



**REGULAR MEETING AGENDA
PLANNING COMMISSION**

**January 8, 2024
6:30 p.m.**

A. Changes to the Agenda

B. Minutes

C. Citizen Comments

Citizens who have comments on items that do not appear on the agenda are asked to make their comments at this time. Comments on an agenda item will be taken at the time that item is under discussion.

D. Public Meeting – Delta Riverwalk Sketch Plan

- **Open the Public Meeting**
- **Staff Report and Recommendations**
- **Applicant Presentation**
- **Public Comment**
- **Close Public Meeting**
- **Planning Commission Discussion and Decision**

E. Commissioner Comments

F. Staff Comments

G. Adjournment

Join Zoom Meeting

<https://us06web.zoom.us/j/88569348121>

Meeting ID: 885 6934 8121

+17193594580,,88569348121# US



A regular meeting of the City of Delta Planning Commission was held on Monday, November 6, 2023 at 6:30 pm in the City Council Chambers of City Hall at 360 Main Street, Delta, Colorado. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Susan Welk-Valdez, Chair; Fay Mathews, Vice-Chair; Cecilia Tafoya, Commissioner; Ronald White, Commissioner; Katie Bowers, Commissioner; Tony Romero, Commissioner; Joe Gillman, Community Development Manager; Lindsay Reed, Planning and Building Technician; Raini Ott, Contract Planner; Michael Markus, City Planner

ABSENT: Gerald Roberts; Commissioner

A. CHANGES TO THE AGENDA

There were no changes to the agenda.

B. MINUTES

A motion was made by Vice-Chair Mathews, seconded by Commissioner Tafoya to approve the minutes of the Planning Commission meeting held on October 9th, 2023 as written. All voted yes. Motion passed.

C. CITIZEN COMMENTS

None.

D. PUBLIC HEARING - SOPER-WANG FENCE HEIGHT VARIANCE

Vice-Chair Mathews recused himself from the Public Hearing.

Chair Welk-Valdez opened the public hearing for approval of a Variance of two feet to the maximum fence height in the A-1 Agricultural Zoning District to allow an eight-foot fence as applied by Matthew C. Soper and I-Chu (Sarah) Wang.

For full Staff Report, please see the Planning Commission Packet



Staff Report and Recommendations

Joe Gillman, Community Development Manager, reviewed the staff report with the Planning Commission.

Commissioner White questioned the properties lower elevation and the process of changing the code to allow an eight-foot fence.

Manager Gillman explained the presence of the lower elevation and the reasons behind the maximum six-foot fence.

There was discussion on wind load, type of fence and the required building permit and review.

Applicant Presentation

Matt Soper, 10 Hartig Dr, explained the reasons behind the requested variance being privacy and to protect the property from the deer population.

The applicant distributed packets to Commissioners which have been entered into the record. There was discussion on the type of fence, the change in grade, the quality of fence and the line of sight. There was further discussion on setbacks. Manager Gillman stated the fence design will be per city standards and setback requirements.

No Public Comment

Public Hearing Closed by Chair Welk-Valdez

Planning Commission Discussion and Decision

Commissioner Bowers voiced concern about safety but that has been addressed.

Commissioner White voiced concern about establishing a precedent and how it may affect the look of Hartig Dr.

Chair Welk-Valdez stated she is dismissing the privacy aspect but concerned with esthetic and setting a precedent.

Commissioner Romero voiced safety concerns at the intersection and wind load.

A motion was made by Commissioner White, seconded by Chair Welk-Valdez to recommend approval of a variance to allow an eight-foot fence only along Hartig Dr. All voted yes. Motion passed.



E. PUBLIC MEETING - JUSTIN WET FLOODPROOFING VARIANCE

Chair Welk-Valdez opened the public meeting for approval of a variance from provisions in Chapter 15.56 of the Municipal Code, Flood Damage Prevention, to allow wet floodproofing for a 975-square-foot enclosed portion of a detached accessory structure used for vehicle parking and storage.

For full Staff Report, please see the Planning Commission Packet

Staff Report and Recommendations

Raini Ott, Contract Planner, reviewed the staff report with the Planning Commission.

There was question on the definition of exceptional hardship and how the storage of hazardous materials is enforced. Discussion was made on the option of a condition on the deed and reviewing it with the City Attorney.

Applicant Presentation

Kevin Justin, 1551 G96 Lane, commented on the excellent job the staff did on discussing flood vents and explained the hardship of raising the garage.

There was discussion on the size of the lot and what is stored inside the garage.

No Public Comment

Public Hearing Closed by Chair Welk-Valdez

Planning Commission Discussion and Decision

There was discussion on the storage of hazardous materials and what classifies as a hazardous material. Comment was made of the issue being the garage is in a floodplain and with FEMA updating the flood insurance rate mapping, there will be more cases. Questions were asked on what a hazardous storage container is relating to quantities and regulations.

A motion was made by Vice-Chair Mathews, seconded by Commissioner Bowers to recommend approval of the Justin Variance to City Council.

Commissioner White suggested a recorded condition on the storage of hazardous materials.



The motion was restated by Vice-Chair Mathews and moved to approve the Justin Floodplain Variance with the condition that hazardous materials are not stored in the structure and that it be recorded with the property. There was clarification on the motion and condition. Motion was seconded by Commissioner White. More discussion was made on state standards. All voted yes, motion passed.

F. COMMISSIONER COMMENTS

Commissioner Bowers commented on the great job the city did with Trick or Treat, that Phase 2 of Main Street is looking great and the ramps on and off the bypass.

Commissioner White discussed the property on Crawford Ave and an update on Mr. Roberts.

Chair Welk-Valdez commented on Main Street.

Vice-Chair Mathews discussed his visit with Mr. Roberts and also commented on the Crawford property.

Commissioner Romero had no comment.

Commissioner Tafoya commented on the great job the city is doing.

G. STAFF COMMENTS

Manager Gillman introduced the City's new Planner, Mike Markus and the purpose of Proposition 123 and upcoming grants. It was stated the City intends to apply for grant funding to automate processes in the Building and Planning Department.

H. ADJOURNMENT

A motion was made by Commissioner White, seconded by Commissioner Tafoya to adjourn the regular Planning Commission meeting. All voted yes. Motion passed. The meeting was adjourned at 7:48 pm with no further action taken.

Lindsay Reed
Planning and Building Technician



A regular meeting of the City of Delta Planning Commission was held on Monday, December 4th, 2023 at 6:30 pm in the City Council Chambers of City Hall at 360 Main Street, Delta, Colorado. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Susan Welk-Valdez, Chair; Fay Mathews, Vice-Chair; Cecilia Tafoya, Commissioner; Ronald White, Commissioner; Katie Bowers, Commissioner; Tony Romero, Commissioner; Gerald Roberts; Commissioner; Joe Gillman, Community Development Manager; Lindsay Reed, Planning and Building Technician; Raini Ott, Contract Planner; Michael Markus, City Planner

A. CHANGES TO THE AGENDA

There were no changes to the agenda.

B. MINUTES

Commissioner Roberts voiced that the official posting of the minutes was missing from the website.

Chair Welk-Valdez suggested to approve the minutes at the next Planning Commission meeting.

Commissioner Roberts stated that City Council will not have the approved minutes prior to their next meeting.

Commissioner White commented on a conflict of interest. There was discussion on the Soper-Wang fence variance appeal and the options City Council had for the hearing and the decision for a de nova hearing. Chair Welk-Valdez questioned if City Council takes into consideration Planning Commission recommendations. Manager Gillman answered it is generally correct. There was further discussion on the audio recording of the meetings and how it will be corrected. Commissioner Mathews questioned if he could go to City Council and speak as a citizen for the Soper-Wang fence variance appeal. Chair Welk-Valdez asked if the minutes need more detail that reflects the discussion. Manager Gillman stated this discussion will be taken to the City Manager.

Commissioner Roberts made a motion to move the approval of the minutes to the next meeting because they were not posted on the website, Commissioner Romero seconded. All voted yes, motion passed.



C. CITIZEN COMMENTS

No citizen comments

D. PUBLIC MEETING – RIVERWALK SKETCH PLAN (PUD)

Chair Welk-Valdez opened the public meeting for approval of a Sketch Plan for a new residential Planned Unit Development (PUD) subdivision to divide four existing parcels totaling approximately 38 acres into 154 residential lots, each about 2,500 to 5,800 square feet in area, in addition to extending Gunnison River Drive and providing over 19 acres of public and private open space (Attachment A). A deviation to the standard road right-of-way and pavement widths is also included as part of the request

For full Staff Report, please see the Planning Commission Packet

Staff Report and Recommendations

Raini Ott, Contract Planner, reviewed the staff report with the Planning Commission.

Commissioner White questioned if the PUD is approved, does it restrict all land use to residential. Planner Ott stated that is correct and explained that during preliminary plat there could be changes in land use and there could be an option to amend the PUD after approval process.

There were questions on the requested variances of footprint and lot size. Clarification was made on the lot configuration and minimum design standards of a PUD. It was also clarified that this is only a sketch plan and that we would establish an understanding of what is on the sketch plan is acceptable to move forward with preliminary plat stage that would require more detailed information.

Commissioner White stated he is confused on what the request is. Planner Ott responded that this request is to expedite sketch plan and move forward with preliminary plat as quickly as possible, providing more details later that we would normally require at sketch plan stage.

Commissioner Mathews commented that Delta County Fire District provides fire protection to the City of Delta and they did not receive any of the plans.

Commissioner Roberts referred to the staff reports recommendation and questioned if staff believes there is enough information on the sketch plan to approve it.



It was clarified by Manager Gillman that staff believes that this application can meet the criteria at a future time with an expedited process and delay answering some of the questions until preliminary plat and that preliminary plat will come before this commission.

Applicant Presentation

Ty Johnson, 734 Main St, Grand Junction, Kaart Planning, explained the difference between sketch plan and preliminary plat and that they are presenting a sketch plan. They are asking for feedback and a recommendation of approval to City Council for a sketch plan to move forward to civil engineering. He stated these are single-family attached and detached and explained the difference between the two. There was explanation on the requested deviations, decreased lot size and right of way width to 35 feet. All technical aspects will be addressed at preliminary plat. He stated this will be phased starting with 30 lots and explained the benefit of the open space to the City. He stated the floodplain maps are draft maps and there is a strong likelihood they will go for a Letter of Map Revision to change the flood map and that the first 30 lots will not be in the floodplain.

Chair Welk-Valdez voiced concern of the floodplain.

Mr. Johnson explained half of the development is in the 100-year floodplain and this would need to be elevated a foot above base flood elevation.

There was discussion on the flood insurance requirements of residential and commercial development in a floodplain. Also discussed was that the first 30 lots will begin in the southwest corner and if floodplain maps change, they would submit a Letter of Map Revision.

Commissioner Bowers asked what percentage would be attached and detached and if this would make a difference on requested road way size. Mr. Johnson answered mostly single family detached and the fire department would have to approve. Commissioner Bowers voiced concern of pushing it through quickly, the exceptions on the lot size and roadway size and the floodway.

Commissioner Roberts commented on the access on Ute Street and parking.

There was more discussion on what is being proposed and what the buildings will look like.

Commissioner Tafoya commented that they need this first step to move forward with the PUD.

Commissioner Roberts responded to the regulations of a PUD, open space and what will be controlled by the homeowners and the City.



Commissioner Mathews commented on the enforcement of on-street parking and access for emergency equipment.

Commissioner Romero stated concerns of traffic on Highway 92 and how it will be managed. It was noted by Mr. Johnson there will be a traffic impact study.

Commissioner Romero also stated concern of the narrow streets, parking and the city policing them. Mr. Johnson clarified there will parking on the north end of the development and garages.

Commissioner White concerned with street widths, parking on the north end, keeping the business aspect and a structural buffer between the residences and the railroad. He also commented on the floodplain and implications of flood insurance.

Bob Miller, owner, described the background of the property and improvements made. He also explained they are here to find out what is intended by the City and stated the reason they are asking for deviations.

Commissioner White continued comment on parking and asked about the property to the north.

Commissioner Mathews questioned the price range on the homes.

Commissioner Tafoya commented on the accessibility at the traffic light. It was stated this is showing as a future connection.

No Public Comment

Public Meeting Closed by Chair Welk-Valdez at 7:57pm

Planning Commission Discussion and Decision

Commissioner White stated he would like to see a commercial buffer and green space for the frontage of 92.

Commissioner Tafoya recommend to approve sketch plan as requested to move forward.

Commissioner Romero agreed to move forward and get more answers.



Commissioner Bowers is hesitant of the way it was presented and is raising red flags.

Commissioner White concerned with parking issues and density and suggested to bring commercial back to the frontage, create pocket parks and create space inside density.

Commissioner Mathews discussed landscaping and who would maintain the open space.

Commissioner Roberts stated there has not been discussion on the comments from outside organizations and does not think sketch plan is sufficient.

There was discussion on tabling the request. Planner Ott clarified if the request was tabled and at the same time ask the applicant to incorporate some of the comments, we could look at revised plans at a future meeting date.

Commissioner Bowers made a motion to table the request and the applicant try to address the comments that they heard tonight and that we revisit this at a later date.

Commissioner White seconded. All in favor. Commissioner Mathews and Commissioner Roberts voted against. Motion carried.

F. COMMISSIONER COMMENTS

Commissioner Romero and Commissioner Mathews both agreed it was a good meeting.

Chair Welk-Valdez appreciated the recommendation info provided and the options that were laid out.

Commissioner White questioned Commissioner Roberts and Commissioner Mathews on their nay vote. Planner Ott stated this should not be discussed as it is an open matter.

Commissioner Roberts asked if there is a time to sit and discuss the effects of the last hearing and use as a training session.

Manager Gillman stated there are opportunities for training guidance including DOLA training.

Commissioner Tafoya thanked staff, commented on the Parade of Lights and high attendance.



Chair Welk-Valdez agreed with Commissioner Tafoya and stated the city did a great job on the Fort.

G. STAFF COMMENTS

Manager Gillman reminded everyone the City opted into Proposition 123 and submitted a Letter of Intent. If accepted, we will apply for the grant. He explained the requirements and clarified the grant is to allow reviews to happen in a more efficient process using a FastTrack system.

Manager Gillman also stated the City has received preliminary copies from FEMA of the new and proposed flood insurance rate maps and flood insurance study. He explained letters will be sent to all proposed impacted property owners and the comment periods.

There was discussion on the 500-year flood zone and the changes to the flood insurance rate maps with the addition of new flood zones.

H. ADJOURNMENT

A motion was made by Commissioner Roberts, seconded by Commissioner White to adjourn the regular Planning Commission meeting at 8:27 pm. All voted yes. Motion passed. The meeting was adjourned with no further action taken.

Lindsay Reed
Planning and Building Technician



To: City of Delta Planning Commission
From: Joe Gillman, Community Development Manager; Mike Markus, City Planner; and Raini Ott, Contract City Planner
Date: January 8, 2024
Subject: Delta Riverwalk Planned Unit development (PUD) Sketch Plan – Updated Information

Summary of Updated Information

At the December 4, 2023, Planning Commission meeting, the Commission heard presentations from City staff and the Applicant, offered an opportunity for public comment (none was provided), then, following some Planning Commissioner comments, decided to table the Sketch Plan request to continue discussion at the January 8, 2024, meeting. (Use this link to the [December 4, 2023, staff report packet](#) to review the previously presented application materials, referral comments, and staff analysis and recommendation.) The Commission requested that the Applicant provide an updated plan responsive to their feedback on the proposal, including addressing: emergency access and parking concerns in relation the requested deviation to street width; questions about the adequacy of the small lot sizes proposed; concerns about current and future potential flood risk; lack of parks and open space interior to the dense development; and providing for commercial uses and more buffering along the highway and railroad.

As identified in Attachment A, the Applicant provided an updated plan proposing commercial land uses consistent with the B-3 Zoning District along the highway where open space was previously shown. No details about which specific uses would be allowed were provided, and B-3 allows a wide variety, including retail, residential, and light industrial. In addition, the Applicant provided an update on the City of Grand Junction's adoption of new street standards and the process for seeking exceptions to those standards. Since the December 4 meeting, the request was also sent to the Delta County Fire Protection District #1 (FPD) for review and comment, and a referral response was received from the US Army Corps of Engineers (Attachment B). No response has been received from the FPD as of publication of this update.

To provide for adequate review of the new information at the January 8th public meeting, staff recommends the Planning Commission provide opportunities for updated staff and Applicant presentations as well as new public comments at the meeting.

Updated Recommendation

Based on the updated Delta Riverwalk PUD Sketch Plan, staff recommends the Planning Commission carefully consider the request and its recommendation to City Council. Section 16.04.050(C)(4)(d) of the Sketch Plan review procedure provides the following options:

1. (i) *Recommend approval of the Sketch Plan provided that all required submittals have been properly made, and the plans and proposed improvements meet the requirements of this Chapter and other City ordinances without material deviation. The Sketch Plan may be approved with conditions to ensure compliance with requirements of this Chapter and other City ordinances and regulations; or*
2. (ii) *Recommend disapproval of any proposed Sketch Plan which is in violation of the requirements of this Chapter. If denied, the applicant may re-submit a revised sketch plan, pursuant to a new application.*



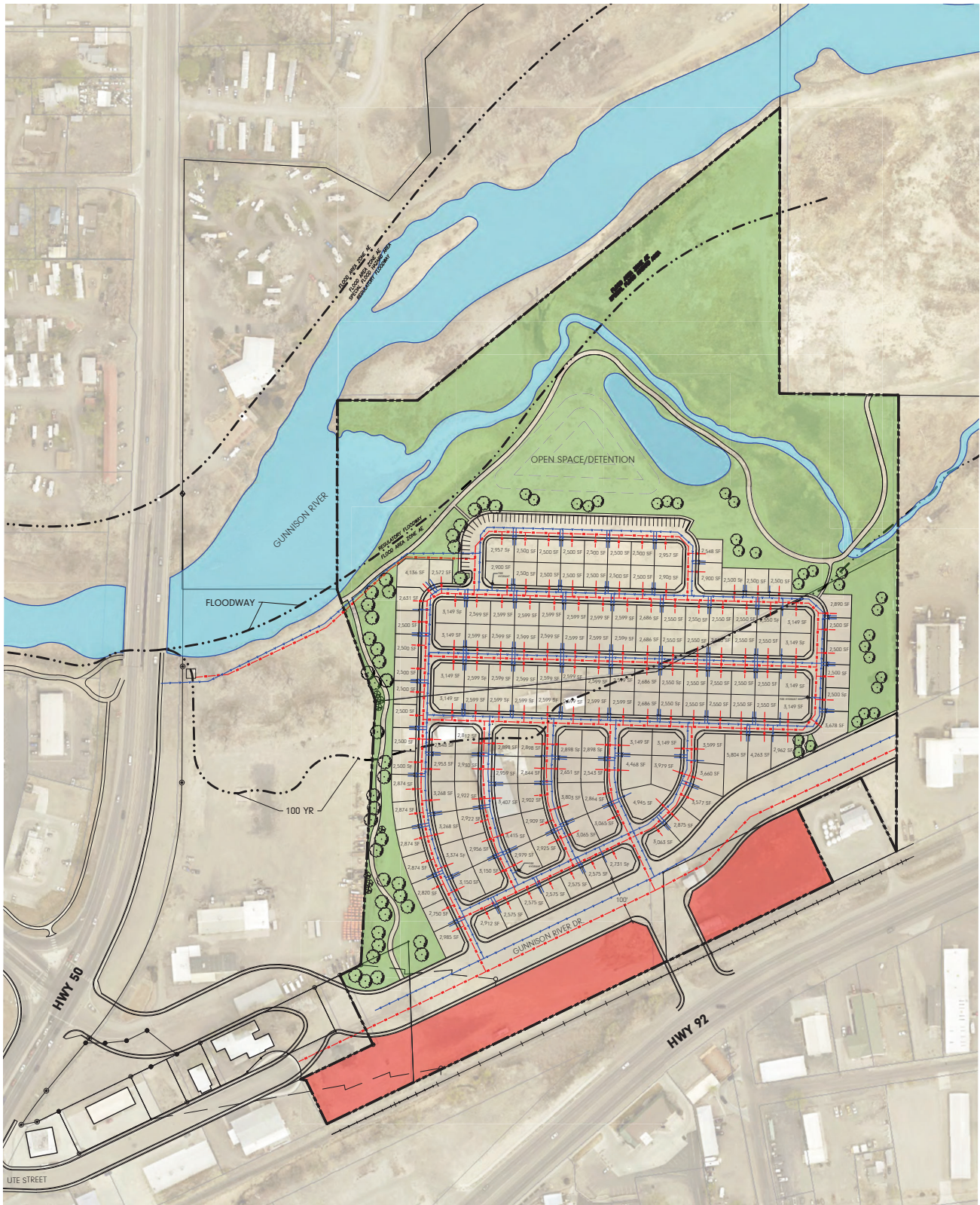
Proposed Resolution

To help make a clear record of the Planning Commission’s recommendation to City Council, alternative proposed resolutions – one recommending Sketch Plan approval and one recommending disapproval – are included in Attachment C for your consideration. The proposed resolution recommending approval may be revised to add terms and conditions of the Planning Commission’s approval, if applicable.

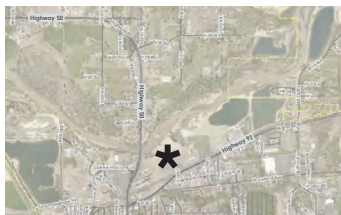
Attachments

- A – Updated Application Materials
- B – New Referral Comments
- C – Alternative Proposed Resolutions





VICINITY MAP



- LEGEND**
- - - PROPOSED SANITARY SEWER
 - - - PROPOSED WATER
 - PROPOSED FIRE HYDRANT
 - B-3 ZONING

- NOTES:**
1. TOTAL RESIDENTIAL LOTS = 154
 2. OPEN SPACE = 16.73 ACRES



From: [Ty Johnson](#)
To: [Raini Ott](#); [Joe Gillman](#)
Subject: TEDS Approved by GJ City Council
Date: Friday, December 8, 2023 10:05:26 AM
Attachments: [residential street template \(pg 120\).pdf](#)
[fire site plan enclave.pdf](#)

Hi Raini and Joe,

Just an update that the TEDS manual was passed by GJ City Council on Wednesday. Attached is the street section options for residential streets from the TEDS manual. Please take note of bullet point 4 on pg. 2. Attached is the fire site plan from a project we recently got approved that has 35' and 31.5' streets. Thought it might be helpful to just provide this as a reference of what we would plan to do during the preliminary plan stage.

I'm aware that the narrowest ROW in TEDS is 38'. Historically, the way we got to 35' and 31.5' in the Grand Valley is through a formal TEDS exception process. We would still go through that process w/ the TEDS committee for anything less than 38'. Perhaps there are options for alternative ROW sections as depicted in the attached sections, if 35' is not palatable to staff, PC, and CC in Delta.

The TEDS manual can be access here: <https://www.gjcity.org/1364/Transportation-and-Engineering-Design-St>

Fruita, Palisade, and Mesa Co. all utilize these standards. I'm well aware that Delta is not any of these places, but it could be in Delta's best interest to consider utilizing this document or at least utilizing specific sections. No sense in reinventing the wheel.

I look forward to making more progress on this project w/ you both.

Ty

--

Ty Johnson, AICP
Planning Manager | Kaart | ty.johnson@kaart.com | 970-241-0745

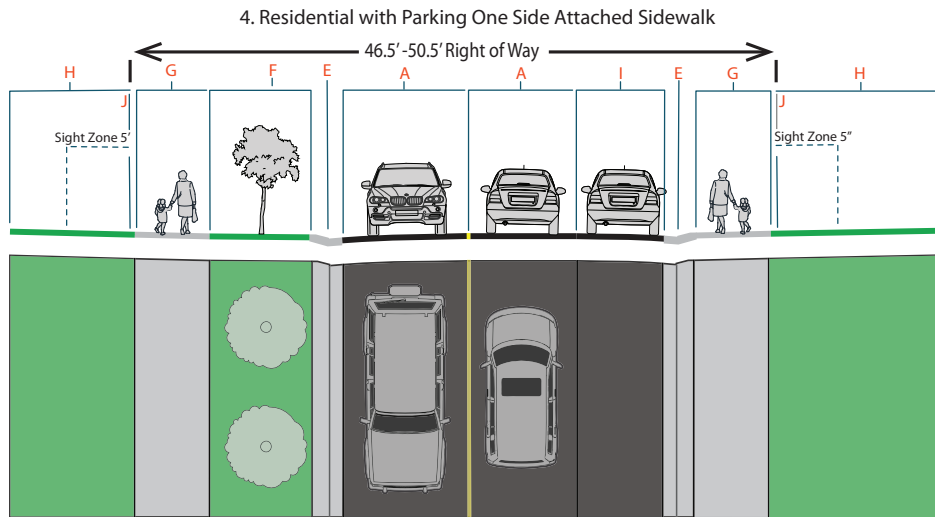
Please [rate and review](#) our work on google.

Follow us on social media: 

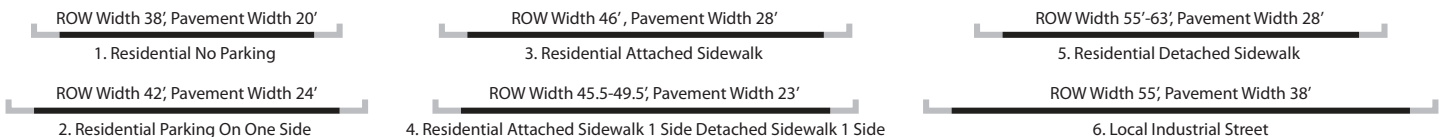
CONFIDENTIAL & PRIVILEGED

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Residential and Industrial Local Street



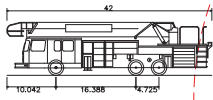
Residential Street ROW 38' - 63'										
			A	E	F	G	H	I	J	
Type	Criteria	# of Travel Lanes	Travel Lanes	Drive Over Curb and Gutter	Sidewalk Buffer	Sidewalk	Multi-Purpose Easement	Parking	Frontage	ROW
1. Residential No Parking Attached Sidewalk	<1000 ADT, ≤ 20 MPH	2	10	2.5	0	6	14	0	.5	38
2. Residential with Parking One Side Attached Sidewalk	<1000 ADT, ≤ 20 MPH	2	8.5	2.5	0	6	14	7	.5	42
3. Residential Attached Sidewalk	<1000 ADT, ≤ 20 MPH	2	7	2.5	0	6	14	7	.5	46
4. Residential Attached Sidewalk 1 Side Detached Sidewalk 1 Side	<1000 ADT, ≤ 20 MPH	2	8	3	4-8 One Side	6	10 and 14	7 One Side	.5	45.5-49.5
5. Residential Detached Sidewalk	<1000 ADT, ≤ 20 MPH	2	7	3	4-8	6	10	7	.5	55-63
Local Industrial ROW 53'										
6. Local Industrial Attached Sidewalk		2	12	Vertical Curb 2	0	6	10	7	.5	55



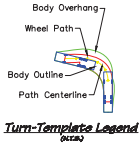
Residential and Industrial Local Street

Notes

- A sidewalk can be provided on only one side of the street only if a sidewalk, trail, or pathway is located behind the houses/businesses on the side of the street without a sidewalk.
- If an attached sidewalk is included on a side of the street with no on-street parking the street must be designed for speeds of 20 mph or less and have less than 1,000 average vehicles per day.
- When parking is restricted, an off-lot parking plan (showing on-street and parking pods) is required. When density is R-4, 0.5 off lot parking spaces are required per unit, R-5 requires 1.0 space per unit, and R-8 requires 1.5 spaces per unit.
- When asphalt width is narrower than 28', a fire site plan is required demonstrating designated GJFD design apparatus can maneuver the site with on-street parking.
- Drive over curb, gutter and sidewalk shall be installed only on urban residential streets with less than 1,000 A.D.T.
- Vertical curb and gutter can be used instead of drive over, but driveway cuts must be built with the subdivision and efforts should be made to maintain grade at sidewalks.
- Street sections can be changed to include detached sidewalks using the buffer in street section 5. Right of way width will change accordingly.
- The minimum sidewalk buffer width is 7 feet for planting trees.
- An Exception Request can be considered for sidewalks under 6 ft. width within a constrained environment and/or where low volume of 10 peak hour (vehicular) trips or less can be shown and no through access is provided or planned.
- Where driveways cross detached sidewalks, sidewalks shall be 6" thick concrete for residential and 8" thick concrete for industrial.



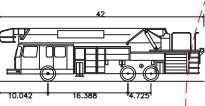
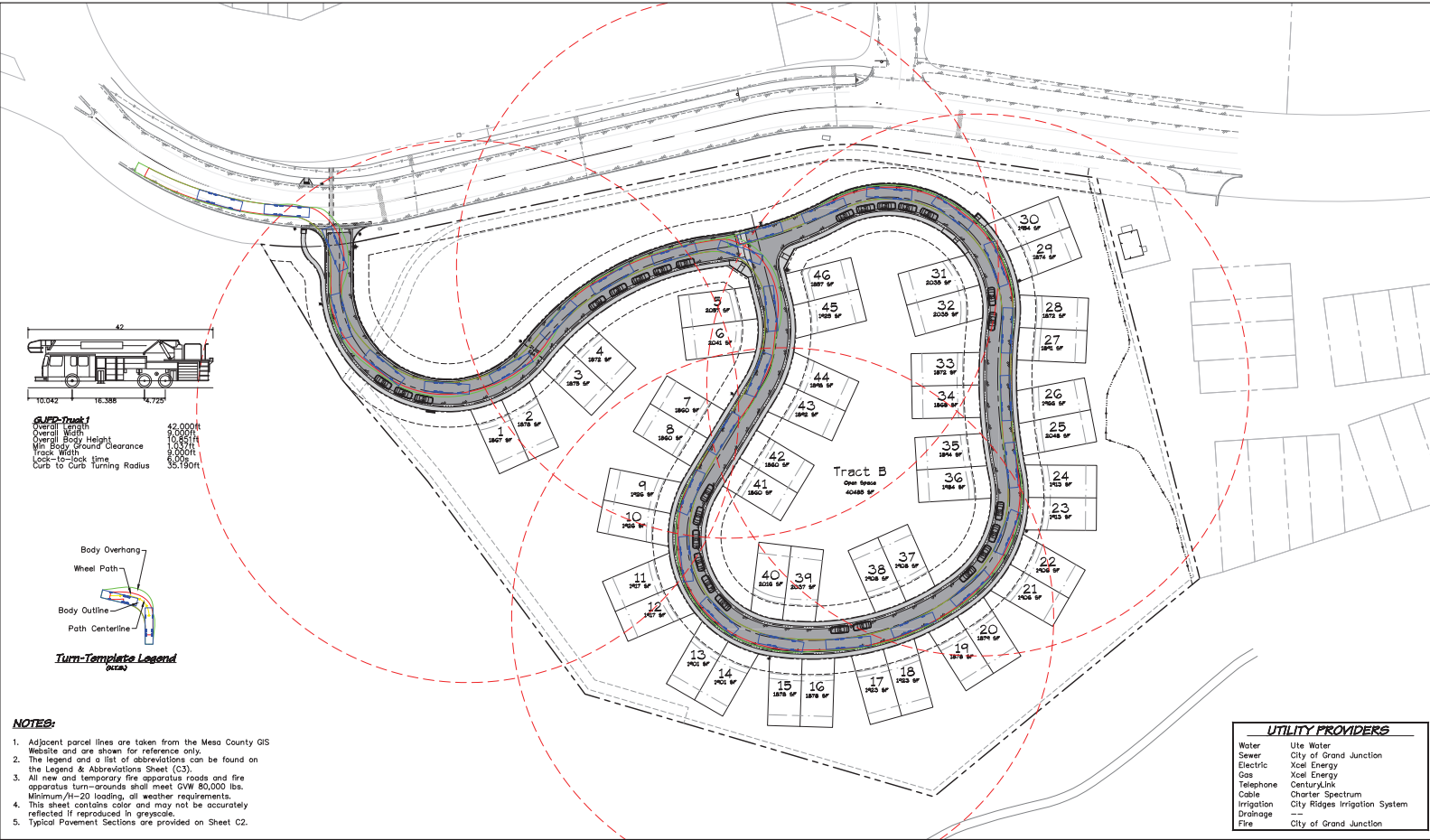
RV/Truck 1
 Overall Length 42.000ft
 Overall Width 10.042ft
 Overall Body Height 16.388ft
 Min. Body Ground Clearance 4.725ft
 Lock-to-Lock Time 8.000ft
 Curb-to-Curb Turning Radius 35.190ft



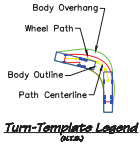
- NOTES:**
1. Adjacent parcel lines are taken from the Mesa County GIS Website and are shown for reference only.
 2. The legend and a list of abbreviations can be found on the Legend & Abbreviations Sheet (C3).
 3. All new and temporary fire apparatus roads and fire apparatus turn-arounds shall meet QW 80,000 lbs. Minimum/H-20 loading, all weather requirements.
 4. This sheet contains color and may not be accurately reflected if reproduced in greyscale.
 5. Typical Pavement Sections are provided on Sheet C2.

UTILITY PROVIDERS	
Water	Ute Water
Sewer	City of Grand Junction
Electric	Xcel Energy
Gas	Xcel Energy
Telephone	CenturyLink
Cable	Charter Spectrum
Irrigation	City of Grand Junction
Drainage	City of Grand Junction
Fire	City of Grand Junction

<p>Project Benchmark Found 2" Aluminum Cap#5 Rebar Easterly Most Property Corner</p> <p>NORTHING: 31585.021 EASTING: 76580.372 ELEVATION: 4802.46 DATUM SOURCE: MGLCS Zone "QVA" (NAVD 88)</p>	<p>SCALE 0 40 80 HORIZONTAL VERTICAL: N/A CONTOUR INTERVAL: 1 FT</p>	PROJECT PHASE: Preliminary/Review DATE ISSUED: 27.Oct.2023		<p>215 Park Avenue, Suite 201 Grand Junction, CO 81401 Phone: 970.241.4281 Fax: 970.241.4281 www.rivercity.com</p>	<p>SPECIALIZED COMMUNICATION SERVICES REAL ESTATE, LLC 2345 W. Ridges Blvd. Fire Site Plan Clockwise</p>				
		<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				NO.	DATE	REVISION	BY
NO.	DATE	REVISION	BY						



Bus Turn Template
 Overall Width: 42.000ft
 Overall Body Height: 10.042ft
 Min. Body Ground Clearance: 6.000ft
 Lock-Up Shock Time: 8.000ft
 Curb to Curb Turning Radius: 35.190ft



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From: [Frank, Robert CIV USARMY CESPA \(USA\)](#)
To: [Raini Ott; ty.johnson@kaart.com](#)
Cc: [joe@cityofdelta.net](#); [lindsay@cityofdelta.net](#); [michaelmarkus@cityofdelta.net](#)
Subject: Delta Riverwalk PUD Response
Date: Tuesday, December 19, 2023 11:54:23 AM

Afternoon,

Thank you for requesting comment from our office regarding proposed projects or activities that may have the potential to impact aquatic resources. We appreciate that you are considering our potential regulatory role in the project but do not currently have capacity to prioritize project specific review and provide comment in a timely fashion. Therefore, the project proponent should work directly with our office to acquire necessary Corps permits, if applicable, as described in following general comment.

Our regulatory jurisdiction is under the authority of Section 404 of the Clean Water Act for the discharge of dredged or fill material into waters of the United States. Waters of the United States include, but are not limited to, rivers, streams, lakes, ponds, wetlands, wet meadows, and seeps. Project features that result in the discharge of dredged or fill material into waters of the United States will require Department of the Army authorization prior to starting work.

To ascertain the extent of waters on the project site, the applicant should prepare a delineation of aquatic resources, in accordance with the applicable standards available on our website, including the 1987 Wetland Delineation Manual and the South Pacific Division Minimum Standards for Acceptance of Preliminary Wetlands Delineations. The delineation should then be part of evaluating a range of alternatives that meet the project purpose.

The range of alternatives considered for this project should include alternatives that avoid and minimize impacts to wetlands, streams, or other waters of the United States. Every effort should be made to avoid project features which require the discharge of dredged or fill material into waters of the United States. In the event it can be clearly demonstrated there are no practicable alternatives to filling waters of the United States, mitigation plans may need to be developed to compensate for the unavoidable losses resulting from project implementation.

For more information about our program or to locate a list of consultants that prepare aquatic resource delineations and permit application documents, please visit our website at <https://www.spa.usace.army.mil/Missions/Regulatory-Program-and-Permits>.

Pre-application has been assigned to the potential project. Please refer to DA# SPA-2023-00543 for all materials and correspondence if a permit is needed.

Best,

Robert Frank
Regulatory Project Manager, NW Colorado Branch
Albuquerque District, US Army Corps of Engineers

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(970) 243-1199 X 1017 (office)
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**CITY OF DELTA PLANNING COMMISSION
RESOLUTION # 1, 2024**

A RESOLUTION OF THE DELTA PLANNING COMMISSION
RECOMMENDING APPROVAL OF THE SKETCH PLAN FOR
DELTA RIVERWALK PLANNED UNIT DEVELOPMENT

WHEREAS, on September 25, 2023, Ranch and Farm Resources Management, LLC, (“Applicant”) submitted an Application for Sketch Plan review of Delta Riverwalk Planned Unit Development; and

WHEREAS, Sections 16.05.050(A) and 16.04.050(C) of the Delta Municipal Code (“Code”) govern sketch plan review of planned unit developments (PUD); and

WHEREAS, pursuant to Delta Municipal Code Section 16.04.050(C)(4)(d), the Planning Commission held a public meeting on December 4, 2023, to review the Sketch Plan, following which the Planning Commission tabled consideration of the plan to a later meeting to allow the Applicant to respond to comments by the Commission; and

WHEREAS, the Applicant submitted an updated Sketch Plan that the Planning Commission reviewed at a public meeting held on January 8, 2024; and

WHEREAS, the Planning Commission finds that the Applicant has satisfied all required submittals for sketch plan review, and *[subject to certain conditions]* the updated Sketch Plan meets the requirements of Delta Municipal Code.

NOW, THEREFORE, BE IT RESOLVED BY THE DELTA PLANNING COMMISSION AS FOLLOWS:

1. Recitals. The foregoing recitals are incorporated herein as findings and determinations of the Planning Commission.
2. Recommendation. The Planning Commission recommends City Council to approve the Sketch Plan for the Delta Riverwalk PUD *[subject to the following conditions]*.

THIS RESOLUTION #1, 2024 was adopted by the City of Delta Planning Commission on the 8th day of January, 2024.

CITY OF DELTA PLANNING COMMISSION

By: _____
Susan Welk-Valdez, Chair

ATTEST:

**CITY OF DELTA PLANNING COMMISSION
RESOLUTION # 1, 2024**

A RESOLUTION OF THE DELTA PLANNING COMMISSION
RECOMMENDING DISAPPROVAL OF THE SKETCH PLAN FOR
DELTA RIVERWALK PLANNED UNIT DEVELOPMENT

WHEREAS, on September 25, 2023, Ranch and Farm Resources Management, LLC, (“Applicant”) submitted an Application for Sketch Plan review of Delta Riverwalk Planned Unit Development; and

WHEREAS, Sections 16.05.050(A) and 16.04.050(C) of the Delta Municipal Code (“Code”) govern sketch plan review of planned unit developments (PUD); and

WHEREAS, pursuant to Delta Municipal Code Section 16.04.050(C)(4)(d), the Planning Commission held a public meeting on December 4, 2023, to review the Sketch Plan, following which the Planning Commission tabled consideration of the plan to a later meeting to allow the Applicant to respond to comments by the Commission; and

WHEREAS, the Applicant submitted an updated Sketch Plan that the Planning Commission reviewed at a public meeting held on January 8, 2024; and

WHEREAS, the Planning Commission finds that the Applicant has satisfied all required submittals for sketch plan review, but that the updated Sketch Plan fails to meet the requirements of the Delta Municipal Code.

NOW, THEREFORE, BE IT RESOLVED BY THE DELTA PLANNING COMMISSION AS FOLLOWS:

1. Recitals. The foregoing recitals are incorporated herein as findings and determinations of the Planning Commission.

2. Recommendation. The Planning Commission finds that the Sketch Plan Application for the Delta Riverwalk PUD fails to meet the following requirements of the Delta Municipal Code:
 - A.
 - B.

Therefore, the Planning Commission recommends the City Council to disapprove the Sketch Plan Application for the Delta Riverwalk PUD.

THIS RESOLUTION #1, 2024 was adopted by the City of Delta Planning Commission on the 8th day of January, 2024.

CITY OF DELTA PLANNING COMMISSION

By: _____
Susan Welk-Valdez, Chair

ATTEST:
