



DEVELOPMENT APPLICATION

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

We, the undersigned, being the owners of property 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 checked="" 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: _____ To: _____

Site Location: 658 29 Road
Grand Junction, CO 81504

Site Tax No.(s): 2943-052-00-077

Site Acreage/Square Footage: 4.68-acres

Project Description: Preliminary Plat for Forrest Glen Subdivision

<u>Maxwell Sneddon & Carole M. Sneddon</u>	<u>Maxwell Sneddon & Carole M. Sneddon</u>	<u>Development Concepts, Inc. c/o Mike Joyce, AICP</u>
Property Owner Name	Developer Name	Representative Name
<u>895 24 1/2 Road</u>	<u>895 24 1/2 Road</u>	<u>2764 Compass Drive, Suite 201</u>
Address	Address	Address
<u>Grand Junction, CO 81505</u>	<u>Grand Junction, CO 81505</u>	<u>Grand Junction, CO 81506</u>
City/State/Zip	City/State/Zip	City/State/Zip
<u>(970)245-0688</u>	<u>(970)245-0688</u>	<u>(970) 255-1131</u>
Business Phone No.	Business Phone No.	Business Phone No.
		<u>dcigj@attbi.com</u>
E-Mail	E-Mail	E-Mail
		<u>(970) 255-1159</u>
Fax Number	Fax Number.	Fax Number
<u>Maxwell Sneddon</u>	<u>Maxwell Sneddon</u>	<u>Mike Joyce, AICP</u>
Contact Person	Contact Person	Contact Person
<u>(970) 245-0688</u>	<u>(970) 245-0688</u>	<u>(970) 255-1131</u>
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 correct to the best of our knowledge, and that we assume 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 the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing Application 2 January 2003 Date
Mike Joyce, AICP

Signature of Property Owner(s) - attach additional sheets if necessary 1/2/03 Date
Maxwell Sneddon

Signature of Property Owner(s) - attach additional sheets if necessary 1/2/03 Date
Carole M. Sneddon

General Meeting Notes – 658 29-Rd.

December 13, 2002

Major Sub.

Planner: Lisa G.

Engineer: Eric H.

Water: fire flow form
Sewer: extend from F ½ Rd.
Drainage: detain
Flood plain: --
Wetlands: --
Access: see notes below
Site circulation: --
TCP: yes
CDOT permit: --
Street class: 29 Rd.: Principal Arterial (110' ROW)
Street improvements: yes – see notes below
Other: --

Streets/Traffic notes:

Must dedicate additional right-of-way as needed, and a 14' multi-purpose easement along the entire 29 Road frontage. City CIP schedule indicates that this section of 29 Road will begin design and construction in 2008. Since this City project is more than 2 years out, the developer must construct half-street improvements along entire 29 Road frontage per the Principal Arterial standard street section. First internal intersection must meet minimum spacing requirements from 29 Road. Must stub street connections to north, east, and south property lines. Developer must coordinate with the City Traffic Engineer's office (256-4123) to determine whether a Traffic Impact Study will be required, whether any turn lanes or accel lanes will be required as part of this project, to determine the correct location of the access street, and to determine the class of the proposed access street. Given the Primary Arterial classification of 29 Rd., the access street into the subdivision must be 600 feet from F ½ Rd., per TEDS. Location of the access street must not inhibit access to future development of the properties on the opposite side of 29 Road.

Drainage notes:

Stormwater runoff must be detained per SWMM.

Utility notes:

Must extend sewer to the property from F ½ Road. Must provide a Fire Flow Form filled out by the water supplier.

DevRev 29 Rd 658 Gen Mtg Housing Sub 12-9-02 Miller

This site was apparently reviewed in a pre-app in 4-02, but Transportation was not involved in the meeting.

Proposal is to develop a single parcel, with the larger perspective in mind that this parcel, and its entering roadway will serve as the entry way for development to the east and north. This road, or its connections are intended to extend to what will be F $\frac{3}{4}$ Rd to the north.

This site is traversed by two ditches, both of which are slated for Bike-Ped easements by the 2001 Urban Trails Master Plan. Urban Trails also requires development of both walk and bike lane development along the site's 29 Rd frontage.

The proposal is to develop 19 single family lots on this 5 acre site.

Proposal Comments:

1. It is appreciated that the developer envisions the larger area development picture, realizing the reality of the development of F $\frac{3}{4}$ and this original parcels role in connection to that development.
2. In light of that development scenario, and 29 Rd's role, as a principal arterial, this site's access road (from 29 Rd) will be established as a full movement interchange, but may have to be restricted to limited movement as F $\frac{3}{4}$ develops, and volumes increase on 29 Rd. With respect to intersection placement, it would be desirable that the access intersection be placed midway between F $\frac{1}{2}$ and the future F $\frac{3}{4}$.
3. Additionally, in support of the expected volume increases on 29 Rd, and the resulting need to limit access points, this site will be required to provide connection links to adjacent undeveloped parcels.
4. At current 29 Rd volumes (approx. 500 adt), and site development levels, no 29 Rd turn lane improvements are required, though (as noted above) Urban Trails improvements requirements do exist.
5. Developer should keep road link point concerns in mind in viewing future development options for adjacent parcels. There are City limitations to the allowed dead end lengths for road sections. Ideally, the property boundaries to the east of this site's east boundary would serve well as north-south link routes, in concert with F $\frac{3}{4}$ development. Along the same line, F $\frac{3}{4}$, itself, should develop simultaneously, being available for outside connection as these north-south routes develop.

General Meeting/Pre-Application Conference Checklist

Date 12/9/02

Applicant Mike Joyce Phone 205-1131 Tax Parcel # 2943-052-00-077

Location 658 29 Road Proposal Preliminary Plan for RMF-5

Meeting Attendees RD, LG, MJ, GM,

While all factors in a development proposal require careful thought, preparation and design, the following circled items are brought to petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process. General meetings and pre-application conference notes/standards are valid for only six months following the meeting/conference date shown above. Incomplete submittals will not be accepted. Submittals with insufficient information identified during the review process, which have not been addressed by the applicant will not be scheduled for a public hearing. Failure to meet any deadline for the review process may result in the project not being scheduled for hearing or being pulled from the agenda. Any changes to the approved plan will require re-review and approval prior to those changes being accepted.

ZONING & LAND USE

- a. Zoning:
- b. Future Land Use Designation:
- c. Growth Plan, Corridor & Area Plans Applicability:

OFF-SITE IMPACTS

- a. access/right-of-way required
- b. traffic impact
- c. street improvements
- d. drainage/stormwater management
- e. availability of utilities

SITE DEVELOPMENT

- a. bulk requirements - per RMF-5
- b. traffic circulation
- c. parking (off-street: handicap, bicycle, lighting)
- d. landscaping (street frontages, parking areas)
- e. screening & buffering
- f. lighting & noise
- g. signage - requires a separate permit

MISCELLANEOUS

- a. revocable permit
- b. State Highway Access Permit
- c. floodplain, wetlands, geologic hazard, soils
- d. proximity to airport (clear or critical zone) - n/a

OTHER

- a. related files PRE-2002-102
- b. neighborhood meeting

FEES

- a. application fee: \$630 + \$15/acre
Due at submittal. Checks payable to City of GJ
- b. Transportation Capacity Payment (TCP):
- c. Drainage fee:
- d. Parks Impact Fee:
- e. Open Space Fee or Dedication:
- f. School Impact Fee:
- g. Recording Fee:
- h. Plant Investment Fee (PIF) (Sewer Impact):

PROCESSING REQUIREMENTS

- a. Documents - ZDC, SSID, TEDS, SWMM
- b. Submittal Requirements/Review Process
- c. Annexation (Persigo Agreement)

PLANNER'S NOTES

- RMF-5
- 29 Road corridor - see notes for Eric Davis on requested ROW
- See Open Space section of zoning code which will apply at the final approval for this project
- Neighborhood Meeting will not be required, but is highly recommended. (See attached info.)
- See attached meeting notes from City Development Engineer, Fire Department, and Traffic Engineer.
- See notes from Development Engineer on the process to apply for a TEOS exception for stubbing street access to adjacent properties.
- Proposed plan proposes only 11' street connection to adjacent property. The plan contains 2' wide frontage lots and 9' double frontage. The plan also proposes 3' flag lots which exceeds code allowances.
- Include any provision for fencing that the developer may be proposing.



CITY OF GRAND JUNCTION

Community Development Dept. • 250 N. 5th Street • Grand Junction, CO 81501

April 16, 2003

ACCEPTANCE LETTER

A submittal for the Forrest Glen Subdivision (PP-2003-067) has been accepted for review.

If you have any questions regarding the status of this project review, please contact Lisa Cox, the project planner, at 256-4039 or lisac@ci.grandjct.co.us.

Review comments for the project will be available on 5/13/03 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-2003-067

APPLICATION COMPLETENESS REVIEW

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

Date: 4/11/03

Project Name: Forrest Glen Sub. (if applicable)

Project Location: 658 29 Rd. (address or cross-streets)

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

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

FEE PAID: Application: 630⁰⁰ BALANCE DUE:
Acreage: 75⁰⁰ Yes amount \$ _____
Public Works: _____ No

COMPLETENESS REVIEW:
Originals of all forms received w/signatures? Yes No, list is missing items below
make sure the CGS check in goes out in their packet

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

Professional stamp/seal missing from drawings/reports?

No

Yes, list missing items below

- _____
- _____
- _____

Other: Please list below

PROJECT ASSIGNMENT AND PROCESSING

Project Manager: _____ *Lisa* _____

Special Processing Instructions:



Review Agency Comment Sheet

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

Date: 4/14/03 To Review Agency: City Community Development
File No: PP-2003-067 Staff Planner: Lisa

Project Name: Forrest Glen Subdivision Preliminary Plat

Location: 658 29 Road, Grand Junction, CO 81504

Development Review Meeting Date: 5/14/03
(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 this form is not returned, additional review information will not be provided.

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) 5/5/03

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

City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, CO 81501

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



AP 6/4/03

RECEIVED

JUN 04 2003

COMMUNITY DEVELOPMENT DEPT.

Review Agency Comment Sheet

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

Date: 4/14/03 To Review Agency: ~~Aspen~~ Mesa County Irrigation

File No: PP-2003-067 Staff Planner: Lisa

Project Name: Forrest Glen Subdivision Preliminary Plat

Location: 658 29 Road, Grand Junction, CO 81504

Development Review Meeting Date: 5/6/03
(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 this form is not returned, additional review information will not be provided.

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) 5/5/03

Plans acceptable to MCI

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

Charles E McKim Mesa County Irrigation District 3 June 2003
Reviewed By Date

P.O. Box 970 970/464-5209
Email Address Telephone

Palisade, CO 81526



AP
6/2/03

Review Agency Comment Sheet

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

Date: 4/14/03 To Review Agency: Xcel Energy

File No: PP 2003-067 Staff Planner: Lisa

Project Name: Forrest Glen Subdivision Preliminary Plat

Location: 658 29 Road, Grand Junction, CO 81504

Development Review Meeting Date: 5/6/03
(To be filled in by City Staff)

RECEIVED
JUN 03 2003
COMMUNITY DEVELOPMENT
DEPT

COMMENTS

(For Review Agency Use)

NO OBJECTIONS

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 this form is not returned, additional review information will not be provided.

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) 5/5/03

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

LARRY GARCEAN 5/30/03
Reviewed By Date

Larry.Garcean@xcelenergy.com 970-244-2692
Email Address Telephone



Review Agency Comment Sheet

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

Date: 4/14/03 To Review Agency: AT&T Broadband

File No: PP-2003-067 Staff Planner: Lisa

Project Name: Forrest Glen Subdivision Preliminary Plat

Location: 658 29 Road, Grand Junction, CO 81504

Development Review Meeting Date: 5/6/03
(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 this form is not returned, additional review information will not be provided.

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) 5/5/03

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

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

BRESNAN

Communications

April 28, 2003

Forest Glen Subdivision
Community Development Department
250 North 5th Street
Grand Junction, CO 81501

Dear, Maxwell Sneddon

We are in receipt of the plat map for your new subdivision, **Forest 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 Bresnan Communications, 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 Bresnan Communications, fill-in of the trench once cable has been installed in the trench.
3. We require developers to provide, at no charge to Bresnan Communications, 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. Bresnan Communications 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 Bresnan Communications in order to extend the cable TV service to that subdivision.
6. Should Bresnan Communications be required to perform work on any existing aerial or underground cable TV lines to provide service to the subdivision, Bresnan Communications 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

AP
5/4/03

REVIEW COMMENTS FOR FOREST GLENN SUBDIVISION PRELIMINARY PLAN -
CENTRAL GRAND VALLEY SANITATION DISTRICT (FILE #PP2003-067), 05/05/03.

The following are the Central Grand Valley Sanitation District's review comments on the Preliminary Plan for the proposed Forest Glenn Subdivision:

1. It will be necessary to extend a sewerline from the District's existing system that presently terminates at MH-OR134 at the intersection of 29 Road and F½ Road. The sewerline extension along 29 Road will need to be incorporated with the improvements for the proposed development that will be the responsibility of the Petitioner. The sewerline along 29 Road should be located with the City/County's proposed street section in mind that will ultimately be constructed along 29 Road in the future.

Because of potential development along the 29 Road corridor, the minimum pipe size should be 10- or 12-inches depending on the available grade for the proposed sewerline that will need to be determined as part of the final design.

2. It appears that the 29 Road sewerline shown on the Preliminary Plan is in conflict with the existing gas line.
3. The proposed sewerline along Arran Boulevard should be sized to accommodate future peak flows from potential development to the east. The sewerline along Arran Boulevard may need to be upsized from the minimum 8-inch diameter to 10-inch diameter. A capacity analysis and potential future flows need to be developed as part of the final design, once sewerline grades along Arran Boulevard are determined.
4. There is some questions as to what is proposed with the irrigation canal and how it could impact the sewerline.
5. All of the District's requirements for sewerline extensions within new subdivisions will need to be met as part of final platting of the subdivision if the preliminary Plan is approved.

Please make the petitioner aware of the District's requirements for providing sewer service to the subdivision that will require an extension of the District's system from 29 and F½ Road approximately 600-feet to the north.

Lisa

AP
5/6/03

DUFFORD, WALDECK, MILBURN & KROHN, L.L.P.

ATTORNEYS AT LAW
744 HORIZON COURT, SUITE 300
GRAND JUNCTION, COLORADO 81506
TELEPHONE (970) 241-5500
FAX (970) 243-7738

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FLINT B. OGLE
OF COUNSEL

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(1919-1998)

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SAM D. STARRITT†

AMY M. GOLDEN-
MICHAEL A. KUZMINSKI*
JOHN R. PIERCE*

MOAB, UTAH
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400 SOUTH 3RD STREET
MONTROSE, COLORADO 81401
TELEPHONE (970) 249-4500

-ADMITTED IN CALIFORNIA ONLY
*ALSO ADMITTED IN OREGON
*ALSO ADMITTED IN UTAH
†ALSO ADMITTED IN WYOMING

May 5, 2003

RECEIVED
MAY 05 2003
COMMUNITY DEVELOPMENT
DEPT.

Mr. Maxwell and Carole M. Sneddon
895 24 1/2 Road
Grand Junction, CO 81505

Re: Forrest Glen Subdivision

Dear Mr. and Mrs. Sneddon:

Our firm represents Palisade Irrigation District ("PID"). PID has a historic ditch easement that runs across your property at 658 29 Road. A survey, which was created and recorded by Western Engineers, shows the exact location of this 50 foot wide easement from the east boundary to the west boundary of your property. Based on the drawings PID has reviewed as part of your preliminary plan for the Forrest Glen Subdivision, it appears that there are planned improvements that would substantially infringe on those easement rights. Please note that PID considers its easement to be an important part of its water delivery system, and as such, it must insist that no permanent improvements or facilities be built over its canal easement. If you have questions regarding the easement, please contact PID directly. Thank you for your attention to this matter.

Sincerely,



Nathan A. Keever

NAK/cmm

cc: Community Development Department - hand delivered ✓
Development Concepts Inc. - hand delivered
PID

Lisa

From: Service Planners <serviceplanners@gvp.org>
To: City Grand Junction <CommDev@ci.grandjct.co.us>
Date: Wed, Apr 16, 2003 3:12 PM
Subject: Forrest Glen Subd. Preliminary Plan

AP
4/17/03

Need easement along 29 road , to relocate existing G.V. Power overhead 3 phase feeder line.
Thanks, Perry Rupp

From: George Miller
To: Cox, Travis
Date: 5/8/03 5:28PM
Subject: Re: Forrest Estates and Forrest Glen comments

Travis, following my comments in address of your questions for both sites are documentation to date on these issues. I'll forward this to Lisa, Eric, and Mike McDill, as well.

Forrest Estates (South side of F ½ Rd, btwn 29 and 29 ½ Rds - 19 acres, 87 lots). Due to very low present and expected volumes on F ½ Rd (and expected trip distribution routing), left turn warrants will not be bet for F ½ Rd at the site. Likewise, impacts to surrounding intersections on F ½ Rd will be negligible, due to prevailing and projected volumes, as well as to forthcoming capital improvements on 29 Rd.. No Impact Study is required for this site.

Previous comments pertaining to site access placement on F ½ Rd and interparcel connectivity still apply (though it is presumed that the vast majority of site trips will utilize F ½ Rd, due to site calming needs with respect to adjacent parcels).

Forrest Glen (east side of 29 Rd between F ½ and G Rds) - Initial phase Prelim Plan was recently submitted, and you'd forwarded the site plan of this and ensuing phases. This master plan shows a connecting road extending east from 29 Rd then curving north to extend to G Rd. Along the North-South section of this connecting road, you've shown an additional East-West "feeder" road that will serve as a link to future Forrest Glen phases as well as to adjacent parcels.

You've described this connector road as serving as a residential collector (that will carry in excess of 1000 trips / day), so it should be built to that expanded cross-section. With respect to area improvements for the overall site development, further clarification is needed on the total number of lots and land use at completion. It is possible that there will be need for G Rd improvements beyond the bounds of the site frontage. With that consideration in mind, it may be desirable to seek an outside opinion (Impact Study) to help you evaluate potential flows to G Rd at the proposed site access point and at 29 Rd, as well as the internal 4 way intersection, and at 29 Rd and the internal collector road.

As mentioned in the General Meeting for this overall plan, it is likely that the connector road's 29 Rd access point will likely have restricted movement as 29 Rd develops to full intended function and capacity, and that future full movement intersections will likely be at F ½ and G Rds only.

There have been additional comments made relative to Phase 1's side road layout (pertaining to a need to minimize dual frontage lots) that will be provided as part of the formal development comments for the submittal.

I hope this addresses all your concerns for both sites. Thanks.

>>> "Travis Cox" <TCoxMDY@attbi.com> 05/07/03 11:47AM >>>
George:

The map I brought to you is a worksheet that was used with our team and City staff when preparing our current layout. The street layout for the 4.68 acre site is as per the concept at the time the master concept was prepared. I did not change the layout because what I gave you is exactly what was used in the earlier discussions. Please disregard that layout, what we submitted as our preliminary plan is the proposed layout.

How are things coming with your determination of the need for a traffic impact study on 2925 F 1/2 Road (Forrest Estates)?

----- Original Message -----

From: "George Miller" <georgem@ci.grandjct.co.us>
To: <TCoxMDY@attbi.com>
Sent: Wednesday, May 07, 2003 8:28 AM
Subject: Re: 02-715 Forrest Estates - Traffic Impact Study

> Thanks, Travis. I do remember the site. I'll review today.
>
> I looked at the packet you'd left yesterday. Thank you. I wanted to
> ask why the road pattern in the section at 29 Rd varied from what was
> recently submitted for review? Which is to be your proposal?
>
> Mike McDill asked me to forward a thanks to you for all your good work
> in these matters. I wanted to pass along my own, too. Thank you.
> >>> "Travis Cox" <TCoxMDY@attbi.com> 05/07/03 08:23AM >>>
> George:
>
> You may remember attending a preapplication conference on Dec. 23, 2003
> for a potential subdivision at 2925 F 1/2 Road (2943-053-00-039). Lisa
> Cox is the Planner and Eric Hahn is the Development Engineer for this
> project. One of the notes mad on the Submittal Checklist is to check if
> a Traffic Impact Study is required by the Transportation Engineer.
> Following is some information about the project so that you may make the
> determination:
>
> The parcel is just over 19 Acres and has approximately 660 ft. of
> frontage on F 1/2 Road. The parcel is currently zoned RSF-4 in the
> County, but a RMF-5 zoning will be requested with the request for
> annexation. When submitted the preliminary plan will show 87 single
> family lots.
>
> We are proposing one access on F 1/2 Road, a connection with the
> existing F 1/4 Road stub to the west, a connection to the existing F 3/8
> Road stub to the south, a proposed stub of F 1/4 Road to the east, and a
> proposed stub to parcel 2943-053-00-033 to the east.
>
> Please reply with your determination of whether or not we need to
> provide a traffic impact study with the Preliminary Plan submittal.
> Thank you.
>
> Travis Cox
> MDY Consulting Engineers, Inc.
> Horizon Park Plaza
> 743 Horizon Court, Suite 100 & 311
> Grand Junction, CO 81506
> PHN: (970) 241-2122
> FAX: (970) 241-2662
> E-Mail: TCoxMDY@attbi.com
>

CC: Cox, Lisa; Hahn, Eric; McDill, Mike

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
 5/2/03



DEPARTMENT OF
 NATURAL
 RESOURCES

April 28, 2003

Legal Location : SW ¼ , NW ¼, S5, T1S, R1E
 CGS Case No. MA-03-0070

Bill Owens
 Governor

Greg E. Walcher
 Executive Director

Ron Cattany
 Division Director

Ron Cattany
 Acting State Geologist
 and Director

Ms. Lisa Gerstenberger
 Community Development Department
 250 North 5th Street
 Grand Junction, CO 81501

Re: Forrest Glen, Mesa County, Colorado

Dear Ms. Gerstenberger:

In response to your request, I visited this property to review the plat. A Preliminary Drainage Report (4-9-03), prepared MDY Consulting, Inc.; Preliminary Geotechnical Investigation (4-9-03), prepared by Geotechnical Engineering, Inc.; and a Preliminary Plan Set (4-9-03) prepared by MDY Consulting Engineers; were included in the referral.

The proposed nineteen lot residential subdivision is located on approximately 4.68 acres of topographically flat 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. I am in general agreement with the observations contained in the Geotechnical Engineering Group report. The soils identified on this site. Due to the possibility for property damage associated with these soil conditions, CGS recommends lot-specific geotechnical investigations be completed within the building envelopes at the time of building permit, to determine the engineering properties of these soils. In soils of this type, properly engineered foundation systems are necessary for adequate foundation performance.
- 2) Site Drainage. Consolidating and/or swelling soils are generally poor performers in excessively wet conditions. Considering that, an effort should be made to maintain positive drainage away from the proposed structures by elevating the building pads. Foundation perimeter drains should also be considered with subgrade construction to prevent excessive wetting and resulting failure of foundation subsoils.

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 residential construction should accommodate the site conditions. Please feel free to contact me at (303) 866-2611 if you have any questions or concerns. Please feel free to contact me at (303) 866-2611 if you have any questions or concerns.

Sincerely,

Sean P. Gaffney
Geologist



**Geotechnical
Engineering
Group, Inc.**

Februart 3, 2003

Grand Junction Fire Department
330 South 6th Street
Grand Junction, Colorado 81501

Attn.: Mr. Drew Reekie

**Subject: Transaction Screen Environmental Site Assessment
658 29 Road
Grand Junction, Colorado**

Dear Mr. Reekie:

The Geotechnical Engineering Group, Inc. (GEG) is conducting a Transaction Screen Environmental Site Assessment (ESA) at the above-referenced property (Mesa County Parcel No. 2943-052-00-077). It would be appreciated if you would research your records for any indications of hazardous materials, incidents / spills, or fires at this property.

Thanks for your assistance in this matter. If you have any questions, please don't hesitate to contact me at (970) 245-4078.

Sincerely,
GEOTECHNICAL ENGINEERING GROUP, INC.

**Kenneth L. Walter
Environmental Hydrogeologist**

KLW:mk
(1 copy sent)

NOTICE OF DEVELOPMENT APPLICATION

An application for the development proposal described below, located near property you own, has been received by the Grand Junction Community Development Department. The Department encourages public review of proposed development prior to public hearings. The application, including plans, reports and supporting documentation, is available for review during normal business hours (7:30 A.M. - 5:30 P.M. Monday-Thursday and 7:30 A.M. - 5:00 P.M. on Friday) at City Hall, 250 North 5th Street. City Planning staff is also available to answer questions and explain the development review process.

**PP-2003-067 – FORREST GLEN SUBDIVISION – 658
29 Road**

Request approval of the Preliminary Plan for 19 lots on 4.68 acres in a RMF-5 (Residential Multi-Family-5 units/acre) zone.

Planner Lisa Cox

Courtesy notification cards will be mailed to adjoining property owners prior to a public hearing on this item. However, we encourage you to also verify scheduling in one of the following ways:

- ◆ call the Community Development Department at (970) 244-1430
- ◆ look for a display ad in the Daily Sentinel one day prior to the public hearing (held on the second and sometimes the third Tuesday of each month)
- ◆ You may receive a FAX copy of the Planning Commission agendas by calling CITY DIAL at (970) 244-1500 ext. 211.
- ◆ Agendas for Planning Commission, City Council, and Board of Appeals items are available prior to the hearing at City Hall, 250 North 5th Street.

Please do not hesitate to contact the Community Development Department at (970) 244-1430 if you have any questions.

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CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT DEPARTMENT
250 N 5TH STREET
GRAND JUNCTION, CO 81501



MICHAEL D ROBERTS
658 29 ROAD
GRAND JUNCTION, CO 81506-4861

NOTICE

ROBE658 815062005 1102 05 04/21/03
RETURN TO SENDER
ROBERTS, MICHAEL
MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER



CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT DEPARTMENT
250 N 5TH STREET
GRAND JUNCTION, CO 81501

GRAND JUNCTION
CO



CITY OF GRAND JUNCTION
COMMUNITY DEVELOP
250 NORTH 5TH STREET
GRAND JUNCTION, CO 81501

NOTICE OF DEVELOPMENT APPLICATION

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

AD
5/12/03

April 28, 2003

Legal Location : SW ¼ , NW ¼ , S5, T1S, R1E
CGS Case No. MA-03-0070

Ms. Lisa Gerstenberger
Community Development Department
250 North 5th Street
Grand Junction, CO 81501

Re: Forrest Glen, Mesa County, Colorado

Bill Owens
Governor

Greg E. Walcher
Executive Director

Ron Cattany
Division Director

Ron Cattany
Acting State Geologist
and Director

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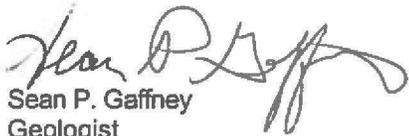
The proposed nineteen lot residential subdivision is located on approximately 4.68 acres of topographically flat land. The referral indicates that water and sanitary sewer service will be provided by the local district. The site geology consists of Holocene and late – Pleistocene alluvium and colluvium.

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

- 1) Soils. I am in general agreement with the observations contained in the Geotechnical Engineering Group report. The soils identified on this site. Due to the possibility for property damage associated with these soil conditions, CGS recommends lot-specific geotechnical investigations be completed within the building envelopes at the time of building permit, to determine the engineering properties of these soils. In soils of this type, properly engineered foundation systems are necessary for adequate foundation performance.
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Sincerely,


Sean P. Gaffney
Geologist

MDY CONSULTING ENGINEERS INC.

HORIZON PARK PLAZA
743 HORIZON COURT, STE. 311
GRAND JUNCTION, CO 81506

- PHN: (970) 241-2122
- FAX: (970) 241-2662

TRANSMITTAL LETTER

DATE: 6/23/03

TO: LISA COX

DELIVERED BY: TRAVIS COX

RE: 02-716 ~ FORREST GLEN

COPIES	DATE	NO.	DESCRIPTION
17	6/23/03	1 PKT.	PRELIMINARY PLAN RESUBMITTAL

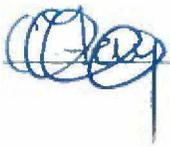
COMMENTS:

RECFIVED

JUN 23 2003

COMMUNITY DEVELOPMENT
DEPT.

SIGNED:  MDY CONSULTING ENGINEERS, INC.

PREPARED BY: TRAVIS COX w/ MDY RECEIVED BY:  DATE:

From: Lisa Cox
To: Cox, Travis
Date: 7/8/03 8:30AM
Subject: Re: 02-716 Forrest Glen Subdivision

Travis,

I should know more later this week about the status of this project and when it may be scheduled for Planning Commission. As soon as I know, I will email you right away.

You should know that many of my projects are about to be reassigned to other planners as I will be out of the office for an unknown period of time beginning as soon as possible. Every effort will be made to ensure that the review process continues without delay. The reassignments will take place Wednesday afternoon and you will be notified of the new planner's name and contact information as soon as possible.

I will email you later this week with information about Forrest Glen. Thanks.

Lisa Cox, AICP
Senior Planner
970.256.4039

>>> "Travis Cox" <TCoxMDY@bresnan.net> 07/02/03 09:00AM >>>
Lisa:

On June 23, 2003 we submitted revised Preliminary Plan packets for Forrest Glen Subdivision. The packets included a revised Preliminary Plan, both full sized and reduced, as well as a written response to review comments. Assuming all issues have been resolved, what date can we anticipate this project to be before the Planning Commission? Is it reasonable that this item will be on the July 22, 2003 agenda? Please let me know how the review of this project is coming along. Thank you.

Travis Cox
MDY Consulting Engineers, Inc.
Horizon Park Plaza
743 Horizon Court, Suite 100 & 311
Grand Junction, CO 81506
PHN: (970) 241-2122
FAX: (970) 241-2662
E-Mail: TCoxMDY@attbi.com

From: Lisa Cox
To: Spurr, Wendy
Date: 7/13/03 2:24PM
Subject: PP-2003-067, Forrest Glen Subdivision

Wendy,

Will you please schedule this project for the August 12th Planning Commission meeting? If it's okay with everyone, you can put it on the Consent Agenda because we don't have any conditions or issues with the project.

Thank you!

Lisa Cox, AICP
Senior Planner
970.256.4039

CC: Cecil, Pat

From: Lisa Cox
To: Cox, Travis
Date: 7/13/03 3:56PM
Subject: Forrest Glen

Travis,

I just wanted to mention that the only comment I had for Preliminary Plan Approval was that the plans be revised to show the fence along 29 Road in the 5' landscape easement.

If there are no objections to that, then we will try to schedule this project on the Consent Agenda. If there are objections, please let me know right away. Thanks.

Lisa Cox, AICP
Senior Planner
970.256.4039

From: "Travis Cox" <TCoxMDY@bresnan.net>
To: "Lisa Cox" <lisac@ci.grandjct.co.us>
Date: 7/15/03 10:40AM
Subject: Re: Forrest Glen

Lisa,

Thank you for getting back to me with a schedule for Forrest Glenn. We have no objections to revising the Preliminary Plan to indicate a fence along 29 Road. To minimize reproduction, I will deliver a planset for Community Development, the development engineer and a reduced set for the Planning Commission. If you need additional plansets, please let me know.

From myself and everyone at MDY Consulting Engineers, you have our deepest sympathies for your loss.

Travis Cox

----- Original Message -----

From: "Lisa Cox" <lisac@ci.grandjct.co.us>
To: <TCoxMDY@bresnan.net>
Sent: Sunday, July 13, 2003 3:56 PM
Subject: Forrest Glen

Travis,

I just wanted to mention that the only comment I had for Preliminary Plan Approval was that the plans be revised to show the fence along 29 Road in the 5' landscape easement.

If there are no objections to that, then we will try to schedule this project on the Consent Agenda. If there are objections, please let me know right away. Thanks.

Lisa Cox, AICP
Senior Planner
970.256.4039

From: Eric Hahn
To: Blanchard, Bob; Bowers, Lori; Cecil, Pat; Costello, Senta; Cox, Lisa; Dorris, Rick; Lamberty, Laura; McDill, Mike; Portner, Kathy
Date: 7/21/03 1:45PM
Subject: landscape & multi-purpose easements

Terry with Grand Valley Power pointed out that two subdivisions (Forrest Glen on 29 Road, and Forrest Estates on F-1/2 Road) are showing a 5' landscape easement squeezed between the right-of-way and the 14' multi-purpose easement. Was the developer directed to do this by somebody in Planning? As far as I'm concerned, we should still be requiring the 14' MP easement to be directly adjacent to the right-of-way, and not separate it with a landscape easement or tract. If a landscape easement is required, it should be "on top of" the MP easement. Can anybody enlighten me on this topic?

CC: Shaver, John

*Need to move landscaping
strip.*

U.S. Postal Service

CERTIFIED MAIL RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

7000 1670 0010 0684 8251

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent to

Dev. Concepts, Mike Joyce

Street, Apt. No., or P.O. Box No.

2764 Compass Dr # 207-1

City, State, ZIP+4

Grand Junction, CO 81506

PS Form 3800, May 2000

See Reverse for Instructions



CITY OF GRAND JUNCTION

Community Development Dept. • 250 N. 5th Street • Grand Junction, CO 81501

Date: July 29, 2003

Applicant: Maxwell Sneddon
Representative: Development Concepts Inc – Mike Joyce

The following item (Forrest Glen Subdivision– PP-2003-067) has been scheduled for Planning Commission on August 12, 2003.

A sign(s) advertising the Public Hearing will be required to be posted no later than this Friday, 8/1/03. The signs are available at the Community Development Department. A \$50.00 deposit is required for a Public Hearing sign. The deposit will be refunded, in full, if the sign(s) is/are returned within 5 working days after the final meeting. A sign is required to be placed facing each road(s) that abuts the project site.

The Staff Report for the project will be available for pick-up after 4 P.M. on Thursday, July 31, 2003.

Please contact the project planner, Lisa Cox, at (256-4039, lisac@ci.grandjct.co.us) if you have any questions relating to this notice.

cc: PP-2003-067

PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

DATE:

AUG 12 2003

TIME: 7:00 p.m.

PLACE: City Hall Auditorium, 250 North 5th Street

A petition for the following request has been received and tentatively scheduled for a public hearing on the date indicated above.

If you have any questions regarding this request or to confirm the hearing date, please contact the Grand Junction Community Development Department at (970) 244-1430 or stop in our office at 250 North 5th Street.

**PP-2003-067 – FORREST GLEN SUBDIVISION – 658
29 ROAD**

Request approval of the Preliminary Plan for 19 lots on 4.68 acres in an RMF-5 (Residential Multi-Family-5 units/acre) zone.

Planner Lisa Cox

From: Lisa Cox
To: Cox, Travis
Date: 9/22/03 1:44PM
Subject: vacating easement

Hi Travis,

Just getting finished with General Meetings and such...Mondays are so hectic! Anyway, I did get a chance to follow up with John Shaver and he said that we are following the correct path in vacating the easement. Even though there aren't any improvements in the easement, and especially because the easement overlays so many building envelopes, that the easement should be vacated.

Hope that helps. Let me know if you have any other questions. Thanks!

Lisa Cox, AICP
Senior Planner
970.256.4039

CC: Hahn, Eric

From: Lisa Cox
To: dcigj@bresnan.net
Date: 9/24/03 2:00PM
Subject: Re: Forrest Glen Sub.

Mike,

Did you ever catch up with Travis about this issue? He and I discussed it last week after I spoke with John Shaver. John said that the easement should be vacated, especially since it could possibly encumber building envelopes for lots.

Hope that helps. I just wanted to make sure that we touched base on this again just in case you hadn't spoken with Travis.

Lisa Cox, AICP
Senior Planner
970.256.4039

>>> <dcigj@bresnan.net> 09/16/03 08:47AM >>>
Lisa,

Just finished visiting with Travis Cox @ MDY concerning the PID easement vacation. He indicated that our surveyor, Kurt Sheppard, visited with Tim Woodmansee to determine if the previously submitted agreement between Max Sneddon and PID would negate the need to apply to the City for a easement vacation. Tim indicated to Kurt that he did not believe that we needed to make the easement vacation application. Would you please visit with Tim & confirm if the easement vacation application is actually needed?

The PID/Sneddon agreement has now been signed by both parties and has been recorded with the Mesa County Clerk. I will get you a copy of the executed agreement ASAP.

Also during Kurt Sheppard meeting with Tim, they evidently discussed two items checked-off for submittal on the submittal checklist -- ROW and Conveyance. Tim indicated to Kurt that neither one of these two items need to be submitted with the Final Plat application. Please just confirm this for us.

Hopefully you can e-mail me back....I still don't know why your previous e-mail wouldn't go through.

Thanks,

--
Development Concepts, Inc.
Grand Junction, CO 81506
970-255-1131

PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

DATE: **AUG 12 2003**

TIME: 7:00 p.m.

PLACE: City Hall Auditorium, 250 North 5th Street

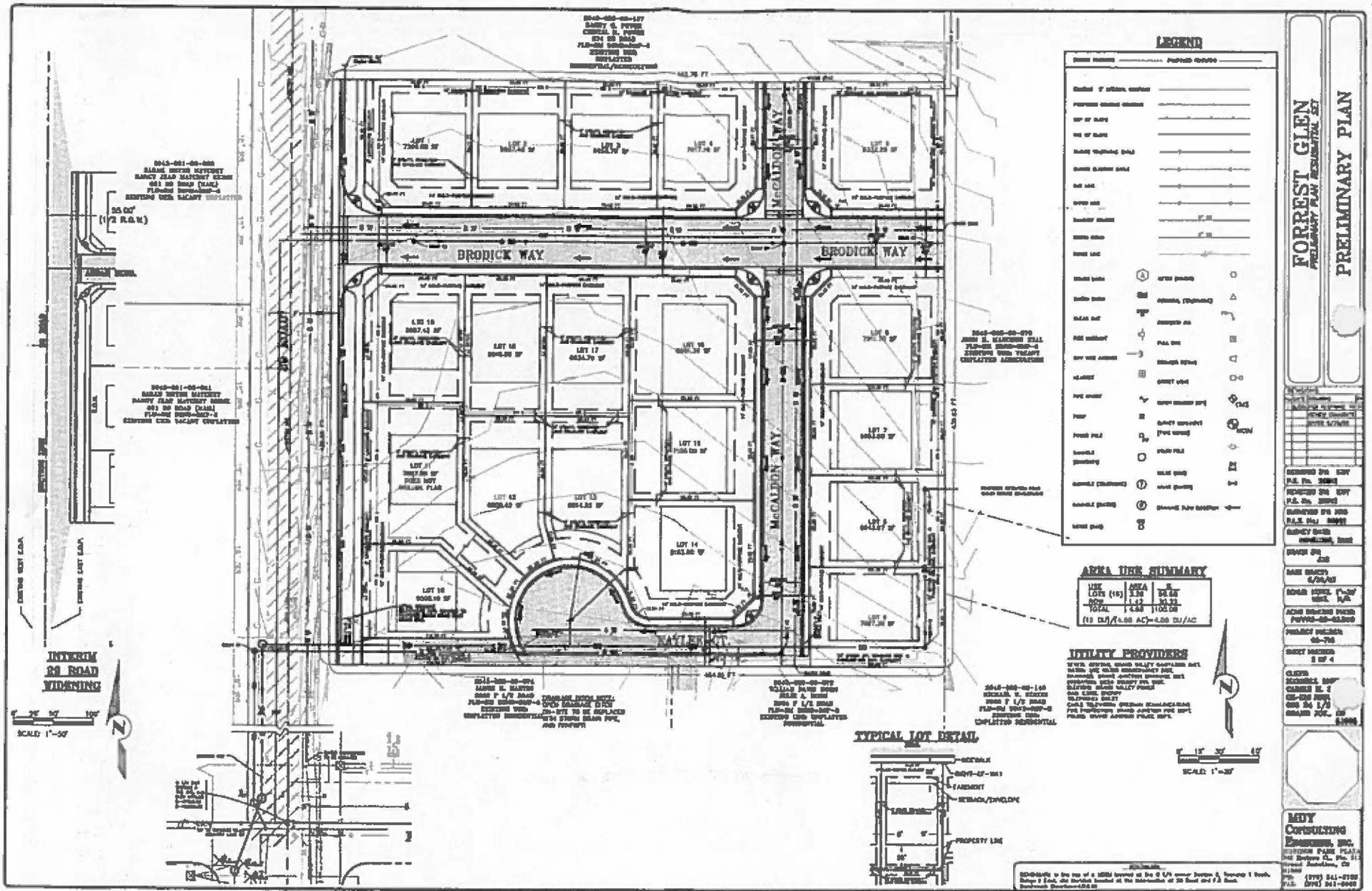
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29 ROAD**

Request approval of the Preliminary Plan for 19 lots on 4.68 acres in an RMF-5 (Residential Multi-Family-5 units/acre) zone.

Planner Lisa Cox



FORREST GLEN
 PRELIMINARY PLAN RESIDENTIAL SET
PRELIMINARY PLAN

RECORDED 2ND COPY
 P.L. No. 2000
 RECORDED 2ND COPY
 P.L. No. 2000
 SUBMITTED 2ND COPY
 P.L. No. 2000
 COUNTY OF
 MONTGOMERY, MD
 SHEET NO.
 210

DATE SHEET
 6/20/00

SCALE SHEET
 1/8" = 1'-0"

ACRES SHOWN SHEET
 1.438 AC

TOTAL SHEETS
 44-76

SHEET NUMBER
 2 OF 4

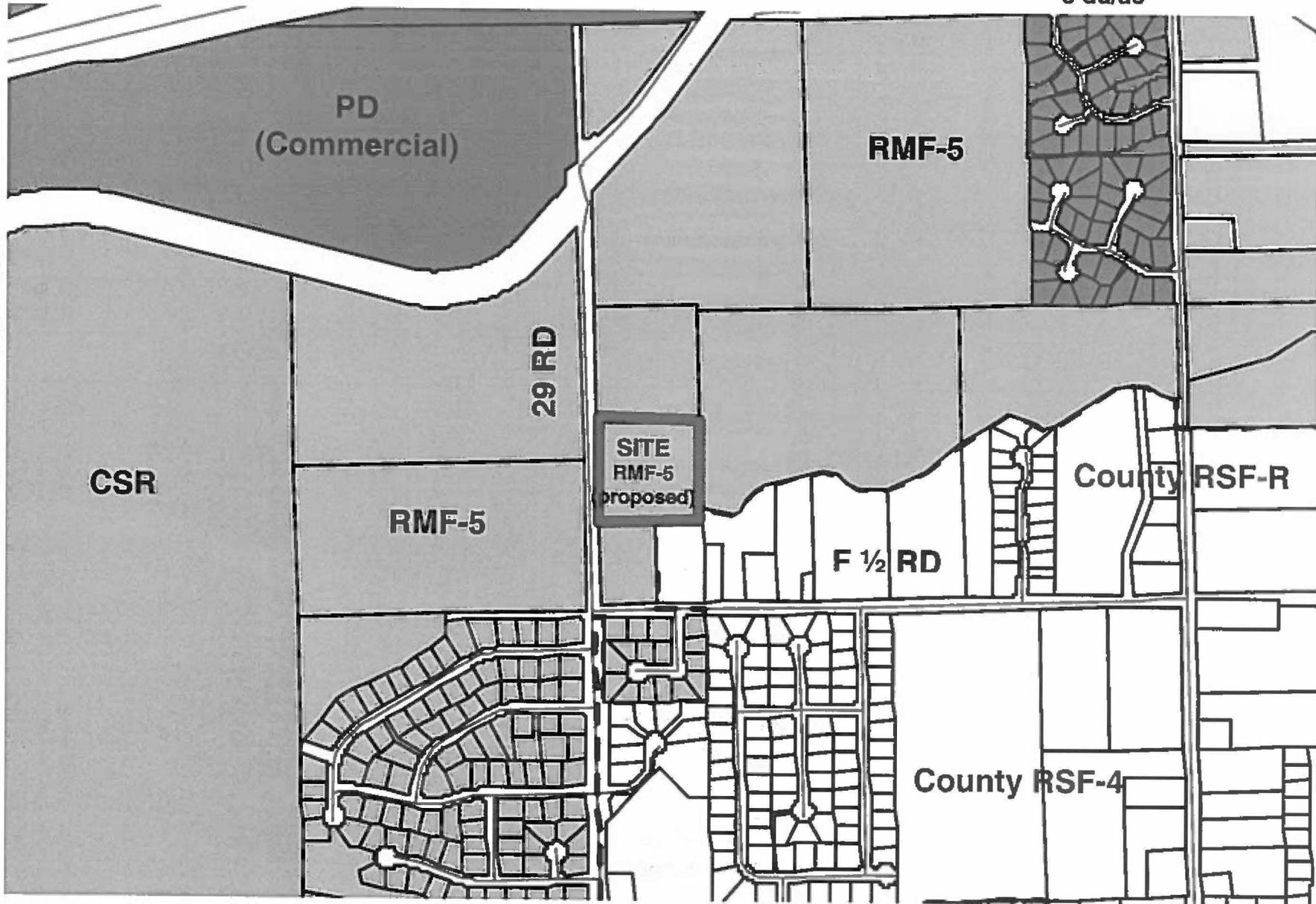
CLIENT
 MARYLAND ELECTRIC CO.
 1000 2ND FLOOR
 400 2ND FLOOR
 WASHINGTON, DC
 20004

MDY CONSULTING ENGINEERS, INC.
 1000 2ND FLOOR
 400 2ND FLOOR
 WASHINGTON, DC
 20004
 (703) 541-5700
 FAX: (703) 541-5700

Existing City and County Zoning

Figure 4

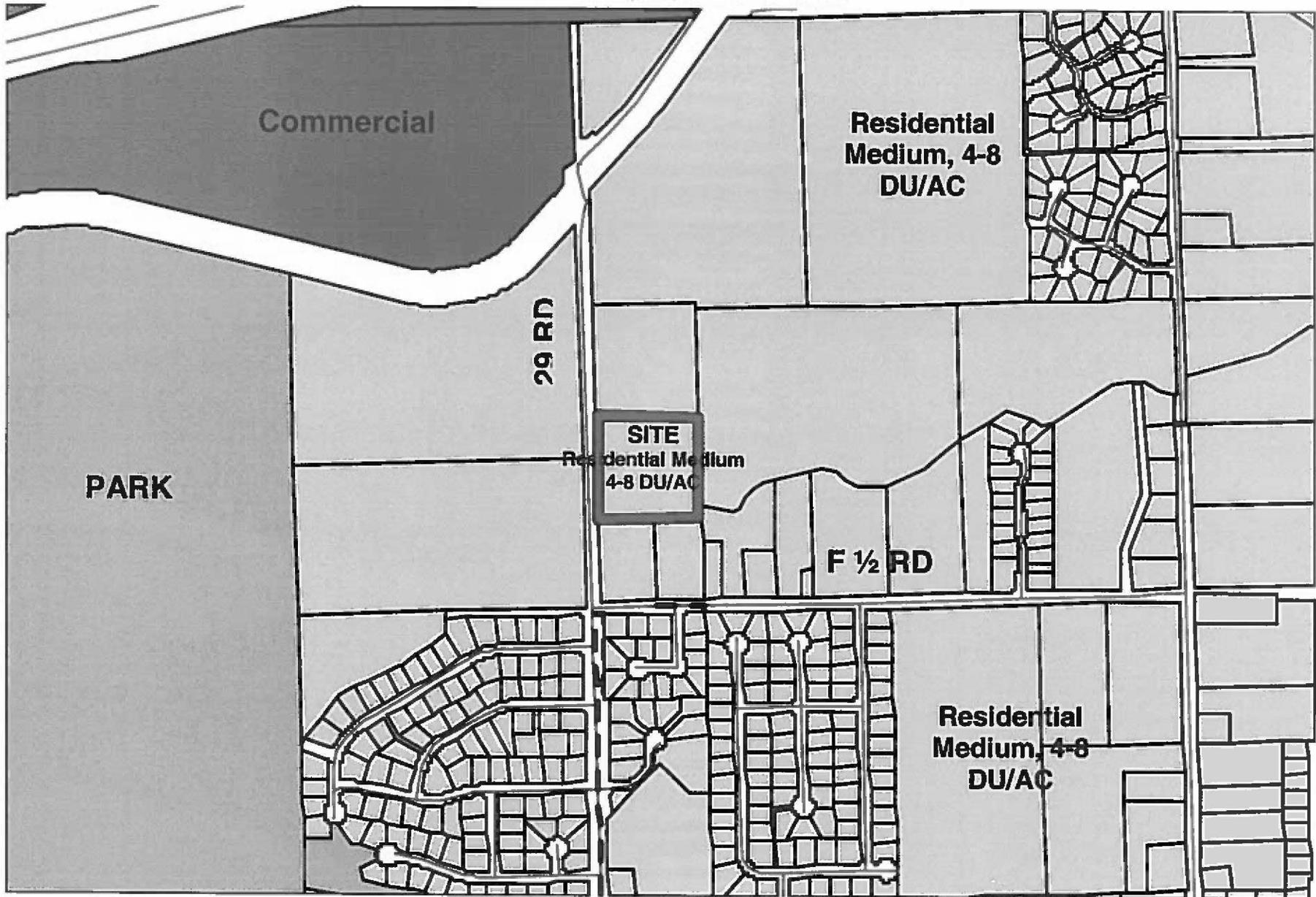
PD, approx.
5 du/ac



NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."

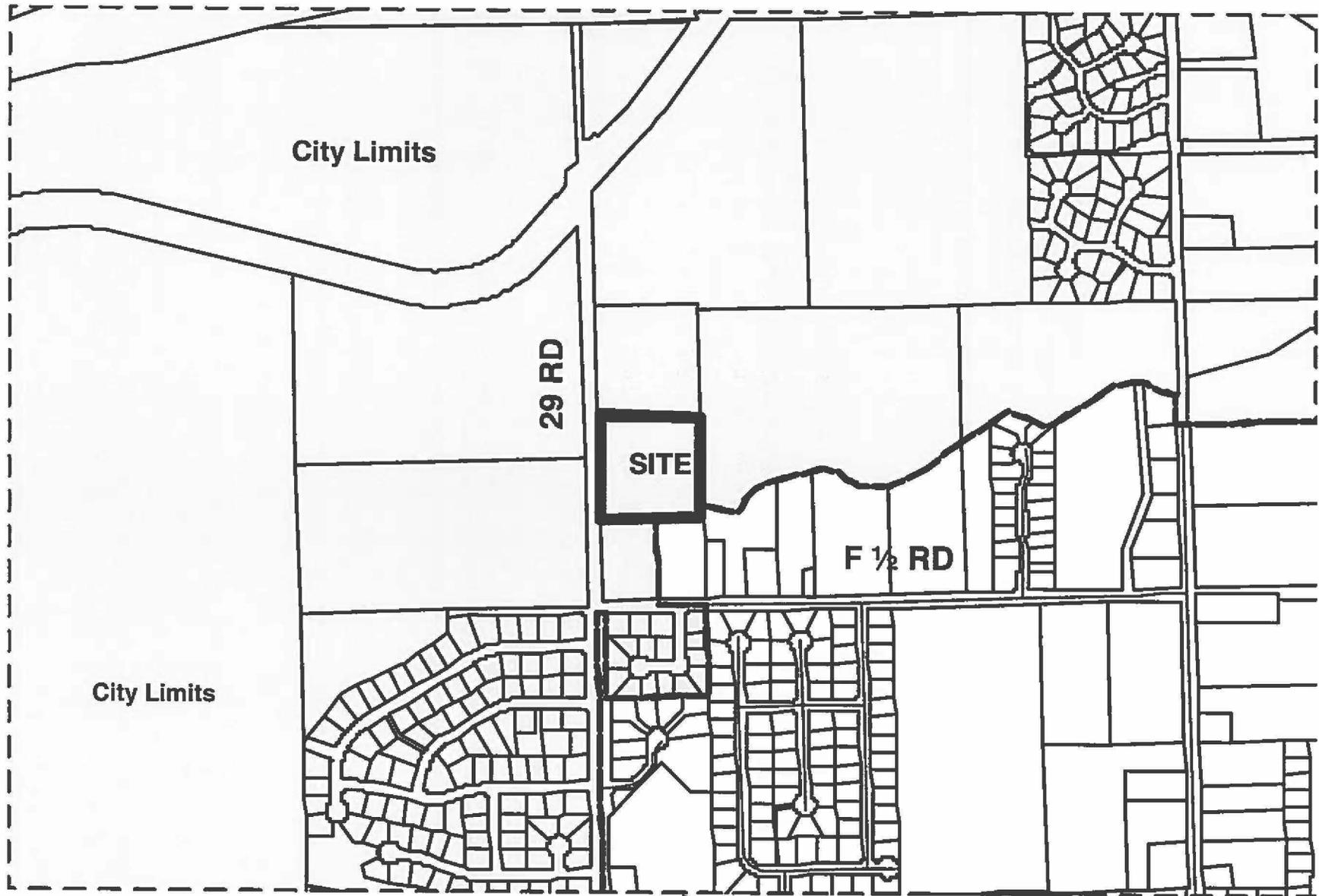
Future Land Use Map

Figure 3



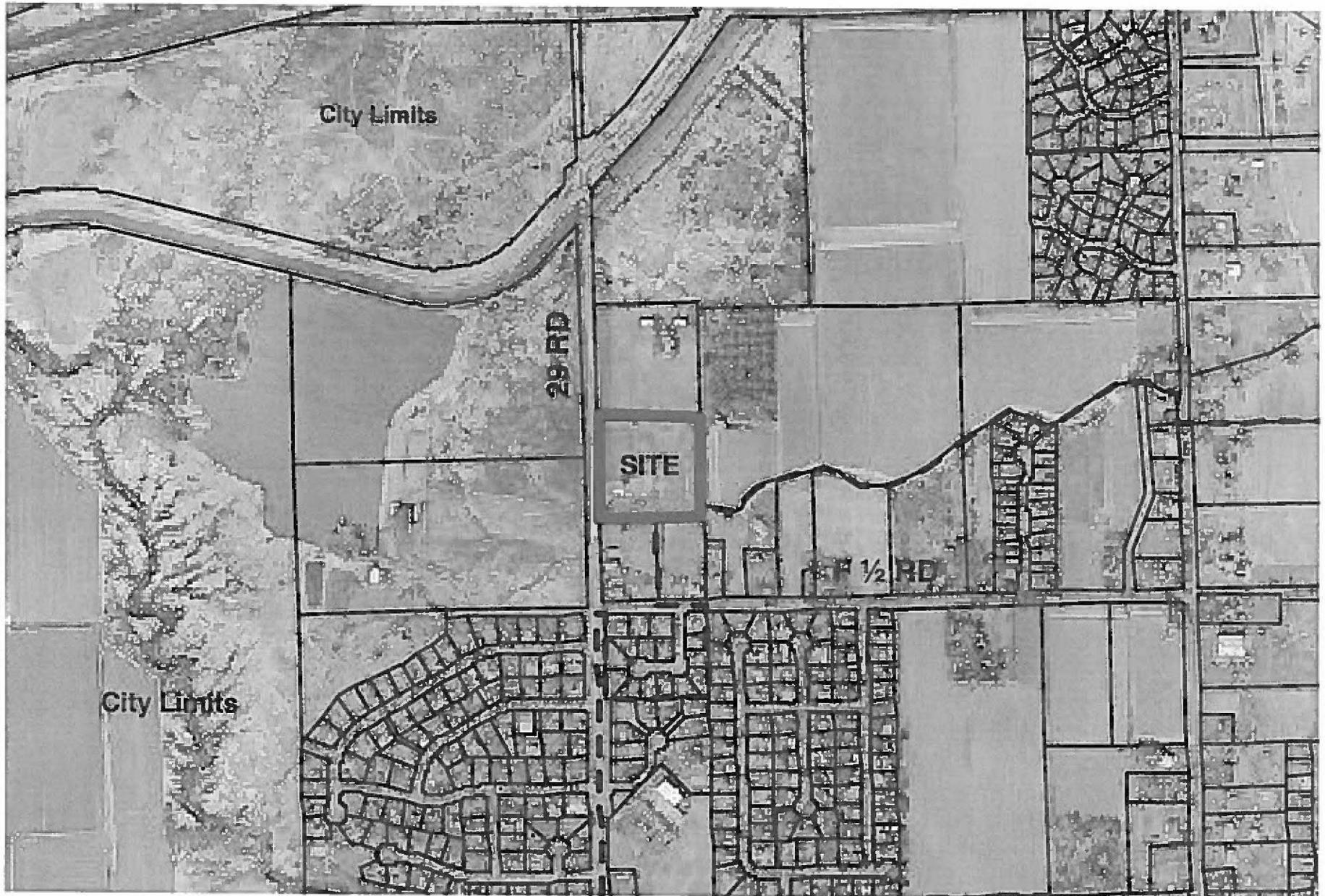
Site Location Map

Figure 1



Aerial Photo Map

Figure 2



AGENDA TOPIC: PP-2003-067, Forrest Glen Subdivision

ACTION REQUESTED: Preliminary Plan Approval for a 19 lot subdivision located at 658 29 Road known as Forrest Glen Subdivision

BACKGROUND INFORMATION					
Location:		658 29 Road			
Applicants:		Maxwell and Carole Sneddon, owners Mike Joyce, representative			
Existing Land Use:		Residential/Vacant			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential/Agricultural			
	South	Residential			
	East	Vacant			
	West	Vacant			
Existing Zoning:		RMF-5			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	RMF-5			
	South	RMF-5/Mesa County RSF-R			
	East	RMF-5/Mesa County RSF-R			
	West	RMF-5			
Growth Plan Designation:		Residential Medium, 4-8 du/ac			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: Request Preliminary Plan Approval for a 19 lot subdivision on 4.68 acres known as Forrest Glen, located at 658 29 Road.

RECOMMENDATION: Staff recommends approval.

ANALYSIS

1. Background

The proposed Forrest Glen Subdivision property was annexed into the City on October 23, 1994 as part of the Darla Jean Annexation. The current zoning is Residential Multi-Family 5 (RMF-5) which is consistent with the Growth Plan Land Use classification and density range.

The developer is proposing a 19 lot subdivision taking access from 29 Road and providing stub streets to the north, south and east. Half street improvements will be made along 29 Road. There will be a 5' landscape strip with a fence in an easement to be maintained by the Home Owner's Association located along 29 Road. The landscape strip will not be located in a tract, therefore the building setback on 29 Road will be 20' feet. Access to 29 Road shall not be permitted by individual lots. Access must be taken from the lower order road.

Access for an Urban Trails connection will be made along Brodick Way until the property to the east develops when it will be continued along the Price Ditch.

The project is proposed to be developed in one phase to commence as soon as Final Plat/Plan approval has been given.

2. Consistency with the Growth Plan

The Growth Plan Land Use classification for this property is Residential Medium, 4-8 dwelling units per acre. The current zoning is Residential Multi-Family 5 (RMF-5) which is consistent with the Growth Plan Land Use classification and density range.

3. Section 2.8.B.2 of the Zoning and Development Code

A preliminary plan can only be approved when it is in compliance with all of the following:

- a. The Growth Plan, Grand Valley Circulation Plan, Urban Trails Plan and other adopted plans. *Criterion met.*
- b. The purposes of this Section 2.8.B. *Criterion met.*
- c. The Subdivision standards of Section 6.7. *Criterion met.*
- d. The Zoning standards contained in Chapter 3. *Criterion met.*
- e. Other standards and requirements of the Zoning and Development Code and all other City policies and regulations. *Criterion met.*

- f. Adequate public facilities and services will be available concurrent with the subdivision. *Criterion met.*
- g. The project will have little or no adverse or negative impacts upon the natural or social environment. *Criterion met.*
- h. Compatibility with existing and proposed development on adjacent properties. *Criterion met.*
- i. Adjacent agricultural property and land uses will not be harmed. *Criterion met.*
- j. Is neither piecemeal development nor premature development of agricultural land or other unique areas. *Criterion met.*
- k. There is adequate land to dedicate for provision of public services. *Criterion met.*
- l. This project will not cause an undue burden on the City for maintenance or improvement of land and/or facilities. *Criterion met.*

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Forrest Glen Subdivision application, PP-2003-067, for preliminary plan approval, staff recommends that the Planning Commission make the following findings of fact and conclusions:

1. The proposed preliminary plan is consistent with the goals and policies of the Growth Plan and Future Land Use Map.
2. The review criteria in Section 2.8.B.2 of the Zoning and Development Code have all been met.

STAFF RECOMMENDATION:

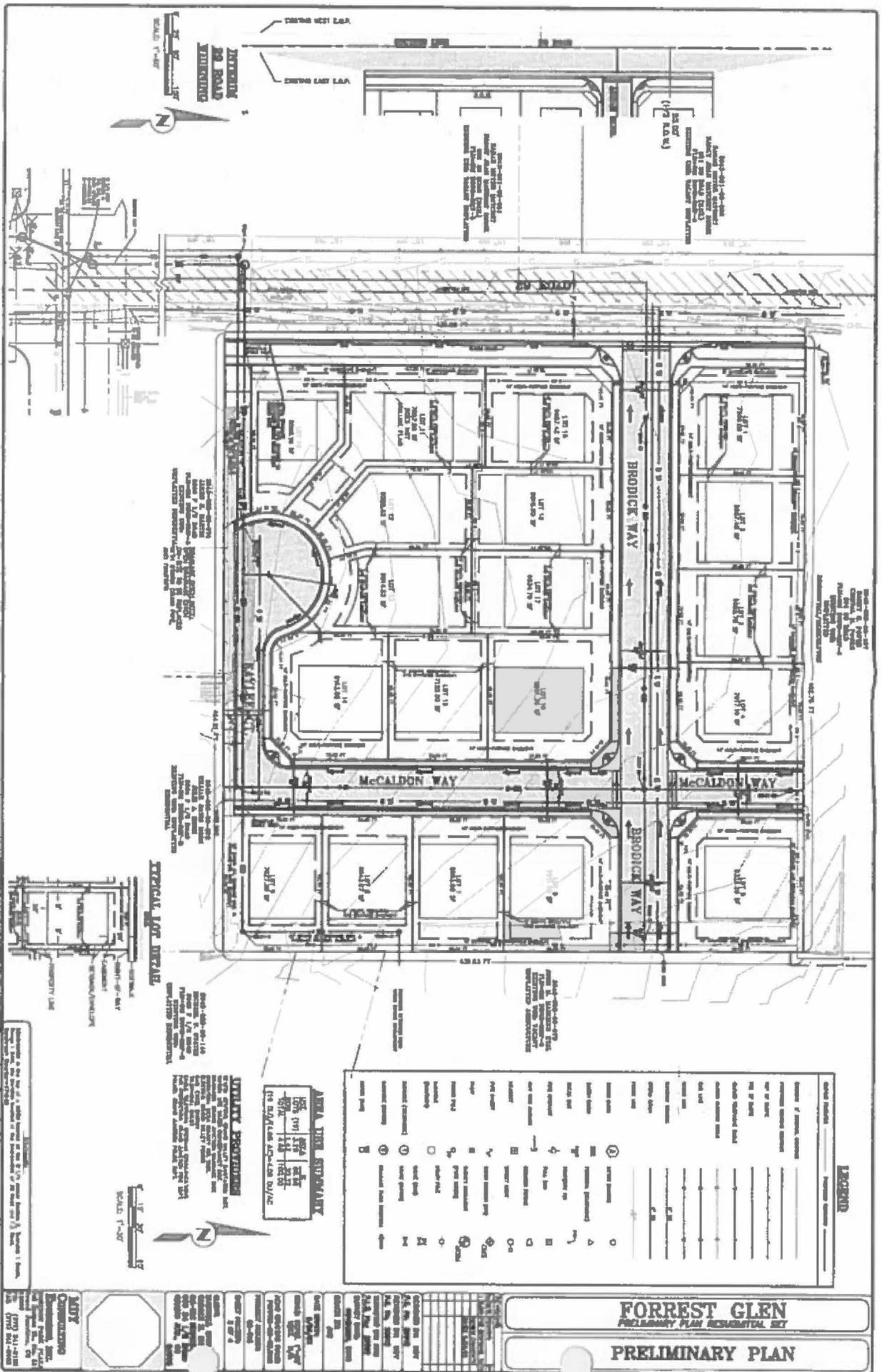
Staff recommends that the Planning Commission approve the proposed preliminary plan, PP-2003-067, Forrest Glen Subdivision, with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item PP-2003-067, request for Preliminary Plan Approval for the Forrest Glen Subdivision, I move that we approve, with the findings and conclusions as outlined by staff above.

Attachments:

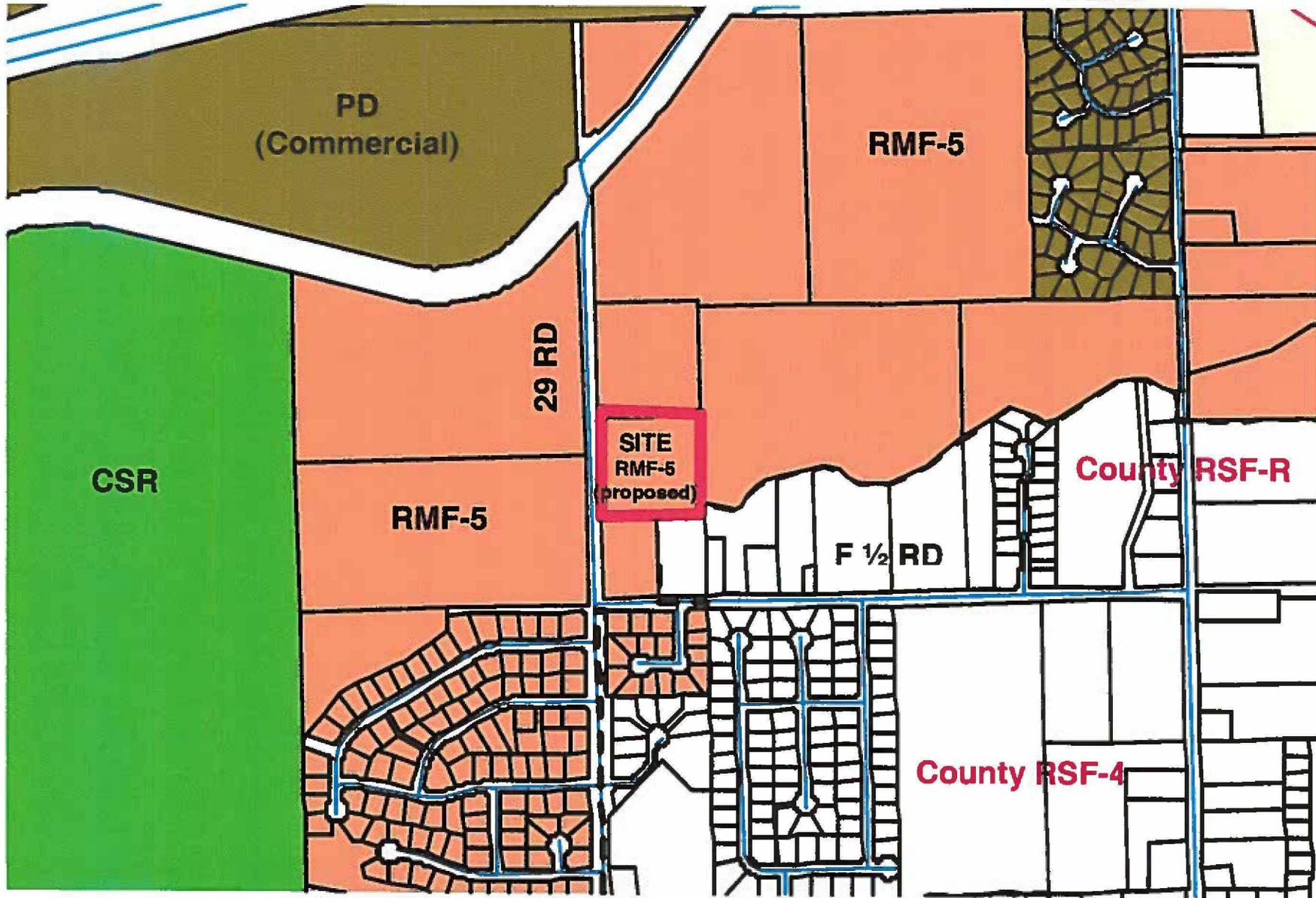
1. Vicinity Map (Figure 1)
2. Aerial Photo (Figure 2)
3. Growth Plan Map (Figure 3)
4. Zoning Map (Figure 4)
5. Preliminary Plan



Existing City and County Zoning

Figure 4

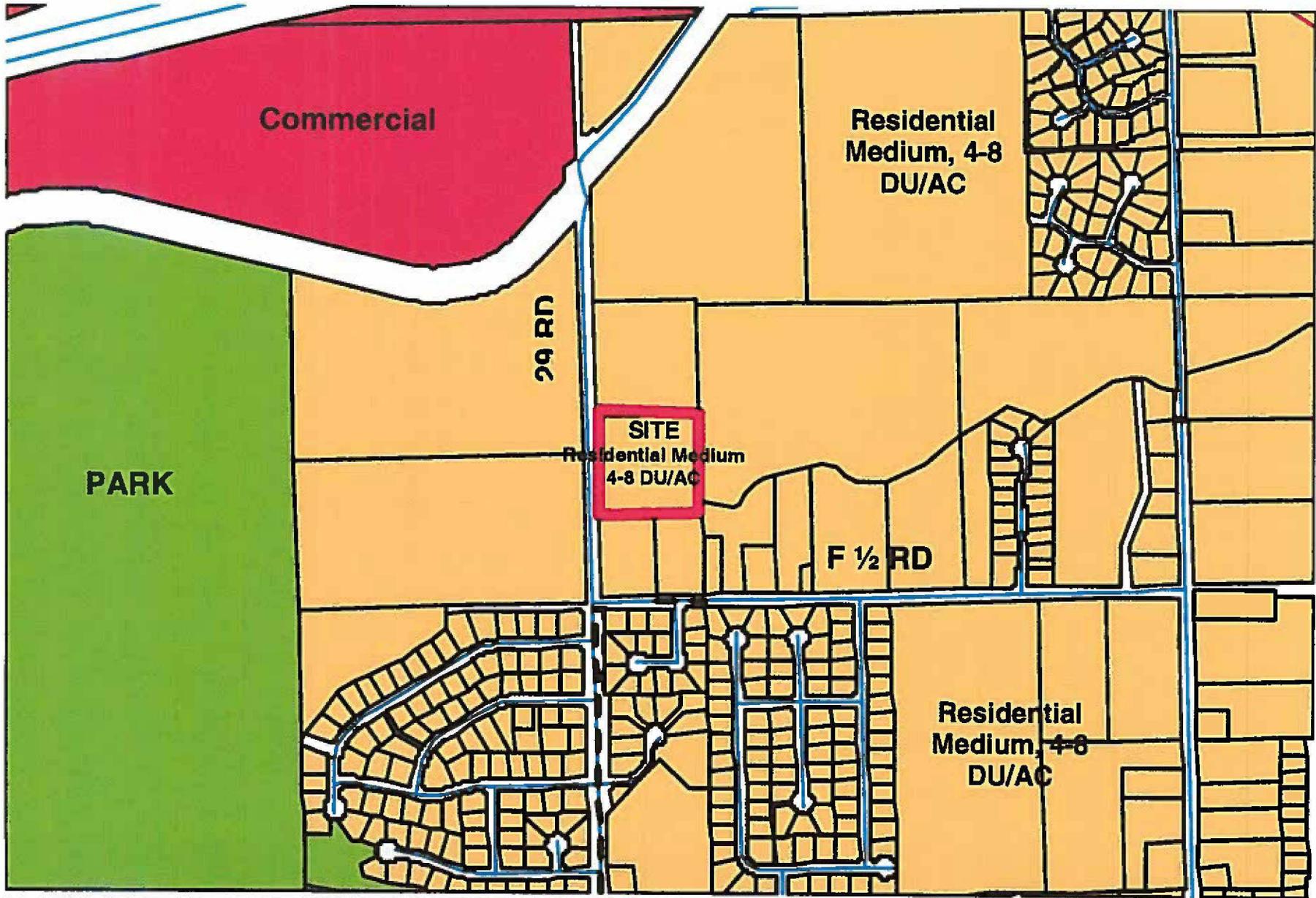
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Future Land Use Map

Figure 3



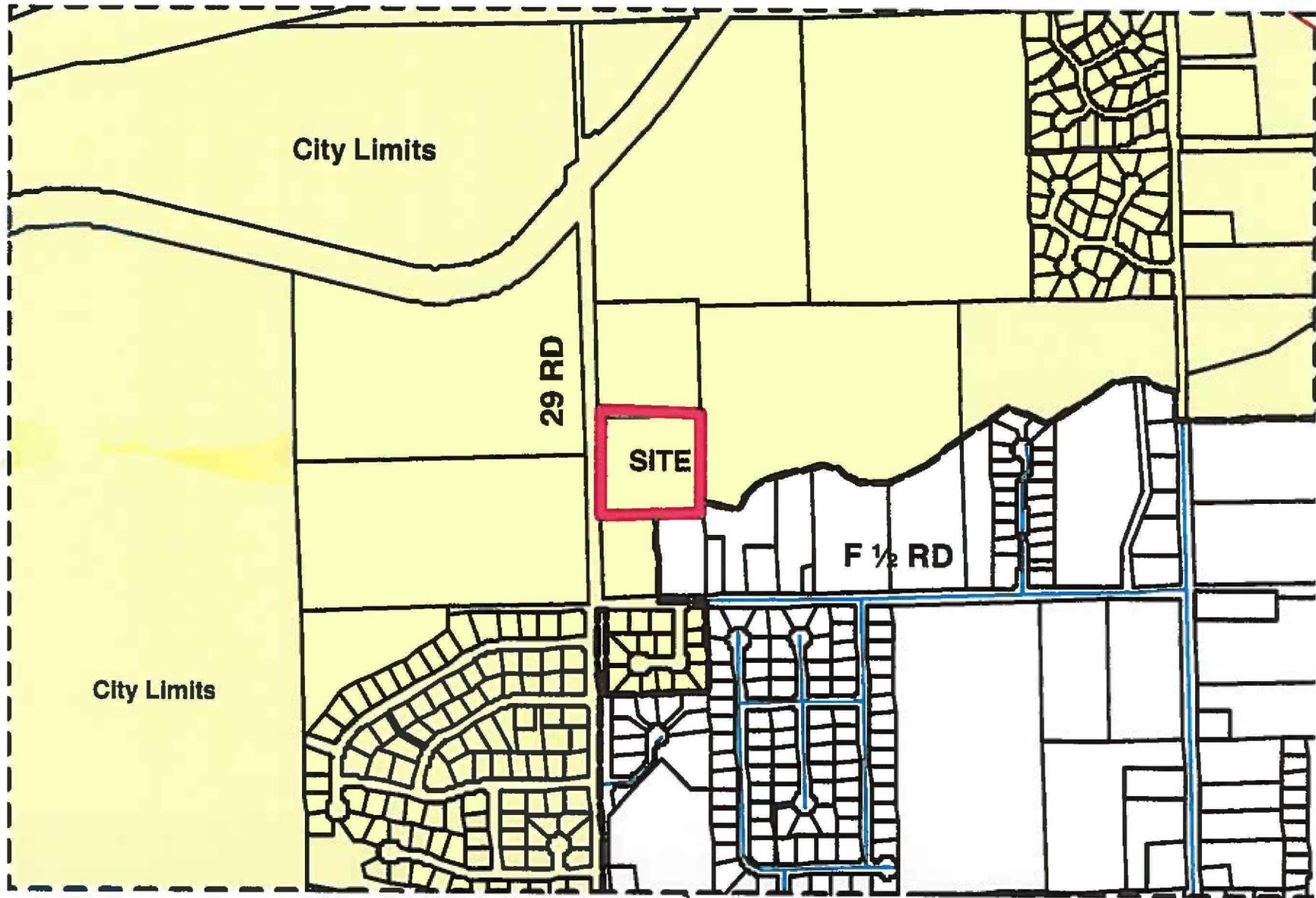
Aerial Photo Map

Figure 2



Site Location Map

Figure 1



Attachments:

1. Vicinity Map (Figure 1)
2. Aerial Photo (Figure 2)
3. Growth Plan Map (Figure 3)
4. Zoning Map (Figure 4)
5. Preliminary Plan

- f. Adequate public facilities and services will be available concurrent with the subdivision. *Criterion met.*
- g. The project will have little or no adverse or negative impacts upon the natural or social environment. *Criterion met.*
- h. Compatibility with existing and proposed development on adjacent properties. *Criterion met.*
- i. Adjacent agricultural property and land uses will not be harmed. *Criterion met.*
- j. Is neither piecemeal development nor premature development of agricultural land or other unique areas. *Criterion met.*
- k. There is adequate land to dedicate for provision of public services. *Criterion met.*
- l. This project will not cause an undue burden on the City for maintenance or improvement of land and/or facilities. *Criterion met.*

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Forrest Glen Subdivision application, PP-2003-067, for preliminary plan approval, staff recommends that the Planning Commission make the following findings of fact and conclusions:

1. The proposed preliminary plan is consistent with the goals and policies of the Growth Plan and Future Land Use Map.
2. The review criteria in Section 2.8.B.2 of the Zoning and Development Code have all been met.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve the proposed preliminary plan, PP-2003-067, Forrest Glen Subdivision, with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item PP-2003-067, request for Preliminary Plan Approval for the Forrest Glen Subdivision, I move that we approve, with the findings and conclusions as outlined by staff above.

ANALYSIS

1. Background

The proposed Forrest Glen Subdivision property was annexed into the City on October 23, 1994 as part of the Darla Jean Annexation. The current zoning is Residential Multi-Family 5 (RMF-5) which is consistent with the Growth Plan Land Use classification and density range.

The developer is proposing a 19 lot subdivision taking access from 29 Road and providing stub streets to the north, south and east. Half street improvements will be made along 29 Road. There will be a 5' landscape strip with a fence in an easement to be maintained by the Home Owner's Association located along 29 Road. The landscape strip will not be located in a tract, therefore the building setback on 29 Road will be 20' feet. Access to 29 Road shall not be permitted by individual lots. Access must be taken from the lower order road.

Access for an Urban Trails connection will be made along Brodick Way until the property to the east develops when it will be continued along the Price Ditch.

The project is proposed to be developed in one phase to commence as soon as Final Plat/Plan approval has been given.

2. Consistency with the Growth Plan

The Growth Plan Land Use classification for this property is Residential Medium, 4-8 dwelling units per acre. The current zoning is Residential Multi-Family 5 (RMF-5) which is consistent with the Growth Plan Land Use classification and density range.

3. Section 2.8.B.2 of the Zoning and Development Code

A preliminary plan can only be approved when it is in compliance with all of the following:

- a. The Growth Plan, Grand Valley Circulation Plan, Urban Trails Plan and other adopted plans. *Criterion met.*
- b. The purposes of this Section 2.8.B. *Criterion met.*
- c. The Subdivision standards of Section 6.7. *Criterion met.*
- d. The Zoning standards contained in Chapter 3. *Criterion met.*
- e. Other standards and requirements of the Zoning and Development Code and all other City policies and regulations. *Criterion met.*

*Continued to the
 Aug. 26
 Meeting
 (sign met posted
 in the field)*

AGENDA TOPIC: PP-2003-067, Forrest Glen Subdivision

ACTION REQUESTED: Preliminary Plan Approval for a 19 lot subdivision located at 658 29 Road known as Forrest Glen Subdivision

BACKGROUND INFORMATION			
Location:		658 29 Road	
Applicants:		Maxwell and Carole Sneddon, owners Mike Joyce, representative	
Existing Land Use:		Residential/Vacant	
Proposed Land Use:		Residential	
Surrounding Land Use:	North	Residential/Agricultural	
	South	Residential	
	East	Vacant	
	West	Vacant	
Existing Zoning:		RMF-5	
Proposed Zoning:		N/A	
Surrounding Zoning:	North	RMF-5	
	South	RMF-5/Mesa County RSF-R	
	East	RMF-5/Mesa County RSF-R	
	West	RMF-5	
Growth Plan Designation:		Residential Medium, 4-8 du/ac	
Zoning within density range?		X	Yes
			No

PROJECT DESCRIPTION: Request Preliminary Plan Approval for a 19 lot subdivision on 4.68 acres known as Forrest Glen, located at 658 29 Road.

RECOMMENDATION: Staff recommends approval.

**GRAND JUNCTION PLANNING COMMISSION
AUGUST 26, 2003 MINUTES
7:00 P.M. to 8:03 P.M.**

The regularly scheduled Planning Commission hearing was called to order at 7:00 P.M. by Chairman Paul Dibble. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Dr. Paul Dibble (Chairman), John Redifer, Richard Blosser, William Putnam, Bill Pitts, John Evans and Roland Cole.

In attendance, representing the City's Community Development Department, were Kathy Portner (Planning Manager), Pat Cecil (Development Services Supervisor), Senta Costello (Associate Planner), Lisa Cox (Senior Planner) and Scott Peterson (Associate Planner).

Also present was John Shaver (Assistant City Attorney) as well as Eric Hahn and Rick Dorris (Development Engineers).

Terri Troutner was present to record the minutes.

There were approximately 15 interested citizens present during the course of the hearing.

I. APPROVAL OF MINUTES

Available for consideration were the minutes from the July 22, 2003 public hearing.

MOTION: (Commissioner Blosser) "Mr. Chairman, I move we approve the minutes [of July 22] as presented.

Commissioner Pitts seconded the motion. A vote was called and the motion passed by a vote of 7-0.

II. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

There were no announcements, presentations and/or visitors.

III. CONSENT AGENDA

Offered for placement on the Consent Agenda were items ANX-2003-156 (Zone of Annexation--Elliott Annexation), ANX-2003-122 (Zone of Annexation--Antietam Subdivision), PP-2003-067 (Preliminary Plan--Forrest Glen Subdivision) and VR-2003-162 (Vacation of Right-of-Way, 24 3/4 Road ROW Vacation). No objection was raised from the audience, planning commissioners or staff on any of the items.

MOTION: (Commissioner Cole) "Mr. Chairman, I would move for approval of the Consent Agenda as presented."

Commissioner Evans seconded the motion. A vote was called and the motion passed unanimously by a vote of 7-0.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Development Concepts
 Mike Joyce
 2764 Compass Dr # 207-1
 Grand Junction, CO
 81506

2. Article Number

(Transfer from service label)

7000 4670 0010 0684-8251

PS Form 3811, August 2001

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Louinda Miller*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

7/30/02

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

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- Express Mail
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- C.O.D.

4. Restricted Delivery? (Extra Fee)

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Lisa C

• Sender: Please print your name, address, and ZIP+4 in this box •

Community Development Dept.
250 North 5th Street
Grand Junction, CO 81501

Lisa

PUBLIC NOTICE OF NEIGHBORHOOD MEETING

As required in Section 2.3.B.4, Neighborhood Meeting, of the *City of Grand Junction Zoning and Development Code*, a Neighborhood Meeting is scheduled by the owner/developer to discuss the development plans, possible project impacts, and facilitate discussion on a proposed subdivision in your area. The location and time of the scheduled Neighborhood Meeting is as follows:

Project Name:	Forrest Estates Subdivision
Application Requested:	Annexation, Zone of Annexation to RMF-5, & Preliminary Plan
Parcel #:	2943-053-00-039
Project Location:	2925 F $\frac{1}{2}$ Road
Owners/Petitioners:	The Marchum Family
Developer:	Maxwell Sneddon

Date of Neighborhood Meeting:	WEDNESDAY MAY 28, 2003 (CANCELED MAY 19, 2003)
Time of Meeting:	7:00 P.M. to 8:30 P.M.
Location of Meeting:	Fruitvale Elementary School 585 30 Road Grand Junction, CO 81504

For any additional information or to address questions, please contact Mike Joyce, AICP or Tom Dixon, AICP of Development Concepts, Inc. at 255-1131, (Fax) 255-1159, or (e-mail) dcigj@attbi.com.

**PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

DATE: **AUG 12 2003**

TIME: 7:00 p.m.

PLACE: City Hall Auditorium, 250 North 5th Street

A petition for the following request has been received and tentatively scheduled for a public hearing on the date indicated above.

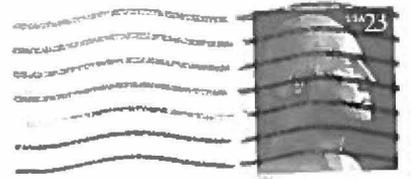
If you have any questions regarding this request or to confirm the hearing date, please contact the Grand Junction Community Development Department at (970) 244-1430 or stop in our office at 250 North 5th Street.

**PP-2003-067 – FORREST GLEN SUBDIVISION – 658
29 ROAD**

Request approval of the Preliminary Plan for 19 lots on 4.68 acres in an RMF-5 (Residential Multi-Family-5 units/acre) zone.

Planner Lisa Cox

Development Concepts, Inc.
2764 Compass Drive
Suite 201
Grand Junction, CO 81506



CITY OF GRAND JUNCTION
COMMUNITY DEVELOP
250 NORTH 5TH STREET
GRAND JUNCTION, CO 81501

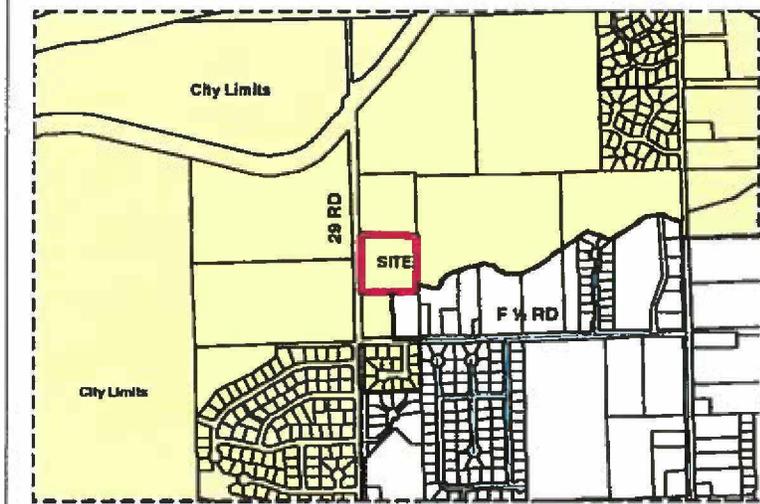


Forrest Glen Subdivision PP-2003-067

Lisa E. Cox, AICP
Community Planning Dept.
August 26, 2003

Site Location Map

Figure 1



Aerial Photo Map

Figure 2



Future Land Use Map

Figure 3



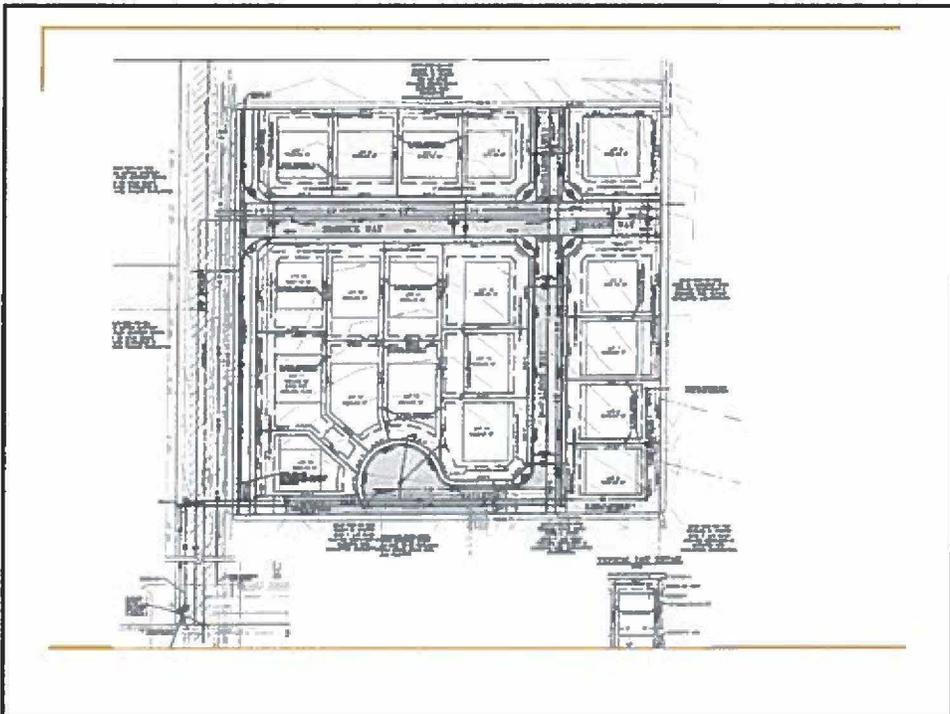
Existing City and County Zoning

Figure 4

PD, approx.
5 du/ac



NOTE: Mass County is currently in the process of updating their zoning map. Please contact Mass County directly to determine parcels and the zoning thereof.



Background

- Location: 658 29 Road
 - Acreage: 4.68 acres
 - Zoning: RMF-5
 - Preliminary Plan request: 19 lots with 3 new interior streets; ½ street improvements to be installed on 29 Road
-

Staff Recommendation

- Request meets the goals and policies of the Growth Plan and Future Land Use Map
 - Request meets the criteria of Sec. 2.8 of the Zoning Code
 - Staff recommends approval
-

REVIEW COMMENTS

Page 1 of 8
May 13, 2003

FILE #PP-2003-067

TITLE HEADING: Forrest Glen Subdivision

LOCATION: 658 29 Road

PETITIONER: Maxwell Sneddon

PETITIONER'S ADDRESS/TELEPHONE: 895 24 1/2 Rd
245-0688

PETITIONER'S REPRESENTATIVE: Development Concepts Inc – Mike Joyce
261-2550

STAFF REPRESENTATIVE: Lisa Cox

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 13, 2003.

CITY COMMUNITY DEVELOPMENT

5/13/03

Lisa Cox

256-4039

GENERAL:

1. Please submit and label a Response to Comment for each agency or individual that has requested additional information or revised plans. Distribution and review of the applicant's Response to Comments may be delayed if they are not labeled for distribution to each agency or individual.
2. Note the revision date and nature of change on each plan or plat sheet that has been revised.
3. Include an 11 x 17 reduction of the revised plat/plan.

PRELIMINARY PLAN:

1. One of the discussion items during the General Meeting centered around the high number of double and triple frontage lots that the original concept plan contained. The Preliminary Plan that has been submitted has been reconfigured from the first sketch plan that staff saw, but still contains 12 (out of 19) double frontage lots. Lots with double frontage are often very frustrating to lots owners because of fencing restrictions. The Zoning Code does not allow a 6' privacy fence along a street frontage unless the fence is set back 20' from the property line. Lot owners frequently find this upsetting because they do not have full enjoyment and use of their lot. (The exception to that fencing restriction would be double frontage lots that front on an arterial or major collector when a 5' landscaping strip is provided between the sidewalk and fence.)

During the weekly Development Review Meeting where the Community Development Department, Fire Department and Public Works review projects jointly, there was a consensus of those present during the meeting that the developer should attempt to reduce the high number of double frontage lots. While double frontage lots are permissible, they are discouraged by the subdivision design standards and guidelines of Chapter 6 of the Zoning Code. One suggestion that was made to reduce the number of double frontage lots was to move Kaylee Court south to the southern property line. This would allow a reduction in the number of double frontage lots and still maintain the total number of lots in the current Preliminary Plan design.

Please revise the Preliminary Plan to reduce the number of double frontage lots, or show how there is no other alternate design possible. Contact the project Planner or Development Engineer should you have any questions concerning this matter.

2. The developer may want to consider placing the 5' landscape easement along 29 Road in a Tract so that those lots fronting on 29 Road do not have a 20' setback requirement for future houses/structures.

3. The building envelopes shown on the Preliminary Plan are not compliant with the RMF-5 zone district. Please revise the plans to reconfigure the setbacks to meet the minimum bulk standards for the RMF-5 zone district.

CITY DEVELOPMENT ENGINEER

5/12/03

Eric Hahn

244-1443

GENERAL COMMENTS

1. The Colorado Department of Public Health & Environment (CDPH&E), Water Quality Control Division, requires that a General Stormwater Discharge Permit be obtained for any construction site that will disturb 1 acre or more. At Final Plan submittal, the developer must submit a copy of the signed permit application and, once it is approved and issued, a copy of the signed permit.
2. The developer must demonstrate that the subdivision designs honor all existing easements, including the easement referenced by the Palisade Irrigation District.

TRANSACTION SCREEN PROCESS

3. The Report indicates that no evidence of environmental conditions were identified, and that no further investigation is warranted.

PRELIMINARY DRAINAGE REPORT

4. This Report is very well-prepared and comprehensive.
5. Since this development will not detain the developed stormwater runoff, the future development of the adjacent property to the east will be required to over-detain. Essentially, the future pond to the east will serve both developments.
6. At Final, the design of the storm sewer system for this development must be closely coordinated with the City's drainage studies and designs for the future 29 Road improvements.

GEOTECH REPORT

7. It is suggested that the Final Geotech report include an analysis of a road section that utilizes geogrid products. The use of such products may be more cost effective by allowing a shallower depth of aggregate base course or subgrade.

PRELIMINARY PLAN

8. In an effort to minimize double-frontage lots, staff suggests that the cul-de-sac, Kaylee Court, be moved to the south property line. This would eliminate double-frontage lots along Arran Blvd., and may allow the developer to build only a partial street section by eliminating the curb, gutter, and walk along the south side of the cul-de-sac.
9. Dimension and/or label the proposed and existing right-of-way and pavement widths, referenced from the section line.
10. Where does the proposed 8" main in 29 Road tie-in to an existing main?
11. In order to adequately serve the proposed lots as well as future lots in adjacent properties, the water district may require 8" mains throughout the subdivision.

GRADING & DRAINAGE PLAN

12. At Final, after all Development Engineering comments have been addressed, the developers engineer must submit a copy of the final grading and drainage plan along with a table of Top of Foundation Elevations to the Mesa County Building Dept. This information must be accompanied by a letter to the City Development Engineer stating that the plan and TOF data has been received by the Building Dept. This letter must include a co-signature block for Bob Lee, Mesa County Building Dept. After the letter has been signed by the design engineer and Mr. Lee, the letter must be provided to the City Development Engineer at which time final plans will be signed and released.

CITY FIRE DEPARTMENT

4/30/03

Norm Noble

244-1473

1. Available fire flow is acceptable
2. Add Fire Hydrant to the NE corner of Arran Blvd. and McCaldon Way. Other Fire Hydrant locations are acceptable
3. Water line in McCaldon Way shall be 8 inch.

CITY ADDRESSING

5/5/03

Faye Gibson

256-4043

1. Subdivision name, Kaylee Ct., and McCaldon Way street names are fine.
2. Arran Blvd. will need to be changed since there is an existing Aaron Ct. nearby and the sounds are too similar. Also, Blvd are designated for roads which have a landscape median running down the middle.
3. Please be aware that double frontage lots will not be allowed to have 6 foot fences along the street frontages and that they are also considered "FRONTS" and require the front yard setback requirement for structures. Lot 15 in particular will have three front setback requirements.

CITY TRANSPORTATION ENGINEER

5/2/03

George Miller

256-4123

This site was reviewed during the General Meeting process. In that regard, it appears that most concerns presented then have been included in this plan set, with the exception of the guidance that the access road be placed mid way between F 1/2 and the future F 3/4 (which would place it about 250' north of the site's south property line, and opposite the property line on the west side of 29 Rd). The proposed placement, however, will still comply with access spacing

REVIEW COMMENTS / PP-2003-067 / PAGE 4 of 9

requirements between F 1/2 and future F 3/4 Rds with today's TEDS standards for 29 Rd.

Attached are the General Meeting comments for this site.

DevRev 29 Rd 658 Gen Mtg Housing Sub 12-9-02 Miller

This site was apparently reviewed in a pre-app in 4-02, but Transportation was not involved in the meeting.

Proposal is to develop a single parcel, with the larger perspective in mind that this parcel, and its entering roadway will serve as the entry way for development to the east and north. This road, or its connections are intended to extend to what will be F 3/4 Rd to the north.

This site is traversed by two ditches, both of which are slated for Bike-Ped easements by the 2001 Urban Trails Master Plan. Urban Trails also requires development of both walk and bike lane development along the site's 29 Rd frontage.

The proposal is to develop 19 single family lots on this 5 acre site.

Proposal Comments:

1. It is appreciated that the developer envisions the larger area development picture, realizing the reality of the development of F 3/4 and this original parcels role in connection to that development.
2. In light of that development scenario, and 29 Rd's role, as a principal arterial, this site's access road (from 29 Rd) will be established as a full movement interchange, but may have to be restricted to limited movement as F 3/4 develops, and volumes increase on 29 Rd. With respect to intersection placement, it would be desirable that the access intersection be placed midway between F 1/2 and the future F 3/4.
3. Additionally, in support of the expected volume increases on 29 Rd, and the resulting need to limit access points, this site will be required to provide connection links to adjacent undeveloped parcels.
4. At current 29 Rd volumes (approx. 500 adt), and site development levels, no 29 Rd turn lane improvements are required, though (as noted above) Urban Trails improvements requirements do exist.
5. Developer should keep road link point concerns in mind in viewing future development options for adjacent parcels. There are City limitations to the allowed dead end lengths for road sections. Ideally, the property boundaries to the east of this site's east boundary would serve well as north-south link routes, in concert with F 3/4 development. Along the same line, F 3/4, itself, should develop simultaneously, being available for outside connection as these north-south routes develop.

CITY PROPERTY AGENT

Peter Krick

5/6/03

256-4003

REVIEW COMMENTS

No comments at this time.

The subdivision plat, when submitted, shall be in accordance with the City of Grand Junction Platting Standards. A signed and sealed copy of a boundary survey of the parcel to be platted is required with the submittal.

CITY UTILITY ENGINEER
Trent Prall

5/9/03
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.

GRAND JUNCTION DRAINAGE DISTRICT
John Ballagh

4/28/03
242-4343

The proposed subdivision is within the District. The drainage report recognizes the existing drainage patterns in the neighborhood (as understood by the District) and explains them clearly.

The District and the developer and engineer have discussed plans for improving the surface drainage in the general area. It is understood that coordination with the City on 29 Road improvement plans will be required. The plan is to extend the District's 29 Road Drain to the north from the point south of Music Avenue.

The Drainage District does have an existing subsurface drain east of 29 Road through the site. The District and the developer have discussed plans to relocate the facility to the west in a better alignment. Neither the alignment nor the timing has been finally decided.

The plans do not require change as far as the Drainage District is concerned.

If there are any questions please contact the office.

CENTRAL GRAND VALLEY SANITATION
Stephen LaBonde

5/6/03
241-7076

REVIEW COMMENTS FOR FOREST GLENN SUBDIVISION PRELIMINARY PLAN -
CENTRAL GRAND VALLEY SANITATION DISTRICT (FILE #PP-2003-067), 05/05/03.

The following are the Central Grand Valley Sanitation District's review comments on the Preliminary Plan for the proposed Forest Glenn Subdivision:

1. It will be necessary to extend a sewerline from the District's existing system that presently terminates at MH-OR134 at the intersection of 29 Road and F½ Road. The sewerline extension along 29 Road will need to be incorporated with the improvements for the proposed development that will be the responsibility of the Petitioner. The sewerline along 29 Road should be located with the City/County's proposed street section in mind that will ultimately be constructed along 29 Road in the future.

Because of potential development along the 29 Road corridor, the minimum pipe size should be 10- or 12-inches depending on the available grade for the proposed sewerline that will need to be determined as part of the final design.

2. It appears that the 29 Road sewerline shown on the Preliminary Plan is in conflict with the existing gas line.
3. The proposed sewerline along Arran Boulevard should be sized to accommodate future peak flows from potential development to the east. The sewerline along Arran Boulevard may need to be upsized from the minimum 8-inch diameter to 10-inch diameter. A capacity analysis and potential future flows need to be developed as part of the final

REVIEW COMMENTS / PP-2003-067 / PAGE 6 of 9

- design, once sewerline grades along Arran Boulevard are determined.
4. There is some questions as to what is proposed with the irrigation canal and how it could impact the sewerline.
 5. All of the District's requirements for sewerline extensions within new subdivisions will need to be met as part of final platting of the subdivision if the preliminary Plan is approved.

Please make the petitioner aware of the District's requirements for providing sewer service to the subdivision that will require an extension of the District's system from 29 and F½ Road approximately 600-feet to the north.

GRAND VALLEY RURAL POWER

4/17/03

Perry Rupp

242-0040

Need easement along 29 road , to relocate existing G.V. Power overhead 3 phase feeder line.

MESA COUNTY SCHOOL DISTRICT #51

4/29/03

Lou Grasso

242-8500

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.

Forrest Glen:

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

AT&T BROADBAND

5/5/03

Chuck Wiedman

263-2313

We are in receipt of the plat map for your new subdivision, Forest 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 available to the new home purchasers. There items are as follows:

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

REVIEW COMMENTS / PP-2003-067 / PAGE 7 of 9

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. Bresnan Communications 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 Bresnan Communications in order to extend the cable TV service to that subdivision.
6. Should Bresnan Communications be required to perform work on any existing aerial or underground cable TV lines to provide service to the subdivision, Bresnan Communications 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.

UTE WATER

4/21/03

Edward Tolen

242-7491

COMMENT

- * McCaldon Wy. water line must be 8".
- * Petitioner must provide an engineered drawing of off site improvements.
- * Developer must provide a drawing that shows valve and water meter locations.
- * Water mains shall be C900, Class 150 PVC. Installation of pipe, fittings, valves, and services, including testing and disinfection shall be in accordance with Ute Water standard specifications and drawings
- * Developer is responsible for installing meter pits and yokes (pits and yokes supplied by Ute Water).
- * Construction plans required 48 hours before construction begins. If plans are changed the developer must submit a new set of plans.
- * Electronic drawings of the utility composite for the subdivision, in Autocad.dwg format, must be provided prior to final acceptance of water infrastructure.
- * Water meters will not be sold until final acceptance of the water infrastructure.
- * **ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY**

If you have any questions concerning any of this, please feel free to contact Ute Water.

PALISADE IRRIGATION

5/5/03

Wayne Bain

243-6246

Palisade Irrigation District has a canal easement through the bottom third of this parcel. This 50 foot wide easement must be honored if any construction is proposed in this area. Written acknowledgement of this easement must be made by the developer to Palisade Irrigation District prior to any approval of development on or near this area.

In the event details in this regard are approved by Palisade Irrigation District then the District recommends 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

REVIEW COMMENTS / PP-2003-067 / PAGE 8 of 9

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.

A set-back of 15 feet from canal easement edge is recommended on all subdivisions.

PALISADE IRRIGATION

5/6/03

Nathan Keever

241-5500

DUFFORD, WALDECK, MILBURN & KROHN, LLP
ATTORNEYS AT LAW

(Letter to Maxwell and Carole M. Sneddon)

Our firm represents Palisade Irrigation District ("PID"). PID has a historic ditch easement that runs across your property at 658 29 Road. A survey, which was created and recorded by Western Engineers, shows the exact location of this 50 foot wide easement from the east boundary to the west boundary of your property. Based on the drawings PID has reviewed as part of your preliminary plan for the Forrest Glen Subdivision, it appears that there are planned improvements that would substantially infringe on those easement rights. Please note that PID considers its easements to be an important part of its water delivery system, and as such, it must insist that no permanent improvements or facilities be built over its canal easement. If you have questions regarding the easement, please contact PID directly. Thank you for your attention to this matter.

Nathan A. Keever

COLORADO GEOLOGIC SURVEY

5/12/03

Sean Gaffney

303-866-2611

In response to your request, I visited this property to review the plat. A Preliminary Drainage Report (4-9-03), prepared MDY Consulting, Inc.; Preliminary Geotechnical Investigation (4-9-03), prepared by Geotechnical Engineering, Inc.; and a Preliminary Plan Set (4-9-03) prepared by MDY Consulting Engineers; were included in the referral.

The proposed nineteen lot residential subdivision is located on approximately 4.68 acres of topographically flat 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:

Soils. I am in general agreement with the observations contained in the Geotechnical Engineering Group report. The soils identified on this site. Due to the possibility for property