

## RECEIPT OF APPLICATION

DATE BROUGHT IN: 4-1-03

CHECK #: 6741 & 6742 AMOUNT: \$915.00 & \$595.00

DATE TO BE CHECKED IN BY: 4-4-03

PROJECT/LOCATION: 626 30 Rd

Items to be checked for on application form at time of submittal:

- Application type(s)
- Acreage
- Zoning
- Location
- Tax #(s)
- Project description
- Property owner w/ contact person, address & phone #
- Developer w/ contact person, address & phone #
- Representative w/ contact person, address & phone #
- Signatures of property owner(s) & person completing application

## General Meeting Notes – 626 30 Road

12/30/02

Krizman Subdivision – 70 Lot Subdivision

Engineer: Laura L

Also present: George, Hank, Scott P

Planner: Pat C

Site Overview: 18.4 acre parcel located north and east of 30 Rd/F Rd intersection. Infill development on four sides.

Water:	extend
Sewer:	extend
Drainage:	per SWMM
Flood plain:	--
Wetlands:	--
Access:	Primary to 30 Rd, stub to all existing connections (3)
Site circulation:	--
TCP:	yes, \$500 per lot, credit 30 Road Improvements and Starlight Drive South.
CDOT permit:	No
Street class:	30 Rd Urban Collector, others local
Street improvements:	30 Road, extend Starlight
Other:	Bike lane on 30 Road

**Streets/Traffic notes:** Traffic calming may be required on long, uninterrupted streets. Road improvements and dedication will be required on 30 Road. Road improvements and encroachment resolution will be required on Starlight Drive to south. Connect to stubs at Starlight, (north and south) and Milburn Drive to the east. Alignment with F 3/10 Road preferred, but TEDS exception required for driveway spacing for single family house to north or re-route house's driveway to new local street.

George Miller will look at 30 Rd/F Rd intersection turn lanes. Turn and volume counts may be required to be performed by applicant.

**Drainage notes:** Brian Hart noted that drainage would be the biggest challenge on this project. Site is flat with no obvious discharge point. Lot may lie in two drainage basins. Retention may be proposed and discussed methods for analysis.

### **Utility notes:**

### **Other:**

Follow up: Encroachment at Starlight Drive (South) will need to be resolved by applicant. Engineer should follow up with CGVSD to determine if discharge to combined sewer is OK.

Planners Name: **Pat Cecil** **SUBMITTAL CHECKLIST** Date: **12/30/02**  
**MAJOR SUBDIVISION: PRELIMINARY** Expiration Date: 6 months from above date

Location: **626 30 Rd.** Project Name:

ITEMS	DISTRIBUTION																																	
	SSID Reference	City Community Development	City Development Engineer	City Utility Engineer	City Real Estate Manager	City Parks/Recreation	City Attorney	City Fire Dept/Clifton Fire Dept	City Police Dept	City Transportation Engineer	City Downtown Dev. Authority	City Addressing	City G.J. Planning Commission	Walker Field	County Planning	School District #51	Qwest	Excel	GVRP	Cable	Water District <i>Clifton</i>	Sewer District <i>CGU</i>	Drainage District	Irrigation District <i>Kali Sacke</i>	CDOT	RTPO	Corps of Engineers	Urban Trails	Colorado Geologic Survey Fees	NRCS	Other	Total required		
Application Fee \$	VII-1	1																																
• Development Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
• Submittal Checklist*	VII-4	1																																
• Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
• Location Map	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
• Names & Addresses* Fee\$	VII-3	1																																
• General Project Report	X-08	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
• Site Analysis (over 50 acres or by Director)	IX-30	1	1																															
• Preliminary Plan	IX-27	1	2	1	1	1	1	1	1					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
• 11" x 17" Reduction of Prelim. Plan	IX-27	1								1	1	1	1		1																			
• Evidence of Title/Lease Agreement	VII-2	1			1		1																											
• Legal Description*	VII-3	1			1																													
• CDOT Access Permit	VII-4	1	1																															
• Traffic Impact Study	X-15	1	2						1					1											1	1								
• Water System Design Report	X-17	1	1	1																														
• Sewer System Design Report	X-13	1	1	1																														
• Drainage & Irrigation Checklist*	XI-02	1																					1											
• Preliminary Drainage Report	X-11	1	2																															
• Transaction Screen Process/ Phase II Environmental (circle one)	X-10,18	1	1																															
• Preliminary Geotechnical Report (fee and form required)	X-12	1	1																															
• Fire Flow Form		1	1					1																										

DevRev 30 Rd 626 GenMtg 12-30-02 Miller

Proposal is to develop 70 lots on a parcel bounded by 30 Rd , Vin Rose, Monarch, and Country Rd. Site's principal access will probably be to 30 Rd, though existing stubs are present on the other parcel sides. It is presumed that the vast majority of trips will be to and from the 30 Rd / Patterson intersection. The 2001 Urban Trails Master Plan calls for bike lanes to be installed along this section of 30 Rd.

Proposal comments:

1. For connectivity, all existing perimeter stubs will need to connect to this parcel.
2. As mentioned above, the primary site access will be to and from 30 Rd. Due to the potential for most of the site's 70 lots utilizing this access point, this access point will have to be aligned to the F.3 Rd intersection. Additionally, due to TEDS access spacing requirements, access to the parcel immediately north of this access will have to be relocated to this site's access road and away from 30 Rd.
3. 30 Rd improvements will need to provide a southbound left turn pocket. Though most trips will move to and from Patterson, arguably the threshold for minimum number of southbound entering left turns will be met as area development growth occurs. Reference TEDS chap 6 for details on left turn warrants and turn pocket design. This left turn storage needs will be for 50 or fewer entering vehicles.

Project plans will need to detail existing and revised 30 Rd road width, striping, signing, area access points, and above ground utilities along the site frontage as well as along the entire length required to develop the left turn pocket approach and departure tapers.

4. As mentioned above, this site will be required to provide an on street bike lane along its frontage. (see the 2001 Urban Trails Master Plan at the back of TEDS chap. 11).
5. As this development will connect to other subdivisions, traffic calming will be required on all linear road sections longer than 300' long. Additionally, regulatory 25 mph speed limit signs will be posted at all subdivision entrances.
6. No facility improvements will be needed at any surrounding intersections.



# DEVELOPMENT APPLICATION

Community Development Dept  
250 North 5th Street  
Grand Junction CO 81501  
(970) 244-1430

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 hereby petition this:

### Petition for (check all appropriate boxes):

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Subdivision Plat/Plan - Simple                       | <input type="checkbox"/> Site Plan Review - Major | <input type="checkbox"/> Concept Plan          |
| <input checked="" type="checkbox"/> Subdivision Plat/Plan - Major Preliminary | <input type="checkbox"/> Site Plan Review - Minor | <input type="checkbox"/> Minor Change          |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Final                  | <input type="checkbox"/> Conditional Use Permit   | <input type="checkbox"/> Change of Use         |
| <input type="checkbox"/> Planned Development - ODP                            | <input type="checkbox"/> Vacation, Right-of-Way   | <input type="checkbox"/> Revocable Permit      |
| <input type="checkbox"/> Planned Development - Preliminary                    | <input type="checkbox"/> Vacation, Easement       | <input type="checkbox"/> Variance              |
| <input type="checkbox"/> Planned Development - Final                          | <input type="checkbox"/> Extension of Time        |  |
| <input type="checkbox"/> Annexation/Zone of Annexation                        | <input type="checkbox"/> Rezone                   | <input type="checkbox"/> Growth Plan Amendment |

From: \_\_\_\_\_

From: \_\_\_\_\_

From: \_\_\_\_\_

To: \_\_\_\_\_

To: \_\_\_\_\_

To: \_\_\_\_\_

Site Location: 626 30 Road, Grand Junction, CO

Site Tax No (s): 2943-043-00-150

Site Acreage/Sq. Ft.: 18.5 Ac/ sq ft.

Site Zoning: RSF-4

Project Description: 65 Lot subdivision, RSF-4 zoning

EDKA Land Company LLC	EDKA Land Company LLC	LANDesign, LLC
Property Owner Name	Developer Name	Representative Name
2505 Foresight CIR Unit A	2505 Foresight CIR Unit A	244 N. 7th St.
Address	Address	Address
Grand Junction, CO 81505	Grand Junction, CO 81505	Grand Junction, CO 81501
City/State/Zip	City/State/Zip	City/State/Zip
970-245-9316	970-245-9316	970-245-4099
Business Phone No.	Business Phone No.	Business Phone No.
justco@gj.net	justco@gj.net	brianh@landesign-gj.com
E-Mail	E-Mail	E-Mail
970-256-9717	970-256-9717	970-245-3076
Fax Number	Fax Number	Fax Number
Ed Lenhart	Ed Lenhart	Brian Hart
Contact Person	Contact Person	Contact Person
970-245-9316	970-245-9316	970-245-4099
Contact Phone No.	Contact Phone No.	Contact Phone No.

Note Legal property owner is owner of record on date of submittal.

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

*Brian Hart*

Signature of Person Completing Application

3/28/03

Date

*Ed Lenhart*

Required Signature of Legal Property Owner(s) - attach additional sheets if necessary

3/28/03

Date

Pre-application Meeting  
Development Engineer Notes

Date: 12/30  
Time: 11:45

Project: Krizman Subdivision  
626 30 Rd 70 lot Subdivision

Location: 626 30 Rd - Krizman Annex Tax ID no. \_\_\_\_\_

Applicant, representative: Ed Lenhart, Brian Hart

Planner(s): ~~Scott~~ Pat, Scott

Engineer: Laura Hank Geyer

Site visit (date: \_\_\_\_\_): \_\_\_\_\_

Issues: water <u>extend Fire Flow</u>	sewer <u>extend</u>	storm drainage <u>detain</u>
flood plain _____	wetlands _____	access _____
site circulation _____	TCP <u>yes, credit 30 Rd</u>	CDOT permit _____
street class <u>30- Urban Collector</u>	street impr. <u>+ Vin Rose</u>	other _____

Pre-application meeting notes: \_\_\_\_\_

George

TEDS exception for driveway spacing from F 3/10 entrance

Retention - Prelim drainage Report

credit

Phasing - several filings  
traffic calming may be required

George will look at  
30 Rd/F Rd intersection  
turn lanes. Turn/val  
counts.

Follow-up items: \_\_\_\_\_

- encroachment
- combined sewer

Professional stamp/seal missing from drawings/reports?

No       Yes, list missing items below

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Other: Please list below

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### PROJECT ASSIGNMENT AND PROCESSING

Project Manager: Pat

Special Processing Instructions:

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**GENERAL MEETING INFORMATION**

In order for City development review staff to provide you adequate information regarding application(s) and approval(s) required to implement your proposal, the following information must be supplied:

1. Name of Applicant: Brian Hart  
Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

2. Site Address: 020 30 20

3. Assessor's Parcel #: 2945-043-00-150

4. Lot/Parcel Size: 18.4 acres

5. Current Use: Residential

6. Existing Structures on Site: 1 home

7. General Description of the proposal: ~~PP~~ PP-w/ RSF-4 for approx 70 lots

**OFFICE USE ONLY**

General Meeting Date/Time: Monday Dec 30 @ 11:45 AM

Assigned Planner: \_\_\_\_\_

Site Zoning: maybe RSF-4

Land Use Map Designation: North: Rm low (2-4) East: Rm low (2-4)  
South: Rm low (2-4) West: Res md (4-8)

Related Files/Projects: \_\_\_\_\_

Comments: Knigman annexation - Ronnie

The following additional information would be helpful to have at the General Meeting in order for the City development review staff to identify potential issues and development improvements that may be associated with your proposal:

1. A sketch plan showing the following:
  - a. The general configuration of the property.
  - b. The location of driveways (existing and/or proposed).
  - c. Existing and/or proposed structures.
  - d. Any on-site drainage facilities.
  - e. Existing and/or proposed paved or graveled areas.
  - f. Any existing landscaping improvements.
  - g. The location of any easements on the property.

2. Identification of providers of the following utility services to the property:

- a. Water: Citizen
- b. Sewer: Central Grand Valley
- c. Drainage District: \_\_\_\_\_
- d. Irrigation District: Palisade Irrigation



APPLICATION COMPLETENESS REVIEW

Use "N/A" for items which are not applicable

Date: ~~4/1/03~~ 4/4/03

Project Name: Monarch Glen (if applicable)

Project Location: 626 30 Road (address or cross-streets)

Check-In Staff Community Development: LC initials of check-in Development Engineer: staff members

APPLICATION TYPE(S): Prelim. Plan (e.g. Site Plan Review)

FEE PAID: Application: \$630 BALANCE DUE: Acreage: 285 Public Works: Yes amount \$ No

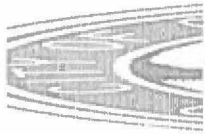
COMPLETENESS REVIEW:

Originals of all forms received w/signatures? Yes No, list missing items below

- Need property owner's signature per title work on
need updated title work to show current
property owners.

Missing drawings, reports, other materials: No Yes, list missing items below Note: use SSID checklist

Incomplete drawings, reports, other materials? No Yes, list missing items below Note: Attach SSID checklist(s) w/incomplete information identified



# CITY OF GRAND JUNCTION

Community Development Dept. • 250 N. 5<sup>th</sup> Street • Grand Junction, CO 81501

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April 16, 2003

## ACCEPTANCE LETTER

A submittal for the Monarch Glen Subdivision (PP-2003-060) has been accepted for review.

If you have any questions regarding the status of this project review, please contact Pat Cecil, the project planner, at 244-1439 or [patc@ci.grandjct.co.us](mailto:patc@ci.grandjct.co.us).

Review comments for the project will be available on 5/6/03 after 4:00 P.M., approximately 5 weeks from the application submittal date.

If this project requires a public hearing, a sign must be posted on the property a minimum of ten (10) days in advanced of the hearing. There will be a \$50.00 refundable deposit required at the time the sign is picked up from Community Development.

cc: PP-2003-060

City of Grand Junction  
Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction CO 81501

Telephone: (970) 244-1430  
Fax: (970) 256-4031  
Email: CommDev@ci.grandjct.co.us



## Review Agency Comment Sheet

*(Petitioner: Please fill in blanks in this section only unless otherwise indicated)*

Date: 3/26/03  
~~04/26/03~~

To Review Agency: City Community Development

File No: PP-2003-060  
*(To be filled in by City Staff)*

Staff Planner: Pat Cecil  
*(To be filled in by City Staff)*

Project Name: Monarch Glen Subdivision

Location: 30 Road & F 3/10 Road, Grand Junction, CO

A development review meeting has been scheduled for the following date: 4/29/03  
*(To be filled in by City Staff)*

### COMMENTS

*(For Review Agency Use)*

**Outside Review Agencies:** Please email comments to: CommDev@ci.grandjct.co.us, FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If your review agency does not comment, additional review information will not be provided. (Please attach additional sheets if needed.)

**City Review Agencies:** Please type your comments in Impact AP.

All comments must be returned to the Community Development Department no later than

4/28/03

*(To be filled in by City Staff)*

**NOTE:** Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed By

Date

Email Address

Telephone

Revised August 2002

# DRAINAGE AND IRRIGATION CHECK SHEET

Applicant: JUST COMPANIES INC

Location of site: 13230 ROAD

Size (Acres): 18.472

## DRAINAGE INFORMATION

### → APPLICANT'S PORTION-

Where is the irrigation water drain? ~~WALLACE EAST TILE (CUTD)~~  
TRADING POST TILES

How will drainage or runoff water be conveyed?

<input checked="" type="checkbox"/> Existing underground pipeline	<input type="checkbox"/> Existing concrete ditch
<input type="checkbox"/> Pipeline to be installed	<input type="checkbox"/> Concrete ditch to be installed
<input type="checkbox"/> Other (Please explain): _____	

### → REVIEW AGENCY PORTION-

1. Drainage water crosses through other property? Yes \_\_\_ No \_\_\_
2. If YES, are easements or rights-of-way recorded? Yes  No \_\_\_
3. Wastewater/Tailwater is delivered to:
  - Natural wash or drainage
  - Name of organized or ~~engineered~~ drainage district/system: Grand Junction Drainage Dist.

Person/Entity responsible for maintenance of tailwater system: Water user

# DRAINAGE AND IRRIGATION CHECK SHEET

## DRAINAGE INFORMATION

### → APPLICANTS PORTION

1. How will irrigation water be delivered to each lot?

Existing underground pipeline       Existing concrete ditch

Pipeline to be installed       Concrete ditch to be installed

Other (please explain): \_\_\_\_\_

2. Irrigation on parcel will be:

Sprinkler

Surface system (ditches, grated pipeline)

### → REVIEW AGENCY PORTION

1. Is irrigation water historically available on each lot? Yes  No \_\_\_\_\_

2. Canal Company (Name): Palisade Irrigation District

3. Lateral (Name or Number): \_\_\_\_\_

4. Headgate Number: P3

5. Turnout Number: \_\_\_\_\_

6. Headgate is: Shared  Individual \_\_\_\_\_

7. Headgate Organized/Incorporated: Yes  No \_\_\_\_\_

If YES, contact person/agent: P.I.D.

8. Water rights for this parcel go with the land: Yes  No \_\_\_\_\_

9. The amount for this parcel (complete all three items):

\_\_\_\_ Shares As prescribed by P.I.D.

\_\_\_\_ Gallons per minute (gpm)

\_\_\_\_ Cubic feet per second (cfs)

10. Can more irrigation water be purchased? Yes \_\_\_\_\_ No

11. Irrigation water is available:

Anytime (on demand)

Only at certain times (rotation)

12. Irrigation water crosses through other property? Yes  No \_\_\_\_\_

## DRAINAGE AND IRRIGATION CHECK SHEET

### →REVIEW AGENCY PORTION (continued)

13. If YES, are there recorded rights-of-way or easements?  
 There are no existing easements  
 There are recorded rights-of-way or easements
14. Is a measuring device in place? Yes \_\_\_ No
15. Irrigation water is paid:  
 Per share to the irrigation company  
 Tax assessment  
 Other
16. Average annual cost of irrigation water: \$ 18<sup>00</sup> per acre or any fraction thereof
17. Person/entity responsible for maintenance of irrigation water: Existing Line - P.I.D.  
Any new lines - Developer

**DRAINAGE AND IRRIGATION CHECK SHEET**

**COMMENTS**

**NOTE:** All irrigation/drainage to be located on final plat.

Above information to be provided to each new lot or parcel owner.

All permissions, easements, or rights-of-way must be obtained for irrigation water and drainage/tailwater if not already in place.

Irrigation Company Comments

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Drainage Entity Comments

*Existing drainage pipeline where irrigation waste water is currently delivered is at capacity. No new amounts can be placed into this system.*

Other Comments

*Easements recorded for "Trading Post Lili" case Book 220, Page 264 and Book 1004 Pages 846-847.*

Canal Company Representative

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Drainage Entity

*Grand Junction Drainage Dist  
Barley Bauer*

Landowner / Developer

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Soil Conservation District

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

May 29, 2003

Pat Cecil, Development Services Director  
Community Development Department  
City of Grand Junction  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

**Re: Monarch Glen Subdivision  
Response to Review Comments  
File #RZ-2003-060**

Dear Mr. Cecil:

Please accept this correspondence on behalf of the petitioner for the above-mentioned project. This letter is intended to answer the review comments received from your office March 7<sup>th</sup>. Each comment is answered on an item-by-item basis. Please note that the project is named JEA Senior Living Site Plan, not World Harvest Church Group Living as noted on the review comments.

*Community Development*

Notes:

- A. The Preliminary Plan has been modified to eliminate Regal Glen Loop, Tract E and the 'knuckle' along West Regal Court. A standard cul-de-sac is now located in the same area. These modifications were made to eliminate conflicts with the TEDS manual. In addition, the 5-foot landscape buffer along the eastern side of Imperial Lane has been eliminated.
- B. The southbound left turn lane and associated tapers on 30 Road have been eliminated from the proposed Preliminary Plan. The design of the turn lane required right-of-way acquisition from the Krizman Property located north of the project. The Krizman's have indicated they are not interested in granting right-of-way for the turn lane.
  1. The Drainage and Irrigation Check Sheet has been completed and is included with this letter.
  2. The current zoning for the adjacent properties is included on sheet 3 as requested.



3. The Preliminary Landscape Plan has been revised to eliminate the listed trees and plants.
4. The Preliminary Plan has been revised to eliminate Tract E.
5. A description of the entry sign is now included on the Preliminary Landscape Plan.
6. Yes, 6-foot wooden fence is proposed along 30 Road and will be located behind the 5-foot landscape area along 30 Road.
7. A Collector Road section is now included on the Preliminary Plan.
8. The existing shed located on Lot 4, Block 1 will be removed during construction.
9. The rear yard setbacks for Lots 7-9, Block 3 have been revised as requested.
10. The 5-ft buffer areas along 30 Road and Imperial Lane are located within easements and will be maintained by the Homeowner's Association.
11. The Preliminary Plan has not been revised to connect Starlight Drive directly through the project. The petitioner feels that a direct connection through the property will increase speeds along Starlight Drive, both proposed and existing, which will impact the new residents of the project and residents of Village East subdivision to the south.
12. A separate plan showing building layouts on Loop Lane lots is included with this letter.
13. The petitioner has reviewed the lots in questions and feels that a home can be built within the building envelope.
14. An air and noise easement will be granted during the Final Plan and Plat application process.

*City Development Engineer*

**Plat/Easement/Right-of-Way Notes**

1. The entire tract within the Loop Lanes will be dedicated to the HOA for open space and utilities.
2. This application proposes the 5-foot landscape buffers along 30 road and Imperial Lane to be located within and easement.
3. The access easement to the Krizman property has been labeled on the Preliminary Plan for the benefit of the Krizman property.
4. The Preliminary Plan has been revised to show rear yard swales and easements in areas where they are anticipated. However, these locations may change based on the Final Plan application.
5. Comment acknowledged.

**Transaction Screen Process**

1. The petitioner is in the process of removing the uranium mill tailings. It is expected that the tailings will be removed before the Final Plan Application is submitted.

**Drainage**

1. See response 4, Plat/Easement/Right-of-Way Notes.

#### Plan

1. The Phase line has been adjusted as requested.
2. The curves on Milburn Drive are 150-foot radius and are labeled on the plan.
3. One of the speed humps has been removed from the plan.
4. The locations of the two remaining speed humps should not conflict with any new driveway locations.
5. No, the existing GJDD manhole that will be extended to Starlight drive will not have an inlet. The only reason for extending the manhole is to improve maintenance access for GJDD.
6. Comment acknowledged.
7. Tract E has been eliminated from the plan.
8. The Preliminary Plan has been revised to eliminate the conflicts with the TEDS manual; therefore, the TEDS exception is not needed.
9. Comment acknowledged.
10. Sheet 3 shows the 30 Road cross-section as requested.

#### Geotechnical Report

1. The pavement section design for 30 Road is included with this response.

#### *City Property Agent*

1. No response required.

#### *City Attorney*

1. Note 5 from the Boundary Improvement Survey indicates that Starlight Drive north of Vin Rose Way is unimproved county right-of-way and has been landscaped and fenced into an adjacent property.
2. The remaining notes outline additional information for the Boundary Improvement Survey.

#### *City Addressing*

1. Comment acknowledged.
2. The street name has been revised to Royal Court.
3. Comment acknowledged.
4. Comment acknowledged.

#### *City Utility Engineer*

1. Comment acknowledged.

#### *AT&T Broadband*

1. All comments are related to the construction of the project, therefore, no response is required.

*Central Grand Valley Sanitation District*

1. Comment acknowledged. The plan has been updated to indicate the sewer line stub north of MH-VE17 will be replaced with a new sewer line into the proposed project.
2. The alignment of the sewer line has been revised to show an alternative layout that eliminates the "dog leg" across 30 Road. The layout now directly connects the new manhole at F 3/10 and 30 Road to the existing manhole on the west side of the intersection. In addition, the new manhole location has been adjusted to provide additional space between the rim and cross-pan.
- 3-7. The sewer line service locations have been revised as requested. Final plans will provide more detail for service stationing and locations.
8. Comment acknowledged.

*Clifton Fire Department*

1. The City's TEDS manual requires no parking signs along the loop lane and longer driveways for the single-family homes, which provide for additional off-street parking. In addition, there are 8 parking spaces provided for each loop lane, 4 of which are required by the TEDS manual and 4 additional spaces proposed by the petitioner.

*Clifton Water*

1. The plans have been revised to show the existing 3-inch water line replaced with an 8-inch line along the frontage of the project. However, the petitioner will be contacting Clifton Water District to inquire if a fee can be paid to the district rather than constructing the water line.
2. The plans have been revised to show a water quality station within Tract A as requested.
3. The Loop Lane water lines have been revised to 4-inch and are located on the opposite side of the tract from the sewer line. In addition, the line termination is not located underneath pavement and the water meters are perpendicular to the water line where possible.
4. Comment acknowledged.
5. Comment acknowledged.
6. All 4-inch to 8-inch connections show a three-way valve assembly as requested.
7. Comment acknowledged.
8. The Royal Court water line is now located on the south side of the road as requested. In addition, the water line size reduces from an 8-inch to a 4-inch after the fire hydrant.

9. Fire hydrants on Royal Court are now located on the south side of the road.
10. All cul-de-sacs and loop lanes now have a 4-inch water line as requested.
11. Comment acknowledged.

*Palisade Irrigation District*

1. The petitioner will work directly with the district regarding the design of an irrigation plan for the project.
2. The two primary design options discussed with the District have been, 1) a scheduled gravity irrigation system, or 2) a gravity system using individual storage tanks for each lot.
3. At this time, the petitioner is not interested in performing a study of the transpiration rates of the proposed landscaping.
4. The petitioner has contact the district regarding the Drainage and Irrigation Check Sheet. A copy of the sheet is included with this letter.

*Mesa County School District #51*

1. No response necessary.

*City Transportation Engineer*

1. As noted, all comments are related to the future Final Plan application.

*Colorado Geologic Survey*

1. No response required.

It is assumed that this correspondence has answered each comment satisfactorily. If there are any questions regarding this response or the plans, please contact me.

Respectfully,



Brian C. Hart, P.E.  
Project Engineer

cc:

Ed Lenhart  
File 203003.30

**From:** Dave Reinertsen <dreinertsen@cliftonwaterdistrict.com>  
**To:** "GJ Community Development Department" <CommDev@ci.grandjct.co.us>  
**Date:** Fri, Jun 6, 2003 3:28 PM  
**Subject:** Monarch Glen Subdivision Review Comments

After review of the revised plans received for the first time on June 4, 2003, the following items need to be addressed regarding the proposed water system:

- \* 3 way valve south of Tract D (Monarch Glen Loop) needs one valve to the north
- \* 3 way valve south of Tract C (King's Glen Loop) needs one valve to the north
- \* 3 way valve at Imperial Lane and Regal Glen Court needs valve to north and east only
- \* Add fire hydrant to SE corner of Imperial Land and Regal Glen Court
- \* Eliminate in line valve at phase line, install bolted end cap, thrust block, and 1" blow off
- \* Relocate existing water service tap for Lot 4, Block 1, to rear connecting to Milburn Drive main line
- \* Water services, fire hydrants, and main lines, shown on west side of 30 Road are connected to Ute Water main line located on west side of 30 Road, not to Clifton Water District lines on the east
- \* Transitions from new 8" main line to existing 3" main line in 30 Road shall be beyond end of new asphalt roadway
- \* Phase II Meter pit for Lot 12, Block 2 shall be on NW lot corner
- \* Phase II Meter pit for Lot 11, Block 2 shall be on the NE lot corner

David Reinertsen  
Clifton Water District  
06-06-03

*AP  
6/9/03*

# GRAND JUNCTION DRAINAGE DISTRICT

P.O. BOX 969 GRAND JUNCTION, CO 81502  
(970) 242-4343 FAX (970) 242-4348

AP  
6/11/03

**Date:** June 11, 2003  
**To:** Grand Junction Community Development Department  
Attention: Pat Cecil  
**From:** John L. Ballagh, Manager  
**Subject:** Monarch Glen Subdivision, PP 2003-060

The site of the proposed development is within the District. The Drainage District has a small subsurface drain that is believed to be correctly identified along the southerly line of the western half of the site. The pipe is 12" non-reinforced concrete pipe installed open joint to invite infiltration with the goal of lowering ground water. The pipe has been used to carry off excess irrigation water from the Village East Subdivision (thus, as the preliminary drainage report tries to state, the GJDD facility accepts irrigation overage flow) and as an irrigation return flow pipe for the cultivated field being subdivided. During the summer the pipe is constantly transporting 1/3 to 1/2 of a pipe of "base flow" as observed twice a week at a downstream manhole. During frequent storm events there is upstream ponding due to lack of capacity in the pipe originally designed to collect and transport subsurface water, not surface runoff from a developed area.

The engineer's plan to limit surface runoff to 1 cfs or less is a good idea. The District would like to have an electronic file for the detention facility so that it may be evaluated in the future to assure capacity is still available. It would be preferred that the District or City be acknowledged in the management of the detention site as being legally able to evaluate capacity and call for maintenance when degraded by 20% or greater. Surfacing material for the detention facility in a residential neighborhood should be something better than cobble rock. The material is difficult to clean, looks like some place to throw trash, impossible to drive over, and expensive to change to something else.

Access to the manholes in the existing GJDD facility along the south line is important. The District would prefer a dedicated, open route to the manhole in the eastern half of the rear of proposed lot 9, west of Starlight Drive, south side of Milburn Drive. Similarly, the manhole along the south side of the detention site needs to be accessible for scheduled maintenance by large truck-mounted, District equipment.

**From:** Dave Reinertsen <dreinertsen@cliftonwaterdistrict.com>  
**To:** "GJ Community Development Department" <CommDev@ci.grandjct.co.us>  
**Date:** Mon, Apr 28, 2003 4:01 PM  
**Subject:** FW: Review Agency Comments Monarch Glen Subdivision (PP-2003-060)

AP  
4/28/03

> -----Original Message-----

> From: David A. Reinertsen  
> [mailto:dreinertsen@cliftonwaterdistrict.com]  
> Sent: Wednesday, April 23, 2003 3:41 PM  
> To: GJ Community Development Department  
> Subject: Review Agency Comments Monarch Glen Subdivision  
> (PP-2003-060)

>  
> The Clifton Water District has the following comments regarding this  
> proposed design:  
> \* Developer will be required to upgrade the existing 3" water main in  
> 30 Road to an 8" main line running the length of the proposed development.  
> This new line shall tie into the existing 3" main line beyond the limits  
> of new asphalt tapers. New 8" valves shall be installed at both tie-ins  
> to the existing 3" line. Existing 3" main line to be excavated by the  
> developer so that Clifton Water District crews can remove and properly  
> dispose at District cost. All backfill and reconstruction of removed line  
> shall be borne by the Developer.  
> \* Water quality sample station shall be installed in Tract A in  
> accordance with District Specifications.  
> \* Main lines for King's Glen Loop, Regal Glen Loop, and Monarch Glen  
> Loop shall be 4" in size, located within the landscaped areas of the  
> appropriate center Tract, located opposite the sewer line. Line  
> terminations shall be located at north end of landscaped areas, not under  
> paved surfaces. Water service lines shall be connected to the main lines  
> at 90 degree angles as much as possible.  
> \* All meter pits shall be configured for radio read meter assemblies.  
> \* Water meter pits shall be located on opposite common property lines  
> from dry utility pedestals and transformers.  
> \* All 4" main lines shall be connected to 8" main lines with 3-way  
> valve assemblies.  
> \* If Subdivision is constructed in more than one phase, in-line valves  
> shall be installed between phases.  
> \* Main line for West and East Royal Court shall be located on south  
> side of street instead of north to eliminate main line bends at street  
> ends. Line shall be reduced to 4" after last fire hydrants.  
> \* Fire hydrants for West and East Royal Court shall be located on  
> south side of street.  
> \* Main line shall be 4" for center cul-de-sac, a 3-way valve assembly  
> from the main line.  
> \* This development will be charged for 3 wet tap connections as per  
> District Policy.

>  
> David A. Reinertsen  
> Assistant Manager  
> Clifton Water District  
> 04-23-03





# CLIFTON WATER DISTRICT

510 34 Road

Clifton, Colorado 815210

Office:(970) 434-7328 Fax:(970) 434-7338

## FAX TRANSMITTAL

Date: 4-28-03 Number of Pages (Including Cover Sheet) 2

From: DAVID

To: WENWAY

Company: GS Cam. DOVER.

Fax Number: 256-4031

Notes:

MONARCH GREN AS DISCUSS ED  
David

**CONFIDENTIALITY NOTICE:**

This electronic mail transmission and any accompanying documents contain information belonging to the sender which may be confidential and legally privileged. This information is intended only for the use of the individual or entity to whom this electronic mail transmission was sent as indicated above. If you are not the intended recipient, any disclosure, copying, distribution, or action taken in reliance on the contents of the information contained in this transmission is strictly prohibited. If you have received this transmission in error, please call collect at 970-434-7328 and delete this transmission. Thank you.

*"Earning Your Confidence Every Day"*

**David A. Reinertsen**

---

**From:** David A. Reinertsen [dreinertsen@cliftonwaterdistrict.com]  
**Sent:** Wednesday, April 23, 2003 3:41 PM  
**To:** GJ Community Development Department  
**Subject:** Review Agency Comments Monarch Glen Subdivision (PP-2003-060)

The Clifton Water District has the following comments regarding this proposed design:

- Developer will be required to upgrade the existing 3" water main in 30 Road to an 8" main line running the length of the proposed development. This new line shall tie into the existing 3" main line beyond the limits of new asphalt tapers. New 8" valves shall be installed at both tie-ins to the existing 3" line. Existing 3" main line to be excavated by the developer so that Clifton Water District crews can remove and properly dispose at District cost. All backfill and reconstruction of removed line shall be borne by the Developer.
- Water quality sample station shall be installed in Tract A in accordance with District Specifications.
- Main lines for King's Glen Loop, Regal Glen Loop, and Monarch Glen Loop shall be 4" in size, located within the landscaped areas of the appropriate center Tract, located opposite the sewer line. Line terminations shall be located at north end of landscaped areas, not under paved surfaces. Water service lines shall be connected to the main lines at 90 degree angles as much as possible.
- All meter pits shall be configured for radio read meter assemblies.
- Water meter pits shall be located on opposite common property lines from dry utility pedestals and transformers.
- All 4" main lines shall be connected to 8" main lines with 3-way valve assemblies.
- If Subdivision is constructed in more than one phase, in-line valves shall be installed between phases.
- Main line for West and East Royal Court shall be located on south side of street instead of north to eliminate main line bends at street ends. Line shall be reduced to 4" after last fire hydrants.
- Fire hydrants for West and East Royal Court shall be located on south side of street.
- Main line shall be 4" for center cul-de-sac, a 3-way valve assembly from the main line.
- This development will be charged for 3 wet tap connections as per District Policy.

David A. Reinertsen  
Assistant Manager  
Clifton Water District  
04-23-03

City of Grand Junction  
Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction CO 81501

Telephone: (970) 244-1430  
Fax: (970) 256-4031  
Email: CommDev@ci.grandjct.co.us



AP  
4/11/03

# Review Agency Comment Sheet

*(Petitioner: Please fill in blanks in this section only unless otherwise indicated)*

Date: 03/26/03  
~~04/26/03~~

To Review Agency: Cable

File No: pp-2003-060 Staff Planner: Pat Cecil  
*(To be filled in by City Staff)* *(To be filled in by City Staff)*

Project Name: Monarch Glen Subdivision

Location: 30 Road & F 3/10 Road, Grand Junction, CO

A development review meeting has been scheduled for the following date: 4/29/03  
*(To be filled in by City Staff)*

## COMMENTS

*(For Review Agency Use)*

**Outside Review Agencies:** Please email comments to: [CommDev@ci.grandjct.co.us](mailto:CommDev@ci.grandjct.co.us), FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If your review agency does not comment, additional review information will not be provided. (Please attach additional sheets if needed.)

**City Review Agencies:** Please type your comments in Impact AP.

All comments must be returned to the Community Development Department no later than

4/28/03

*(To be filled in by City Staff)*

**NOTE:** Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

OKW 4-10-03  
Reviewed By Date

263-2313  
Email Address Telephone

Bresnan Communications  
2502 Foresight Circle  
Grand Junction, CO 81505  
970-263-2313 telephone  
970-245-6803 fax

# BRESNAN

Communications

April 10, 2003

Monarch Glen Subdivision  
Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

RECEIVED  
APR 11 2003  
COMMUNITY DEVELOPMENT  
DEPT.

Dear, Ed Lenhart

We are in receipt of the plat map for your new subdivision, **Monarch Glen Subdivision**. I would like to notify you that we will be working with the other utilities to provide service to this subdivision in a timely manner

I would like to take this opportunity to bring to your attention a few details that will help both of us provide the services you wish to have available to the new home purchasers. These items are as follows:

1. We require the developers to provide, at no charge to AT&T Broadband, an open trench for cable service where underground service is needed and when a roadbore is required, the developer too must provide that. The trench may be the same one used by other utilities however, **the road-bore must have a 2" conduit for the sole use of cable TV.**
2. We require developers to provide, at no charge to AT&T Broadband, fill-in of the trench once cable has been installed in the trench.
3. **We require developers to provide, at no charge to AT&T Broadband, a 4" PVC conduit at all utility road crossings where cable TV will be installed. The cable TV crossings will be in the same location as power and telephone crossing. if the conduit is not installed, we will be unable to place our lines until one is installed. This 4" conduit will be for the sole use of cable TV.**
4. Should your subdivision contain cul-de-sac's the driveways and property lines (pins) must be clearly marked prior to the installation of underground cable. Any need to relocate pedestals or lines will be billed directly back to your company.
5. AT&T Broadband will provide service to your subdivision so long as it is within the normal cable TV service area. Any subdivision that is out of the existing cable TV area may require a construction assist charge, paid by the developer, to AT&T Broadband in order to extend the cable TV service to that subdivision.
6. Should AT&T Broadband be required to perform work on any existing aerial or underground cable TV lines to provide service to the subdivision, AT&T Broadband may require a construction assist charge, to be paid by the developer.

Should you have any other questions or concerns please feel free to contact me at any time. If I am out of the office when you call please leave your name and phone number with our office and I will get back in contact with you as soon as I can.

Sincerely,



Chuck Wiedman,  
Construction Supervisor Phone: 263-2313

*Pct*

**From:** <LGrassojr@aol.com>  
**To:** <CommDev@ci.grandjct.co.us>  
**Date:** Mon, Apr 28, 2003 4:01 PM  
**Subject:** District 51 Review

*AP*  
*4/29/03*

Following are estimated student impacts for three developments. I have identified the development and then listed the Program/Schedule Capacity, 2/03 enrollment and estimated student impact at the attendance area schools for the development. Please contact me at 242-8500 if you have questions or need additional information.

**Shakespeare Court:**

Columbine Ele:268/263/24 East Middle:398/450/11 GJHS:  
1667/1600/15

**Forrest Glen:**

Thunder Mt. Ele: 562/615/4 Bookcliff Middle: 475/520/2 CHS:  
1470/1652/2

**Monarch Glen:**

Thunder Mr. Ele: 562/615/15 Bookcliff Middle: 475/520/6 CHS:  
1470/1652/9

*2/2*

## STATE OF COLORADO

COLORADO GEOLOGICAL SURVEY  
Department of Natural Resources  
1313 Sherman Street, Room 715  
Denver, Colorado 80203  
Phone (303) 866-2611  
FAX (303) 866-2461

AP  
4/29/03



DEPARTMENT OF  
NATURAL  
RESOURCES

April 28, 2003

Legal Location : NW ¼, S5, T1S, R1E  
CGS Case No. MA-03-0068

Bill Owens  
Governor

Greg E. Walcher  
Executive Director

Ron Cattany  
Division Director

Ron Cattany  
Acting State Geologist  
and Director

Mr. Pat Cecil  
Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

Re: Monarch Glen Subdivision, Mesa County, Colorado

Dear Mr. Cecil:

In response to your request, I visited this property to review the plat. A Preliminary Plan set (4-1-03), prepared by Landesign; a Preliminary Drainage Report (3-28-03), prepared by Landesign; and a Geotechnical Investigation (4-1-03), prepared by Geotechnical Engineering Group; were included in the referral.

The proposed sixty-five lot residential subdivision is located on approximately 18.5 acres of topographically flat, undeveloped land. The referral indicates that water and sanitary sewer service will be provided by the local district. The site geology consists of Holocene and late - Pleistocene alluvium and colluvium.

The following conditions were described in the referral and observed during the site visit:

- 1) Soils. As noted in the Geotechnical Group's report, the soils on this site are very soft with increasing depth. The blow counts shown on the test pit logs, presented in the geotechnical report, show very soft soil horizons at depth. The report text also notes that a competent underlying stratum of soil or bedrock was not observed in this investigation. While the turned-down slab foundations outlined in the geotechnical report may be feasible for construction, the overall performance of these foundations will ultimately depend on the stability of the subgrade at the time of construction.

If the turned-down slab foundations are desired, the builder should anticipate the need to prepare and stabilize the subgrade for each foundation. If excessively unstable conditions are observed at the time of construction, more costly stabilization efforts, such as over-excavation and replacement, may be necessary to prepare the site. As noted in the Geotechnical Engineering Group's report, deep foundation systems would further reduce the risk of foundation settlement and allow for the construction of structurally supported flooring systems. If site specific geotechnical investigations show that the subgrade is very soft at the proposed slab - footing level, deep foundation systems should be considered as an alternative foundation design.

- 2) Site Drainage. As noted above, the existing soil conditions are very soft at a relatively shallow depth. To avoid creating unstable soil conditions below foundations and other site improvements, the site should be graded to ensure that all stormwater and irrigation runoff is directed away from foundation systems. Runoff should not be allowed to pond in near foundations or roadways.

In summary, the existing soil conditions on this site will constrain the designs for site development, but should not preclude the approval of the project. Provided that the foundations constructed on this property are designed based on lot-specific geotechnical investigations, standard mitigation designs for construction on soft soils should accommodate the site conditions. Please feel free to contact me at (303) 866-2611 if you have any questions or concerns.

Sincerely,

Sean P. Gaffney  
Geologist

**From:** Peter Krick  
**To:** Pat Cecil; Wendy Spurr  
**Date:** 4/22/03 11:27AM  
**Subject:** Monarch Glen Subdivision (PP-2003-060)

*AP  
4/23/03*

Pat,

I have reviewed the Preliminary Site Plans and Preliminary Utility Plans for the Monarch Glen Subdivision.  
I have no comments at this time; awaiting the submission of the Plat.

Peter



REVIEW AGENCY COVER SHEET  
Community Development Department  
250 North 5<sup>th</sup> Street, Grand Junction, Co. 81501  
(970)244-1430

FILE NO PP-2003-060

AP  
4/23/03

**Review Agency**  
  
Clifton Fire District

**PROPOSAL Monarch Glen Subdivision**  
**LOCATION 30 & F 3/10 Road**  
**ENGINEER/REPRESENTATIVE Just Companies**  
  
**PETITIONER EDKA Land Company**  
**ADDRESS**  
**PHONE NO**

Return to Community Development Dept by 4/28/2003

Staff Planner Pat Cecil

**COMMENTS – For Review Agency Use only**

The setbacks, fire flows and hydrant locations are acceptable. I am concerned with the road widths on the three loops. If any on street parking should occur, access to the homes on the loops with fire apparatus would be impossible. Some means should be implemented to ensure that no on street parking would happen.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Use additional sheets if necessary and refer to file number

REVIEWED BY David W Austin PHONE 434-5448 Date 04/22/2003

**From:** Dave Reinertsen <dreinertsen@cliftonwaterdistrict.com>  
**To:** "GJ Community Development Department" <CommDev@ci.grandjct.co.us>  
**Date:** Wed, Apr 23, 2003 3:43 PM  
**Subject:** Review Agency Comments Monarch Glen Subdivision (PP-2003-060)

AP  
4/23/03  
fat

The Clifton Water District has the following comments regarding this proposed design:

- \* Developer will be required to upgrade the existing 3" water main in 30 Road to an 8" main line running the length of the proposed development. This new line shall tie into the existing 3" main line beyond the limits of new asphalt tapers. New 8" valves shall be installed at both tie-ins to the existing 3" line. Existing 3" main line to be excavated by the developer so that Clifton Water District crews can remove and properly dispose at District cost. All backfill and reconstruction of removed line shall be borne by the Developer.
- \* Water quality sample station shall be installed in Tract A in accordance with District Specifications.
- \* Main lines for King's Glen Loop, Regal Glen Loop, and Monarch Glen Loop shall be 4" in size, located within the landscaped areas of the appropriate center Tract, located opposite the sewer line. Line terminations shall be located at north end of landscaped areas, not under paved surfaces. Water service lines shall be connected to the main lines at 90 degree angles as much as possible.
- \* All meter pits shall be configured for radio read meter assemblies.
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- \* Fire hydrants for West and East Royal Court shall be located on south side of street.
- \* Main line shall be 4" for center cul-de-sac, a 3-way valve assembly from the main line.
- \* This development will be charged for 3 wet tap connections as per District Policy.

David A. Reinertsen  
Assistant Manager  
Clifton Water District  
04-23-03

City of Grand Junction  
Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction CO 81501

Telephone: (970) 244-1430  
Fax: (970) 256-4031  
Email: CommDev@ci.grandjct.co.us



## Review Agency Comment Sheet

*(Petitioner: Please fill in blanks in this section only unless otherwise indicated)*

Date: 03/26/03  
~~04/26/03~~

To Review Agency: Central Grand Valley Sewer District

File No: PP-2003-060  
*(To be filled in by City Staff)*

Staff Planner: Pat Cecil  
*(To be filled in by City Staff)*

Project Name: Monarch Glen Subdivision

Location: 30 Road & F 3/10 Road, Grand Junction, CO

A development review meeting has been scheduled for the following date: 4/29/03  
*(To be filled in by City Staff)*

### COMMENTS *(For Review Agency Use)*

RECEIVED

APR 24 2003

**Outside Review Agencies:** Please email comments to: CommDev@ci.grandjct.co.us, FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If your review agency does not comment, additional review information will not be provided. (Please attach additional sheets if needed.)

See attached Comments

**City Review Agencies:** Please type your comments in Impact AP.

All comments must be returned to the Community Development Department no later than

4/28/03

*(To be filled in by City Staff)*

**NOTE:** Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed By: Stephen T. LaBonde, WestWater Engineering Date: April 23, 2003

241-7076

Email Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

cc: Anne Fees, CGVSD

Revised August 2002

REVIEW COMMENTS FOR MONARCH GLEN SUBDIVISION PRELIMINARY PLAN-  
CENTRAL GRAND VALLEY SANITATION DISTRICT (FILE#PP-2003-060), 4/23/03.

The following are the Central Grand Valley Sanitation District's review comments on the Preliminary Plan for the proposed Monarch Subdivision.

1. The proposed method of providing sewer service through the District's existing sewerline in Starlight Drive is acceptable. The District has an existing stub-out that extends approximately 100-feet north of existing MH-VE17 that is located at the intersection of Starlight Drive and Vin-Rose Way. It is unclear from the Preliminary Plan whether the sewerline would connect to the existing stub-out or whether a new sewerline would be extended from existing MH-VE17. If the existing stub-out is to be used it will be necessary to extend any new sewerline on the same alignment and grade as the existing stub-out. It will also be necessary to test the existing stub-out as part of acceptance for all new sewerlines since it will be considered a part of the subdivision sewerline extension. If the existing sewerline stub-out is to be removed a note should be provided that the existing sewerline is to be removed as part of the new sewerline installation.
2. The existing sewerline between existing MH-LT12A and MH-LT11 should be replaced to avoid the proposed "dog leg" of the sewerline at the west edge of 30 Road. The length of the sewerline replacement to avoid the "dog leg" would be approximately 200-feet. Existing MH-LT12A that is located at the intersection of F 3/10 and 30 Road is to be removed and the new sewerline extended from the new manhole at the intersection to the north and connect to the existing sewerline upstream of existing MH-LT12A. It also appears that the new manhole at the intersection is located in a crossspan. If possible the configuration of manholes and the sewerline at the intersection should be changed to avoid having manholes in gutter flowlines or crossspans to prevent inflow into the manhole during storm events. The configuration of the sewerline at this intersection should be reanalyzed.
3. Sewer service lines should connect perpendicular to the new sewer main whenever possible for ease of reference by the District in the future. Sewer service lines to Lots 4 and 8 of Block 3, Lots 6, 9, and 13 of Block 4, Lot 6 of Block 2, and Lot 5 of Block 1 should be reoriented so that they are perpendicular to the sewer main. For all other sewer service lines that are not perpendicular to the sewer main it is necessary to station the sewer service connection at that sewer main and reference the end of the service line to front lot property corners.
4. Sewer service lines should be maintained a minimum of 7.5-feet from the front lot property corners whenever possible to avoid encroaching upon adjacent property lots if a sewer service line needs to be excavated for maintenance purposes in the future.
5. Sewer service lines to Lot 10 of Block 1 and Lot 1 of Block 2 should be changed to connect to the sewerline in Milburn Drive, unless there are other reasons why the sewer services are connecting to the sewerline in Starlight Drive.

6. The bend in the sewer service to Lot 3 of Block 1 underneath the asphalt should be eliminated.
7. The sewer service to Lot 8 of Block 2 should be located closer to the end manhole to prevent a long service line parallel to the proposed sewer main.
8. All the District's requirements for sewerline extensions in new subdivisions will need to be met as part of the final platting process if the preliminary plan is approved.

Please make the Petitioner aware of the District's comments and revise the Preliminary Plan as necessary to address the aforementioned comments.

AP  
4/28/03

REVIEW COMMENTS FOR MONARCH GLEN SUBDIVISION PRELIMINARY PLAN-  
CENTRAL GRAND VALLEY SANITATION DISTRICT (FILE#PP2003-060), 4/23/03.

The following are the Central Grand Valley Sanitation District's review comments on the Preliminary Plan for the proposed Monarch Subdivision.

1. The proposed method of providing sewer service through the District's existing sewerline in Starlight Drive is acceptable. The District has an existing stub-out that extends approximately 100-feet north of existing MH-VE17 that is located at the intersection of Starlight Drive and Vin-Rose Way. It is unclear from the Preliminary Plan whether the sewerline would connect to the existing stub-out or whether a new sewerline would be extended from existing MH-VE17. If the existing stub-out is to be used it will be necessary to extend any new sewerline on the same alignment and grade as the existing stub-out. It will also be necessary to test the existing stub-out as part of acceptance for all new sewerlines since it will be considered a part of the subdivision sewerline extension. If the existing sewerline stub-out is to be removed a note should be provided that the existing sewerline is to be removed as part of the new sewerline installation.
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5. Sewer service lines to Lot 10 of Block 1 and Lot 1 of Block 2 should be changed to connect to the sewerline in Milburn Drive, unless there are other reasons why the sewer services are connecting to the sewerline in Starlight Drive.

6. The bend in the sewer service to Lot 3 of Block 1 underneath the asphalt should be eliminated.
7. The sewer service to Lot 8 of Block 2 should be located closer to the end manhole to prevent a long service line parallel to the proposed sewer main.
8. All the District's requirements for sewerline extensions in new subdivisions will need to be met as part of the final platting process if the preliminary plan is approved.

Please make the Petitioner aware of the District's comments and revise the Preliminary Plan as necessary to address the aforementioned comments.

City of Grand Junction  
Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction CO 81501

Telephone: (970) 244-1430  
Fax: (970) 256-4031  
Email: CommDev@ci.grandjct.co.us



AP  
4/29/03

# Review Agency Comment Sheet

(Petitioner: Please fill in blanks in this section only unless otherwise indicated)

Date: ~~04/26/03~~ <sup>03/26/03</sup> To Review Agency: Colorado Geologic Survey Fee\$  
File No: PP-2003-066 Staff Planner: Pat Cecil  
(To be filled in by City Staff) (To be filled in by City Staff)  
Project Name: Monarch Glen Subdivision  
Location: 30 Road & F 3/10 Road, Grand Junction, CO  
A development review meeting has been scheduled for the following date: 4/29/03  
(To be filled in by City Staff)

## COMMENTS

(For Review Agency Use)

RECEIVED

MAY 05 2003

Outside Review Agencies: Please email comments to: CommDev@ci.grandjct.co.us, FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If your review agency does not comment, additional review information will not be provided. (Please attach additional sheets if needed.)

Please see the attached letter

City Review Agencies: Please type your comments in Impact AP.

All comments must be returned to the Community Development Department no later than

4/28/03

(To be filled in by City Staff)

**NOTE:** Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed By: Sean Galtney Date: 4/28/03  
Email Address: sean.galtney@state.co.us Telephone: (303) 866-3350



City of Grand Junction  
Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction CO 81501

Telephone: (970) 244-1430  
Fax: (970) 256-4031  
Email: CommDev@ci.grandjct.co.us



AP  
5/29/03

# Review Agency Comment Sheet

(Petitioner: Please fill in blanks in this section only unless otherwise indicated)

Date: 03/26/03  
~~04/26/03~~

To Review Agency: Excel

File No: PP-2003-020  
(To be filled in by City Staff)

Staff Planner: Pat Cecil  
(To be filled in by City Staff)

Project Name: Monarch Glen Subdivision

Location: 30 Road & F 3/10 Road, Grand Junction, CO

A development review meeting has been scheduled for the following date: 4/29/03  
(To be filled in by City Staff)

RECEIVED

## COMMENTS

(For Review Agency Use)

MAY 29 2003

COMMUNITY DEVELOPMENT

**Outside Review Agencies:** Please email comments to: CommDev@ci.grandjct.co.us, FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If your review agency does not comment, additional review information will not be provided. (Please attach additional sheets if needed.)

No OBJECTIONS

**City Review Agencies:** Please type your comments in Impact AP.

All comments must be returned to the Community Development Department no later than

4/28/03

(To be filled in by City Staff)

**NOTE:** Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed By Randy Sanchez

Date 5/29/03

Email Address

Telephone

Revised August 2002

# STATE OF COLORADO

**COLORADO GEOLOGICAL SURVEY**  
Department of Natural Resources  
1313 Sherman Street, Room 715  
Denver, Colorado 80203  
Phone (303) 866-2611  
FAX (303) 866-2461



**DEPARTMENT OF  
NATURAL  
RESOURCES**

April 28, 2003

**Legal Location : NW ¼, S5, T1S, R1E  
CGS Case No. MA-03-0068**

Bill Owens  
Governor

Greg E. Walcher  
Executive Director

Ron Cattany  
Division Director

Ron Cattany  
Acting State Geologist  
and Director

Mr. Pat Cecil  
Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

Re: Monarch Glen Subdivision, Mesa County, Colorado

Dear Mr. Cecil:

In response to your request, I visited this property to review the plat. A Preliminary Plan set (4-1-03), prepared by Landesign; a Preliminary Drainage Report (3-28-03), prepared by Landesign; and a Geotechnical Investigation (4-1-03), prepared by Geotechnical Engineering Group; were included in the referral.

The proposed sixty-five lot residential subdivision is located on approximately 18.5 acres of topographically flat, undeveloped land. The referral indicates that water and sanitary sewer service will be provided by the local district. The site geology consists of Holocene and late – Pleistocene alluvium and colluvium.

The following conditions were described in the referral and observed during the site visit:

- 1) **Soils.** As noted in the Geotechnical Group's report, the soils on this site are very soft with increasing depth. The blow counts shown on the test pit logs, presented in the geotechnical report, show very soft soil horizons at depth. The report text also notes that a competent underlying stratum of soil or bedrock was not observed in this investigation. While the turned-down slab foundations outlined in the geotechnical report may be feasible for construction, the overall performance of these foundations will ultimately depend on the stability of the subgrade at the time of construction.

If the turned-down slab foundations are desired, the builder should anticipate the need to prepare and stabilize the subgrade for each foundation. If excessively unstable conditions are observed at the time of construction, more costly stabilization efforts, such as over-excavation and replacement, may be necessary to prepare the site. As noted in the Geotechnical Engineering Group's report, deep foundation systems would further reduce the risk of foundation settlement and allow for the construction of structurally supported flooring systems. If site specific geotechnical investigations show that the subgrade is very soft at the proposed slab – footing level, deep foundation systems should be considered as an alternative foundation design.

- 2) **Site Drainage.** As noted above, the existing soil conditions are very soft at a relatively shallow depth. To avoid creating unstable soil conditions below foundations and other site improvements, the site should

be graded to ensure that all stormwater and irrigation runoff is directed away from foundation systems. Runoff should not be allowed to pond in near foundations or roadways.

In summary, the existing soil conditions on this site will constrain the designs for site development, but should not preclude the approval of the project. Provided that the foundations constructed on this property are designed based on lot-specific geotechnical investigations, standard mitigation designs for construction on soft soils should accommodate the site conditions. Please feel free to contact me at (303) 866-2611 if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Sean P. Gaffney". The signature is stylized and cursive, with a large, sweeping flourish at the end.

Sean P. Gaffney  
Geologist

City of Grand Junction  
Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction CO 81501

Telephone: (970) 244-1430  
Fax: (970) 256-4031  
Email: CommDev@ci.grandjct.co.us



## Review Agency Comment Sheet

*(Petitioner: Please fill in blanks in this section only unless otherwise indicated)*

Date: 03/24/03  
~~04/26/03~~

To Review Agency: City Real Estate Manager

File No: PP-2003-060

Staff Planner: Pat Cecil

*(To be filled in by City Staff)*

*(To be filled in by City Staff)*

Project Name: Monarch Glen Subdivision

Location: 30 Road & F 3/10 Road, Grand Junction, CO

A development review meeting has been scheduled for the following date: 4/29/03

*(To be filled in by City Staff)*

### COMMENTS

*(For Review Agency Use)*

**Outside Review Agencies:** Please email comments to: [CommDev@ci.grandjct.co.us](mailto:CommDev@ci.grandjct.co.us), FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If your review agency does not comment, additional review information will not be provided. (Please attach additional sheets if needed.)

NO COMMENTS AT THIS TIME.

PTK

**City Review Agencies:** Please type your comments in Impact AP.

All comments must be returned to the Community Development Department no later than

4/28/03

*(To be filled in by City Staff)*

**NOTE:** Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

PETER T. KRICK

4/22/2003

Reviewed By

Date

Email Address

Telephone

Revised August 2002

City of Grand Junction  
Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction CO 81501

Telephone: (970) 244-1430  
Fax: (970) 256-4031  
Email: CommDev@ci.grandjct.co.us



AP  
4/22/03

# Review Agency Comment Sheet

(Petitioner: Please fill in blanks in this section only unless otherwise indicated)

Date: 03/26/03  
~~04/26/03~~

To Review Agency: Irrigation District Palisade

File No: PR-2003-060  
(To be filled in by City Staff)

Staff Planner: Pat Cecil  
(To be filled in by City Staff)

Project Name: Monarch Glen Subdivision

Location: 30 Road & F 3/10 Road, Grand Junction, CO

A development review meeting has been scheduled for the following date: 4/29/03  
(To be filled in by City Staff)

RECEIVED  
APR 22 2003  
COMMUNITY DEVELOPMENT  
DEPT.

## COMMENTS (For Review Agency Use)

**Outside Review Agencies:** Please email comments to: CommDev@ci.grandjct.co.us, FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If your review agency does not comment, additional review information will not be provided. (Please attach additional sheets if needed.)

*Please see attached.*

**City Review Agencies:** Please type your comments in Impact AP.

All comments must be returned to the Community Development Department no later than

4/28/03

(To be filled in by City Staff)

**NOTE:** Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Wayne Bain  
Reviewed By

4-20-03  
Date

Email Address

243-6246  
Telephone

Palisade Irrigation District recommends the following standard procedures for subdivisions within our service boundaries. It is recommended that a storage reservoir of appropriate size be placed in the subdivision to reduce the impact of residential water users competing for water at the same time as all other water users of the entire canal system. The water right is insufficient to serve all users at the same time.

Failure to construct such storage reservoir may result in the subdivision being provided with an opening sized to the actual water right which is 1/3 to 1/2 a miners inch of continuous flow per acre. This equates to approximately 5.6 gallons per minute per acre in the subdivision at the 1/2 inch maximum rate. The average lawn pump output ranges from 30 GPM to 50 GPM.

Some subdivisions find it beneficial to install a automated system which utilizes a timer box central control which would water one property at a setting, then move in series to the next until the programmed cycle is completed. This or any other method would still be subject to the maximum rate of water as previously explained.

The District does recommend that a study of the proposed landscaping plans and plantings be made to evaluate the amount of water is will require to supply the transpiration rate of the suggested trees, shrubs , etceteras to meet their needs at all stages of growth. Some 50 foot trees are know to have a transpiration rate of up to 40 GPH, which could be problematic given the number and types of planting as proposed.

Operations Manager Bob Arterburn, cell #250-2404, has not been sent a irrigation review sheet for his completion as the City Planning and Palisade Irrigation agreed upon. Please send to Bob by FAX 464-4700.

Also, Bob Arterburn should be notified and be present before any water tap is made into the lateral line which serves this property.

# DRAINAGE AND IRRIGATION CHECK SHEET

Applicant: JUST COMPANIES INC

Location of site: 632 30 ROAD

Size (Acres): 18.472

## DRAINAGE INFORMATION

### → *APPLICANT'S PORTION-*

Where is the irrigation water drain? VILLAGE EAST TILE (CIDD)

How will drainage or runoff water be conveyed?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Existing underground pipeline | <input type="checkbox"/> Existing concrete ditch        |
| <input type="checkbox"/> Pipeline to be installed                 | <input type="checkbox"/> Concrete ditch to be installed |
| <input type="checkbox"/> Other (Please explain): _____            |   |

### → *REVIEW AGENCY PORTION-*

1. Drainage water crosses through other property? Yes \_\_\_ No \_\_\_
2. If YES, are easements or rights-of-way recorded? Yes \_\_\_ No \_\_\_
3. Wastewater/Tailwater is delivered to:
  - Natural wash or drainage
  - Name of organized or engineered drainage district/system: \_\_\_\_\_

Person/Entity responsible for maintenance of tailwater system: \_\_\_\_\_

# DRAINAGE AND IRRIGATION CHECK SHEET

## DRAINAGE INFORMATION

### →APPLICANTS PORTION

1. How will irrigation water be delivered to each lot?  
 Existing underground pipeline       Existing concrete ditch  
 Pipeline to be installed       Concrete ditch to be installed  
 Other (please explain): \_\_\_\_\_
2. Irrigation on parcel will be:  
 Sprinkler  
 Surface system (ditches, grated pipeline)

### →REVIEW AGENCY PORTION

1. Is irrigation water historically available on each lot? Yes \_\_\_ No \_\_\_
2. Canal Company (Name): \_\_\_\_\_
3. Lateral (Name or Number): \_\_\_\_\_
4. Headgate Number: \_\_\_\_\_
5. Turnout Number: \_\_\_\_\_
6. Headgate is: Shared \_\_\_ Individual \_\_\_
7. Headgate Organized/Incorporated: Yes \_\_\_ No \_\_\_  
If YES, contact person/agent: \_\_\_\_\_
8. Water rights for this parcel go with the land: Yes \_\_\_ No \_\_\_
9. The amount for this parcel (complete all three items):  
    \_\_\_ Shares  
    \_\_\_ Gallons per minute (gpm)  
    \_\_\_ Cubic feet per second (cfs)
10. Can more irrigation water be purchased? Yes \_\_\_ No \_\_\_
11. Irrigation water is available:  
 Anytime (on demand)  
 Only at certain times (rotation)
12. Irrigation water crosses through other property? Yes \_\_\_ No \_\_\_



# DRAINAGE AND IRRIGATION CHECK SHEET

## →REVIEW AGENCY PORTION (continued)

13. If YES, are there recorded rights-of-way or easements?  
 There are no existing easements  
 There are recorded rights-of-way or easements
14. Is a measuring device in place?      Yes \_\_\_\_\_ No \_\_\_\_\_
15. Irrigation water is paid:  
 Per share to the irrigation company  
 Tax assessment  
 Other
16. Average annual cost of irrigation water: \$ \_\_\_\_\_
17. Person/entity responsible for maintenance of irrigation water: \_\_\_\_\_  
\_\_\_\_\_

**DRAINAGE AND IRRIGATION CHECK SHEET**

**COMMENTS**

**NOTE:** All irrigation/drainage to be located on final plat.  
Above information to be provided to each new lot or parcel owner.  
All permissions, easements, or rights-of-way must be obtained for irrigation water and drainage/tailwater if not already in place.

**Irrigation Company Comments**

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**Drainage Entity Comments**

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**Other Comments**

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**Canal Company Representative**

**Drainage Entity**

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**Landowner / Developer**

**Soil Conservation District**

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**THE FOLLOWING AGENCIES ARE AVAILABLE TO  
ASSIST YOU IN COMPLETING THIS CHECKLIST**

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- ◆ **DeBeque-Plateau Valley Soil Conservation District**..... 970-242-4511  
2754 Compass Drive, Suite 170, Grand Junction CO 81506
  
- ◆ **Grand Junction Drainage District**..... 970-242-4343  
722 – 23 Road, Grand Junction, CO 81505
  
- ◆ **Grand Valley Irrigation Company**..... 970-242-2762  
688 – 26 Road, Grand Junction, CO 81506
  
- ◆ **Grand Valley Water Users Association** ..... 970-242-5065  
1147 – 24 Road, Grand Junction, CO 81505-9639
  
- ◆ **Mesa County Irrigation District**..... 970-464-5209  
Ditch Rider
  
- ◆ **Mesa Soil Conservation District** ..... 970-242-4511  
2754 Compass Drive, Suite 170, Grand Junction, CO 81506
  
- ◆ **Orchard Mesa Irrigation District**..... 970-464-7885  
668 – 38 Road, Palisade, CO 81526
  
- ◆ **Palisade Irrigation District**..... 970-250-2404  
Ditch Rider – Spencer Bain
  
- ◆ **Redlands Water and Power Company**..... 970-243-2173  
2518 Monument Road, Suite C, Grand Junction, CO 81503

**FOR LAND OWNERSHIP INFORMATION:**

- ◆ **Mesa County Assessor's Office**..... 970-244-1610  
Court House Annex – 241 North 6th Street, Grand Junction, CO 81501

*This is only a partial listing. Other organizations exist for the DeBeque, Gateway,  
Plateau Valley and Whitewater/Kannah Creek areas of Mesa County.  
Please contact the entity in your area.*

# DRAINAGE AND IRRIGATION CHECK SHEET

Applicant: JUST COMPANIES INC

Location of site: 13230 ROAD

Size (Acres): 18.472

## DRAINAGE INFORMATION

### → APPLICANT'S PORTION-

Where is the irrigation water drain? ~~WALLS EAST TILE (CDD)~~  
Tradius Post Tile

How will drainage or runoff water be conveyed?

Existing underground pipeline       Existing concrete ditch  
 Pipeline to be installed                       Concrete ditch to be installed  
 Other (Please explain): \_\_\_\_\_

### → REVIEW AGENCY PORTION-

1. Drainage water crosses through other property?      Yes \_\_\_ No    

2. If YES, are easements or rights-of-way recorded?      Yes     No \_\_\_

3. Wastewater/Tailwater is delivered to:

Natural wash or drainage  
 Name of organized or ~~engineered~~ drainage district/system: Grand Junction Drainage Dist.

Person/Entity responsible for maintenance of tailwater system: Water user

# DRAINAGE AND IRRIGATION CHECK SHEET

## DRAINAGE INFORMATION

### → APPLICANTS PORTION

1. How will irrigation water be delivered to each lot?  
 Existing underground pipeline       Existing concrete ditch  
 Pipeline to be installed       Concrete ditch to be installed  
 Other (please explain): \_\_\_\_\_

2. Irrigation on parcel will be:  
 Sprinkler  
 Surface system (ditches, grated pipeline)

### → REVIEW AGENCY PORTION

1. Is irrigation water historically available on each lot? Yes  No

2. Canal Company (Name): Palisade Irrigation District

3. Lateral (Name or Number): \_\_\_\_\_

4. Headgate Number: P3

5. Turnout Number: \_\_\_\_\_

6. Headgate is: Shared  Individual

7. Headgate Organized/Incorporated: Yes  No   
If YES, contact person/agent: P.I.D.

8. Water rights for this parcel go with the land: Yes  No

9. The amount for this parcel (complete all three items):  
\_\_\_\_ Shares As prescribed by P.I.D.  
\_\_\_\_ Gallons per minute (gpm)  
\_\_\_\_ Cubic feet per second (cfs)

10. Can more irrigation water be purchased? Yes  No

11. Irrigation water is available:  
 Anytime (on demand)  
 Only at certain times (rotation)

12. Irrigation water crosses through other property? Yes  No

# DRAINAGE AND IRRIGATION CHECK SHEET

→ **REVIEW AGENCY PORTION (continued)**

13.	If YES, are there recorded rights-of-way or easements? <input type="checkbox"/> There are no existing easements <input checked="" type="checkbox"/> There are recorded rights-of-way or easements	
14.	Is a measuring device in place?      Yes _____ No <input checked="" type="checkbox"/>	
15.	Irrigation water is paid: <input type="checkbox"/> Per share to the irrigation company <input checked="" type="checkbox"/> Tax assessment <input type="checkbox"/> Other	
16.	Average annual cost of irrigation water: \$ <u>18<sup>00</sup></u> per acre or any fraction thereof	
17.	Person/entity responsible for maintenance of irrigation water: <u>Existing Line - P.I.D.</u> <u>Any new lines - Developer</u>	

**DRAINAGE AND IRRIGATION CHECK SHEET**

**COMMENTS**

**NOTE:** All irrigation/drainage to be located on final plat.

Above information to be provided to each new lot or parcel owner.

All permissions, easements, or rights-of-way must be obtained for irrigation water and drainage/tailwater if not already in place.

Irrigation Company Comments

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Drainage Entity Comments

*Existing drainage pipeline where irrigation waste water is currently delivered is at capacity. No new amounts can be placed into this system.*

Other Comments

*Easements recorded for "Judging Post File" are Book 220, Page 264 and Book 1004 Pages 841-847.*

Canal Company Representative

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Drainage Entity

*Grand Junction Drainage Dist  
Harley Bauer*

Landowner / Developer

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Soil Conservation District

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## REVIEW COMMENTS

Page 1 of 9  
May 6, 2003

FILE #PP-2003-060

TITLE HEADING: Monarch Glen Subdivision

LOCATION: 626 30 Road

PETITIONER: EDKA Land Company, LLC – Ed Lenhart

PETITIONER'S ADDRESS/TELEPHONE: 2505 Foresight Cir, #A  
245-9316

PETITIONER'S REPRESENTATIVE: LANDesign – Brian Hart  
245-4099

STAFF REPRESENTATIVE: Pat Cecil

**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT AND LABEL A RESPONSE TO COMMENT FOR EACH AGENCY OR INDIVIDUAL WHO HAS REQUESTED ADDITIONAL INFORMATION OR REVISED PLANS, INCLUDING THE CITY, ON OR BEFORE 5:00 P.M., AUGUST 6, 2003.**

CITY COMMUNITY DEVELOPMENT

4/22/03

Pat Cecil

244-1439

1. The Drainage and Irrigation form has not been filled out completely. The form is supposed to be filled out between the petitioner and the irrigation/drainage district in order to resolve any service or facility issues prior to application submittal.
2. Show adjacent zoning for properties to south, north and west. The Growth Plan designation is not adequate.
3. Why does the tree and plat lists show Patmore Ash, Crimson Pygmy Barberry and Western Sand Cherry when none of these trees/plants are being used?
4. Provide a landscape plan for Tract "E". Is a pedestrian walkway going to be placed within this tract?
5. Provide details of the subdivision sign.
6. Is a right-of-way fence proposed adjacent to 30 Road? If so, provide details.
7. No standard detail is provided for 30 Road improvements. This is a collector road section that includes a bike lane.
8. The shed on lot 4, Block 1 must be relocated to meet required side yard or rear yard setback.
9. Lots 7, 8, 9 of Block 3 and lots 1, 2 & 3 of Block 4 do not show the required 20 foot front setback required along Imperial Lane, which is not a Loop Lane and subject to special setbacks for the front yard for Loop Lane fronting properties.
10. 5 foot landscaped buffers along 30 Road and Imperial Lane must be shown as easements or tracts to be maintained by the HOA.



**REVIEW COMMENTS / PP-2003-060 / PAGE 2 of 9**

11. Starlight Drive should be lined up through the site, rather than create Imperial Lane. This could also reduce the number of double and triple frontage lots in the subdivision.
12. Typical building layouts showing garage locations with distances to the right-of-way lines are required for the lots fronting on the loop lanes.
13. Lot 1 of Block 1 and Lot 10 of Block 2 appear to be marginal building sites.
14. The site is between the 60 LDN and 65 LDN noise contour for the airport. A air and noise easement will be needed to be granted to Walker Field.

**CITY DEVELOPMENT ENGINEER**

**4/23/03**

**Laura Lamberty**

**256-4155**

**Plat/Easement/Right-of-Way Notes**

1. A multi-purpose easement is shown along the interior of the loop lane tract. Should a full multi-purpose easement extend over the tracts for the water and sewer utilities?
2. In general, 5' landscape buffer should be in a tract so that front yard setbacks do not apply.
3. The 20' access easement across Tract A shall be labeled as for the benefit of the Krizman Lot.
4. Where rear yard drainage is conveyed from lot to lot, a drainage easement shall exist.
5. Plat shall indicate that a open hole foundation observation report by an engineer is required.

**Transaction Screen Process.**

1. Prior to Final Plan Approval and according to report recommendations, the City will require confirmation that uranium mill tailings have been removed or disposed of.

**Drainage:**

1. Rear yard drainage conveyance needs to meet requirements of SWMM (grass swales 2% or greater). Please note general type of conveyance planned for use.

**Plan:**

1. Phase I Line should include that portion of Imperial Lane which adjoins Phase I lots.
2. Confirm radius of curves on Milburn Drive near Monarch Glen Loop are greater than 150'.
3. I question the need for three speed humps. Need to consider flow restriction
4. If traffic calming is required, the final placement needs to consider driveway location on the affected lots, particularly Lot 10, Block 1. Also of consideration are restriction of driveway location 50' from intersection flowline.
5. Does storm (GJDD) manhole in Starlight Drive (south) have an inlet in this reach?
6. Lots 1, 2, 3 and 4, Block 1 shall take vehicular access from Sovereign Lane.
7. What is the purpose of Tract E? Should have a multi-purpose path connecting Royal Court to Milburn.
8. Need TEDS exception for spacing from Kings Loop Road to Imperial Lane, less than 150'
9. For Final, confirm that perimeter fencing, landscaping over 30" in height and subdivision sign do not conflict with the sight triangle..
10. Show 30 Road cross-section.

**Geotechnical Report:**

1. Provide pavement section for 30 Road (Urban Collector).

**CITY PROPERTY AGENT**

4/22/03

**Peter Krick**

256-4003

I have reviewed the Preliminary Site Plans and Preliminary Utility Plans for the Monarch Glen Subdivision. I have no comments at this time; awaiting the submission of the Plat.

**CITY ATTORNEY**

4/15/03

**John Shaver**

244-1501

Survey comments? Please explain notes on Boundary Improvement Survey dated January 2003 - In particular note 5 regarding Vin Rose Way ROW.

**CITY ADDRESSING**

5/1/03

**Faye Gibson**

256-4043

1. Starlight is written as one word.
2. The East and West designation on Royal Ct. cannot be used as directions may not be part of a street name. Royal Ct, however is fine just by itself.
3. The Subdivision name of Monarch Glen and all other proposed street names are fine.
4. Please be aware that on double frontage and triple frontage lots, the setback requirements are more restrictive in that they are considered FRONT YARDS, and 6 foot fences WILL NOT be allowed along those street frontages.

**CITY UTILITY ENGINEER**

4/30/03

**Trent Prall**

244-1590

As this proposal falls within the Central Grand Valley Sanitation District as well as the Ute Water District, please contact those utilities directly for a full review of proposed utilities.

**AT&T BROADBAND**

4/11/03

**Chuck Wiedman**

263-2313

We are in receipt of the plat map for your new subdivision, Monarch Glen Subdivision. I would like to notify you that we be working with the other utilities to provide service to this subdivision in a timely manner.

I would like to take this opportunity to bring to your attention a few details that will help both of us provide the services you wish available to the new home purchasers. There items are as follows:

1. We require the developers to provide, at no charge to AT&T Broadband, an open trench for cable service where underground service is needed and when a road bore is required, that too must be provided by the developer. The trench may be the same one used by other utilities, however the road bore must provide a 2" conduit for the sole use of cable TV.
2. We require developers to provide, at no charge to AT&T Broadband, fill-in of the trench once cable has been installed in the trench.

3. We require developers to provide, at no charge to AT&T Broadband, a 4" PVC conduit at all utility road crossings where cable TV will be installed. The cable TV crossing will be in the same location as power and telephone crossings. If the conduit is not installed, we will be unable to place our lines until one is installed. This 4" conduit will be for the sole use of cable TV.
4. Should your subdivision contain cul-de-sacs, the driveways and property lines (pins) must be clearly marked prior to the installation of underground cable. Any need to relocate pedestals or lines will be billed directly back to your company.
5. AT&T Broadband will provide service to your subdivision so long as it is within the normal cable TV service area. Any subdivision that is out of the existing cable TV area may require a construction assist charge, paid by the developer, to AT&T Broadband in order to extend the cable TV service to that subdivision.
6. Should AT&T Broadband be required to perform work on any existing aerial or underground cable TV lines to provide service to the subdivision, AT&T Broadband may require a construction assist charge, to be paid by the developer.

Should you have any other questions or concerns please feel free to contact me at any time. If I am out of the office when you call please leave your name and phone number with out office and I will get back in contact with you as soon as I can.

**CENTRAL GRAND VALLEY SANITATION**

4/28/03

**Stephen LaBonde**

241-7076

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The following are the Central Grand Valley Sanitation District's review comments on the Preliminary Plan for the proposed Monarch Subdivision.

1. The proposed method of providing sewer service through the District's existing sewerline in Starlight Drive is acceptable. The District has an existing stub-out that extends approximately 100-feet north of existing MH-VE17 that is located at the intersection of Starlight Drive and Vin-Rose Way. It is unclear from the Preliminary Plan whether the sewerline would connect to the existing stub-out or whether a new sewerline would be extended from existing MH-VE17. If the existing stub-out is to be used it will be necessary to extend any new sewerline on the same alignment and grade as the existing stub-out. It will also be necessary to test the existing stub-out as part of acceptance for all new sewerlines since it will be considered a part of the subdivision sewerline extension. If the existing sewerline stub-out is to be removed a note should be provided that the existing sewerline is to be removed as part of the new sewerline installation.
2. The existing sewerline between existing MH-LT12A and MH-LT11 should be replaced to avoid the proposed "dog leg" of the sewerline at the west edge of 30 Road. The length of the sewerline replacement to avoid the "dog leg" would be approximately 200-feet. Existing MH-LT12A that is located at the intersection of F 3/10 and 30 Road is to be removed and the new sewerline extended from the new manhole at the intersection to the north and connect to the existing sewerline upstream of existing MH-LT12A. It also appears that the new manhole at the intersection is located in a crossspan. If possible the configuration of manholes and the sewerline at the intersection should be changed to avoid having manholes in gutter flowlines or crossspans to prevent inflow into the manhole during storm events. The configuration of the sewerline at this intersection should be reanalyzed.

REVIEW COMMENTS / PP-2003-060 / PAGE 5 of 9

3. Sewer service lines should connect perpendicular to the new sewer main whenever possible for ease of reference by the District in the future. Sewer service lines to Lots 4 and 8 of Block 3, Lots 6, 9, and 13 of Block 4, Lot 6 of Block 2, and Lot 5 of Block 1 should be reoriented so that they are perpendicular to the sewer main. For all other sewer service lines that are not perpendicular to the sewer main it is necessary to station the sewer service connection at that sewer main and reference the end of the service line to front lot property corners.
4. Sewer service lines should be maintained a minimum of 7.5-feet from the front lot property corners whenever possible to avoid encroaching upon adjacent property lots if a sewer service line needs to be excavated for maintenance purposes in the future.
5. Sewer service lines to Lot 10 of Block 1 and Lot 1 of Block 2 should be changed to connect to the sewerline in Milburn Drive, unless there are other reasons why the sewer services are connecting to the sewerline in Starlight Drive.
6. The bend in the sewer service to Lot 3 of Block 1 underneath the asphalt should be eliminated.
7. The sewer service to Lot 8 of Block 2 should be located closer to the end manhole to prevent a long service line parallel to the proposed sewer main.
8. All the District's requirements for sewerline extensions in new subdivisions will need to be met as part of the final platting process if the preliminary plan is approved.

Please make the Petitioner aware of the District's comments and revise the Preliminary Plan as necessary to address the aforementioned comments.

**CLIFTON FIRE DEPARTMENT**

4/23/03

**Dave Austin**

244-5448

The setbacks, fire flows and hydrant locations are acceptable. I am concerned with the road widths on the three loops. If any on street parking should occur, access to the homes on the loops with fire apparatus would be impossible. Some means should be implemented to ensure that no on street parking would happen.

**CLIFTON WATER**

4/28/03

**Dave Reinertsen**

434-7328

The Clifton Water District has the following comments regarding this proposed design:

- \* Developer will be required to upgrade the existing 3" water main in 30 Road to an 8" main line running the length of the proposed development. This new line shall tie into the existing 3" main line beyond the limits of new asphalt tapers. New 8" valves shall be installed at both tie-ins to the existing 3" line. Existing 3" main line to be excavated by the developer so that Clifton Water District crews can remove and properly dispose at District cost. All backfill and reconstruction of removed line shall be borne by the Developer.
- \* Water quality sample station shall be installed in Tract A in accordance with District Specifications.
- \* Main lines for King's Glen Loop, Regal Glen Loop, and Monarch Glen Loop shall be 4" in size, located within the landscaped areas of the appropriate center Tract, located opposite the sewer line. Line terminations shall be located at north end of landscaped

- areas, not under paved surfaces. Water service lines shall be connected to the main lines at 90 degree angles as much as possible.
- \* All meter pits shall be configured for radio read meter assemblies.
  - \* Water meter pits shall be located on opposite common property lines from dry utility pedestals and transformers.
  - \* All 4" main lines shall be connected to 8" main lines with 3-way valve assemblies.
  - \* If Subdivision is constructed in more than one phase, in-line valves shall be installed between phases.
  - \* Main line for West and East Royal Court shall be located on south side of street instead of north to eliminate main line bends at street ends. Line shall be reduced to 4" after last fire hydrants.
  - \* Fire hydrants for West and East Royal Court shall be located on south side of street.
  - \* Main line shall be 4" for center cul-de-sac, a 3-way valve assembly from the main line.
  - \* This development will be charged for 3 wet tap connections as per District Policy.

**PALISADE IRRIGATION**

4/22/03

**Wayne Bain**

243-6246

Palisade Irrigation District recommends the following standard procedures for subdivision within our service boundaries. It is recommended that storage reservoir of appropriate size be placed in the subdivision to reduce the impact of residential water users competing for water at the same time as all other water users of the entire canal system. The water right is insufficient to serve all users at the same time.

Failure to construct such storage reservoir may result in the subdivision being provided with an opening sized to the actual water right which is 1/3 to 1/2 a miners inch of continuous flow per acre. This equates to approximately 5.6 gallons per minute per acre in the subdivision at the 1/2 inch maximum rate. The average lawn pump output ranges from 30 GPM to 50 GPM.

Some subdivisions find it beneficial to install a automated system which utilizes timer box central control which would water one property at a setting, then move in series to the next until the programmed cycle is completed. This or any other method would still be subject to the maximum rate of water as previously explained.

The District does recommend that a study of the proposed landscaping plans and plantings be made to evaluate the amount of water is will require to supply the transpiration rate of the suggested trees, shrubs, etceteras to meet their needs at all stages of growth. Some 50 foot trees are known to have a transpiration rate of up to 40 GPH, which could be problematic given the number and types of planting as proposed.

Operations Manager Bob Arterburn, cell #250-2404, has not been sent a irrigation review sheet for his completion as the City Planning and Palisade Irrigation agreed upon. Please send to Bob by FAX 464-4700.

Also Bob Arterburn should be notified and be present before any water tap is made into the lateral line which serves this property.

**MESA COUNTY SCHOOL DISTRICT #51**

4/29/03

**Lou Grasso**

242-8500

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Following are estimated student impacts for three developments. I have identified the development and then listed the Program/Schedule Capacity, 2/03 enrollment and estimated student impact at the attendance area schools for the development. Please contact me at 242-8500 if you have questions or need additional information.

Monarch Glen:

Thunder Mr. Ele: 562/615/15 Bookcliff Middle: 475/520/6 CHS:  
1470/1652/9

**CITY TRANSPORTATION ENGINEER**

4/29/03

**George Miller**

256-4123

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Site had been reviewed in the general meeting process. Proposal is to develop 65 single family homes. Site extends east from 30 Rd and will link to existing stub connections at Star Light (north, and south of site), Milburn. Site's main access will be from 30 Rd at F 3/10 extended.

Proposal shows traffic calming (3 speed tables) along the main E-W road (Milburn Dr.). Plan shows left turn facilities on 30 Rd, but does not provide a complete striping detail. As part of the widening, plan shows new asphalt placements on 30 Rd.

Comments:

1. This is a prelim. Plan so this comment section will simply overview final design concerns for future submittals..
2. On 30 Rd, existing and future striping details, as well as existing and future signing, and area access details will need to be provided within the shown scope of the plan.
3. Striping details will need to conform with TEDS chap 6 details relating to transition rates for the currently posted 30 Rd speed limit, as well as the storage and turn lane transition lengths also detailed in Chap 6.
4. With respect to asphalt seam placements on 30 Rd, all seams will need to be either on the (future) lane lines or mid lanes. Seam placements on wheel paths produce accelerated degradation of mat..
5. Future plans will need to show stop and street name placements. On this design, all north and southbound movements will be stopped, except for westbound F 3/10 at 30 Rd. There will also be need for "No outlet" postings, where appropriate.
6. Future plans will need to show street light placements (required at all intersections).
7. Landscaping design will need to comply with sight distance required clearances as detailed in TEDS chaps 5 & 6..

**COLORADO GEOLOGIC SURVEY**

4/29/03

**Sean Gaffney**

303-866-2611

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In response to your request, I visited this property to review the plat. A Preliminary Plan set (4-1-03), prepared by Landesign; a Preliminary Drainage Report (3-28-03), prepared by Landesign;

**REVIEW COMMENTS / PP-2003-060 / PAGE 8 of 9**

and a Geotechnical Investigation (4-1-03), prepared by Geotechnical Engineering Group; were included in the referral.

The proposed sixty-five lot residential subdivision is located on approximately 18.5 acres of topographically flat, undeveloped land. The referral indicates that water and sanitary sewer service will be provided by the local district. The site geology consists of Holocene and late  $\zeta$  Pleistocene alluvium and colluvium.

The following conditions were described in the referral and observed during the site visit:

**1) Soils.** As noted in the Geotechnical Group's report, the soils on this site are very soft with increasing depth. The blow counts shown on the test pit logs, presented in the geotechnical report, show very soft soil horizons at depth. The report text also notes that a competent underlying stratum of soil or bedrock was not observed in this investigation. While the turned-down slab foundations outlined in the geotechnical report may be feasible for construction, the overall performance of these foundations will ultimately depend on the stability of the subgrade at the time of construction.

If the turned-down slab foundations are desired, the builder should anticipate the need to prepare and stabilize the subgrade for each foundation. If excessively unstable conditions are observed at the time of construction, more costly stabilization efforts, such as over-excavation and replacement, may be necessary to prepare the site. As noted in the Geotechnical Engineering Group's report, deep foundation systems would further reduce the risk of foundation settlement and allow for the construction of structurally supported flooring systems. If site specific geotechnical investigations show that the subgrade is very soft at the proposed slab  $\zeta$  footing level, deep foundation systems should be considered as an alternative foundation design.

**2) Site Drainage.** As noted above, the existing soil conditions are very soft at a relatively shallow depth. To avoid creating unstable soil conditions below foundations and other site improvements, the site should be graded to ensure that all stormwater and irrigation runoff is directed away from foundation systems. Runoff should not be allowed to pond in near foundations or roadways.

In summary, the existing soil conditions on this site will constrain the designs for site development, but should not preclude the approval of the project. Provided that the foundations constructed on this property are designed based on lot-specific geotechnical investigations, standard mitigation designs for construction on soft soils should accommodate the site conditions. Please feel free to contact me at (303) 866-2611 if you have any questions or concerns.

Comments not available as of 5/6/03:  
City Fire Department  
Parks & Recreation Department  
City Police Department

**REVIEW COMMENTS / PP-2003-060 / PAGE 9 of 9**

Qwest  
RTPO  
Urban Trail Committee  
Xcel



City of Grand Junction  
Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction CO 81501

Telephone: (970) 244-1430  
Fax: (970) 256-4031  
Email: CommDev@ci.grandjct.co.us



# Response to Review Agency Comment Sheet

*(Petitioner: Please fill in blanks in this section only unless otherwise indicated)*

Date: 0618/03

To Review Agency: **City Community Development**

File No: <sup>PP</sup>~~RZ~~-2003-060

Staff Planner: \_\_\_\_\_

*(To be filled in by City Staff)*

*(To be filled in by City Staff)*

Project Name: **Monarch Glen Subdivision**

**RECEIVED**  
**COMMUNITY DEVELOPMENT**  
**DEPT.**

Location: **30 Road and F 3/10 , Grand Junction, CO**

A development review meeting has been scheduled for the following date: \_\_\_\_\_

*(To be filled in by City Staff)*

## COMMENTS

*(For Review Agency Use)*

**Outside Review Agencies:** Please email comments to: [CommDev@ci.grandjct.co.us](mailto:CommDev@ci.grandjct.co.us), FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If your review agency does not comment, additional review information will not be provided. (Please attach additional sheets if needed.)

**City Review Agencies:** Please type your comments in Impact AP.

**All comments must be returned to the Community Development Department no later than**

\_\_\_\_\_  
*(To be filled in by City Staff)*

**NOTE:** Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed By \_\_\_\_\_

Date \_\_\_\_\_

Email Address \_\_\_\_\_

Telephone \_\_\_\_\_

Revised August 2002

*Brian*



# Just Companies, Inc.

COMMERCIAL • RESIDENTIAL CONSTRUCTION

2505 Foresight Circle # A • Grand Junction, CO 81505 • (970) 245-9316 Phone (970) 256-9717 Fax

February 26, 2003

A Neighborhood Meeting will be held to discuss the development of the old Krizman Property now known as Monarch Glen. This property is across from F 3/8 Road on 30 Road.

You are invited to stop by and review the preliminary plan and discuss any concerns you have with the developer and a representative from the city.

**Date:** March 10, 2003

**Time:** 7 thru 8 p.m. (Open forum, come anytime during this hour)

**Place:** Bray & Company Training Room

1007 N. 7<sup>th</sup> Street

Grand Junction, CO 81501

*"Just Better Builders"*

*2-27-03*

NAME	Address	Phone #
George Montes	576 Pioneer Rd	255-0391
Henry Hayes	62430 Rd	434-7885
Gary Conklin	3007 Country Rd.	434-9779
Lindsay Holmes	3022 1/2 Country Rd.	523-8736
Pat Cecil	City 6J	244-1439
Ted Relihan	2996 F <sup>3/10</sup>	243-4829
Dane & Amanda Baker	623 30 Rd	
Neil Glyn	3024 Vin Rose Way	523-4425
Chuck & Carol Watters	3010 Vin Rose Way	434-0868
Onane & Patty Lozinski	3008 Vin Rose Way	523-9664
Lawrence & Jean Snowden	623 Starlight Dr.	523-4555
Rodney Berger	3023 Country Road	434-7962
David Hoffman	3020 1/2 Country Road	523-0329
Janet & John Arsenault	624 Argana Dr	434-7997
Jennat Mike & Hope Furey	631 30 Rd	245-9191

**From:** Jody Kliska  
**To:** Mike McDill; Pat Cecil; Tim Moore  
**Date:** 7/10/03 8:13AM  
**Subject:** DevRev 30 Rd 626 Monarch Glen Comments on Left Turn Rebutta 7-9-03I

Attached is George's response to the LanDesign letter. I would agree with George that as a safety concern, we should require the installation of a turn lane. I cannot tell from the comments or the conversations whether or not it is possible to add asphalt to the existing pavement to install a turn pocket with 50' of storage length and whatever taper is necessary. 30 Road is identified as a major collector street on the Grand Valley Circulation Plan and the intersection with Patterson was identified as a candidate for major improvements in the Clifton Traffic Study.

**CC:** George Miller

**From:** Mike McDill  
**To:** Jody Kliska; Pat Cecil; Tim Moore  
**Date:** 7/10/03 9:00AM  
**Subject:** Re: DevRev 30 Rd 626 Monarch Glen Comments on Left Turn Rebutta 7-9-03

Pat,

George's memo is sufficient justification to hold the development responsible for this left turn lane.

If there is any possible way for this facility to be constructed within available right-of-way, it should be built. If there is no possible way to construct it within available right-of-way, the developer should make payment in lieu of the full cost of this construction, including a fair amount for the purchase of the necessary right-of-way.

Hopefully, this decision will allow this development to proceed through the rest of the normal review process and on to construction.

MIKE M.

>>> Pat Cecil 07/10/03 08:18AM >>>

Well, in reading George's response, it appears that the left turn lane is still needed. I don't see how this is documentation that the improvement is not needed. Maybe I'm reading it wrong, but that's what it looks like to me. I need clarification immediately from the decision maker if I'm to proceed down the path that the left turn pocket is not being required.

>>> Jody Kliska 07/10/03 08:13AM >>>

Attached is George's response to the LanDesign letter. I would agree with George that as a safety concern, we should require the installation of a turn lane. I cannot tell from the comments or the conversations whether or not it is possible to add asphalt to the existing pavement to install a turn pocket with 50' of storage length and whatever taper is necessary. 30 Road is identified as a major collector street on the Grand Valley Circulation Plan and the intersection with Patterson was identified as a candidate for major improvements in the Clifton Traffic Study.

**CC:** Bob Blanchard; George Miller; Mark Relph

DevRev 30 Rd 626 Monarch Glen Comments on Left Turn Rebuttal.

Big Picture – I don't care if the City or the developer builds the turn lane. I care that, if the lane is warranted, it is built. I'd rather take the heat for endorsing the lane now than attempt to provide explanation for it not being there in the future when reviewing rear end collision diagrams at this site's access.

I feel that it is justified to presume a "worst case" need for a left turn pocket (with minimal storage capacity requirements) to best ensure a safe travel way at this site's access. If all points are equal, or arguable, and there is no clear, definitive answer as to whether or not this warrant will be met at any time in the next 20 years, I would push for installation of the turn lane.

LanDesign Key Comments:

1. There will be no future 29/I-70 connection (2<sup>nd</sup> page, last paragraph, 4<sup>th</sup> line). My belief is that, if there is a northern connection to I-70, it will be used. Furthermore, the I-70 route will be more heavily used as expected Patterson growth volumes occur, independent of immediate area growth.

I believe it is a "given" that development (demand), will push this I-70 link (and a 29 Rd – 30 Rd connection), whether or not such a linked route is envisioned.

2. Projected annual volume growth rate will be 1% or less (last line of 2<sup>nd</sup> paragraph, page 2).

Baker (in the Clifton Traffic Study) has estimated between 1 and 2.2% annual growth for this section of 30 Rd (it is not clear which end of the range is the more current estimation, and it is not clear if the range is based on the same assumptions about a connection to I-70 at 29 Rd). As I'd stated above, I believe future volumes can and will grow independently of area growth if an I-70 link occurs, and I believe that growth rate will be in excess of 1% / year, because there has been a demonstrated higher density development in the Airport Critical Zone, and, again, because there will be "out of area" trips to and from I-70 for no other reason than avoidance of traffic backups on Patterson. Furthermore, growth will beget growth. Other area attractors (such as local retail sites) will be developed as market demand arises with volume increase. Arguably, a 30 Rd growth rate of 2% may be as likely an underestimation as an overestimation.



**City of Grand Junction**  
Department of Public Works and Utilities  
Engineering Division  
250 North Fifth Street  
Grand Junction, CO 81501-2668  
FAX: (970) 256-4011

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June 11, 2003

Mr. Chris Darnell  
LANDesign  
244 N. 7<sup>th</sup> Street  
Grand Junction, CO 81501

RE: TEDS Exception No. 18-03, for Intersection Spacing at Monarch glen Subdivision, 626  
30 Road

Dear Chris;

Please find attached the committee's decision on the above request. You may use this decision to proceed through the development review process.

If you have any question concerning this decision, please feel free to contact the Development Engineer in charge of your project or me at (970) 256-4047.

Sincerely,

Michael G. McDill, P.E.  
City Engineer

C: Laura Lamberty, Development Engineer (256-4155)  
Pat Cecil, Development Services Supervisor



**City of Grand Junction**  
Department of Public Works and Utilities  
Engineering Division  
250 North Fifth Street  
Grand Junction, CO 81501-2668  
FAX: (970) 256-4011

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### DESIGN EXCEPTION #DE18-03

To: Mark Relph, Director of Public Works & Utilities

Thru: Tim Moore, Public Works Manager

Copy to: Laura Lamberty, Development Engineer  
Pat Cecil, Development Services Supervisor

From: Mike McDill, City Engineer

Date: May 20, 2003

RE: Exception for Intersection Spacing at Monarch Glen Subdivision, 626 30 Road

#### ***DESCRIPTION OF THE SITUATION***

Applicant is planning to construct a 65 lot subdivision at the above location. They are proposing to construct three loop-lane accesses along the north side of their proposed Milburn Drive. Locations for these loop-lane accesses are constrained by the location of Starlight Drive on the south side of Milburn Drive and their proposed Imperial Lane on the north side. Section 4.1.2, *Offsets*, requires that access either be opposite each other or be separated by at least 150 feet. Section 4.1.1, *Spacing*, requires that accesses be separated by at least 150 feet, centerline to centerline.

The applicant requests exception from Section 4.1.2, *Offsets*. They will also need an exception to Section 4.1.1, *Spacing*.



## **EXCEPTION CONSIDERATIONS**

**1. Will the exception compromise safety?**

Milburn Drive is designated as a Residential Collector Street on the Grand Valley Circulation Plan. Except for their extra width, Residential Collectors have all of the same geometric criteria as Residential Streets. This being the case, access spacing should also be the same. The proposed revisions to TEDS will allow spacing and offsets as short as 50 feet. All of these spacings that are less than 150 feet are longer than 50 feet. Therefore there should be no compromise of safety for any of these locations.

**2. Have other alternatives been considered that would meet the standard?**

Laura points out that there could be minor lot line adjustments to make all but one of these intersections meet the 150 foot requirement. However, if they will meet the proposed spacing there does not seem to be any justification for requiring any additional engineering.

**3. Has the proposed design been used in other areas?**

We have approved a number of other situations with spacing less than 150 feet but more than 50 feet.

**4. Will the exception require CDOT or FHWA coordination?**

No.

**5. Is this a one-time exception or a manual revision?**

This anticipates the propose revision of this section of TEDS.



**Staff Recommendation**

I recommend approval of the requested Design Exceptions to Sections 4.1.1, *Spacing* and 4.1.2, *Offsets*, to allow a reduced spacing between the proposed and existing intersections.

Recommended by: 

Approved as Requested:

Denied:

  
Kathleen Blackwood  


May 12, 2003

Mike McDill, City Engineer  
City of Grand Junction  
Public Works and Utilities  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

**RE: Traffic Engineering Design Standards (TEDS) Exception Request  
Section 4.1.1, Access Locations - Spacing  
Monarch Glen Subdivision – 626 30 Road**

Dear Mike:

Please accept this letter on behalf of the developer, *EDKA Land Company, LLC*, for the proposed residential subdivision known as Monarch Glen located near 30 and F Roads. This letter outlines the developer's request for a TEDS exception to the 'Access Locations - Spacing' defined in Section 4.1.1 of the TEDS manual.

### **Background**

The developer recently submitted a Preliminary Plan application for a 65 lot single-family residential subdivision. Attached as Exhibit 1 is the preliminary plan showing the site layout as proposed. The first round of review comments received from City staff indicates the requirement for a TEDS exception for spacing between the eastern lane of King's Glen Loop and Imperial Lane. In addition, further conversation with City staff resulted in the requirement for an exception for the spacing between both lanes of Regal Glen Loop and Starlight Drive as well as between the western lane of Regal Glen Loop and Imperial Lane.

### **Proposed Exception**

As a result of City staff requirements, the developer is requesting a TEDS exception to the 'Access Locations - Spacing' defined in Section 4.1.1 of the

TEDS manual. As shown on Exhibit 1, the following intersection centerline spacings are proposed:

east King's Glen Loop – Imperial Lane	138.49'
west Regal Glen Loop – Imperial Lane	149.26'
west Regal Glen Loop – Starlight Drive	146.33'
east Regal Glen Loop – Starlight Drive	61.33'

The developer is requesting the above spacings in lieu of the 150 feet required by TEDS.

### **Alternatives Considered**

Obviously, several alternatives are available for layout of the proposed development. Following is a listing of alternatives as well as some items to consider for each.

#### **Alternative #1 – Loop lanes with access spacing < 150 feet.**

- The developer would like to construct the loop lanes as proposed in Exhibit 1 in order to offer a unique and different layout style for the development that is not found in many developments in Grand Junction. The loop lanes as proposed do indeed meet City geometric standards for loop lanes as well as City Fire Department regulations.
- Each loop lane contains only seven residences. Although the loop lanes will be public streets, they are more a shared driveway for the seven residences rather than a full-scale residential street. Through traffic on the loop lanes will be very minimal. As a result, the loop lanes will not have the vehicle traffic volumes that full-scale residential streets have, and turning movement conflicts on Milburn Drive will be minimal.
- Due to the requirement by City staff to design internal street connections to Milburn Drive, Starlight Drive (north), and Starlight Drive (south) in addition to the main access from 30 Road, the layout of the development has only this option available that can utilize loop lanes and maintain the number of lots necessary to make this development economically viable.