densities between pods/areas. As noted, the project seeks flexibility in being able to adjust to market demands and changes in trends.

(iii) Validity. The effective period of the ODP/phasing schedule shall be determined concurrent with ODP approval.

- The phasing, noted as the Development Progression Plan, notes a starting year of 2022 for the first development areas, with new areas starting every three years. There are eight development areas identified resulting in an approximate 25+ year build out.

(iv) Required Subsequent Approvals. Following approval of an ODP a subsequent final development plan approval shall be required before any development activity occurs.

- Understood.

Section 21.07.020(f) – Hillside Development Standards (see Exhibit 4: Slope Analysis)

The Hillside Development Standards have been integral in the planning and design of this development, and meet the provisions of this code section:

The provisions hereof are designed to accomplish the following:

(i) Prohibit development or uses which would likely result in a hazardous situation due to slope instability, rock falls, or stormwater runoff and excessive soil erosion;

- Development has been clustered within the flatter slopes on the site; trail corridors will provide setbacks to the ridgelines; lots will have setback requirements from the ridgelines; and existing natural drainage corridors will be enhanced.

(ii) Minimize the threat and consequent damages resulting from hillside area fires by establishing fire protection measures and adequate emergency vehicle access;

- The site is not classified as having wildfire hazard (see 21.07.020 (d))
- Roadways have been designed to meet City code; these roadways provide per code access to emergency vehicles.

(iii) Preserve natural features, wildlife habitats, natural vegetation, trees and other natural plant formations;

- This development preserves over 30% of the site as dedicated open space. This open space captures the most diverse vegetative and topographic areas on the property.
- Based on the Redlands Area Plan, the potential for 'Bear/Lion/Human Conflict' stretches from Little Park Road (southeast) to Colorado National Monument (southwest) to the Highway 340 / west entrance to the Monument (northwest), to the Colorado River (northeast) … basically the entirety of the Redlands; this is the only mapped wildlife impact within the project. The Statewide Key Habitats of Colorado appears to identify the potential of Sagebrush Habitat and

Shrub dominated Wetlands, neither of which occurs on this property. The ample open space within the proposed development, which highly respects the drainages, will continue to serve as wildlife corridors.

(iv) Provide for safe vehicular circulation and access to recreation areas, natural drainage channels, paths and trails;

- The road network design is a purposeful 'Design Driver' of this project since its onset. It encourages community and 'random' connectivity to internal and external surrounding neighborhoods. A loop road would invite 'danger' in the form of speeding and short cutting; having unimpeded open space minimizes vehicular and pedestrian conflict; it spreads out the ADT and discourages traffic going through Canyon Rim. The proposed road types purposefully encourage and discourage traffic concentration to meet the intent of this pedestrian based development. Trails and roads are predominantly separate, there are two major trail loops; an outer loop consisting of a variety of existing soft surface trails and potentially hard surface trails, and an inner loop consisting of an 8' wide concrete trail. Neighborhood connectivity is accomplished via trails within subdivisions, and at adjacent cul-de-sacs and open space corridors. Any instance of trails paralleling roads will be detached.
- In addition to safe vehicular circulation, this development acknowledges natural drainages and includes extensive bicycle and pedestrian circulation within the development and to the open space areas. Much of the open space area has over 7.5 miles of historic trails that will be legitimized by the approval of this ODP. Limited roadway conflicts with the open space/trail corridors are purposely designed to create safe pedestrian/biking passageways.

(v) Encourage the location, design and development of building sites in a manner that will provide for greater aesthetic appeal, blend with the slopes and hillside terrain, minimize the scarring and erosion effects of cutting, filling and grading of hillsides and prohibit development of ridge lines as defined; and

- The homesites are clustered and placed on the flatter and most developable slopes, which while having excellent views to the Grand Valley, are themselves back dropped by the site.

(vi) Encourage preservation of open space by encouraging clustering or other design techniques to preserve natural terrain, views and vistas.

- As discussed above, over 30% of the property is dedicated Open Space that is achieved by clustering the homesites on the flatter portions of the site. Long established trails and open spaces are being preserved and enhanced for sustainability purposes and continued public use.

In meeting the intent of these Hillside Regulations there are a couple of components that we want to specifically address:

- The Regulation states*:*

  Development on slopes of greater than 30 percent is not permitted … AND Streets, roads, driveways and other vehicular routes shall not traverse property having a slope greater than 30 percent … unless, after review by the Planning Commission and approval by the City Council, it is determined that:

  a. Appropriate engineering measures will be taken to minimize the impact of cuts, fills, erosion and stormwater runoff consistent with the purpose of this section; and

  b. The developer has taken reasonable steps to minimize the amount of hillside cuts and also has taken measures to mitigate the aesthetic impact of cuts through landscaping or other steps.

  We believe that this entire submittal demonstrates "that appropriate and engineering measures and reasonable steps" have been displayed, or will be with anticipated final design, to allow Planning Commission and City Council to approve the MINIMAL (see next bullet point) areas where lots or roads cross 30% slopes, yet meet City circulation plan intent.
- In closely reviewing the slope map with the road network superimposed on it (Exhibit 4: Slope Analysis), minimal areas of +30% slopes are 'touched' by the roads and lots. This is admirable in that the property is within very diverse topography, yet has managed to avoid the vast majority of +30% slopes. Very few 'natural' +30% areas are impacted by this development, and this ODP seeks acknowledgment that what is depicted is unavoidable and therefore 'approved' with this ODP.

Section 21.07.020(f) – Ridgeline Development Standards (see Exhibit 7a and 7b: Ridgelines and Sections)

The Ridgeline Development Standards have been considered in the planning and design of this development. Of the proposed development area the potential for concerns is limited to the streets that abut the project on the west; this is where there are existing mesa cliffs and proposed homes could be quite visible. Six locations were examined and chosen to run sections on using code established criteria; within these six sections no 'two story' homes would be visible per the criteria.

(1) For all lots platted within the mapped ridgeline protection area shown on Exhibits 7.2.C1, 7.2.C2 and 7.2.C3, buildings, fences and walls shall be set back a minimum of 200 feet from the ridgeline.

- Of the above Exhibits, only 7.2.C.2 pertains. The provided sections address the real ridgeline along the west edge of the property, but takes exception to the ridgelines noted along the north and south edges of the property:
  - There is no ridgeline along the north side, only the property sloping up to the north. The 'Four Brothers' hills within the project are clearly protected from becoming developed homesites;
  - There is a ridgeline noted along the south edge that faces the Redlands Mesa Golf Course and Development, but the golf course sits below this ridge, and adjacent housing development is essentially at eye level with what is being proposed. Although there was no consideration for ridgeline development within the Redlands Mesa, the Design Guidelines / specific site setbacks will address ridgeline setbacks that still retain homesite settings within this Redlands 360 project that allow for similar view corridors.

(2) This setback shall not apply if the applicant produces adequate visual representation that a proposed new structure will not be visible on the skyline as viewed from the centerline of the mapped roads or that mitigation will be provided. Mitigation techniques might include:

(i) Earth tone colors to blend with the surrounding area;
(ii) The use of nonreflective materials;
(iii) Vegetation to screen and soften the visual impact of the structure; and/or
(iv) A reduction of building height or the "stepping" of the building height; or
(v) Other means that minimize the appearance from the road corridor.

- Adequate visual representation has been provided.

(3) *In no case shall the setback be less than 30 feet from the ridgeline. This regulation shall not apply to existing structures or lots platted prior to the effective date of this code or to fences constructed primarily of wire.*

- It is understood that this will be determined at time of platting.

(4) The required setback shall be measured to the building envelope, to be established at the time of platting.

- It is understood that this will be determined at time of platting.

(5) Line of sight shall be measured from the centerline of the road most parallel to the ridgeline at the point most perpendicular to the center of the lot.

- This criterion was considered with the ridgeline sections included with the exhibit.

(6) Ridgeline shall be determined on a site-specific basis and shall be that point at which the line of sight is tangent with the slope profile

- As specific sites have not yet been determined, the sections display that the development areas are not of concern regardless of where the specific homesites ultimately occur.

TITLE 34 - REDLANDS AREA PLAN

The Redlands Area Plan appears to have been last updated in 2002, when much more of the Redlands was a Joint Planning Area with the County. The below goals are reinforced by this Redlands 360 ODP.

34.12 General Services Action Plan

34.12.020 Goals, policies, implementation.

(a) ***Goals.***

(1) To make available at an urban level all utility, solid waste, drainage and emergency response services to all properties located within the urban boundaries on the Redlands.

Comment: Much of the above has been achieved over the last 20 years; the R-360 project will provide urban levels of development for all utilities, services, and facilities.

34.16 Community Image/Character Action Plan

34.16.020 Goals, policies, implementation.

(a) ***Goals.***

(1) Protect the foreground, middle ground, and background visual/aesthetic character of the Redlands Planning Area.

(2) Minimize the loss of life and property by avoiding inappropriate development in natural hazard areas.

Comment: R-360 avoids and protects steep terrain. Furthermore, the distinctive land characteristic of the four plateaus (we reference as 'The Four Brothers') are considered as signature features in the project and are preserved with no intention of development on the top while allowing for public access via a trail network as part of the parks/open space system through the community. All steep slopes are preserved as open space. Ridgelines, as defined by the City are mostly designated as open space; future planning and design will embrace City code mitigation techniques if applicable.

34.16.040 Visual character – Goals, policies, implementation.

(a) ***Goals.***

(1) Achieve high quality development on the Redlands in terms of public improvements, site planning and architectural design.

Comment: R-360 is a 25+ yearlong project that will maintain its quality through a set of comprehensive Community Design Guidelines, commitment and implementation of open space and recreation, and funding source for public improvements through the approved Metro District.

34.20 Land Use/Growth Management Action Plan

34.20.080 Neighborhood shopping centers and neighborhood convenience centers – Goals, policies, implementation.

(a) ***Goals.***

(1) Support the long-term vitality of existing neighborhood shopping centers and existing and proposed neighborhood convenience centers.

(2) To enhance the ability of neighborhood centers to compatibly serve the neighborhoods in which they are located.

Comment: R-360 is not proposing significant retail or commercial development, but rather providing the residents that will be able to bolster the support of existing retail and commercial within the vicinity. The 5.5 acres of commercial/mixed use land use that is being proposed in the ODP is to provide the community local neighborhood commercial options that can be easily accessed by walking or biking.

34.20.170 Geologic hazards – Goals, policies, implementation.

(a) ***Goals.***

(1) Inappropriate development in hazard areas should be reduced as much as possible or eliminated in order to minimize potential harm to life, health and property.

(2) Efforts to mitigate existing areas at risk to the impacts of natural hazards and disasters should be made to minimize the potential for harm to life, health, and property.

(3) The costs (economic, environmental and social), associated with natural hazards should be reduced by avoiding potential hazard situations/areas; by mitigating activities that cannot be avoided; and by promoting prevention measures accompanied with education and incentives for mitigation.

Comment: R-360 has a Preliminary Geologic and Hazard report, and its recommendations have been integrated into the planning. Additional studies will occur with actual development plans.

34.20.250 Wetlands – Goals, policies, implementation.

(a) ***Goals.***

(1) Preserve/conserve wetlands, minimize impacts to important ecological functions, and restore or enhance suitable wetland areas.

Comment: Wetlands have been identified near the corner of South Camp and Redlands Parkway (see South Camp Wetland Delineation Report) and will be integrated into the planning of that area. A

second Wetland Delineation Report (see Redlands 360 Project) identifies the Redlands Second Lift Canal on the west edge of Redlands 360 (between Renaissance 360 and Redlands 360), and Red Canyon Creek on the far east edge of Redlands 360, as potential jurisdictional wetlands. We do not anticipate development in these wetland areas that total 1-1½ acres of the 600 acre project.

34.20.310 Wildfire – Goals, policies, implementation.

(a) ***Goals.***

(1) Protect Mesa County residents from the loss of life or property due to wildfire.

Comment: The R-360 site does not contain the fuel for significant wildfire, but it will be providing urban levels of access and water to allow fire department access to all development.

34.24 Parks, Recreation and Open Space Action Plan

34.24.050 Goals, policies, implementation.

(a) ***Goals.***

(1) To develop and maintain an interconnected system of neighborhood and community parks, trails and other recreational facilities throughout the urban area.

(2) To include open space corridors and areas throughout the Redlands area for recreational, transportation and environmental purposes.

Comment: R-360 is a recreational based community that recognizes and incorporates many of the existing significant bike and hike trails that are currently 'trespassing' on the property. The project excels in its provisions of open space, parks, and recreational facilities, not only for its residents but also for all the surrounding residents where park space is lacking. In addition the trail system will allow for a variety of recreational opportunities provide interconnectivity within the development, and connect residents to external existing transportation corridors connecting to other amenities around Grand Junction.

34.28 Transportation Action Plan

In addition, the Grand Junction Circulation Plan and subsequent amendments as adopted by the Grand Junction City Council and the Mesa County Planning Commission is an element of this Plan. Please see the Grand Junction Circulation Plan for specific details.

Comment: R-360 has incorporated the Grand Valley Circulation Plan. To this end a road is required from Canyon Rim Drive up and north across the project. The developers are proposing a road network that will minimize the impacts to the existing Canyon Rim neighborhood as well as minimize pedestrian interaction with automobiles while still providing sufficient transportation access throughout the community.

34.32 Housing Action Plan

The issue of a lack of dispersed affordable housing types throughout the Joint Urban Area is identified in the 1996 Joint Urban Area Plan (in both the Mesa Countywide Land Use Plan and the Grand Junction Growth Plan). Specifically the plans state:

(a) Higher density housing is needed and an adequate supply should be provided.

(b) This housing should be located throughout the community rather than concentrated in a few small areas. Ideally it should be integrated into mixed density housing developments.

(c) Design and compatibility standards are needed to ensure that higher density housing is a long-term asset to the community.

(d) The Plan should support creation of affordable single-family homes as well as the higher density housing types. (Affordable housing does not have to mean attached units.)

34.32.030 Goals, policies, implementation.

(a) ***Goals.*** *Directly from 1996 Joint Urban Area Plan:*

(1) Achieve a mix of compatible housing types and densities dispersed throughout the community.

(2) Promote adequate affordable housing opportunities dispersed throughout the community.

Comment: The primary purposes of the Redlands 360 Residential Development is stated in the above Housing Action Plan. The development will be able to provide multiple housing products for a diverse market, and the intent with doing so as a Planned Development zone with the proposed Outline

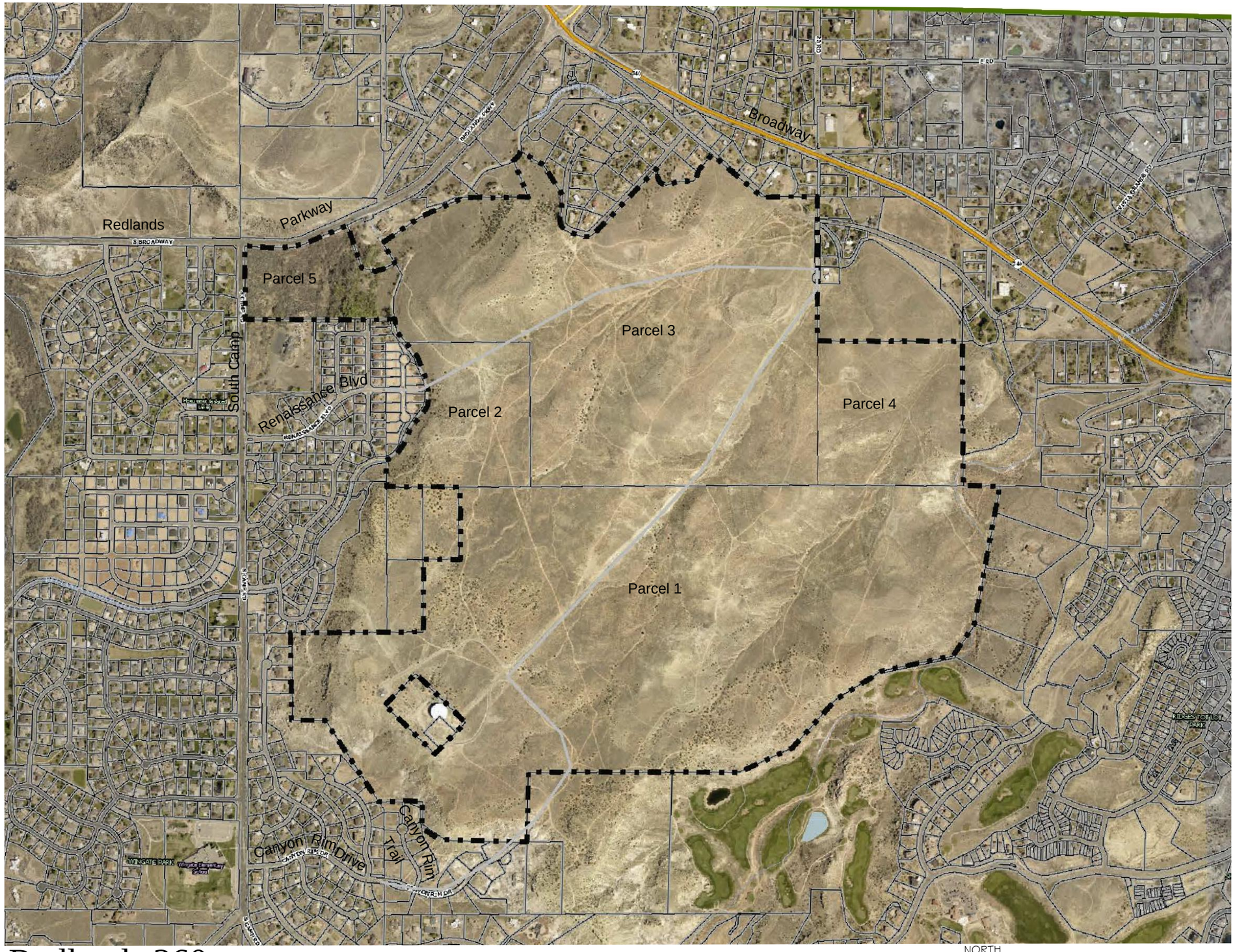
Development Plan allows the flexibility to adapt the housing product types as the market trends change over the next 25+ years.

Requests for Credits and/or Reimbursements

- As noted above, the Park Area Exhibit includes a Community Benefit Chart. This chart breaks down the commitments for the noted 185 acres of Open Space, recognizing that this too could fluctuate between 185 acres and 225 acres. The breakdowns include: 35 acres of 'Traditional' Public Parks (over half on slopes less than 10%, close to 90% on slopes less than 20%); 50 to 60 acres of 'Unique' Public Parks; and 100 to 120 acres of open space and perimeter trails. Redlands 360 requests all Open Space Fees (10% of appraised value) and Park Development Fees (individual residential unit fees paid at time of Building Permit, and increasing over time), be eliminated for this project for the following reasons:
    - over 30% dedicated open space to the public;
    - the commitment to pay for the construction of the public parks (via the Metro District);
    - the commitment to maintain all parks and trails (via the Metro District);
    - the certain investment in all the noted recreation facility development and perpetual maintenance at Redlands 360, which will far surpass the totals of current and future fees.
- Any street improvements for streets functioning as Collector streets or greater shall be eligible for either credit or reimbursement from the TCP fees associated with this development.
- For any water or sanitation pipelines and facilities constructed in excess sizing capacity available for third parties, the City shall agree to enter into a cost recovery agreement for the improvements.

F. Development Schedule and Phasing (see Exhibit 5: Development Progress Plan)

A Development Progress Plan has been provided. Again, due to the 600-acre size of this project and a 25+ year anticipated buildout, a targeted development progression is currently based on logical development of infrastructure and variety of housing products, and is closely tied to the Metro District Plan.



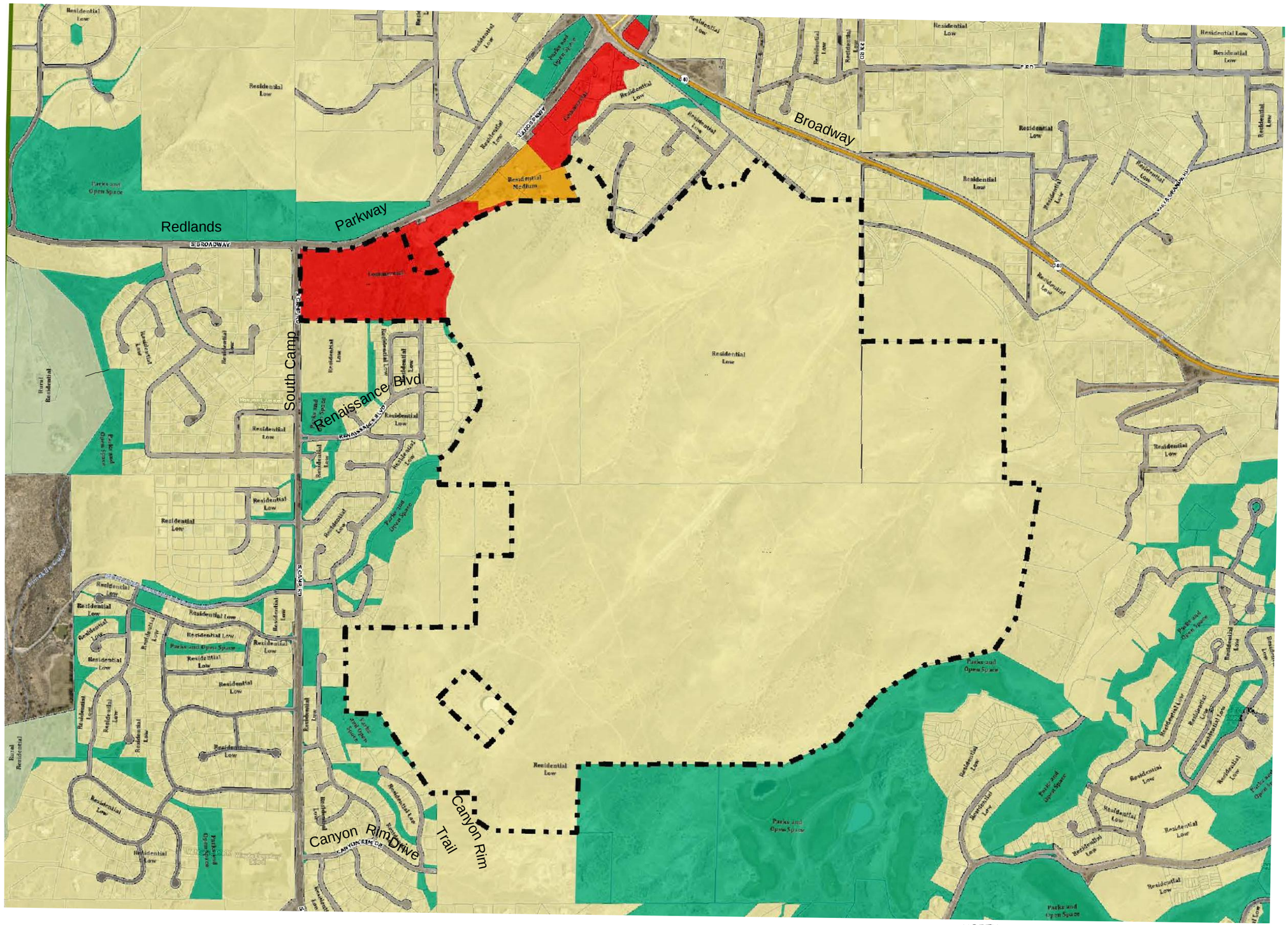
Redlands 360

Exhibit A: Existing Site Area

0 900 1800 NORTH

LA PLATA COMMUNITIES

CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND LANDSCAPE ARCHITECTURE
222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com
970-241-0745 (P) 970-241-0765 (FX)



LEGEND

- RESIDENTIAL LOW 2-5.5 DU/AC
- RESIDENTIAL MEDIUM 5.5-12 DU/AC
- COMMERCIAL
- PARKS AND OPEN SPACE

Redlands 360

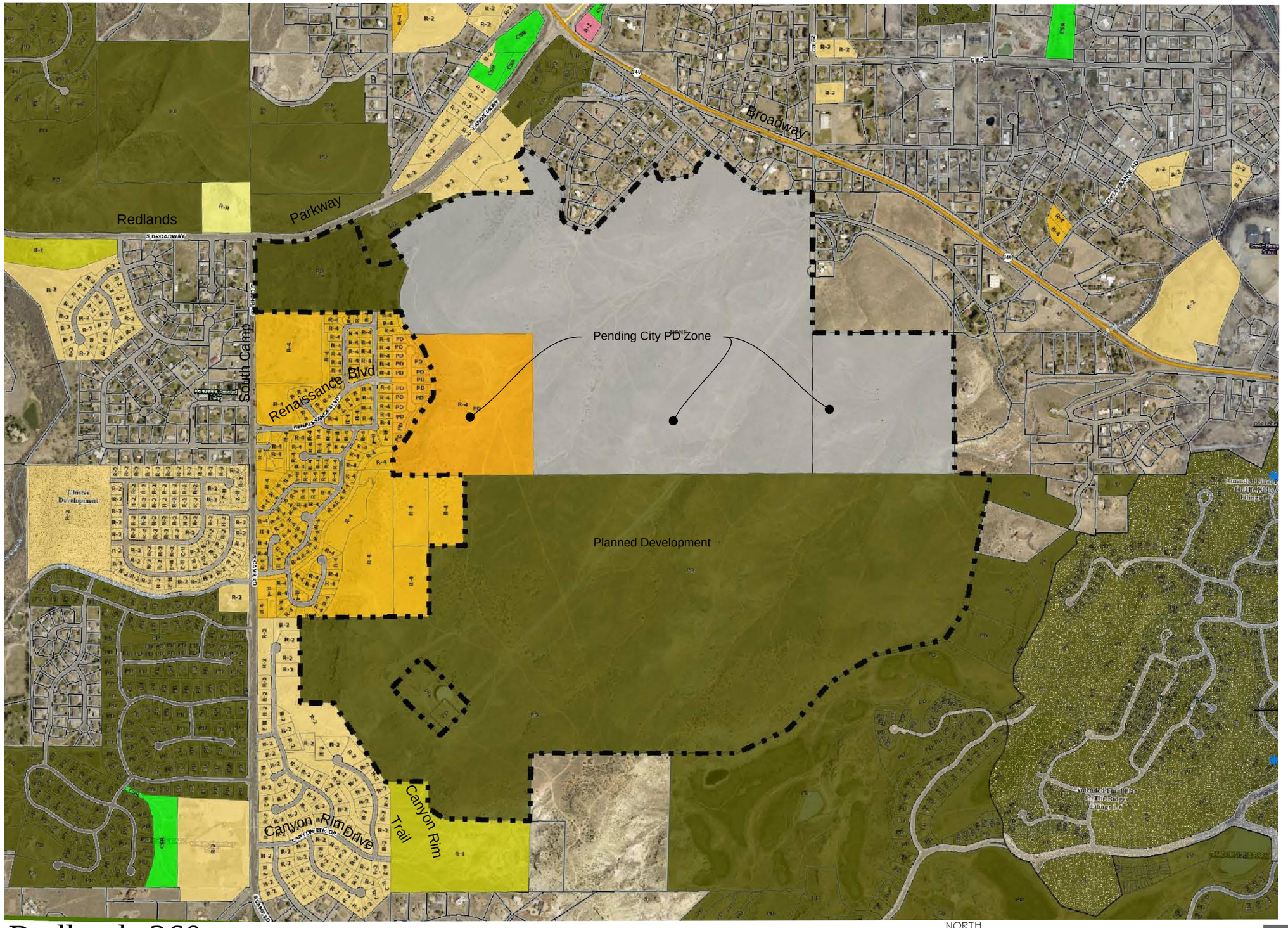
Exhibit B: One Grand Junction Comprehensive Plan 2020

0 900 1800

NORTH

LA PLATA COMMUNITIES

CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND LANDSCAPE ARCHITECTURE
222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com
970-241-0745 (P) 970-241-0765 (FX)



LEGEND

- R-R RURAL
- R-1
- R-2
- R-4
- PD
- B-1
- CSR
- NONE (ZONING IN PROCESS)

Redlands 360

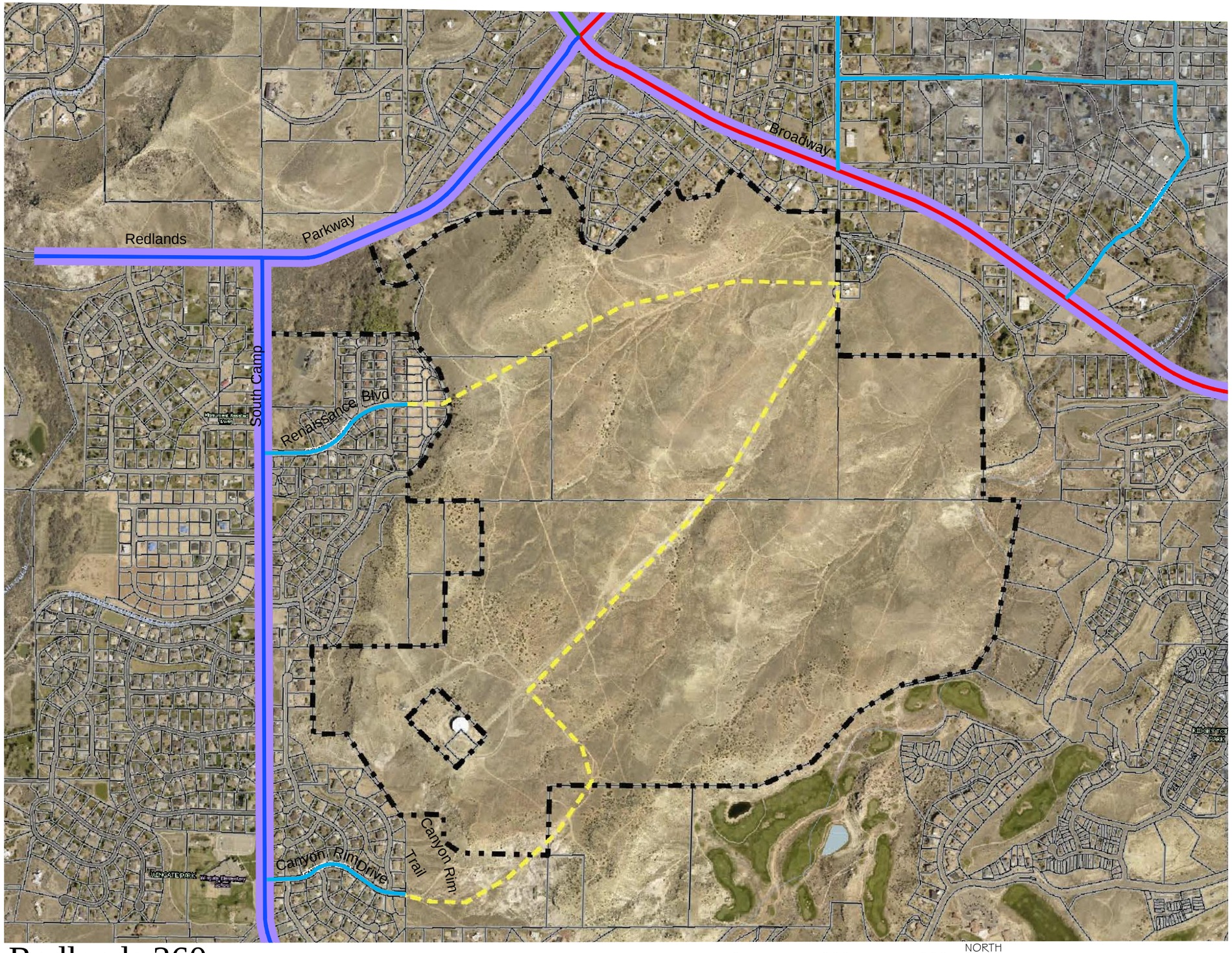
Exhibit C: City of Grand Junction Existing Zoning

0 900 1800

NORTH

LA PLATA COMMUNITIES

CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND LANDSCAPE ARCHITECTURE
222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com
970-241-0745 (P) 970-241-0765 (FX)



Redlands 360

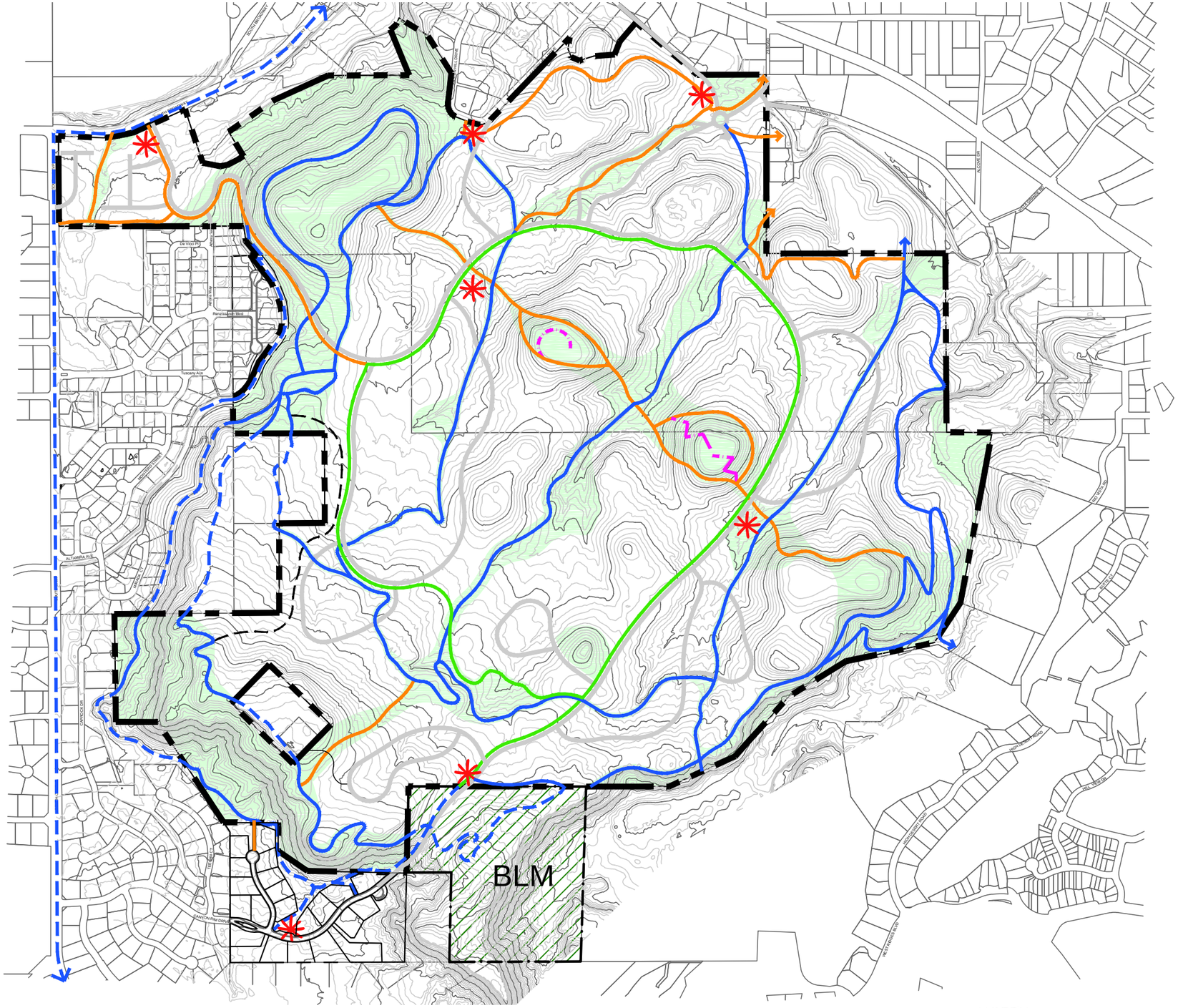
Exhibit D: City of Grand Junction Circulation Plan

0 900 1800

NORTH

LA PLATA COMMUNITIES

CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND LANDSCAPE ARCHITECTURE
222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com
970-241-0745 (P) 970-241-0765 (FX)



TRAILS LEGEND

- 8 FT DETACHED, PAVED LOOP MOSTLY FOLLOWING ROADS
- HISTORICAL ON-SITE
- HISTORICAL OFF-SITE
- NEW ON-SITE; SOFT SURFACE, 2 FT MIN. WIDTH
- SPECIAL - INCLINE OR OTHERWISE DIFFERENT FROM OTHERS
- BYPASS FOR HISTORICAL TRAIL - SINGLE TRACK (IF NEEDED)
- OPEN SPACE
- EXISTING BLM
- TRAILHEADS

NOTE: A NUMBER OF THE HISTORIC TRAILS ARE SHOWN AS 'REHABILITATED' ON THE PARK AREA PLAN.

Redlands 360 Outline Development Plan

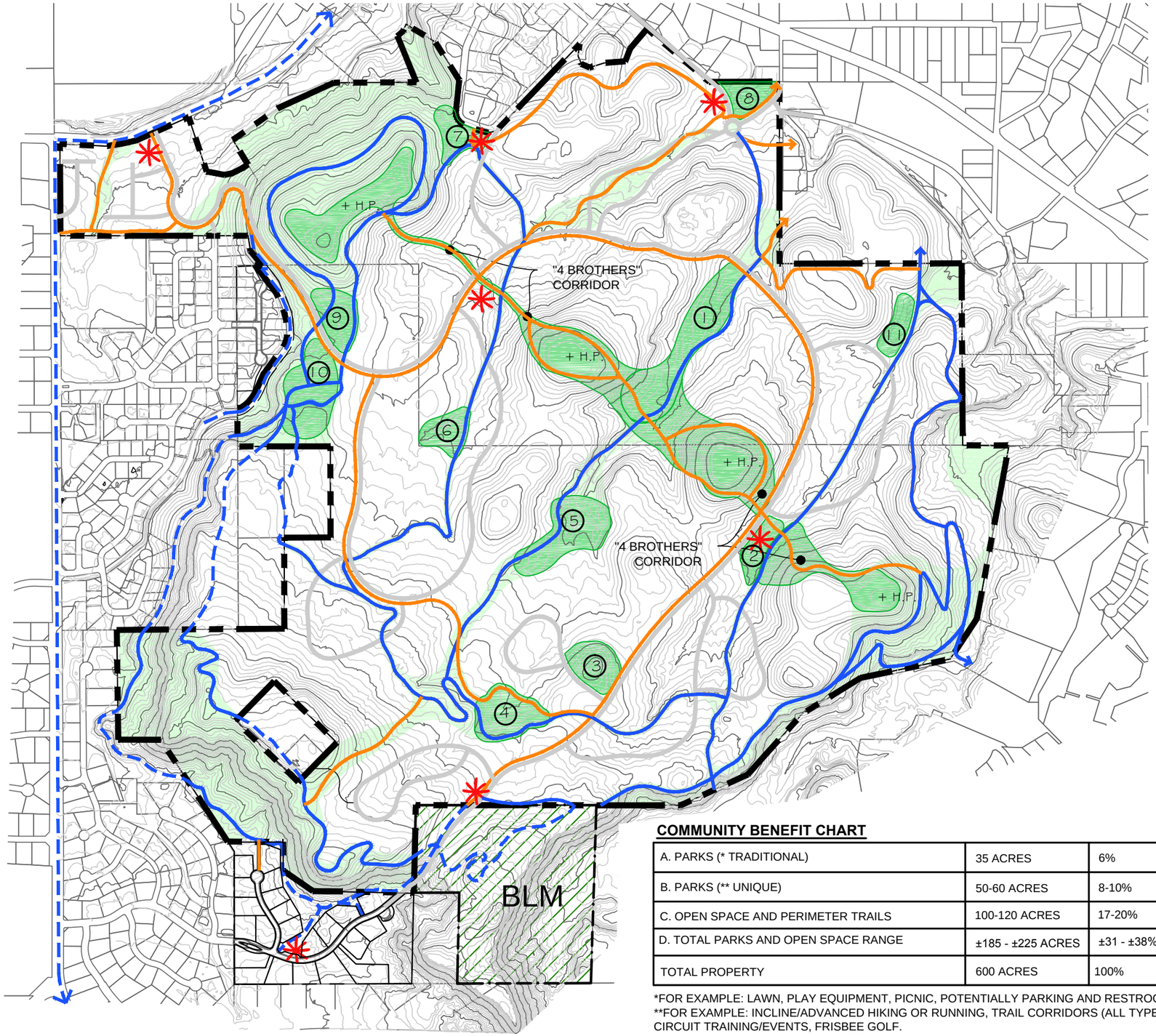
Exhibit 1: Trail Types

0 800 1600

NORTH

LA PLATA COMMUNITIES

CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND LANDSCAPE ARCHITECTURE
222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com
970-241-0745 (P) 970-241-0765 (FX)



LEGEND

- HISTORICAL ON-SITE TRAIL
- HISTORICAL OFF-SITE TRAIL
- NEW AND REHABILITATED TRAILS, WITHIN DEVELOPMENT AREA
- OPEN SPACE
- EXISTING BLM
- TRAILHEADS
- PARK AREA

A. PARKS (TRADITIONAL)

1	7.4 ACRES
2	1.6 ACRES
3	2.4 ACRES
4	3.7 ACRES
5	5.0 ACRES
6	2.0 ACRES
7	2.0 ACRES
8	1.6 ACRES
9	2.5 ACRES
10	4.9 ACRES
11	1.9 ACRES
TOTALS	35 ACRES

B. PARKS (UNIQUE)

* THE 4 BROTHERS / 4 HIGH POINTS CORRIDOR	25-30 ACRES
* LINEAR PARKS WITHIN DEVELOPMENT AREA (NOT IN PERIMETER OR PARKS)	25-30 ACRES
TOTAL FOR UNIQUE PARKS	50-60 ACRES

C. REMAINING OPEN SPACE AND PRIMARY EXISTING RIM TRAILS 100-120 ACRES

D. TOTAL OPEN SPACE/PARKS RANGE 185 - 225 ACRES
(THE ODP PLAN SHALL INCLUDE NO LESS THAN 185 ACRES.)

NOTE: PARK AREAS ARE SUBJECT TO SOME CHANGE; EXACT LOCATION TO BE DETERMINED CONCURRENT WITH EACH SUBDIVISION AND PROGRESSION PHASE.

COMMUNITY BENEFIT CHART

A. PARKS (* TRADITIONAL)	35 ACRES	6%
B. PARKS (** UNIQUE)	50-60 ACRES	8-10%
C. OPEN SPACE AND PERIMETER TRAILS	100-120 ACRES	17-20%
D. TOTAL PARKS AND OPEN SPACE RANGE	±185 - ±225 ACRES	±31 - ±38%
TOTAL PROPERTY	600 ACRES	100%

*FOR EXAMPLE: LAWN, PLAY EQUIPMENT, PICNIC, POTENTIALLY PARKING AND RESTROOMS.
**FOR EXAMPLE: INCLINE/ADVANCED HIKING OR RUNNING, TRAIL CORRIDORS (ALL TYPES), CIRCUIT TRAINING/EVENTS, FRISBEE GOLF.

EXISTING SLOPE BREAKDOWN OF PARKS (TRADITIONAL)

0-10% SLOPE	18 ACRES	51%
10-20% SLOPE	13 ACRES	37%
20-30% SLOPE	3 ACRES	9%
>30% SLOPE	1 ACRES	3%
TOTAL	35 ACRES	100%

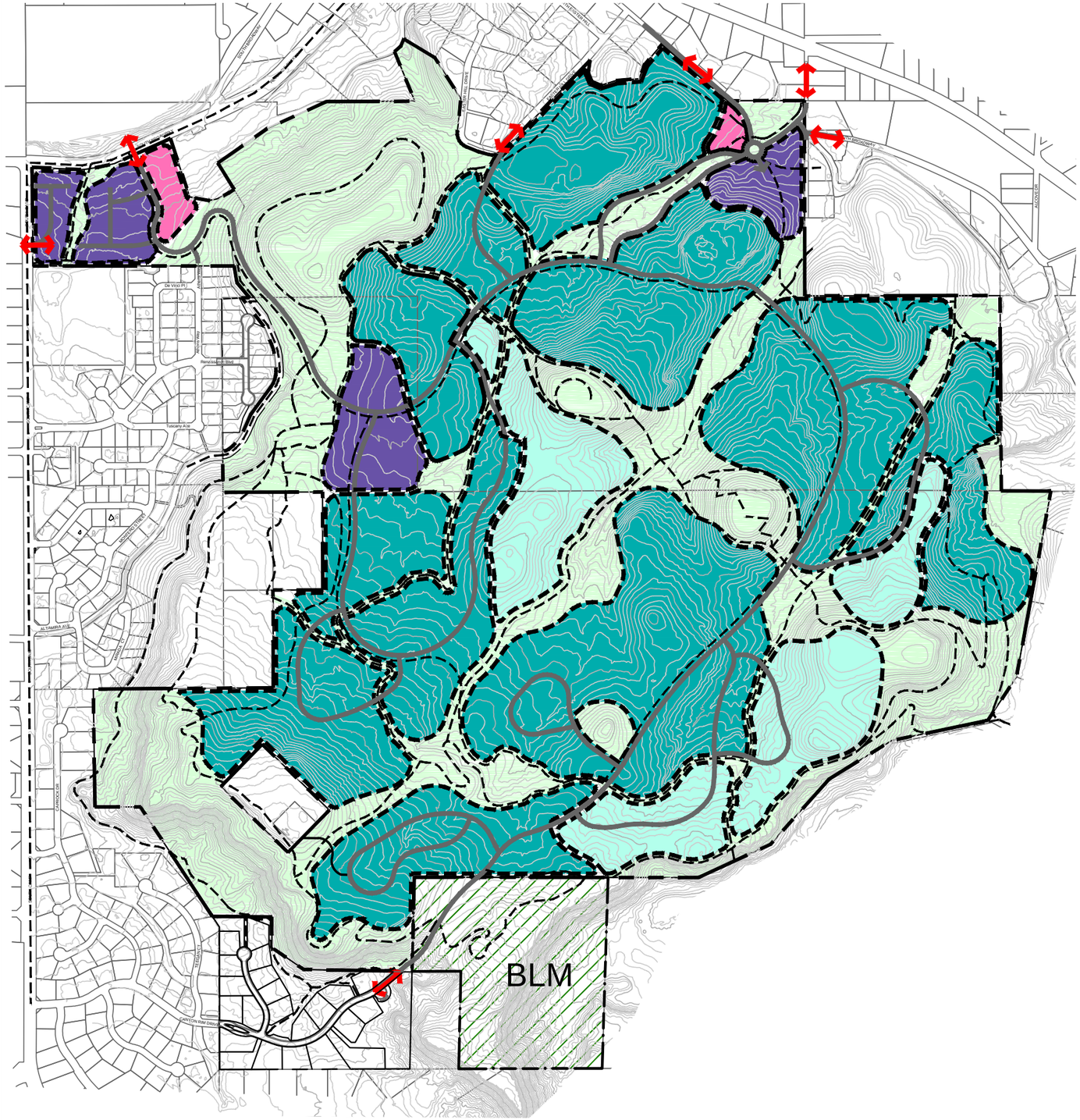
LA PLATA COMMUNITIES

Redlands 360 Outline Development Plan
Exhibit 2: Public Park Areas

0 800 1600

NORTH

CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND LANDSCAPE ARCHITECTURE
222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com
970-241-0745 (P) 970-241-0765 (FX)



LAND USE PLAN LEGEND

- PROJECT BOUNDARY LINE
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MULTI-FAMILY/HIGH DENSITY
- COMMERCIAL
- OPEN SPACE
- ROAD NETWORK
- TRAILS
- ACCESS POINTS

TABLE 1
DEFAULT STANDARDS

Dimensional Summary Table	Low Density Residential	Medium Density Residential	Multi Family & High Density	Commercial	Open Space
City Default Zone Criteria	R-4	R-12	R-16	B-1	CSR
Lot					
Area (min. ft.)	0	0	0	0	0
Width (min. ft.)	60	30	20	0	0
Frontage (min. ft.)	20	20	20	0	0
Frontage on cul-de-sac (min. ft.)	0	0	0	0	0
Setback					
Principal Structure					
Front (min. ft.)	20	20	20	0	15
Side (min. ft.)	5	5	5	5	0
Side - abutt residential (min. ft.)	0	0	0	10	10
Rear (min. ft.)	25	10	10	0	10
Accessory Structure					
Front (min. ft.)	20	25	25	25	15
Side (min. ft.)	3	3	3	0	0
Side - abutt residential (min. ft.)	0	0	0	0	5
Rear (min. ft.)	5	5	5	0	10
Bulk / Other Dimensional					
Lot coverage (max.)	50%	75%	75%	100%	100%
Height (max. ft.)	40	40	50	50	65
Density (min. units per acre)	0	2	5.5	0	0
Density (max. units per acre)	4	12	16	18	0
Cluster allowed	No	No	No		

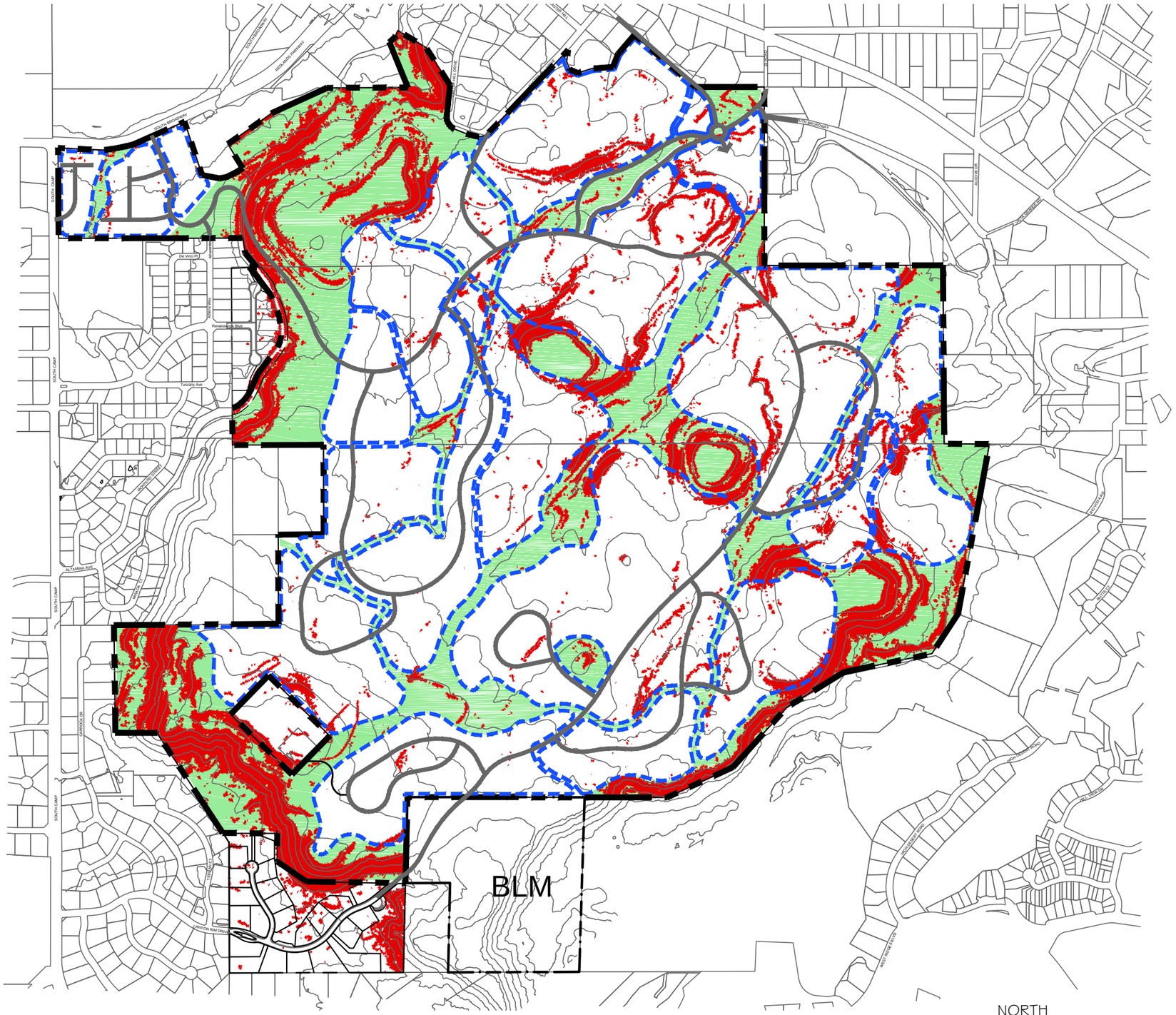
TABLE 2

LAND USE	AREA	MINIMUM DENSITY	MAXIMUM DENSITY
LOW DENSITY RESIDENTIAL	MIN 60 ACRES	60 UNITS	240 UNITS
MEDIUM DENSITY RESIDENTIAL	MIN 298 ACRES	596 UNITS	3576 UNITS
MULTI FAMILY/HIGH DENSITY	MAX 32 ACRES	384 UNITS	512 UNITS
COMMERCIAL / MIXED USE	UP TO 6 ACRES	0 UNITS	100 UNITS
OPEN SPACE/CSR	NO LESS THAN 185 ACRES	-----	-----
PLANNED DEVELOPMENT RANGE		1300 UNITS	1750 UNITS

Redlands 360 Outline Development Plan
Exhibit 3: Land Use and Default Zones

LA PLATA COMMUNITIES

CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND LANDSCAPE ARCHITECTURE
222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com
970-241-0745 (P) 970-241-0765 (FX)



Redlands 360 Outline Development Plan

Exhibit 4: Slope Analysis

LA PLATA COMMUNITIES
CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND
LANDSCAPE ARCHITECTURE
222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com
970-241-0745 (P) 970-241-0765 (FX)

DEVELOPMENT PROGRESSION SCHEDULE

- 1 - TARGETED START 2022
- 2 - TARGETED START 2025
- 3 - TARGETED START 2028
- 4 - TARGETED START 2031
- 5 - TARGETED START 2034
- 6 - TARGETED START 2037
- 7 - TARGETED START 2040
- 8 - TARGETED START 2043
- OPEN SPACE; SEE EXHIBIT 2
- TRADITIONAL PARK; SEE EXHIBIT 2
- TRAILHEAD - SEE EXHIBIT 2

CITY COUNCIL REPORT SCHEDULE

PHASE #	ESTIMATED DATE OF COMMENCEMENT	
PHASE 1	2022	
PHASES 2-7	UPDATE MEETINGS WITH CITY COUNCIL	2027 2032 2037 2042
PHASE 8	2043	

Disclaimer: This Progression Plan is conceptual in nature and is our best estimate at this point as to how the master plan will be developed into the future. Factors such as market trends, product mix, etc., will dictate future decisions on how the community will be developed with future phases.

BLM

0 800 1600 2400

NORTH

Redlands 360 Outline Development Plan

Exhibit 5: Development Progression Plan

LA PLATA COMMUNITIES

CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND LANDSCAPE ARCHITECTURE
222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com
970-241-0745 (P) 970-241-0765 (FX)

USE CATEGORY	PRINCIPAL USE	R-4	R-12	R-16	B-1	CSR
RESIDENTIAL						
Household Living – residential occupancy of a dwelling unit by a "household"	Business Residence				A	A
	Two Family Dwelling	A	A		A	
	Single-Family Detached	A	A		A	A
	Multifamily		A	A	A	
	Accessory Dwelling Unit	A	A			
	Agricultural Labor Housing					A
	Manufactured Housing Park		C			
	All Other Household Living		A			
Home Occupation	Home Occupation	A	A	A	A	
Group Living – residential occupancy of a structure by a group of people who do not meet the definition of "Household Living"	Small Group Living Facility	A	A	A	A	
	Large Group Living Facility		A	A	A	
	Unlimited Group Living Facility		A	A	A	
	Fraternities/Sororities	A*	A*	A*		
	Rooming/Boarding House		A	A	A	
	Other Group Living (e.g., dormitory style living)		A	A	A	A
INSTITUTIONAL AND CIVIC						
Colleges and Vocational Schools – colleges and institutions of higher learning	Colleges and Universities					A
	Vocational, Technical and Trade Schools				A	A
Community Service – uses providing a local service to the community	Community Activity Building	A	A	A	A	A
	All Other Community Service	A	A	A	A	A
Cultural – establishments that document the social and religious structures and intellectual and artistic manifestations that characterize a society	Museums, Art Galleries, Opera Houses, Libraries		A	A	A	A
Day Care – care, protection and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day	Home-Based Day Care (1 – 12)	A	A	A	A	
	General Day Care	C	A	A	A	
Detention Facilities – facilities for the detention or incarceration of people	Jails, Honor Camps, Reformatories					C
	Community Corrections Facility				C	C
	Law Enforcement Rehabilitation Centers				C	C

USE CATEGORY	PRINCIPAL USE	R-4	R-12	R-16	B-1	CSR
treatment or surgical care to patients	Physical and Mental Rehabilitation (Resident)				C	C
	All Other					
Parks and Open Space – natural areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, etc.	Cemetery	A	A	A	A	C
	Golf Course	A	A	A	A	C
	Golf Driving Ranges	C	C	C	A	C
	Parks, Lakes, Reservoirs, Other Open Space	A	A	A	A	A
Religious Assembly – meeting area for religious activities	All	A	A	A	A	A
Funeral Home/Mortuary	All				A	
Crematory	All					
Safety Services – public safety and emergency response services	All	A	A	A	A	A
Schools – schools at the primary, elementary, middle, junior high or high school level	Boarding Schools		A	A	A	A
	Elementary Schools	A	A	A	A	A
	Secondary Schools	A	A	A	A	A
Utility, Basic – Infrastructure services that need to be located in or near the area where the service is provided	Utility Service Facilities (Underground)	A	A	A	A	A
	All Other Utility, Basic	C	C	C	A	A
Utility, Corridors – passageways for bulk transmitting or transporting of electricity, gas, oil, communication signals, or other similar services	Transmission Lines (Above Ground)	C	C	C	C	
	Transmission Lines (Underground)	C	C	C	C	
	Utility Treatment, Production or Service Facility					
	All Other	C	C	C	C	
COMMERCIAL						
Entertainment Event, Major – activities and structures that draw large numbers of people to specific events or shows	Indoor Facilities					A
	Outdoor Facilities					C
Lodging – hotels, motels, short-term rentals and similar establishments	Hotels and Motels					
	Short-Term Rentals	A	A	A	A	
Office – activities conducted in an office setting and generally focusing on business, government, professional, or financial services	General Offices				A	A
	Office with Drive-Through				A	A
Parking, Commercial – parking that is not necessary to serve a specific use and for which fees may be charged	All				A	A

USE CATEGORY	PRINCIPAL USE	R-4	R-12	R-16	B-1	CSR
Recreation and Entertainment, Outdoor – large, generally commercial uses that provide continuous recreation or entertainment-oriented activities	Campgrounds					A
	Resort Cabins and Lodges					A
	Swimming Pools, Community	A	A	A	A	A
	Shooting Ranges, Outdoor					C
	Amusement Park, Miniature Golf					C
	Riding Academy, Roping or Equestrian Area					C
	Zoo					C
	All Other Outdoor Recreation					C
Recreation and Entertainment, Indoor – large, generally commercial uses that provide indoor recreation or entertainment-oriented activities including health clubs, movie theaters, skating rinks, arcades	Health Club				A	A
	Movie Theater, Skating Rink, Arcade				A	A
	Shooting Ranges, Indoor					C
	All Other Indoor Recreation				C	A
Retail Sales and Service* – firms involved in the sale, lease or rental of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods.	Adult Entertainment					
	Alcohol Beverage Production				C	
	Animal Care/Boarding/Sales, Indoor				A	
	Animal Care/Boarding/Sales, Outdoor					
	Delivery and Dispatch Services (Vehicles On-Site)					
	Drinking Establishment				C	
	Drive-Through Uses (Restaurants)					
	Food Service, Catering				A	
	Food Service, Restaurant (Including Alcohol Sales)				A	A
	Farm Implement/Equipment Sales/Service					
	Farmers' Market					
	Flea Market					
	Feed Store					
	Fuel Sales, Automotive/Appliance				A	
	Fuel Sales, Heavy Vehicle					
	General Retail Sales, Indoor Operations, Display and Storage				A	
	General Retail Sales, Outdoor Operations, Display or Storage					
	Landscaping Materials Sale/Greenhouse/Nursery					C
	Manufactured Building Sales and Service					
	Marijuana Related Business					

LEGEND
A ALLOWED USE
C CONDITIONAL USE

Redlands 360 Outline Development Plan
Exhibit 6A: Use Table

LA PLATA COMMUNITIES

CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND LANDSCAPE ARCHITECTURE
222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com
970-241-0745 (P) 970-241-0765 (FX)

USE CATEGORY	PRINCIPAL USE	R-4	R-12	R-16	B-1	CSR
	Mobile Food Vendor				A	A
	Mobile Food Vendor Court				A	A
	Produce Stands	A	A	A	A	A
	Rental Service, Indoor Display/Storage					
	Rental Service, Outdoor Display/Storage					
	Repair, Small Appliance				A	
	Repair, Large Appliance					
	Personal Services				A	
	All Other Retail Sales and Services				A	
Self-Service Storage	Mini-Warehouse			C	C	
Vehicle Repair – repair service to passenger vehicles, light and medium trucks and other consumer motor vehicles	Auto and Light Truck Mechanical Repair					
	Body Shop					
	Truck Stop/Travel Plaza					
	Tire Recapping and Storage					
	All Other Vehicle Repair					
Vehicle Service, Limited – direct services to motor vehicles where the driver or passengers generally wait in the car or nearby while the service is performed	Car Wash, Gasoline Service Station, Quick Lube				A	
	All Other Vehicle Service, Limited					
INDUSTRIAL						
Manufacturing and Production – firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods	*Indoor Operations and Storage*					
	Assembly					
	Food Products					
	Manufacturing/Processing					
	Marijuana Related Business					
	Indoor Operations with Outdoor Storage					
	Assembly					
	Food Products					
	Manufacturing/Processing					
	Marijuana Related Business					
	Outdoor Operations and Storage					
	Assembly					
	Food Products					
	Manufacturing/Processing					
	Marijuana Related Business					
	All Other Industrial Service, Including any Hazardous Occupancy per the International Fire Code or International Building Code					

USE CATEGORY	PRINCIPAL USE	R-4	R-12	R-16	B-1	CSR
Industrial Services, Contractors and Trade Shops, Oil and Gas Support Operations without hazardous materials	Indoor Operations and Storage					
	Indoor Operations and Outdoor Storage (Including Heavy Vehicles)					
	Outdoor Storage And Operations					
	Research, Testing and Laboratory Facilities – Indoors (Includes Marijuana Testing Facilities)					
Junk Yard	Junk Yard					
Impound Lot	Impound Lot					
Heavy Equipment Storage/Pipe Storage	All					
Warehouse and Freight Movement – firms involved in the storage or movement of freight	Indoor Operations, Storage and Loading					
	Indoor Storage with Outdoor Loading Docks					
	Outdoor Storage or Loading					
	Gas or Petroleum Storage					
	Sand or Gravel Storage					
	All Other					
Waste-Related Use – uses that receive solid or liquid wastes from others, uses that collect sanitary wastes or uses that manufacture or produce goods or energy from the composting of organic material	Non-Hazardous Waste Transfer Station					C
	Medical/Hazardous Waste Transfer Station					C
	Solid Waste Disposal Sites					C
	Recycling Collection Point				C	C
	All Other Waste-Related					C
Wholesale Sales – firms involved in the sale, lease or rental of products primarily intended for industrial, institutional or commercial businesses	Wholesale Business (No Highly Flammable Materials/Liquids)					
	Agricultural Products					
	All Other Wholesale Uses					
Agricultural	Animal Confinement					
	Dairy					
	Confined Animal Feeding Operation, Feedlot					
	Forestry, Commercial					
	Marijuana Related Business					
	Pasture, Commercial					
	Winery					
	All Other Agriculture					
Aviation or Surface Passenger Terminal – facilities for the landing and takeoff of flying vehicles or stations for ground-based vehicles, including loading and unloading areas	Airports/Heliports					
	Bus/Commuter Stops	A	A	A	A	
	Bus/Railroad Depot					
	Helipads					
	All Other Aviation or Surface Passenger Terminal					

USE CATEGORY	PRINCIPAL USE	R-4	R-12	R-16	B-1	CSR
Mining – mining or extraction of mineral or aggregate resources from the ground for off-site use	Oil or Gas Drilling					
	Sand or Gravel Extraction or Processing					
	All Other Mining					
Telecom-munications Facilities – devices and supporting elements necessary to produce nonionizing electromagnetic radiation operating to produce a signal	Facilities on Wireless Master Plan Priority Site When Developed in Accordance with Wireless Master Plan Site-Specific Requirements	A	A	A	A	C
	Temporary PWSF (e.g., COW)	A	A	A	A	
	Co-Location	A	A	A	A	
	Tower Replacement	A	A	A	A	
	Dual Purpose Facility	A	A	A	A	
	DAS and Small Cell Facilities	A	A	A	A	
	Base Station with Concealed Attached Antennas	A**	A**	A**	A**	
	Base Station with Non-Concealed Attached Antennas	C**	C**	C**	C**	
	Tower, Concealed	C***	C	C	C	
	Tower, Non-Concealed					
	Broadcast Tower					

NOTES:

* Refer to Chapter 5.15 GJMC.

** Except NOT allowed on structures the principal use of which is single- or two-family residential, group living, or day care, or on multifamily structures of fewer than three stories.

*** Except NOT allowed on any site or lot where the principal use is single- or two-family residential.

LEGEND

A ALLOWED USE

C CONDITIONAL USE

Redlands 360 Outline Development Plan

Exhibit 6B: Use Table

LA PLATA COMMUNITIES

CIAVONNE, ROBERTS & ASSOCIATES, INC.

LAND PLANNING AND LANDSCAPE ARCHITECTURE

222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com

970-241-0745 (P) 970-241-0765 (FX)

RIDGELINE MAP LEGEND

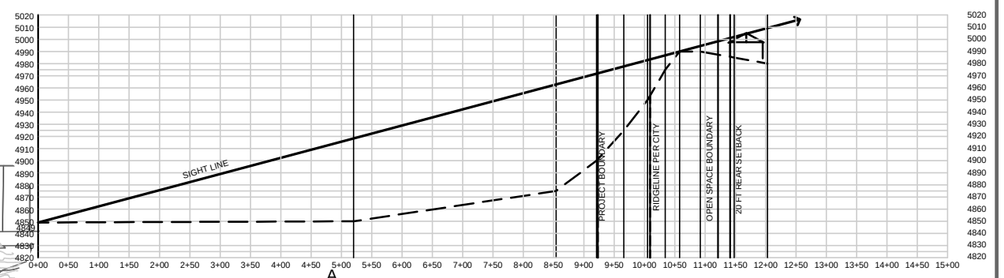
OPEN SPACE

RIDGELINE SECTION LINES FROM NEAREST STREET CENTER LINE PARALLEL TO RIDGE SEE SECTIONS BELOW

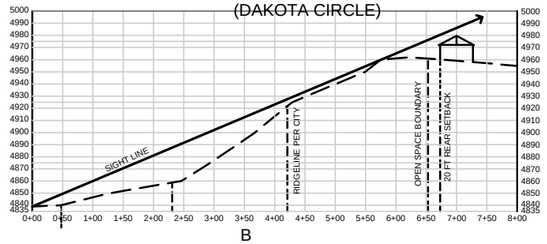
RIDGELINE PER CITY OF GRAND JUNCTION; 21.07.020(g)(6) Exhibit 7.2.C2

NOTE: CROSS SECTIONS DRAWN WITH 2X VERTICAL EXAGGERATION

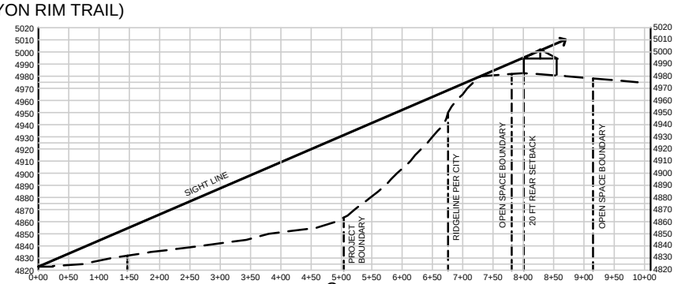




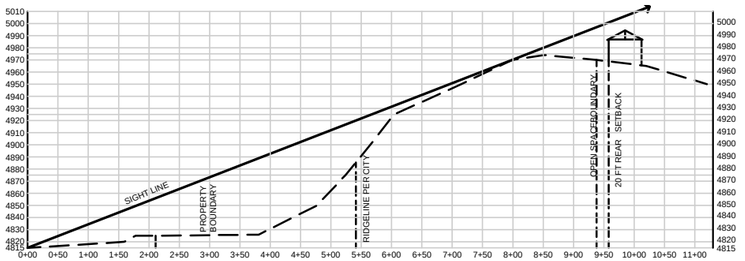
A
(DAKOTA CIRCLE)



B
(CANYON RIM TRAIL)



C
(TEEGAN COURT)



D
(TEEGAN COURT)

Redlands 360 Outline Development Plan

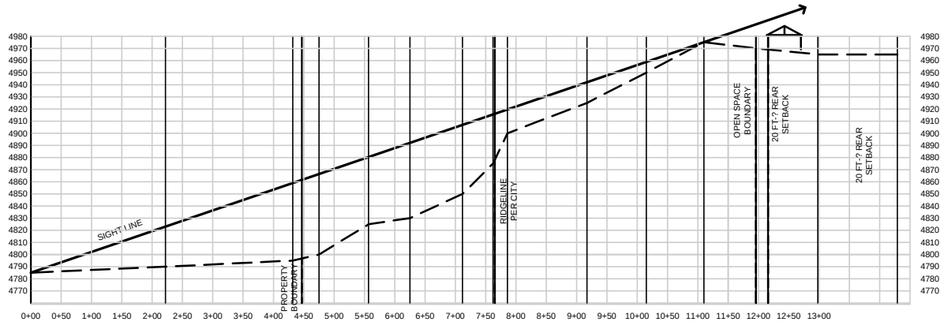
Exhibit 7a: Ridgelines and Sections

0 900 1800

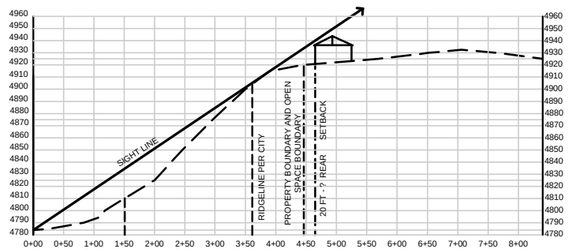
NORTH

LA PLATA COMMUNITIES

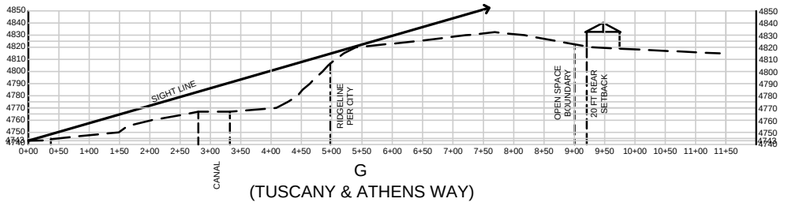
CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND LANDSCAPE ARCHITECTURE
222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com
970-241-0745 (P) 970-241-0765 (FX)



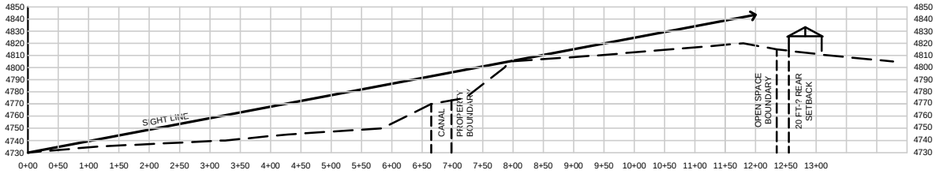
E
(SOUTH CAMP)



F
(MIRADA)



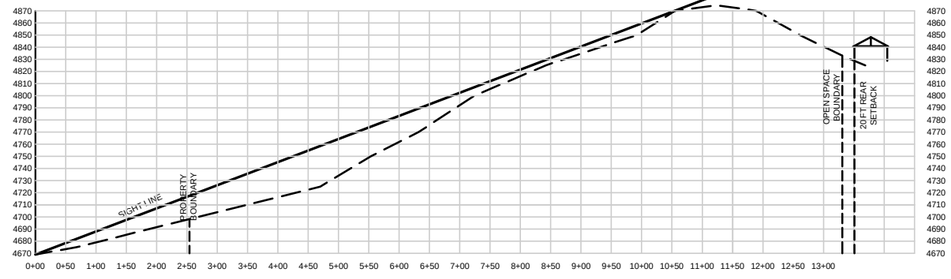
G
(TUSCANY & ATHENS WAY)



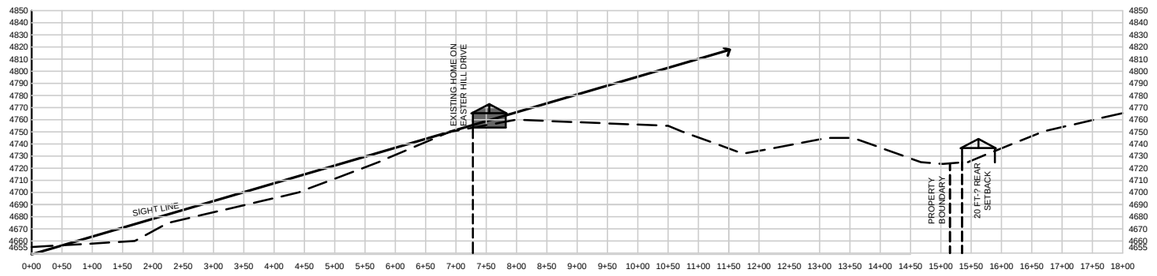
H
(MEDITERRANEAN WAY)



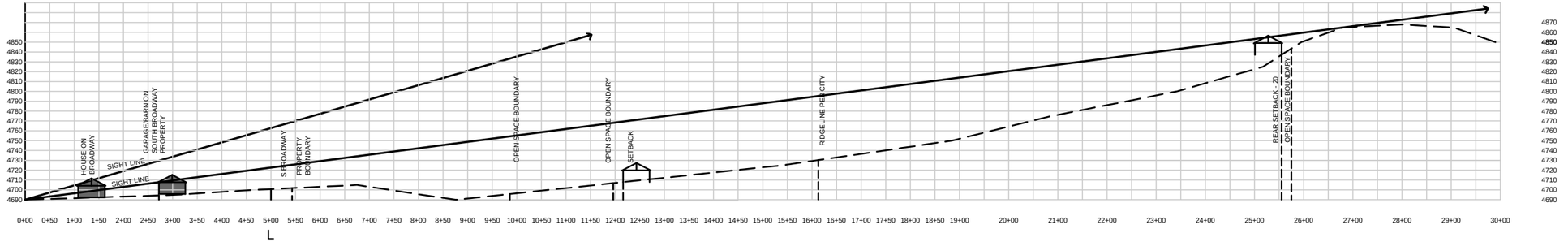
I
(RENAISSANCE COURT)



J
(REDLANDS PARKWAY-SOUTHWEST)



K
(REDLANDS PARKWAY-NORTHEAST)



L
(SOUTH BROADWAY/HWY 340)

Redlands 360 Outline Development Plan
Exhibit 7b: Ridgelines and Sections

LA PLATA COMMUNITIES

CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND LANDSCAPE ARCHITECTURE
222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com
970-241-0745 (P) 970-241-0765 (FX)

Grand Junction Planning Commission

Regular Session

Item #3.

Meeting Date: January 11, 2022

Presented By: Felix Landry, Planning Supervisor

Department: Community Development

Submitted By: Felix Landry, Planning Supervisor

Information

SUBJECT:

Consider a request by the City of Grand Junction to Amend Title 21 of the Grand Junction Municipal Coe to modify residential density regulations for development projects occurring within the B-1 Neighborhood Business, C-1 Light Commercial, M-U Mixed Use, and BP Business Park Mixed Use zoning districts.

RECOMMENDATION:

Staff finds that the proposed amendments to the Zoning and Development Code are useful in that they ensure the health, safety, and general welfare of the public, and refine processes that assist in the logical and orderly development of the city.

EXECUTIVE SUMMARY:

The Community Development Director is proposing amendments to sections of the Grand Junction Municipal Code (GJMC) Title 21 to modify provisions of the Zoning and Development Code. The amendments address maximum residential density requirements in B-1 Neighborhood Business, C-1 Light Commercial, M-U Mixed Use, and BP Business Park Mixed Use zoning districts.

BACKGROUND OR DETAILED INFORMATION:

In an effort to keep the Zoning and Development Code current and relevant, staff is proposing modifications to the provisions outlined below. The suggested revisions govern residential density which has been identified by staff and members of the Development Community as being a hindrance to ongoing and future projects, as well as unnecessary. The Planning Commission discussed these topics at its November 18, 2021 workshop and directed staff to proceed with the proposed changes.

1. GJMC 21.03.080 Mixed Use and Industrial Standards Summary Table

Presently, the Zoning and Development code includes a table that identifies and summarizes the bulk standards (e.g. setbacks and other dimensional requirements) in the Mixed Use and Industrial zone districts. This table as it presently exists is included below. You will note that the B-1 Neighborhood Business, C-1 Light Commercial, M-U Mixed Use, and BP Business Park Mixed Use zoning districts all have a maximum density prescribed in the second to last row of the standards. The remaining districts do not have a prescribed maximum density.

In most cases the desired density has been marginally higher than the prescribed maximum or has prevented an existing commercial/office structure from converting its existing space into residential units. Here are some examples:

1. 805 Struthers Ave (B1): A redevelopment project within the downtown overlay district with a base zoning of C-2. The downtown overlay allows residential development within C-2 zoning as long as it develops to the C-1 residential standards, which includes a maximum density. The ordinance would require 2 fewer units than originally proposed.
2. 918 N 7th Street: Originally built as a residential structure but now houses 3 commercial/office units. The owner would like to convert the space back into residential but the density maximum prevents it.
3. 656 Market Street: a proposed multi-family development in M-U. Staff noted that the original site plan left a significant portion of the property undeveloped. The developer stated that they'd be happy to add additional units, but could not under the prescribed maximum density.

Mixed Use and Industrial Bulk Standards Summary Table

	R-O	***B-1***	***B-2***	***C-1***	***C-2***	***CSR***	***M-U***	***BP***	***I-O***	***I-1***	***I-2***
Lot											
Area (min. ft. unless otherwise specified)	*5,000*	*10,000*	*n/a*	*20,000*	*20,000*	*1 ac*	*1 ac*	*1 ac*	*1 ac*	*1 ac*	*1 ac*
Width	*50*	*50*	*n/a*	*50*	*50*	*100*	*100*	*100*	*100*	*100*	*100*
Frontage	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*
Setback											
Principal structure											
Front (min. ft.)	*20*	*20*	*0*	*15*	*15*	*15*	*15*	*15*	*15*	*15*	*15*
Side (min. ft.)	*5*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Side – abutting residential (min. ft.)	*0*	*10*	*0*	*10*	*10*	*10*	*10*	*10*	*10*	*10*	*10*
Rear (min. ft.)	*10*	*15*	*0*	*10*	*10*	*10*	*10*	*10*	*10*	*10*	*10*

Accessory structure											
Front (min. ft.)	*25*	*25*	*25*	*25*	*25*	*25*	*25*	*25*	*25*	*25*	*25*
Side (min. ft.)	*3*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Side – abutting residential (min. ft.)	*0*	*5*	*0*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*0*
Rear (min. ft.)	*5*	*15*	*0*	*10*	*10*	*10*	*10*	*10*	*10*	*10*	*10*
Other Dimensional Requirements											
Lot coverage (max.)	*70%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Height (max. ft.)	*40*	*40*	*80*	*65*	*65*	*65*	*65*	*65*	*65*	*50*	*50*
Density (min. units per acre)	*4*	*8*	*8*	*12*	*n/a*	*n/a*	*8*	*8*	*n/a*	*n/a*	*n/a*
Density (max. units per acre)	*None*	*16*	*None*	*24*	*None*	*None*	*24*	*24*	*None*	*None*	*None*
Building size (max. sf)	*10,000*	*15,000*	*None*	*None*	*None*	*None*	*None*	*None*	*None*	*None*	*None*

Notes

B-1: *Max. building size varies by use; retail – 15,000 sf (unless a CUP is approved), office 30,000*

B-2: *Parking front setback for parking as a principal use – 30 ft., for accessory 6 ft..*

C-1: *Min. rear setback – 0 if an alley is present*

CSR: *Maximum building height abutting residential – 40 ft.*

*** Gross floor area calculated for maximum size may exclude eaves, covered or uncovered porches, upper story decks and balconies, breezeways, exterior covered stairwells and attached decorative walls which are less than or equal to three feet in height.*

Even without prescribed maximum densities the scale of development achievable at a site will still be restricted by other portions of the code such as maximum heights, setbacks, lot coverage, required landscaping, and parking requirements. Removing the maximum density numbers for the B-1 Neighborhood Business, C-1 Light Commercial, M-U Mixed Use, and BP Business Park Mixed Use zoning districts provides room for more creative projects which best utilized developable land and better achieve the goals of the comprehensive plan without leaving the scale of development unrestricted.

ANALYSIS

In accordance with Section 21.02.140(c), a proposed Code amendment shall address in writing the reasons for the proposed amendment. There are no specific criteria for review because a code amendment is a legislative act and within the discretion of the City Council to amend the Code with a recommendation from the Planning

Commission. Reasons for the proposed amendments are provided in the Background section of this report.

SUGGESTED MOTION:

Plan Commission Chair, on the Zoning and Development Code Amendments, ZCA-2021-???, I move that the Planning Commission forward a recommendation of approval with the findings of fact as listed in the staff report.

Attachments

None