

Standard Distribution list for  
Pre-Application Conferences

PRE- 2003-083

Community Development Department Planner

Development Engineer

Traffic Engineer

City Fire Department

City Parks Department

City Attorney

Water District *ute*

Drainage District - *GVW4*

Irrigation District - *GVW4*

Other \_\_\_\_\_

*Comments in 5/12/03  
Dev. Rev 5/13/03*

Date and time of Pre-Application Conference: *2 PM on 5/15/03*

Place: Conference Room 135A at the Community Development Department Office.

Attendance is expected of all agencies involved with the Pre-application Conference process.

*Pat Project planner*

Vacation of Right-of-Way, Kezone 1

Planner's Name:

Pat Cecil

**SUBMITTAL CHECKLIST**

Date: 11/5/04

SUBDIVISION, MAJOR: PRELIMINARY

Expiration Date: 6 months from above date

Location: Lujan Circle

Project Name:

ITEMS	DISTRIBUTION																				Total required																	
	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	Xcel	GVP	Cable		Water District	Sewer District	Drainage District	Irrigation District	CDOT	RTPO	Corps of Engineers	Urban Trails	Colorado Geologic Survey Fee\$	Building Dept	County Public Works (Annex Only)	NRCS	Other				
Date Received:																																						
Receipt #:																																						
File #:																																						
DESCRIPTION																																						
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	1	1	1	1	
• Submittal Checklist*	VII-4	1																																				
• Review Agency Cover Sheet*	VII-4	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	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	1	1	1	1	1
• Names & Addresses* Fee\$	VII-4	1																																				
• General Project Report	X-8	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	1	1	1	1
○ Site Analysis (over 50 acres or by Director)	IX-30	1	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	1	1	1	1
• 11" x 17" Reduction of Prelim. Plan	IX-27	1								1	1	1	1		1				1																			
• Evidence of Title/Lease Agreement	VII-3	1	1		1		1																															
• Legal Description*	VII-3	1			1																																	
○ CDOT Access Permit	VII-5	1	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 Checksheet*	XI-2	1	1																			1	1											1				
• Preliminary Drainage Report	X-11	1	2																				1															
• Transaction Screen Process/ Phase II Environmental (circle one)	X-10,16	1	1																																			
• Preliminary Geotechnical Report (fee and form required)	X-12	1	1																																			
• Boundary Survey		1			1																																	
• Fire Flow Form	X1-3	1	1	1				1																														
• Wetland delineation		1	1																																			

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

Planner's Name:

*Pat Cecil*

# SUBMITTAL CHECKLIST

Date: *7/10/06*

## GROWTH PLAN AMENDMENT

Expiration Date: 6 months from above date

Location: *Lujan Circle*

Project Name:

ITEMS	DISTRIBUTION														Total required	
	● City Community Development	● City Development Engineer	○ City Utility Engineer	○ City Surveyor	○ City Attorney	○ City Fire Dept	○ Clifton Fire Dept	○ City Transportation Engineer	● County Planning	● Water District	○ Sewer District	● RTPO	○ CDOT	○ Other		
Date Received: _____																
Receipt #: _____																
File #: _____																
DESCRIPTION & SSID REFERENCE	●	●	○	○	○	○	○	○	○	●	●	○	●	○	○	
Application Fee(s) <i>430<sup>00</sup></i>	1															
● Development Application Form* II-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Submittal Checklist* III-1, #5	1															
● Review Agency Comment Sheet* III-1, #6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Ownership Statement* IV-3, #14	1			1	1											
● Location Map V-12	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● General Project Report VI-4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Site Plan V-22	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Legal Description IV-4, #15	1			1	1											
○ Traffic Impact Study VI-11	1	1						1				1	1			
○ Fire Flow Form*	1					1	1									
● Names & Addresses Labels IV-4, #17	1															

Notes: \* An asterisk in the item description column indicates that a form is supplied by the City and available on the City website.

VAC/RW + Rezone + PP +

Planner's Name: <i>Past Cecil</i>	<h2 style="margin: 0;">SUBMITTAL CHECKLIST</h2> <h3 style="margin: 0;">SUBDIVISION, MAJOR - FINAL</h3>	Date: <i>7/10/06</i>
Location: <i>Lujan Circle</i>		Expiration Date: 6 months from above date
Project Name:		

ITEMS	DISTRIBUTION															Total required																		
DESCRIPTION & SSID REFERENCE	● City Community Development	● City Development Engineer	○ City Utility Engineer	● City Surveyor	● City Parks/Recreation	○ City Attorney	● City Fire Dept	○ Clifton Fire Dept	● City Police Department	● City Transportation Engineer	○ Downtown Dev. Authority	● City Addressing	○ City Code Enforcement	● Building Department	○ Walker Field Airport	● School District #51	● Qwest	● Xcel	○ GVP	● Cable	● Water District <i>Wf</i>	○ Sewer District	● Drainage District <i>GVWUA</i>	○ Irrigation District	○ CDOT	● RTPO	● Corps of Engineers	● Urban Trails	○ State Health Department	● Colorado Geologic Survey <i>fee</i>	● U.S. Postal Service	○ Other		
● Application Fee(s) <i>875<sup>00</sup></i>	1																																	
● Development Application Form* II-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* III-1, #5	1																																	
● Review Agency Comment Sheet* III-1, #6	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		
● Ownership Statement* IV-3, #14	1			1	1																													
● Location Map V-12	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		
● General Project Report VI-4	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 Plan V-22	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		
● Composite Plan V-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		
● 11" X 17" Reduction of Composite Plan V-2	1				1	1								1												1	1							
● Plat V-15	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	
● 11" x 17" Reduction of Plat V-15	1													1		1																	1	
● Surveyor Verification* IV-5, #25	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	
● Legal Description IV-4, #15	1			1										1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Conveyances IV-2, #7/#9	1	1	1	1	1	1										1	1	1	1															
○ Avigation Easement* IV-1, #3	1			1	1										1																			
● Right-of-way Dedication/Conveyance IV-4, #21 <i>Common areas</i>	1	1	1	1	1	1									1																			
● Development Improvements Agreement IV-2, #10	1	1	1			1																												
● County Treasurer's Tax Certificate IV-1, #5	1			1	1																													
● Appraisal of Vacant Land IV-1, #2 <i>MAI</i>	1			1	1																													
○ CDOT Access Permit IV-5, B.2.	1	1																																
● Delineate Wetlands IV-5, B.1.	1	1																									1							
○ Floodplain Permit* - delineate floodplain/floodway IV-5, B.3	1	1																																
● Detail Sheet V-3	1	1																																
● Inside Cover Sheet V-6	1	1							1																									
○ Road Cross-sections V-19	1	1							1																									
● Roadway Plan & Profile V-20	1	1							1																									
○ Water System Design Report VI-13	1	1	1																															
○ Sewer System Design Report VI-9	1	1	1																															
● Water, Sewer, & Storm Sewer Plan & Profile V-29	1	1	1				1	1								1	1	1	1	1	1	1												
● Drainage & Irrigation Checksheet*	1	1																						1	1									
● Final Drainage Report* VI-2	1	1																						1	1									
● Grading Plan V-5	1	1												1										1			1							
● Stormwater Management Plan/Permit* (if over 1 acre) V-26, VI-10	1	1																						1			1							
● Final Geotechnical Report VI-3	1	1																																
● Landscape Plan V-10 <i>Final Plans 26 1/2 ft. Frontage</i>	1	1														1																		
● Covenants, Conditions & Restrictions*	1	1				1																												
● Fire Flow Form*	1	1					1	1																										
● Fence <i>Final Plans 26 1/2 ft. Frontage</i>	1	1														1																		
● Improvement Survey V-33	1			1																														
● Legal description and sketch of all locations <i>on map</i>	1	1	1	1																														

Notes: \* An asterisk in the item description column indicates that a form is supplied by the City and available on the City website.  
 \* Proof of formation of HUA with Secretary of State.

General Meeting Checklist / Pre-Application Conference Checklist

Date: 11/4/04

Applicant: \_\_\_\_\_ Phone: \_\_\_\_\_ Tax Parcel #: \_\_\_\_\_

Location \_\_\_\_\_ Proposal \_\_\_\_\_

Conference Attendance \_\_\_\_\_

While all factors in a development proposal require careful thought, preparation and design, the following circled items are brought to the 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 deadlines 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

Planner's Notes

- a. Zoning: RSE-2
- b. Growth Plan Land Use Designation: 4-8 DU's per acre.
- c. Growth Plan (Goals & Policies) Applicability: \_\_\_\_\_
- d. Corridor Guidelines or other Plan applicability: \_\_\_\_\_
- e. Land Use Compatibility: \_\_\_\_\_

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 \_\_\_\_\_
- b. access, traffic circulation \_\_\_\_\_
- c. parking (off-street: handicap, bicycle, lighting) \_\_\_\_\_
- d. landscaping (street frontages, parking areas) \_\_\_\_\_
- e. screening & buffering \_\_\_\_\_

Misc.

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

Other

See attached notes from PRE- 2003-083, Dated 5/19/03

- a. related files General project report must address the criteria for rezoning and vacation of right-of-way
- b. other concerns A neighborhood meeting is required for any request to increase zoning density.

Fees

- a. application fee: \$640 Plus \$15 per acre (rounded up), \$50 for names & addresses
- Fee is due at the time of submittal. Make check payable to the City of Grand Junction
- b. Transportation Capacity Payment (TCP): \_\_\_\_\_
- c. Drainage fee: \_\_\_\_\_
- d. Parks & Open Space Fee: \_\_\_\_\_
- e. School Impact Fee: \_\_\_\_\_
- f. Recording Fee: \_\_\_\_\_
- g. Plant Investment Fee (PIF) (Sewer Impact): \_\_\_\_\_

Processing Requirements

- a. Reference Documents - ZDC, SSID \_\_\_\_\_
- b. Submittal Requirements \_\_\_\_\_
- c. Review Process \_\_\_\_\_

\*PLEASE RETURN A COPY OF THIS FORM IN THE COMMUNITY DEVELOPMENT DEPT REVIEW PACKET\*

## **General Meeting Notes – G½ & 26 Rd. (SW corner)**

July 17, 2006                      Major Sub (residential)  
Planner: Pat Cecil                Engineer: Eric Hahn  
Applicant/Representative: Richard Brown

Water:                      Ute Water – in 24½ Rd  
Sewer:                      trunk extension, in 24½ Rd  
Drainage:                    detain per SWMM, see notes below  
Flood plain:                --  
Wetlands:                   identify and show on plat/plans  
Access:                      see notes below  
Site circulation:            --  
TCP:                        yes  
CDOT permit:              --  
Street class:                26 Rd = Major Collector (60' right-of-way)  
                                  G½ Rd = Minor Collector (52' right-of-way)  
Street improvements:    see notes below  
Other:                        --

### **Streets/Traffic notes:**

1. Must verify or dedicate additional right-of-way (30' half right-of-way, as measured from the section line) and a 14' multi-purpose easement along entire 26 Road frontage per the Major Collector section.
2. Must verify or dedicate additional right-of-way (26' half right-of-way, as measured from the center line) and a 14' multi-purpose easement along entire G½ Road frontage, per the Minor Collector standard.
3. The volume of northbound traffic turning west onto G½ Road warrants a left-turn lane on 26 Road. This improvement must be built as part of this project, and the City will reimburse the developer for the cost of this improvement.
4. The developer is required to construct half-street improvements along any portion of G½ Road that will be accessed by individual lots. However, rather than building "spot" improvements to a small stretch of street, the City may require that the developer build the entire length of street frontage, and the City will reimburse the developer for the additional work. The half-street improvements to G½ Road must match the section for the subdivisions to the west.
5. A street stub must be extended to the south property line. If the developer does not wish to provide this street stub, a TEDS Exception will be required.

### **Drainage notes:**

1. City of Grand Junction Stormwater Permit required on all grading sites larger than 1 acre, and a State of Colorado Construction Activity Permit for Storm Water Quality required on all grading sites larger than 1 acre.
2. Must detain stormwater runoff onsite per SWMM. The developer must obtain permission from the irrigation company to discharge any stormwater into the canal, if that is proposed.
3. Geotech report must address whether high groundwater will impact this site. Investigation of the groundwater elevations must be performed during irrigation season.
4. Show all irrigation and tailwater facilities affecting or potentially affecting drainage on this site.
5. Must contact the Army Corps of Engineers to help determine if any jurisdictional wetlands exist on the site. Any such wetlands must be identified and shown on the plat and plans.
6. If any irrigation ditches on this site are delivery ditches to downstream users, the developer must relocate or otherwise modify the ditches so that delivery of the irrigation water is not affected.

### **Utility notes:**

1. Must stub sewer and water mains to all property lines where street stubs are required.
2. Must provide a Fire Flow Form filled out by the water supplier.
3. If any street frontage is greater than 700', all overhead utilities must be placed underground. If the frontages are less than 700', the developer must pay a Utility Under-grounding Fee in the amount of \$25/ft.

No site visit was made to prepare these notes. The notes are not meant to be a thorough analysis of the site nor City requirements. They are intended to provide general guidance on the specific requirements for this type of development on this site. The applicant and their design team are expected to know and research City standards that apply to this development. Please call if there are questions regarding requirements.

# eral Meeting Checklist / Pre-Application Conference Checklist

Applicant: \_\_\_\_\_ Phone: \_\_\_\_\_ Date: \_\_\_\_\_  
Tax Parcel #: \_\_\_\_\_

Location \_\_\_\_\_ Proposal \_\_\_\_\_

Conference Attendance \_\_\_\_\_

While all factors in a development proposal require careful thought, preparation and design, the following circled items are brought to the 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 deadlines 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

### Planner's Notes

- a. Zoning: RSF-2 to RSF-4
- b. Growth Plan Land Use Designation: Res Med 4-8 + Park
- c. Growth Plan (Goals & Policies) Applicability: \_\_\_\_\_
- d. Corridor Guidelines or other Plan applicability: \_\_\_\_\_
- e. Land Use Compatibility: \_\_\_\_\_

### Off-site Impacts

- a. access/right-of-way required Need to vacate R/W & Utility easements for resubdivision (irrigation plan)
- b. traffic impact \_\_\_\_\_
- c. street improvements \_\_\_\_\_
- d. drainage/stormwater management \_\_\_\_\_
- e. availability of utilities 14' MPE required adjacent to all R/W's

### Site Development

- a. bulk requirements Per RSF-4
- b. access, traffic circulation \_\_\_\_\_
- c. parking (off-street: handicap, bicycle, lighting) Per Code
- d. landscaping (street frontages, parking areas) MPE landscaped w 6' fence adjacent to 26 Rd
- e. screening & buffering \_\_\_\_\_

### Misc.

- a. revocable permit for any irrigation line crossings of R/W.
- b. State Highway Access Permit \_\_\_\_\_
- c. floodplain, wetlands Deliveriate
- d. proximity to airport (clear or critical zone) \_\_\_\_\_
- e. geologic hazard, soils Concern over high water table during
- f. mineral resources \_\_\_\_\_

### Other

- a. related files ① Neighborhood meeting is required for the rezone to a higher density
- b. other concerns \_\_\_\_\_

### Fees

- a. application fee: \$ 875.00
- b. Fee is due at the time of submittal. Make check payable to the City of Grand Junction (assuming G.P.A. is processed separately)
- c. Transportation Capacity Payment (TCP): \_\_\_\_\_
- d. Drainage fee: \_\_\_\_\_
- e. Parks & Open Space Fee: \_\_\_\_\_
- f. School Impact Fee: \_\_\_\_\_
- g. Recording Fee: \_\_\_\_\_
- h. Plant Investment Fee (PIF) (Sewer Impact): \_\_\_\_\_

### Processing Requirements

- Reference Documents - ZDC, SSID \_\_\_\_\_
- Submittal Requirements \_\_\_\_\_
- Review Process \_\_\_\_\_

PLEASE RETURN A COPY OF THIS FORM WITH \_\_\_\_\_

## General Meeting Notes – G ½ and 26 Rd – Notes by Rick Dorris, Dev. Engr.

November 5, 2004

Planner: Pat Cecil

Engineer: Rick Dorris, 256-4034 Covering for Eric Hahn

Other staff:

Applicant: Dale and Jan Jones

Water:

Sewer:

Drainage:

Flood plain:

Wetlands:

Access: See below.

Site circulation: TBD

TCP: new TCP of \$1500 per lot applies.

CDOT permit: No.

Street class: G ½ Road = Minor Collector, 26 Road = Major Collector

Street improvements:

Construction Activity Permit:

Underground Power Utilities:

Other:

### **General:**

The purpose of this general meeting was to discuss the layout of the site, stub streets, and another entrance onto G ½. We did not discuss all aspects of the project. Rick covered for Eric who will be the Development Engineer on this project.

- From an Engineering perspective, four-plexes could be allowed to access G ½ Road; however, it is doubtful that the lots shown can provide the proper parking and site layout requirements.
- The stub street to the south needs to be provided unless you can demonstrate a substantial reason why one shouldn't be provided in which case a TEDS exception will be necessary.
- The City will want to contract with you to design and build the 26 Road improvements as part of this project. Consequently, the profile of 26 road and the schedule would be driven by this project and City requirements.
- Theoretically another street intersection could happen nearer 26 Road provided it meets the intersection spacing criteria in TEDS. We would however prefer not to have it. Particularly since the street stub to the south meets the second access requirements.



General Meeting Checklist / Pre-Application Conference Checklist

Date: 11/4/04

Applicant: \_\_\_\_\_ Phone: \_\_\_\_\_ Tax Parcel #: \_\_\_\_\_

Location \_\_\_\_\_ Proposal \_\_\_\_\_

Conference Attendance \_\_\_\_\_

While all factors in a development proposal require careful thought, preparation and design, the following circled items are brought to the 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 deadlines 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

Planner's Notes

- a. Zoning: RSF-2
- b. Growth Plan Land Use Designation: 4-8 Du's per acre.
- c. Growth Plan (Goals & Policies) Applicability: \_\_\_\_\_
- d. Corridor Guidelines or other Plan applicability: \_\_\_\_\_
- e. Land Use Compatibility: \_\_\_\_\_

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 \_\_\_\_\_
- b. access, traffic circulation \_\_\_\_\_
- c. parking (off-street: handicap, bicycle, lighting) \_\_\_\_\_
- d. landscaping (street frontages, parking areas) \_\_\_\_\_
- e. screening & buffering \_\_\_\_\_

Misc.

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

Other

See attached notes from PRE-2003-083, Dated 5/19/03

- a. related files General project report must address the criteria for reconsecration of right-of-way
- b. other concerns A neighborhood meeting is required for any request to increase zoning density.

Fees

- a. application fee: \$1640 Plus \$15 per acre (rounded up), \$50 for names & addresses
- Fee is due at the time of submittal. Make check payable to the City of Grand Junction
- b. Transportation Capacity Payment (TCP): \_\_\_\_\_
  - c. Drainage fee: \_\_\_\_\_
  - d. Parks & Open Space Fee: \_\_\_\_\_
  - e. School Impact Fee: \_\_\_\_\_
  - f. Recording Fee: \_\_\_\_\_
  - g. Plant Investment Fee (PIF) (Sewer Impact): \_\_\_\_\_

Processing Requirements

- a. Reference Documents - ZDC, SSID \_\_\_\_\_
- b. Submittal Requirements \_\_\_\_\_
- c. Review Process \_\_\_\_\_

**From:** Hank Masterson  
**To:** Pat Cecil  
**Date:** 11/2/04 5:46PM  
**Subject:** General Meeting: Lujan Circle

Pat,

Fire's comments:

Complete a fire flow form. Section A is completed by the petitioner, section B by the public water system provider. Return the completed form to the Community Development Department. Show on your site plan/utility composite: The nearest existing fire hydrants; Any proposed water main extensions, connections to existing mains, and all main sizes. Water mains must be stubbed out to the end of all stub streets; Any proposed fire hydrants. Hydrants should be located at all major intersections, be spaced no more than 500' apart, and be located so that all lots are within 250' of the nearest fire hydrant (as measured along an access route); All new streets (public and private) along with any proposed stub streets to adjacent parcels for future road extension. Dead-end streets exceeding 150' length must have an emergency turn-around area for fire trucks. Call the Fire Department at 244-1414 if you have questions. Thanks,

hank

## General Meeting Notes – G ½ and 26 Rd – Notes by Rick Dorris, Dev. Engr.

November 5, 2004

Planner: Pat Cecil

Engineer: Rick Dorris, 256-4034 Covering for Eric Hahn

Other staff:

Applicant: Dale and Jan Jones

Water:

Sewer:

Drainage:

Flood plain:

Wetlands:

Access: See below.

Site circulation: TBD

TCP: new TCP of \$1500 per lot applies.

CDOT permit: No.

Street class: G ½ Road = Minor Collector, 26 Road = Major Collector

Street improvements:

Construction Activity Permit:

Underground Power Utilities:

Other:

### **General:**

The purpose of this general meeting was to discuss the layout of the site, stub streets, and another entrance onto G ½. We did not discuss all aspects of the project. Rick covered for Eric who will be the Development Engineer on this project.

- From an Engineering perspective, four-plexes could be allowed to access G ½ Road; however, it is doubtful that the lots shown can provide the proper parking and site layout requirements.
- The stub street to the south needs to be provided unless you can demonstrate a substantial reason why one shouldn't be provided in which case a TEDS exception will be necessary.
- The City will want to contract with you to design and build the 26 Road improvements as part of this project. Consequently, the profile of 26 road and the schedule would be driven by this project and City requirements.
- Theoretically another street intersection could happen nearer 26 Road provided it meets the intersection spacing criteria in TEDS. We would however prefer not to have it. Particularly since the street stub to the south meets the second access requirements.

## General Meeting Notes – G ½ & 26 Rd. (SW corner)

October 17, 2002      Major Sub (formerly platted as Sunpointe North Sub)

Planner: Pat C.      Engineer: Eric H.

Water:                  fire flow form  
Sewer:                  --  
Drainage:                see notes below  
Flood plain:            --  
Wetlands:                check w/ Army Corps  
Access:                  see notes below  
Site circulation:        --  
TCP:                    yes  
CDOT permit:            --  
Street class:            G ½ = Minor Collector, 26 Rd = Collector  
Street improvements: yes, see notes below  
Other:                    --

### **Streets/Traffic notes:**

Developer is responsible for half street improvements along all street frontages. Such street improvement must meet all sight distance and vertical/horizontal alignment requirements in TEDS, and be compatible with the City's future street designs. It may be possible to pay in-lieu of building such improvements, or a combination of building "partial" improvements and paying the equivalent value of the remainder of the improvements. Such proposals must be negotiated with the City Engineer's office. Developer must dedicate right-of-way if necessary to meet minimum half-right of way requirements. Access intersections must meet spacing and sight distance standards per TEDS. No access intersections will be allowed on 26 Road.

### **Drainage notes:**


Stormwater runoff must be detained or retained onsite per SWMM. A discharge agreement must be obtained from the appropriate irrigation company if stormwater will be discharged into the adjacent irrigation canal. Developer should check with the Army Corps of Engineers regarding the possibility of "jurisdictional" wetlands on this site.

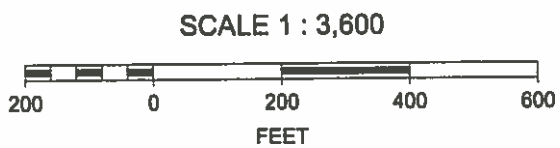
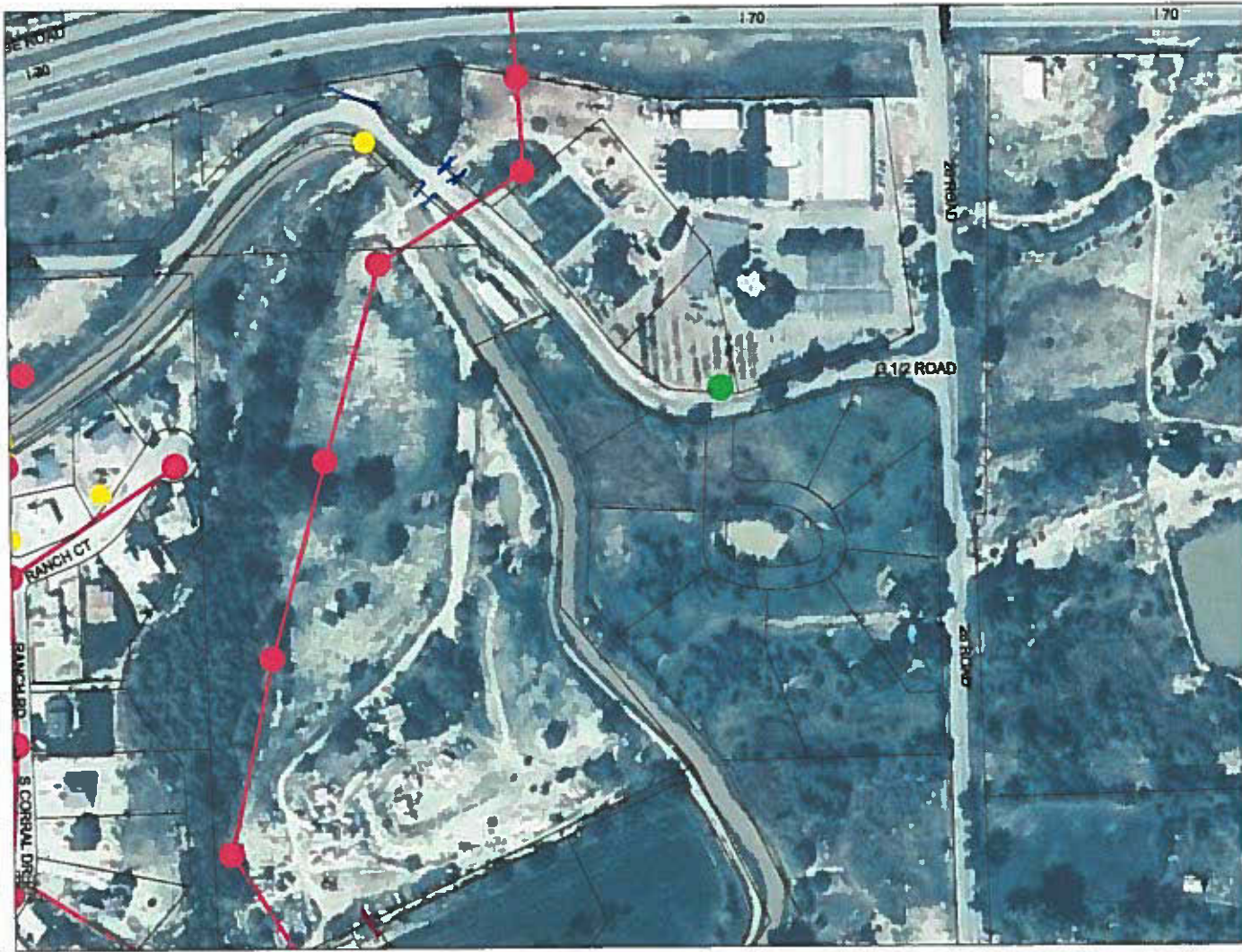
### **Utility notes:**

Sanitary sewer and water must be extended to the site. Must provide a Fire Flow Form filled out by the water supplier.

VOLUME BALANCE ?

# 26 Rd. & G-1/2 Rd.

-  PUMP STATIONS
-  SANITARY MANHOLES
-  PRIVATE MANHOLES
-  COMBINED SANITARY MANHOLES
-  STORM MANHOLES
-  CATCH BASINS
-  IRRIGATION GATES
-  CATCH BASIN LATERALS
-  Abandoned
-  FORCE MAINS
-  FORCE MAINS-NOT SURVEYED
-  COMBINED SEWER
-  SANITARY SEWER
-  SANITARY SEWER-NOT SURVEYED
-  STORM SEWER
-  STORM SEWER-NOT SURVEYED
-  IRRIGATION DITCHS
-  Detention Ponds
-  Parcels
-  1997 Photos
-  Highways



*THE ESTATES*























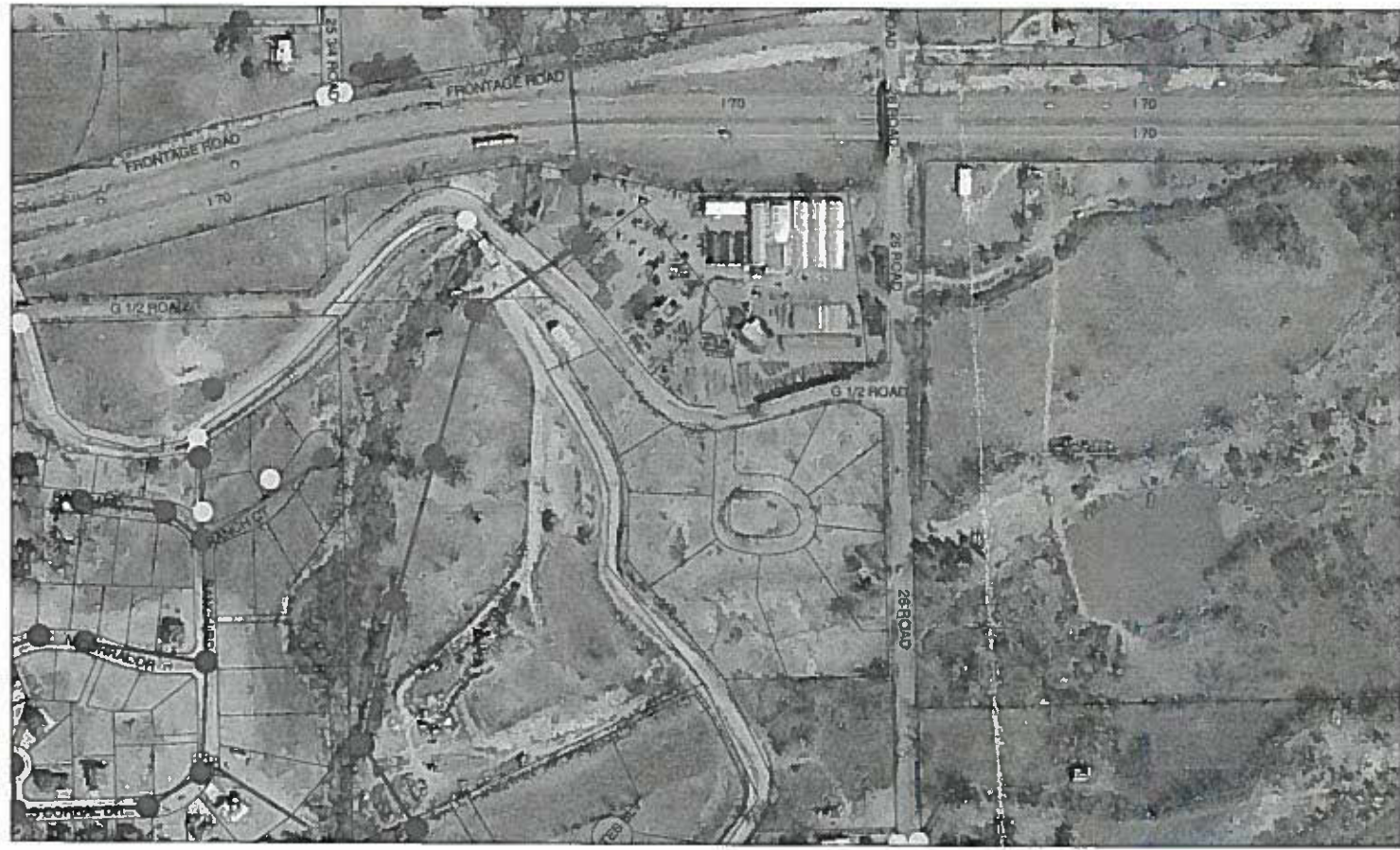
Mike on <sup>NINA</sup>  
Monday. 651  
LARK

Chris Russell.

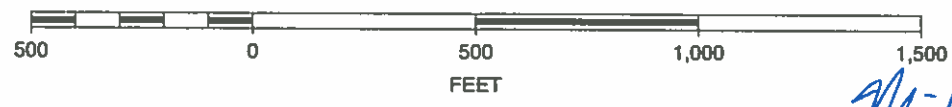
# City of Grand Junction GIS Sewer Map

*Levor*

-  **PUMP STATIONS**
-  **SANITARY MANHOLES**
-  **PRIVATE MANHOLES**
-  **COMBINED SANITARY MANHOLES**
-  **STORM MANHOLES**
-  **CATCH BASINS**
-  **IRRIGATION GATES**
-  **CATCH BASIN LATERALS**
-  **Abandoned**
-  **FORCE MAINS**
-  **FORCE MAINS-NOT SURVEYED**
-  **COMBINED SEWER**
-  **SANITARY SEWER**
-  **SANITARY SEWER-NOT SURVEYED**
-  **STORM SEWER**
-  **STORM SEWER-NOT SURVEYED**
-  **IRRIGATION DITCHS**
-  **Detention Ponds**



SCALE 1 : 5,176



*Mike & Trish to look at.*





# I. Applicant Information

1. Applicant's Name: Achilles

2. Applicant's Address: 454 High Tiara Court  
Grand Junction, Colorado 81503

3. Applicant's Phone Number: (970) 245-2724  
FAX Number: Same  
Email Address: kealpha@attbi.com

4. Lead Representative Name (Person and Firm): Tom Rolland, Rolland Engineering

5. Primary service provided by the Representative: Planning, Engineering desin and  
Surveying

6. Representative's Address: Rolland Engineering  
405 Ridges Blvd Suite A  
Grand Junction, Colorado 81503

7. Representative's Phone Number: (970) 243-8300  
FAX Number: (970) 241-1273  
Email Address: rolleng@attbi.com

8. Other representatives and services provided (persons and firm names)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

9. Names and profession/expertise of any additional individuals attending the Pre-Application Conference

Tom Rolland, P.E.; Rebecca Rolland, P.E.; Mike Saelens, Realtor and Applicant

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## II. Project Narrative

1. On separate sheets, please provide a project narrative, which includes the following information:
  - A. A general description of the project (type of use and size/density) and the basic objectives you wish to accomplish (e.g., business establishment, relocation or expansion of a certain size; creation of a certain number of residential lots or commercial spaces aimed at a particular segment of the market; etc.)
  - B. A general description of development phasing, if any.
  - C. A general description of the site, identifying its location, known or suspected environmental conditions (soils, wetlands, surface waters, topography, etc.), existing and/or proposed access points, location of outfalls, existing uses and/or structures on the site. In addition an explanation of how stormwater will be managed and any known constraints to development of the site should be identified.
  - D. Please provide your anticipated dates for the following that are applicable to your project:
    - application submittal (intended or expected);
    - property closing;
    - expiration of any financial commitments;
    - construction initiation;
    - opening date/date of first Certificate of Occupancy; and
    - any other deadline that may be affected by the processing of the proposed application.
  - E. Please provide any other information that the City should be aware of concerning your proposed project, site, deadlines, etc.

**III. Land Use and Zoning.**

Upon request and with a property tax identification number, the City can provide, within 48 hours, the information in the shaded areas. This information can be obtained at the Community Development Department or by calling (970) 244-1430. The applicant shall provide all other information.

1. REQUIRED INFORMATION	Existing	Proposed
A. Zoning	RSF-2	RSF-4
B. Land Use Classification	Res. Med. 4-8	Single Family
C. Actual Use (e.g., retail, single family)	Single Family	
D. Applicable Overlay Districts	Unknown	
E. Area Plans	Unknown	
F. Corridor Plans	Unknown	
G. Floodplains	No	
H. Wetland	Under Study	
I. Airport Environs	Unknown	
J. Wildfire Hazard Area	No	
K. Geologic Hazard Area	Unknown	
L. Ridgeline Protection Area	No	
M. Hillside Development Area	No	
N. Former Ridges Metro District	No	
O. Approved Planned Development	No	
P. Adjoining Zoning		
North	B-1 Sec Zone	
South	RSF-2	
East	RSF-2	
West	RSF-2	
Q. Adjoining Land Use Classifications		
North	Commercial	
South	Res. Med. 4-8	
East	Res. Med. 4-8	
West	Res. Med. 4-8	
R. Adjoining Actual Uses		
North	Nursery	
South	Residential	
East	Residential	
West	Residential	

**IV. Site Design.**

For the construction of buildings or structures on a single site, the following information must be provided in addition to a Site Plan Sketch.

If your application is the creation of a subdivision for the future development of individual lots, then please skip this section and complete section "V. Subdivision Design." Requirements for the site plan sketch are attached to this form.

1. REQUIRED INFORMATION	Existing	Proposed
A. Number of structures		
B. Approx. total gross floor area		
1. Residential		
2. Retail		
3. Office		
4. Wholesale		
5. Industrial		
6. Other		
C. Approx. Floor Area Ratio (gross sq. ft. divided by sq. ft. of lot)		
D. Maximum Building Height		

2. OPTIONAL INFORMATION	Existing	Proposed
A. Minimum Setbacks		
Front		
Sides		
Rear		
B. Lot coverage by buildings (area and %)		
C. Lot coverage by paving (area and %)		
D. Lot coverage by landscaping (area & %)		
E. Proposed methods of screening of adjoining uses		
F. Building orientation/location of entries		
G. Planned development default zone		
H. Variations from default zone		
I. Hours of operation		
J. Number of employees		
K. Other measurements of project intensity (restaurant seats, hospital beds, hotel rooms, classroom/auditorium seats, etc.)		
L. Distribution of signage among tenants		

2. OPTIONAL INFORMATION, continued	Existing	Proposed
M. Type of construction (e.g., wood or steel frame, masonry, etc.)		
N. Proposed method of managing stormwater		

**V. Subdivision Design.**

For projects that involve the creation of a subdivision, the following information must be provided in addition to a subdivision sketch. Requirements for the subdivision sketch are attached to this form or may be obtained by contacting the Community Development Department.

1. REQUIRED INFORMATION	Existing	Proposed
A. Number of lots	9 Lots	24 Lots
B. Average lot size	35,719 SF	10,500 SF
C. Type(s) of units (e.g., single family attached or detached, duplex)	Single Family	Single Family
D. Gross Density	1.1 Du/Acre	2.85 Du/Acre

2.85

2. OPTIONAL INFORMATION	Existing	Proposed
A. Maximum lot size (sq. ft./acres)	61,855 SF	19,304 SF
B. Minimum lot size (sq. ft./acres)	23,087 SF	8,565 SF
C. Average lot dimensions		
D. Minimum lot width	90 Ft	50 Ft
E. Number of flag lots	None	None
F. Type of perimeter enclosure	None	Unknown
G. Open space: passive vs. active (area and %)	0.36 Acre (4.26%)	1.47 Acres (17.5%)
H. Streets & Rights-of-Way (area and %)	0.68 Acre (8.00%)	1.07 Acres (12.7%)
I. Homeowners Association for maintenance of common areas	No	Yes

**VI. Utilities.**

1. Please provide the information requested below that is applicable to your project. A list of utility providers and contact persons are attached on a separate sheet.

Utility	Nearest Location	Utility Provider (Company, District, etc.)
Telephone	26 Road	Qwest
Cable TV	26 Road	AT&T Communications
Electricity	26 Road	Xcel
Natural Gas	26 Road	Xcel
Domestic Water	North of I-70 in 26 Road	Ute Water
Fire Hydrants	N/A	Ute Water
Drainage District	Grand Valley Water Users	
Sanitation Sewer	City of GJ	
Irrigation Drain	Grand Valley Water Users	
Storm Sewer	Onsite	Private

2. List any utilities that are not currently available or extended to the property:

Please see attached Project Narrative

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3. For those utilities listed in #2, describe any arrangements that have been, or will be made to extend utilities to the property:

Please see attached Project Narrative

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PROJECT NARRATIVE  
FOR  
STARLIGHT RIDGE SUBDIVISION  
GRAND JUNCTION, COLORADO

PRESENTED TO:

The City of Grand Junction

PREPARED FOR:

ACHILLES  
454 High Tiara Court  
Grand Junction, Colorado 81503

PREPARED BY:

ROLLAND Engineering  
405 Ridges Blvd., Suite A  
Grand Junction, Colorado 81503

April 30, 2003

### **Purpose of Submittal**

At a general meeting for this project on October 28, 2002 it was determined that a formal pre-application submittal would be appropriate to identify certain issues posed by development of this site. We would like to have early City input on critical issues to allow us to determine project feasibility. The major issues of concern identified at the general meeting are: the proposed zoning and density, the proposed improvements to 26 Road, the site access and layout, and the proposed access to lot 1. These issues are discussed in this project narrative.

### **General Project Description**

The Starlight Ridge Subdivision is located on the southwest corner of G ½ Road and 26 Road. Tax map parcels 2701-344-08-001 through 009. This site has been previously subdivided into 9 lots under the name "Sunpointe North". The original parcel has an area of 8.42 acres. It is our client's intent to reconfigure the existing lots to provide 24 total lots with an average lot size of 10,500 square feet (0.24 acres), creating a proposed density of 2.85 du/acre. The proposed lot layout includes two open space outlots (1.47 acres) which will be conveyed to the homeowners association.

The existing zoning is RSF-2, and the City of Grand Junction's Growth Plan Map shows the property as Residential Medium 4-8. We are proposing to rezone the property to RSF-4. Since the growth plan allows for sites less than 10 acres to reduce the zoning by a half, we feel that the proposed use and density is supported by the Growth Plan.

Access to the site will be off of G ½ Road via a proposed 42-foot roadway that meets the City Standard for and Urban Residential Street as shown on page ST-05 of the City's Standards. All of the proposed lots, except lot 1, will only have access off of this roadway. Lot 1 will be accessed from G ½ Road.

### **Existing Site Description**

The majority of the site is vacant land with mixed grass and volunteer tree species. There is an existing home onsite that is accessed from 26 Road. This home will be removed with the development of this project and the access point eliminated.

The site is bordered by G ½ Road on the North, 26 Road on the East, the Grand Valley Irrigation Company Canal on the west and parcel 2701-344-00-022 on the south. The City of Grand Junction's Growth Plan Map shows the site as Residential Medium 4-8 along with adjacent properties to the East, West and South. According to this map the adjacent land to the North is commercial (Bookcliff Gardens).

The site is located at the end of an irrigation lateral ditch on the Government Highline Canal system. The irrigation water (including all excess flow in the lateral) has been uncontrolled for years and has flooded the low-lying areas on the site. Wetland plant species have developed in these flooded areas. The approximate locations of these areas are shown on the Subdivision Sketch Plan. The irrigation water has been temporarily



diverted from the site. We have reviewed the site with the U.S. Army Corp of Engineers, retained an environmental consultant, and installed monitoring wells in the area of concern. It appears that the wetlands are irrigation induced and therefore are not jurisdictional under the Clean Water Act. A study of the root zone water table is currently underway to substantiate this position.

### **Utilities**

We have had discussions with Ute Water about extending domestic water to this site. An 8-inch waterline in 26 Road located north of I-70, needs to be extended to the site. An 8-inch line will run west along the frontage road, south across I-70, and run west in G ½ Road to the site. The exact location of the bore under I-70 will be determined in conjunction with Ute Water.

Sanitary Sewer will be collected from individual lots in an 8-inch line that will extend east in G ½ Road and connect to the existing 12-inch Paradise Hills Interceptor line that crosses G ½ Road approximately 500 feet east of the site.

Other Utility providers are as follows:

Gas & Electric -	Xcel Energy
Phone -	Qwest
Cable -	AT&T Communications
Irrigation -	Grand Valley Water Users

### **Proposed Frontage Roadway Improvements**

Development of this site would warrant half road improvements along our frontage of G ½ Road and 26 Road. In lieu of constructing half road improvements to 26 Road, on an unacceptable vertical alignment as discussed at the above referenced general meeting, we are proposing to use the equivalent cost of half road improvements to improve the intersection site distance problem at G ½ Road and 26 Road as will be discussed below.

G ½ Road is considered an Urban Residential Collector per the Grand Valley Circulation Plan provided in the TEDS Manual. We are proposing half road improvements that meet the typical section associated with this roadway classification as shown on page ST-04 of the City's Standards. This includes widening to an 18-foot half road width and 7 foot vertical curb, gutter and sidewalk.

According to the Grand Valley Circulation Plan, 26 Road is considered a Collector (no on street parking) as shown on page ST-03 of the City's Standards. Half section road improvements would require a right-of-way width of 30 feet. The existing right-of-way is 40 feet wide across the frontage of this site. We are asking that 10 feet of the right-of-way be vacated as shown in the Subdivision Sketch Plan. We are proposing to provide a 14- foot multi-purpose easement across the property's frontage.

A preliminary engineering investigation has identified that the intersection of G ½ Road and 26 Road has some sight distance issues (See provided profile). The existing intersection sight distance on 26 Road at G ½ Road is approximately 455 feet when turning north onto 26 Road from G ½ Road. We have determined the required site distance based on speeds measured by the City of Grand Junction on 26 Road north of G Road. The 85<sup>th</sup> percentile speed measured was 45.9 mph. Utilizing an operating speed of 45 mph, the minimum intersection sight distance is 550 feet. This distance needs to be factored for grade. The average slope northbound on 26 Road from G ½ Road is approximately 4%. Using the table on page 8 in Chapter 6 of the TEDS Manual, the upgrade factor for this slope is 1.2 prorated from 1-4 for 3-5%. This gives a required site distance of 660 feet. In order to achieve this distance, the existing hill south of the intersection needs to be brought down and the lowpoint in the road brought up. We have included plan and profiles of 26 Road along with cross-sections that show the proposed improvements. There is not a sight distance problem when turning south onto 26 Road from G ½ Road. Due to the proposed roadway elevation changes, existing utilities (gas and water) within 26 Road will need to be moved.

The existing pavement in 26 Road is approximately 27 feet wide. Our preliminary design has concluded that this is the maximum width of pavement that the existing right-of-way can contain with the cut and fill requirements. A cut and fill slope of 2:1 was utilized to tie grades back to existing. We feel confident that we can replace 26 road with equal pavement width as existing, and make the sight distance comply with the requirements in the TEDS Manual.

Preliminary opinions of cost for the improvements to 26 Road to correct the sight distance indicate an apparent cost of \$108,466 (See attached Exhibit A). This is greater than the cost of the customary requirements for the widening necessary to obtain half road width and the addition of curb, gutter, and sidewalk of approximately \$53,924 (See attached Exhibit B). It is our position, if the City still desires to correct the existing sight distance issue, that our participation should be limited to the cost of the widening and curb, gutter and sidewalk, with the City paying the difference. The two above opinions of cost can be refined and negotiated at final design.

### **Stormwater Management**

The existing stormwater runoff drains across the site and discharges into the Grand Valley Irrigation Company Canal through 4 existing culverts along the canal.

We feel that a sufficient portion of the stormwater runoff from the site can be conveyed to the proposed irrigation/detention pond located in the rear of lots 18 through 24 to maintain Historic Discharge. This proposed pond would discharge directly into the Grand Valley Irrigation Company Canal. If necessary, an additional stormwater management pond could be provided within the southern outlot as shown on the Subdivision Sketch Plan. Developed runoff will continue to discharge into the canal in several locations.

### **Development Schedule**

This project will be completed in one phase. The proposed infrastructure and public improvements including the proposed roadway improvements to 26 Road and G ½ Road, and the utility connections to each lot will be completed by the applicant. The applicant plans to begin construction upon City approval. Completion of the project is anticipated late fall of 2003 or early spring of 2004.

## EXHIBIT A

### Starlight Subdivision

Location: 26 Road and G 1/2 Road

Estimate of Costs to Construct Sight Distance Improvements

Date: 4/11/03

file:2082costestimate.xls

Assume 26 Road has 12" of Base Course and 4" of Asphalt.

Description	Unit	Quantity	Cost per Unit	Extended Cost
Mobilization	LS	1	\$3,000.00	\$3,000.00
Excavation	CY	3000	\$2.00	\$6,000.00
Fill	CY	2000	\$2.00	\$4,000.00
Subgrade Preparation	SY	3070	\$1.00	\$3,070.00
Base Course - Class 6 (12" thick under roadway)	CY	1023	\$22.00	\$22,506.00
Asphalt (4" Thick)	SY	3070	\$9.00	\$27,630.00
Lower 2" Waterline	LF	360	\$15.00	\$5,400.00
Lower Siphon	LS	1	\$5,000.00	\$5,000.00
Traffic Control	LS	1	\$20,000.00	\$20,000.00
Testing	LS	1	\$2,000.00	\$2,000.00
			Subtotal	\$98,606.00
			10% Contingencies	\$9,860.60
			<b>TOTAL</b>	<b>\$108,466.60</b>

## EXHIBIT B

### Starlight Subdivision

Location: 26 Road and G 1/2 Road

Estimate of Costs to Construct 1/2 Road Improvements on 26 Road  
(Widening from existing pavement)

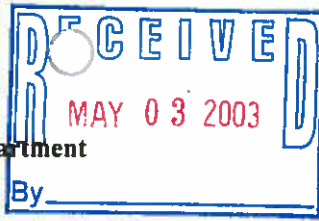
Date: 4/11/03

file:2082costestimate.xls

Assume 26 Road has 12" of Base Course and 4" of Asphalt.

Description	Unit	Quantity	Cost per Unit	Extended Cost
Mobilization	LS	1	\$3,000.00	\$3,000.00
Excavation	CY	1000	\$2.00	\$2,000.00
Subgrade Preparation	SY	710	\$1.00	\$710.00
Base Course - Class 6 (12" thick under roadway)	CY	236	\$22.00	\$5,192.00
Concrete Sidewalk - (7 foot curb, gutter, and sidewalk w/ 4" Base Course)	LF	665	\$22.00	\$14,630.00
Asphalt (4" Thick)	SY	710	\$9.00	\$6,390.00
12" RCP Pipe	LF	50	\$22.00	\$1,100.00
Storm Inlets	EA	2	\$2,000.00	\$4,000.00
Traffic Control	LS	1	\$10,000.00	\$10,000.00
Testing	LS	1	\$2,000.00	\$2,000.00
			Subtotal	\$49,022.00
			10% Contingencies	\$4,902.20
			<b>TOTAL</b>	<b>\$53,924.20</b>

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: 5/2/03 To Review Agency: Grand Valley Water Users

File No: PRE-2003-083 Staff Planner: Pat Cecil

*(To be filled in by City Staff)*

Project Name: Starlight Ridge Subdivision

Location: SW of G $\frac{1}{2}$  Road and 26 Road

A development review meeting has been scheduled for the following date: 5/13/03

*(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.)

PLEASE SEE ATTACHED LETTER

Pre-App Meeting to be 5/15/03 at 2 PM

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

All comments must be returned to the 5/12/03

*(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 Richard L. Proctor, Manager Grand Valley Water Users' Association Date 5/12/03

970-242-5065

Email Address

Telephone

Revised August 2002

# GRAND VALLEY WATER USERS ASSOCIATION

GRAND VALLEY PROJECT, COLORADO

1147 24 Road (970) 242-5065 FAX (970) 243-4871  
GRAND JUNCTION, COLORADO 81505

May 12, 2003

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

Re: PRE-2003-083 Starlight Ridge Subdivision

Dear Ladies and Gentlemen:

Grand Valley Water Users' Association (GVWUA) has studied the review information provided by the City of Grand Junction on the subject proposal and makes the following comments.

1. The subject property is covered by Grand Valley Water Users Association (GVWUA) Stock Subscription Number 142. Article XV, Section 2 of the subscription document reads, "The undersigned furthermore grants to the United States, over land described herein, as may be required in connection with the works constructed or controlled by the United States, for the use and benefit of the stockholders, necessary right-of-way for the construction, operation and maintenance of canals, tunnels, and other water conduits, telephone and electric transmission lines, drains, dikes, and other works for irrigation, drainage, and reclamation." Said stock subscription was recorded at the Mesa County Records Office on March 26, 1908 in Book 130 at Page 142 and covers the entire NE1/4SE1/4 of Section 34, T1N, R1W, Ute Meridian which lies above (northeast) the Grand Valley Irrigation Company Canal.
2. The subject property receives its irrigation water from the GVWUA through the GVWUA Lateral 7 Main system, an open irrigation water ditch system.
3. The subject property is burdened by the GVWUA Lateral 7 Main and its easement of record that can be found at the Mesa County Clerk and Recorder's Office in Book 130 at Page 142.

4. The GVWUA Lateral 7 Main is siphoned under 26 Road in order to get onto the subject property. The subject property is the final property to take delivery of irrigation water from Lateral 7 Main. Any irrigation water that is not delivered to the subject property, including all excess water flow in Lateral 7 Main, continues to flow in an open ditch, Lateral 7 Main, first north along the west side of 26 Road on the subject property, then westerly along the north property line on the subject property along the south side of G ½ Road and is finally discharged in the Grand Valley Irrigation Company (GVIC) Canal.
5. The GVWUA Lateral 7 Main needs to be sufficiently protected in its construction and its easement, beginning at the siphon's upstream headwall to the point where Lateral 7 Main discharges into the GVIC Canal.
6. The easements for Lateral 7 Main needs to be depicted on the subject plat. GVWUA expects and demands that all recorded and apparent rights-of-way and easements for all GVWUA/Grand Valley Project features are depicted on the subject plat along with book and page of the grant of easement source document. This is an affirmation of the requirements of C.R.S. 38-51-106 (1)(b) as it pertains to "platted subdivisions" and the Colorado State Board of Registration for Engineers and Surveys Board Policy Number 17.
7. To promote good water management practices, conservation of water, and to lessen the burden associated with water deliveries and billings, GVWUA requires the formation of a homeowner/propertyowner group. Such a group will be responsible for receipt and payment of annual irrigation water assessments as a single entity and not by individual lots. GVWUA has agreement forms to accommodate this requirement.
8. The GVWUA's permission is needed before any changes are made to Lateral 7 Main. Prior to discussing any changes to its facilities with the developer, the GVWUA requires that the developer enter into an agreement with the GVWUA, detailing the review process and requiring that the developer reimburse the GVWUA for all costs incurred by the GVWUA.



Page 3  
Starlight Ridge Subdivision  
May 12, 2003

GVWUA will be glad to meet with the appropriate individual(s) to discuss and work out any details to our above requests.

Please contact GVWUA at 242-5065 if there are any questions.

Sincerely,

A handwritten signature in cursive script that reads "Richard Proctor".

Richard L. Proctor, Manager

xc: Achilles  
Tom Rolland, Rolland Engineering

**From:** "jim daugherty" <jdaugherty@utewater.org>  
**To:** "Comm Dev" <CommDev@ci.grandjct.co.us>  
**Date:** Mon, May 5, 2003 9:34 AM  
**Subject:** STARLIGHT RIDGE SUB

AP  
5/5/03  
Pat

Ute Water Conservancy District  
Review Number  
PRE-2003-083  
Review Name  
STARLIGHT RIDGE SUB

\* COMMENT

- \* Developer will be required to participate in contract water lines. Fees must be collected before wet taps or water meters will be sold.
  - \* Water line in G 1/2 Rd. must be on the north side of Rd., and must extend to 26 Rd.
  - \* Developer must supply a 24" x 36" utility composite that shows line sizes, valve, water meter and fire hydrant 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.

Edward Tolen P.E.  
Project Engineer, Ute Water

Jim Daugherty  
New Services Coordinator, Ute Water

DATE 5/5/03

PHONE OFFICE 242-7491  
FAX 242-9189  
EMAIL jdaugherty@utewater.org

**CC:** "Rolland Engineering" <rolleng@attbi.com>

**From:** George Miller  
**To:** Cecil, Pat  
**Date:** 5/14/03 2:43PM  
**Subject:** Pat, here are som comments for the Starlight Ridge Sub proposal.

Pat, here are som comments for the Starlight Ridge Sub proposal.

Here are the needed area requirements:

26 Rd - Bike lane along site frontage.  
- Left turn lane, NBound.  
- Site distance improvement for G Rd at 26

G Rd - no particular concerns. It seems the most westerly lot will access to G Rd,  
and this is OK for a Minor Collector class road.

Internal road - I think it addresses all concerns, including calming needs, as designed.

With respect to 26 Rd improvements, there is another proposal in the works for the parcel to the west of this site. I would think that the two sites could cooperatively address improvement costs. I haven't spoken to either applicant about this.

# REVIEW COMMENTS

Page 1 of 4  
May 15, 2003

FILE #PRE-2003-083

TITLE HEADING: Starlight Ridge Subdivision

LOCATION: SW G½ & 26 Road

PETITIONER'S REPRESENTATIVE: Rolland Engineering – Tom Rolland  
405 Ridges Blvd., Suite A

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., MAY 15, 2003.**

CITY COMMUNITY DEVELOPMENT  
Pat Cecil

5/13/03  
244-1439

1. All slopes in excess of 30% grade must be designated as a non-building area.
2. A right-of way fence or wall in a landscaped tract is required along the 26 Road right-of-way.
3. Soil testing for the lower lots (1, 2, 3, 4, 5 23 & 24) must occur during the irrigation season to determine the ground water levels during the periods when the canal is full.
4. If the canal is within the project boundaries, a trail easement must be dedicated.
5. A wetlands delineation must be completed for the area of wetlands on "Outlot 2".
6. The "outlots" must be shown as "tracts".
7. Are the ditches shown on lots 8 though 11 going to be abandoned? Gravel trails located outside of Tract "A" and "B" need to be incorporated into those tracts.
8. A neighborhood meeting is required due to the requested increase in zoning density.
9. Irrigation facilities that cross the property to serve adjacent properties must be rerouted to follow property lines and easements created in favor of those persons having a right to maintain the facilities.
10. The 14' multi-purpose easement has to be located outside of the road right-of-way for 26 Road.
11. Any subdivision signage should be included in the preliminary plat packet.
12. Irrigation easements must be supplied to all lots.
13. The General Project report must address all rezone criteria.

**Notes:**

- a. A park fee of \$225 per unit will be required at final plat recording.
- b. A appraisal of the raw land by a MAI certified appraiser is required at submittal of the final plat. 10% of the value of the property will need to be paid for open space purposes, based on the appraisal, at final plat recording.

- c. Application fees for the Preliminary Plat is \$640 plus \$15 per acre (rounded up) with a \$50 fee for providing names and addresses for legal notice requirements.

CITY DEVELOPMENT ENGINEER

5/15/03

Eric Hahn

256-4155

GENERAL COMMENTS

SEPARATE -  
BIKE  
LANE  
??  
ATTACHED  
WALK ON  
26 ??  
2" WATER  
IN 26 RD.

1. Any cost-sharing for street improvements must be specifically approved by the City Engineer. The only improvements that may be considered for cost-sharing is the sight-distance improvements to 26 Road. The cost of street improvements may be credited against the TCP. The applicant must submit an estimate of the half-street improvement cost and request a credit in writing.
2. The proposed 26 Road profile provides 660' of intersection sight distance in each direction from the 26 Road / G 1/2 Road intersection. This provides adequate sight distance for a street speed of 50-MPH, and is probably sufficient. However, the profile does not address stopping sight distance on 26 Road. TEDS requires that a 50-MPH street have a minimum stopping sight distance of 475', assuming a driver's eye height of 3.5', and an object height of 0.5'. Please demonstrate that this minimum stopping sight distance will be provided in both directions on 26 Road.
3. The volume of northbound traffic turning west onto G 1/2 Road may warrant a left-turn lane on 26 Road. This must be coordinated with the City Transportation Engineer.
4. 26 Road must be constructed to the Rural Roadway standard. This section requires 26' of pavement, and 4' gravel shoulders.
5. The proposed street section for 26 Road must be based on a geotechnical study and the projected traffic volumes on the road. This must be coordinated with the City Transportation Engineer.
6. If the existing 40' half-right of way on 26 Road is reduced to 30', it may be necessary to dedicate street embankment easements.
7. The right-of-way at the corner of 26 & G 1/2 Roads must accommodate a future handicap ramp.
8. The half-street improvements to G 1/2 Road must match the section for the proposed subdivision to the west. This section includes a detached walk on the south side of the street, and just curb and gutter on the north.
9. There is some sort of drainage channel that crosses under 26 Road and discharges into the southern part of this property. Where does the water go from there?
10. The gravel trails that pass between the lots on the south edge of the parcel appear to be extremely steep.
11. The results of the wetlands study must be submitted at Preliminary Plan and incorporated in the drawings.
12. The developer must obtain permission from the irrigation company to discharge any stormwater into the canal.
13. If any of the irrigation ditches on this site are delivery ditches to downstream users, the developer must relocate or otherwise modify the ditches so that delivery of the irrigation water is not affected.
14. It appears that the number of sanitary sewer manholes could be reduced.

**REVIEW COMMENTS / PRE-2003-083 / PAGE 3 of 4**

15. 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.

**CITY FIRE DEPARTMENT**

**Hank Masterson**

**244-1414**

1. Complete a fire flow form. Section A of the form is completed by the petitioner; section B by Ute Water. Return the completed form to the Community Development Department. Call the Fire Department at 244-1414 if you have questions.
2. The Fire Department supports street connections between developable parcels in order to improve emergency response options to a given location and also to provide residents of an area at least two choices to exit back to a main public street. A street stub to the south would allow future connection to 2587 G 1/2 Road should that property be subdivided and developed in the future.
3. On your preliminary site plan show:
  - a. Proposed new water mains along with the connection to existing mains. Show all main sizes. Water mains must be stubbed out along public streets to your property lines for future development of adjacent parcels.
  - b. Proposed fire hydrants. Hydrants must be located at major intersections, be spaced at no more than 500' intervals, and be located so that all lots are within 250' of the nearest hydrant as measured along a public street.

**CITY TRANSPORTATION ENGINEER**

**5/14/03**

**George Miller**

**256-4123**

Here are the needed area requirements:

26 Rd - Bike lane along site frontage.

- Left turn lane, NBound.

- Site distance improvement for G Rd at 26

G Rd - no particular concerns. It seems the most westerly lot will access to G Rd, and this is OK for a Minor Collector class road.

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With respect to 26 Rd improvements, there is another proposal in the works for the parcel to the west of this site. I would think that the two sites could cooperatively address improvement costs. I haven't spoken to either applicant about this.

**UTE WATER**

**Jim Daugherty**

**242-7491**

**COMMENT**

- Developer will be required to participate in contract water lines. Fees must be collected before wet taps or water meters will be sold.
- \* Water line in G 1/2 Rd. must be on the north side of Rd., and must extend to 26 Rd.
- \* Developer must supply a 24" x 36" utility composite that shows line sizes, valve, water meter and fire hydrant locations.

**REVIEW COMMENTS / PRE-2003-083 / PAGE 4 of 4**

- \* 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
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Comments unavailable as of 5/15/03:  
City Attorney  
Park & Recreation Department  
Grand Valley Water Users.

## City of Grand Junction

Community Development Department  
Planning • Zoning • Code Enforcement  
250 North 5th Street  
Grand Junction, CO 81501-2668

Phone: (970) 244-1430  
FAX: (970) 256-4031



Mr. Tom Rolland  
Rolland Engineering  
405 Ridges Blvd., Suite A  
Grand Junction, CO 81505

May 19, 2003

Dear Jim,

Re: Starlight Ridge Subdivision (SW corner of G ½ Road and 26 Road)

Attached are the checklist and associate notes/comments from the Pre-application Meeting that occurred on May 15, 2003, for a proposed rezone, vacation of right-of-way and preliminary plat on approximately 8.42 acres.

The comments and notes are general in nature, and are intended to aid you in the preparation of the formal application packet. More specific comments will be supplied upon review of the formal application and associated materials by all affected/commenting agencies through the Development Review process.

If you have any questions regarding the information being supplied, or regarding the review process, please feel free to contact me at 244-1439.

Sincerely

A handwritten signature in cursive script that reads "Pat Cecil".

Pat Cecil  
Development Services Supervisor

Attachments : Application packet with notes/comments





# REVIEW COMMENTS

Page 1 of 4  
May 19, 2003

FILE #PRE-2003-083

TITLE HEADING: Starlight Ridge Subdivision

LOCATION: SW G½ & 26 Road

PETITIONER'S REPRESENTATIVE: Rolland Engineering – Tom Rolland  
405 Ridges Blvd., Suite A

STAFF REPRESENTATIVE: Pat Cecil

---

CITY COMMUNITY DEVELOPMENT

5/19/03

Pat Cecil

244-1439

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7. Are the ditches shown on lots 8 through 11 going to be abandoned?
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9. Irrigation facilities that cross the property to serve adjacent properties must be rerouted to follow property lines and easements created in favor of those persons having a right to maintain the facilities.
10. The 14' multi-purpose easement has to be located outside of the road right-of-way for 26 Road.
11. Any subdivision signage should be included in the preliminary plat packet.
12. Irrigation easements must be supplied to all lots.
13. The General Project report must address all rezone criteria and the right-of-way vacation criteria.

**Notes:**

- a. A park fee of \$225 per unit will be required at final plat recording.
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CITY DEVELOPMENT ENGINEER  
Eric Hahn

5/15/03  
256-4155

---

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**REVIEW COMMENTS / PRE-2003-083 / PAGE 3 of 4**

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**5/12/03**

**Hank Masterson**

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**CITY TRANSPORTATION ENGINEER**

**5/14/03**

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**5/5/03**

**Jim Daugherty**

**242-7491**

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**REVIEW COMMENTS / PRE-2003-083 / PAGE 4 of 4**

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Comments unavailable as of 5/19/03:

City Attorney  
Park & Recreation Department  
Grand Valley Water Users  
Grand Valley Irrigation

**From:** Eric Hahn  
**To:** McDill, Mike  
**Date:** 5/20/03 2:19PM  
**Subject:** Starlight Ridge proposal

Mike,

Regarding Starlight Ridge, in my opinion, there are three sets of improvements along 26 Road that were discussed, and these improvements can be described and prioritized like this:

1. Modify the vertical alignment of the road to meet TEDS, eliminating stopping sight distance and intersection sight distance problems due to the current "dipsy-do" alignment.
2. Provide a left-turn lane on 26 Road to facilitate north-bound traffic turning west onto G-1/2 Road.
3. Provide curb, gutter & walk along the project's 26 Road frontage.

My reasoning behind this prioritization goes something like this: unless the sight distance problems are fixed, the left-turn lane will not operate very efficiently, and fixing the sight distance problems will make the left turn movements at G-1/2 Road less problematic (even though it doesn't eliminate the possibility that the left-turn lane is warranted due to turning volumes). For these reasons, I place higher priority to fixing the sight distance problems. The curb, gutter and walk are the lowest priority because they don't provide any sort of mitigation to the existing safety problems (sight distance and turn lane need). They are important however, because they provide a starting point for the discussion regarding the developer's responsibilities. The curb, gutter and walk improvements represent the very minimum equivalent value that the City should accept.

Based on this, it is my opinion that we simply require them to fix the vertical alignment, using a street section that matches the existing section, and they would be required to pay for all the improvements. In return we wouldn't ask for a turn lane or curb, gutter & walk. This could be an initial proposal, or we could ask for the turn lane with the possibility of City assistance. Those are my thoughts.

I haven't run this past George or Jody.

Let me know what you think.

Eric

**From:** Eric Hahn  
**To:** McDill, Mike  
**Date:** 6/4/03 4:05PM  
**Subject:** Starlight Subdivision

Mike,

I spoke with Tom Rolland today about the City's position regarding the proposed sight distance and half-street improvements to 26 Road, and what portion of the improvements would be the developer's responsibility versus what portion the City would be willing to finance. The meeting did not include any discussion about the turn lane at 26 and G-1/2 Roads. I began our discussion by telling Tom that the City would be willing to pay for the street improvements that extended beyond the limits of the property frontage, and that the developers would be responsible for all the improvements along their frontage, including the full width of the street. Tom agreed with the concept of the developers' responsibility being limited to the extent of their frontage, but he reiterated that, at this time, the developers were only willing to accept responsibility for their side of the street and did not want to pay for the opposite side. He also went on to say that, in his opinion, it would make more sense if the 26 Road improvements did not include the curb, gutter, and walk, that the cost of such improvements would be put to better use if they were included in the vertical realignment of 26 Road.

As you can see, it appears that the developers aren't willing to compromise much at this stage. Perhaps we could offer to waive the curb, gutter, and walk if they agree to be responsible for the full street width along their frontage and they provide whatever cut/fill is required along their frontage to install a curb, gutter, and walk in the future.

Let me know what you think. It seems that these discussions are reaching a stalemate, but Tom is waiting to hear back from us.

Eric

**From:** Jody Kliska  
**To:** Eric Hahn  
**Date:** 8/13/03 2:27PM  
**Subject:** Re: Turn lane warrant at 26 & G-1/2

Eric,

I don't believe we have a turning movement count at the intersection. I think George did some rough calculation to arrive at his comments. Perhaps the developer would like to do a count to refute or bargain?

Jody

>>> Eric Hahn 08/13/03 02:26PM >>>

Jody,

Does your traffic data at the intersection of 26 and G-1/2 Roads indicate a current warrant for a north-to-westbound left-turn lane based on existing volumes?

Eric

**CC:** Mike McDill

ENG. - STARLIGHT

PRE-2003-083

**UTE WATER CONSERVANCY DISTRICT**

560 25 Road, P.O. Box 460  
Grand Junction, CO 81502

Office  
Telephone: 970-242-7491  
FAX: 970-242-9189

Treatment Plant  
Telephone: 970-464-5563  
FAX: 970-464-5443

August 12, 2004

Mr. Eric Hahn  
City of Grand Junction  
Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction, Colorado 81501

RE: Developments south of I-70 and between 25-1/2 Road and 26 Road

Dear Eric,

Currently there are two subdivisions in the area south of Interstate 70, between 25 1/2 Road and 26 Road that are in the development process. Water lines that serve existing subdivisions in this area come off of G Road and do not provide for a looped system. In order to provide a looped system to this area a connection to water lines north of the Interstate will need to be made. It is Ute Water's intent to provide an 8-inch water line crossing under Interstate 70 on the west side of Leach Creek. This crossing will not only benefit the existing subdivisions, but will also provide looping to the proposed subdivisions. This looping will provide better fire flows to this entire area.

We are currently planning on constructing this project in 2005, but may move it to this year if the approval of the proposed subdivisions would necessitate this. If you have any questions concerning this, please feel free to contact me.

Sincerely,



Edward Tolen, P.E.  
District Engineer



## EXHIBIT C

**Starlight Subdivision**

**Location: 26 Road and G 1/2 Road**

Estimate of costs for 1/2 road improvements on 26 Road from centerline out including vertical adjustment for sight distance problem

Across property frontage

Mobilization	LS	1	\$1,080.00	\$1,080.00
Excavation	CY	2160	\$2.00	\$4,320.00
Fill	CY	700	\$2.00	\$1,400.00
Subgrade Preparation	SY	1626	\$1.00	\$1,626.00
Base Course - Class 6 (12" thick under roadway)	CY	542	\$22.00	\$11,924.00
Concrete Sidewalk - (7 foot curb, gutter, and sidewalk w/ 4" Base Course)	LF	665	\$22.00	\$14,630.00
Asphalt (4" Thick)	SY	1626	\$9.00	\$14,634.00
12" RCP Pipe	LF	50	\$22.00	\$1,100.00
Extend 24" CMP	LF	20		
Storm Inlets	EA	2	\$2,000.00	\$4,000.00
Lower Siphon	LS	1	\$2,500.00	\$2,500.00
Lower 2" Waterline	LF	200	\$15.00	\$3,000.00
Traffic Control	LS	1	\$5,000.00	\$5,000.00
Testing	LS	1	\$1,440.00	\$1,440.00
			Subtotal	\$66,654.00
			10% Contingencies	\$6,665.40
			<b>TOTAL</b>	<b>\$73,319.40</b>

*ADD WARRANTS TO PRIORITIZATION SHEET*

## EXHIBIT D

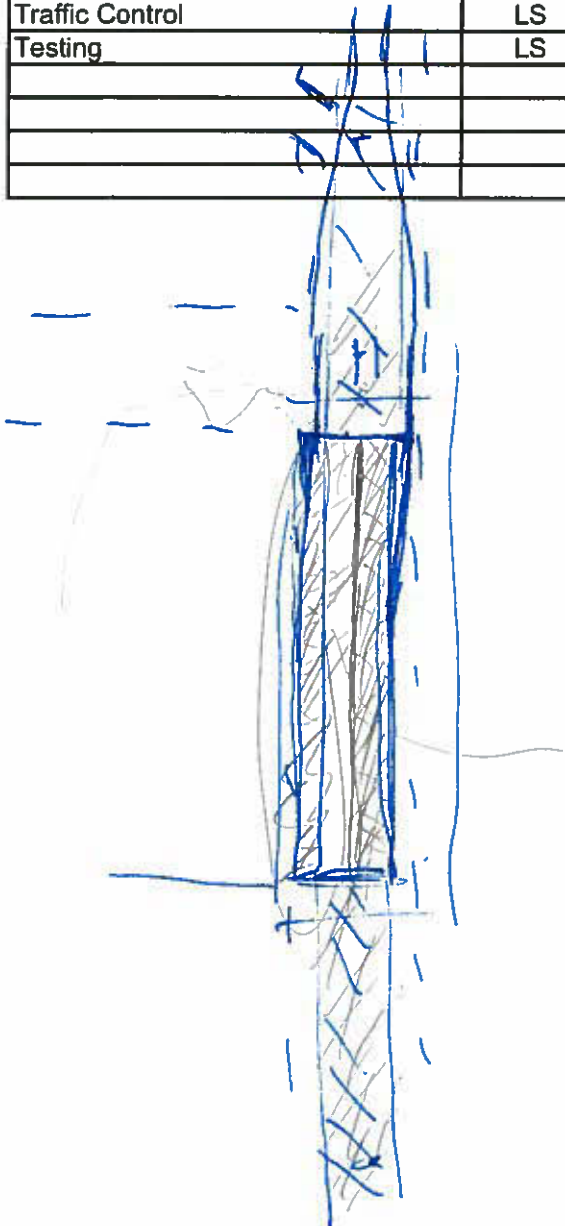
**Starlight Subdivision**

**Location: 26 Road and G 1/2 Road**

Estimate of Costs to fix sight distance problem

City's portion and offsite costs

Description	Unit	Quantity	Cost per Unit	Extended Cost
Mobilization	LS	1	\$1,920.00	\$1,920.00
Excavation	CY	1960	\$2.00	\$3,920.00
Fill	CY	1100	\$2.00	\$2,200.00
Subgrade Preparation	SY	1766	\$1.00	\$1,766.00
Base Course - Class 6 (12" thick under roadway)	CY	589	\$22.00	\$12,958.00
Asphalt (4" Thick)	SY	1766	\$9.00	\$15,894.00
Lower Siphon	LS	1	\$2,500.00	\$2,500.00
Traffic Control	LS	1	\$5,000.00	\$5,000.00
Testing	LS	1	\$1,130.00	\$1,130.00
			Subtotal	\$47,288.00
			10% Contingencies	\$4,728.80
			<b>TOTAL</b>	<b>\$52,016.80</b>



1. OBLIGATION OF OWNER LIMITED TO HALF-STREET
2. INTERPRETATION OF POLICY

**From:** Eric Hahn  
**To:** Rolland, Tom  
**Date:** 6/12/03 3:19PM  
**Subject:** 26 Road improvements - Starlight Ridge Subdivision

Tom,

The purpose of this email is to summarize the City's position regarding the 26 Road improvements associated with the proposed Starlight Ridge Subdivision. To avoid confusion, I am dividing this discussion between the 26 Road improvements that are specifically related to half-street improvements and stopping sight-distance improvements, and the 26 Road improvements that are specifically related to the northbound left-turn lane at the intersection with G-1/2 Road.

Regarding the 26 Road improvements that are specifically related to half-street improvements and stopping sight-distance improvements, you will recall from our most recent meeting on May 16, the City committed to review the cost estimates associated with the various portions of the improvements. Upon review of these cost estimates generated by your office, the City determined that it would be willing to pay for the street improvements that extend beyond the limits of the property frontage. The developers would be responsible for constructing curb, gutter and walk on the project side of the street and reconstruction of the full width of the street along their entire 26 Road frontage.

If the traffic volumes generated by this development are causing turn lane warrants to be met at the intersection of 26 Road and G-1/2 Road, then the developer is fully responsible for the improvements associated with the required northbound left-turn lane. The cost of these improvements may be shared with nearby developments, but the City will not negotiate or finalize any such cost-sharing agreements. The developer is encouraged to discuss this turn lane requirement with the City Transportation Engineer to determine whether any other mitigative measures are possible.

Thank you for your efforts to resolve these issues. If you have any questions, please contact me.

Sincerely,

Eric Hahn, PE  
City Development Engineer  
244-1443

**CC:** McDill, Mike; Miller, George

STARLIGHT RIDGE PRE-2003-083

(Addressed to each council member individually)  
City Council  
City of Grand Junction  
CO

3/20/04

Dear (Addressed to each council member individually)

The city states that it wants "infill housing projects." This is a smart idea for it creates efficient public works and improves the tax base. The problem is that some of these infill projects are too small to justify the expense of rectifying preexisting traffic problems. A TCP fee approach would solve this problem and allow the city the freedom to use the fees where they deem it will do the most good.

Case in point, there are three infill projects in the planning stages within 150 yards of the intersection of 26 Road and G ½. Even with the present amount of traffic the intersection has a significant "line of sight" safety problem. To rectify the problem 26 Road needs to be leveled for at least 600 feet to comply with the code. Practically it should be more. This is "whole" road improvement instead of the usual "half" road improvement. The cost makes at least one of the infill projects impossible.

Your planning department has been helpful in trying to solve the problem; however, they need your guidance on these infill projects. The idea of a TCP fee keeps surfacing. I think it's a good one.

Sincerely yours,



K. Eric Alpha D.D.S. M.S.D.

cc. Mark Relph, Public Works Director  
cc. Eric Hahn P.E.  
cc. Tom Rolland P.E.  
cc. Dale Jones D.D.S.

Richard Brown  
2645 Central Drive  
Grand Junction, CO 81506

July 17, 2006

Dear Richard

Re: Sunpointe North Subdivision, Lujan Circle

Attached you will find the general meeting notes and submittal checklist regarding your request to develop properties located at Lujan Circle. Your request is to re-develop approximately 8.4 acres.

To re-develop the site, the following applications would be necessary:

1. A Growth Plan Amendment to eliminate the "Park" designation over the platted open space lot. This application should be submitted ASAP since Growth Plan amendments are only accepted in August and February.
2. A combined application for a Rezone to RSF-4, a Vacation of Rights-of-way and Vacations of Easements, and a Preliminary Plan/Final Plat.

The attached comments are general in nature and are offered by staff to assist you in preparing the required elements and components of the project application. Modifications and additions to these comments may be made at the time of formal review of the project once it is accepted for processing.

Please do not hesitate to contact the appropriate staff person concerning any questions you may have about their comments or other issues applicable to your proposed project.

If you should have any additional questions, you may contact me at (970) 244.1439 or at [patc@gjcity.org](mailto:patc@gjcity.org), and I will be happy to assist you.

Sincerely,



Pat Cecil, Planner  
Community Development Department  
City of Grand Junction

**From:** Hank Masterson  
**To:** Pat Cecil  
**Date:** 11/2/04 5:46PM  
**Subject:** General Meeting: Lujan Circle

Pat,

Fire's comments:

Complete a fire flow form. Section A is completed by the petitioner, section B by the public water system provider. Return the completed form to the Community Development Department. Show on your site plan/utility composite: The nearest existing fire hydrants; Any proposed water main extensions, connections to existing mains, and all main sizes. Water mains must be stubbed out to the end of all stub streets; Any proposed fire hydrants. Hydrants should be located at all major intersections, be spaced no more than 500' apart, and be located so that all lots are within 250' of the nearest fire hydrant (as measured along an access route); All new streets (public and private) along with any proposed stub streets to adjacent parcels for future road extension. Dead-end streets exceeding 150' length must have an emergency turn-around area for fire trucks. Call the Fire Department at 244-1414 if you have questions. Thanks,

hank



LAYOUT CONCEPT 1 - 23 LOTS (10,000 SF MIN.)

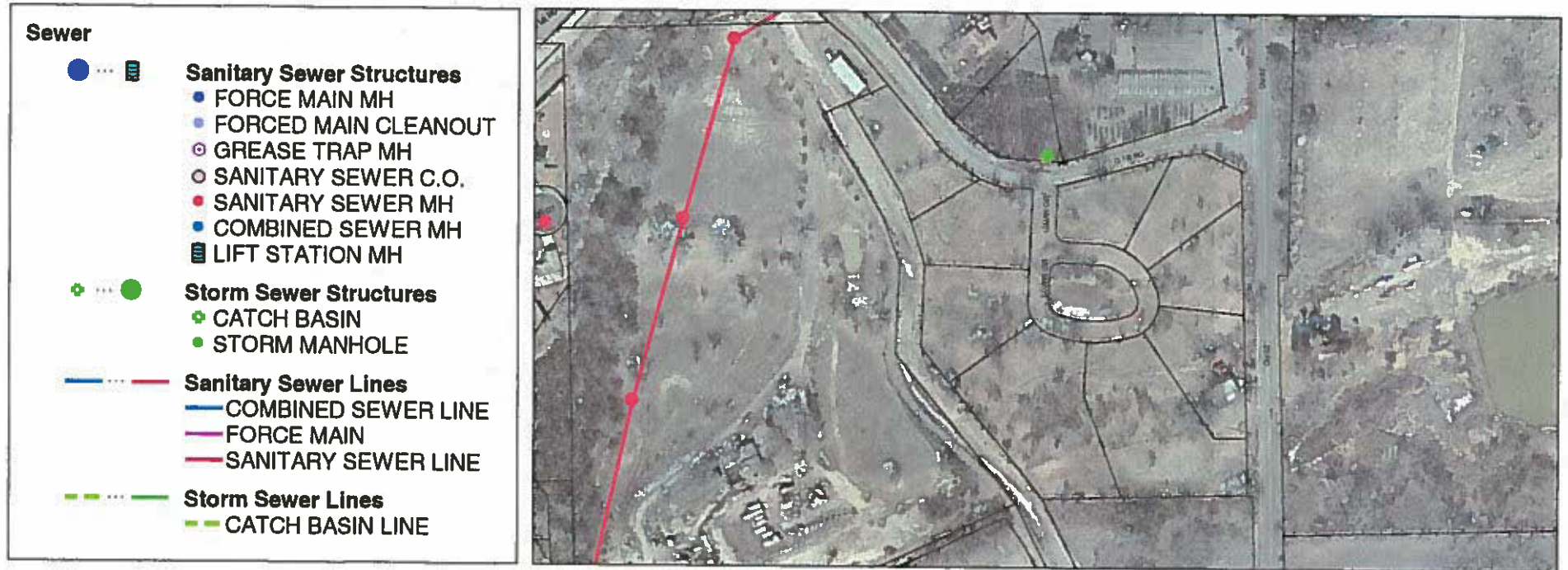
STARLIGHT SUBDIVISION  
GRAND JUNCTION, COLORADO

DATE	11/11/11
PROJECT	STARLIGHT SUBDIVISION
JOB NO.	11111
SCALE	AS SHOWN
BY	CLAYCENE ROBERTS & ASSOC., P.C.
CHECKED BY	
DATE	

DATE	11/11/11
PROJECT	STARLIGHT SUBDIVISION
JOB NO.	11111
SCALE	AS SHOWN
BY	CLAYCENE ROBERTS & ASSOC., P.C.
CHECKED BY	
DATE	

CLAYCENE  
ROBERTS &  
ASSOC., P.C.  
LANDSCAPE ARCHITECTS  
1000 1/2 AVENUE  
SUITE 100  
GRAND JUNCTION, CO 81505  
PHONE: 970-241-1111  
WWW.CRA-ARCH.COM

# Lujan Circle - Replat Sunpointe North



SCALE 1 : 3,600



PAT,  
I'm GONE MONDAY, BUT I WILL  
PROVIDE GENERAL MEETING NOTES BY  
THE END OF THE WEEK.

ERIC





# Starlight Ridge Subdivision Formal Pre-Application Submittal

PREPARED BY:  
ROLLAND ENGINEERING

405 RIDGES BLVD.  
GRAND JUNCTION, CO. 81503  
(970) 243-8300

PREPARED FOR:  
**Achilles**

454 High Tiara Court  
GRAND JUNCTION, COLORADO 81503  
(970) 245-2724

## SHEET INDEX

COVER SHEET .....	1
SUBDIVISION SKETCH.....	2
26 ROAD PLAN AND PROFILE.....	3-5
26 ROAD CROSS SECTIONS.....	6-11

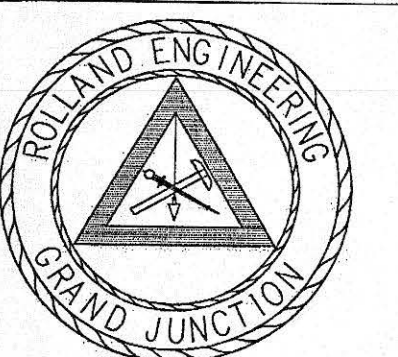


VICINITY MAP

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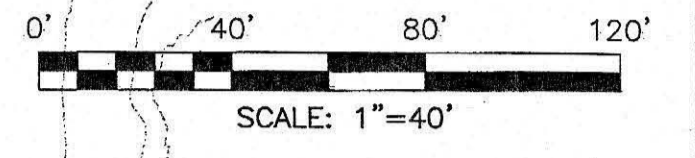
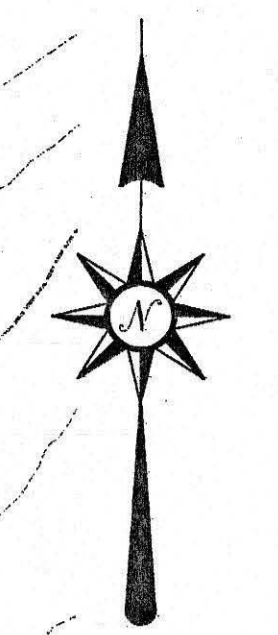
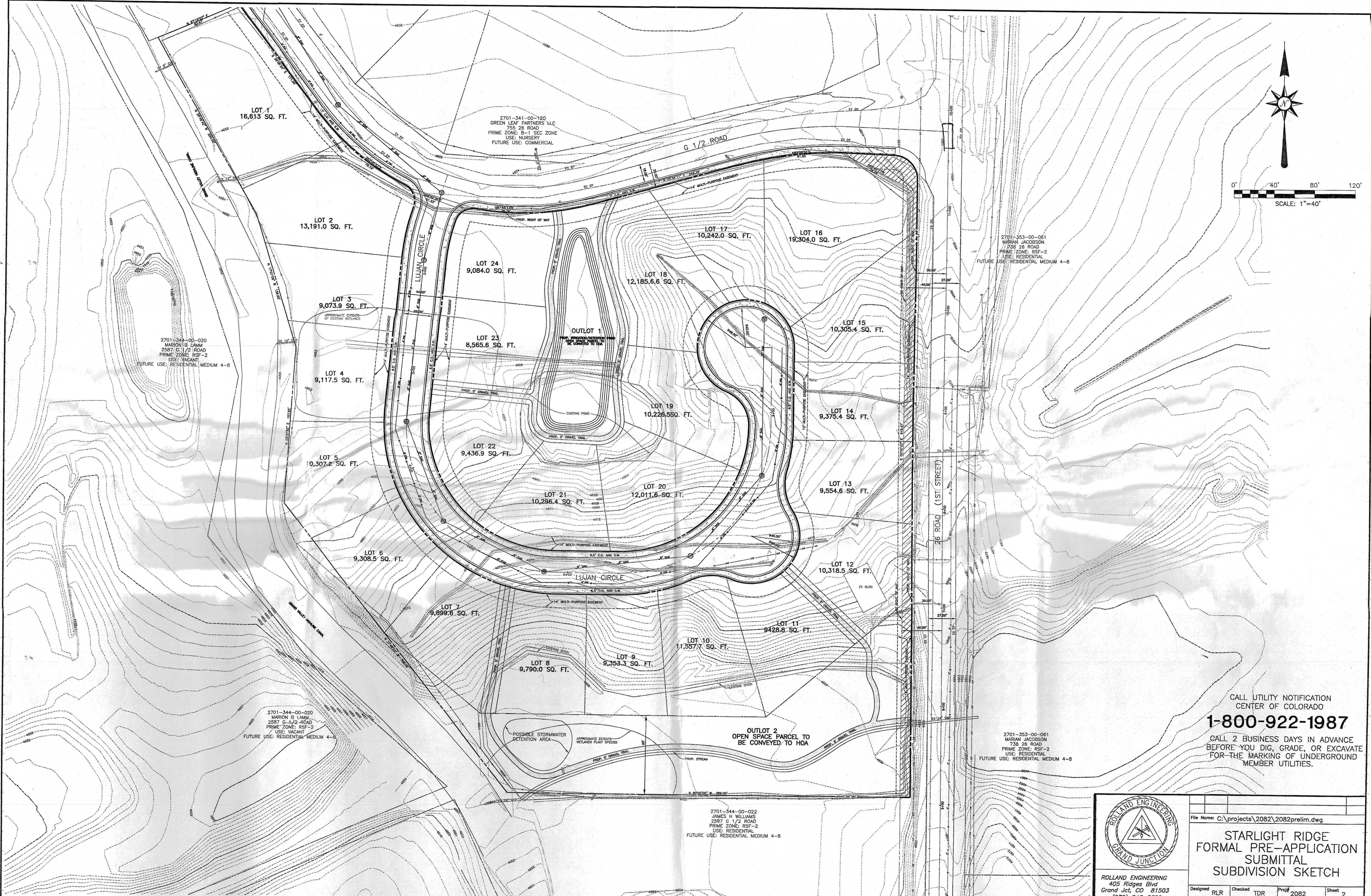
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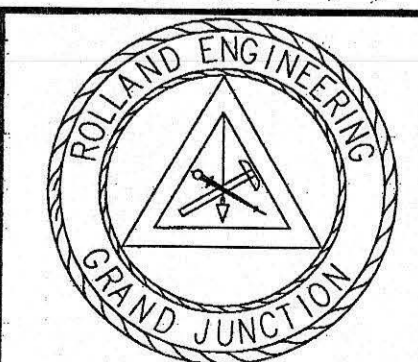


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Grand Jct, CO 81503  
(970) 243-8300

03-083



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Drawn RLR	Date 5/1/03	Rv.	Of 11

2701-344-00-022  
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2587 G 1/2 ROAD  
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USE: RESIDENTIAL  
FUTURE USE: RESIDENTIAL MEDIUM 4-8

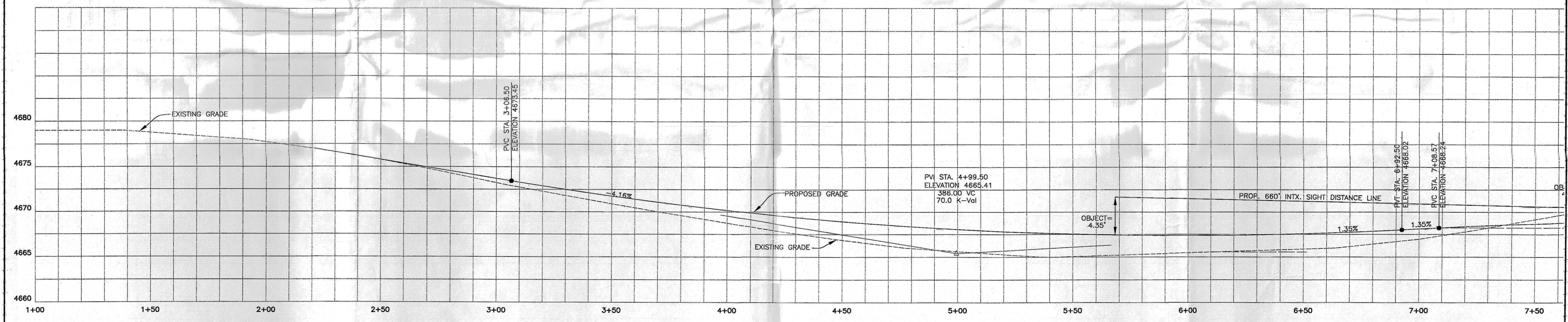
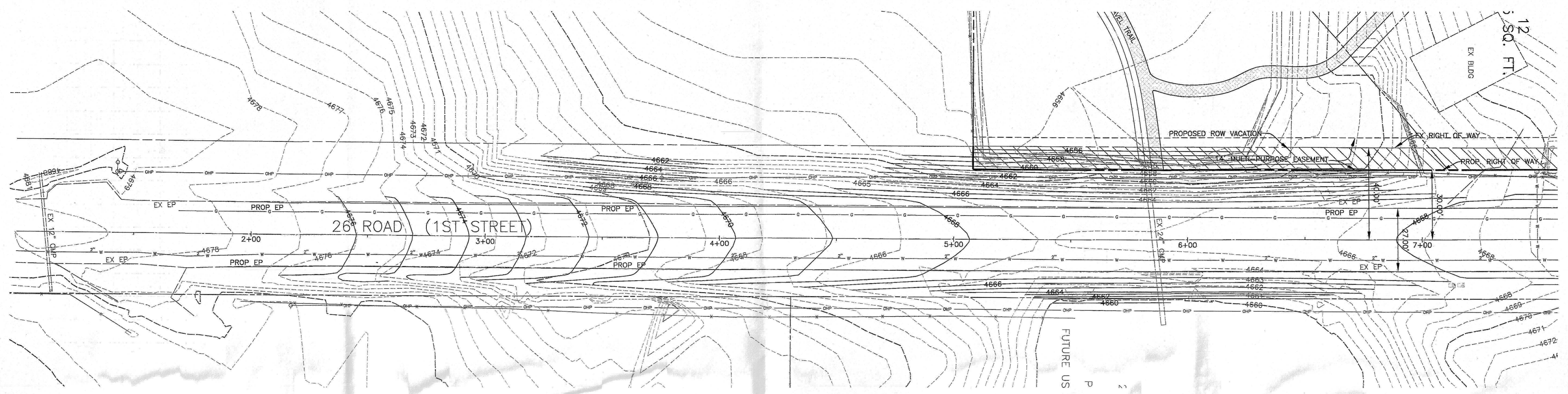
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MARION JACOBSON  
738 26 ROAD  
PRIME ZONE: RSF-2  
USE: RESIDENTIAL  
FUTURE USE: RESIDENTIAL MEDIUM 4-8

2701-344-00-020  
MARION B LAMM  
2587 G 1/2 ROAD  
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USE: VACANT  
FUTURE USE: RESIDENTIAL MEDIUM 4-8

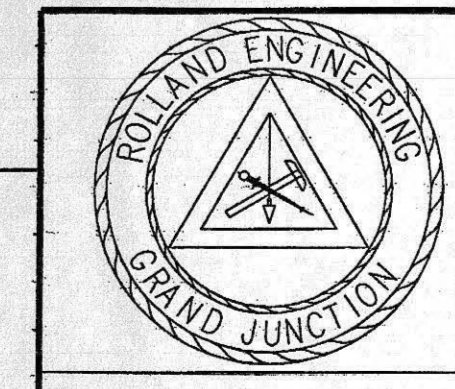
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GREEN LEAF PARTNERS LLC  
755 26 ROAD  
PRIME ZONE: B-1 SEC ZONE  
USE: NURSERY  
FUTURE USE: COMMERCIAL

2701-353-00-061  
MARION JACOBSON  
738 26 ROAD  
PRIME ZONE: RSF-2  
USE: RESIDENTIAL  
FUTURE USE: RESIDENTIAL MEDIUM 4-8

03-083



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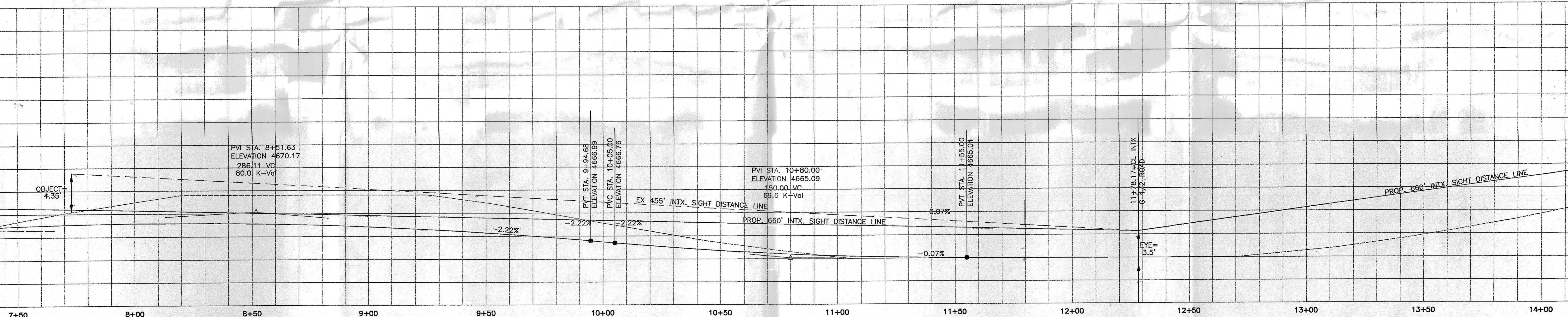
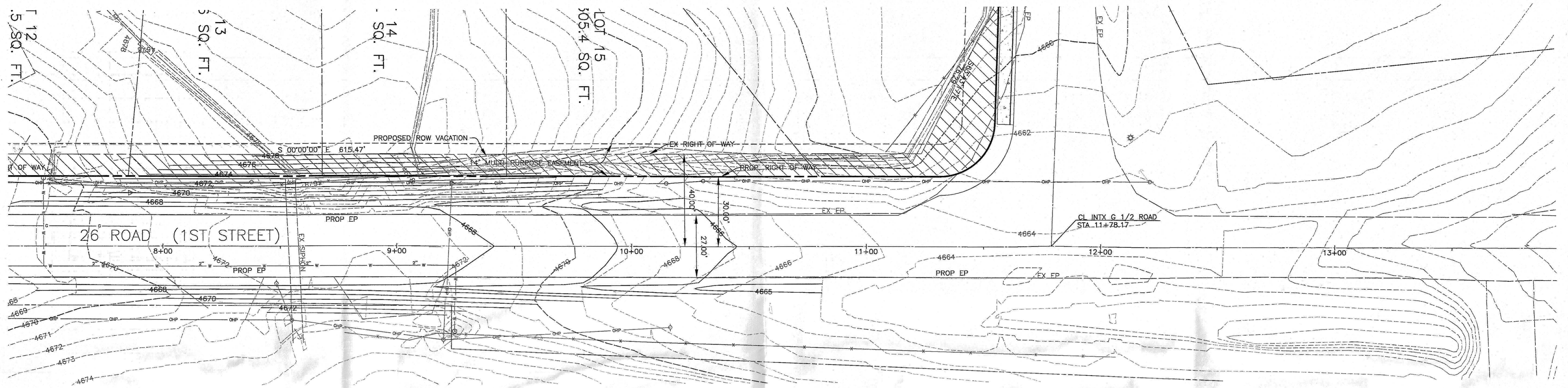
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(970) 243-8300

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STARLIGHT RIDGE  
FORMAL PRE-APPLICATION  
SUBMITTAL  
26 ROAD PLAN & PROFILE

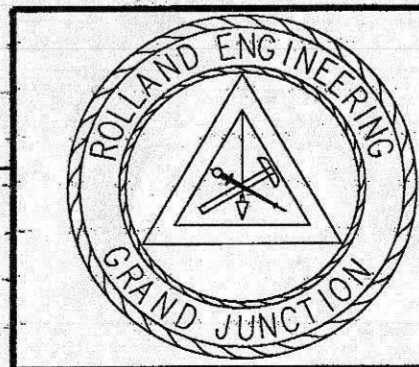
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Drawn	RLR	Date	04/03/03	Drc		Of	11

03-083



7+50 8+00 8+50 9+00 9+50 10+00 10+50 11+00 11+50 12+00 12+50 13+00 13+50 14+00

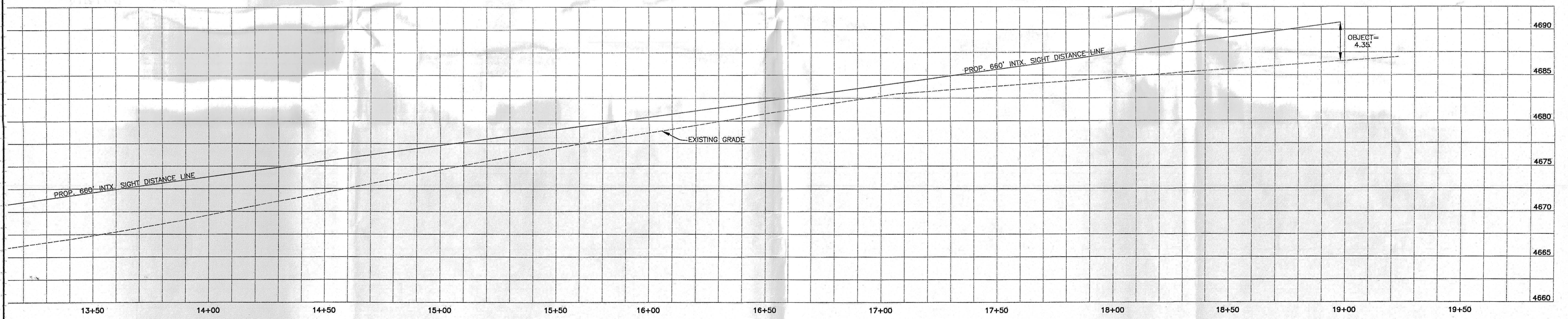
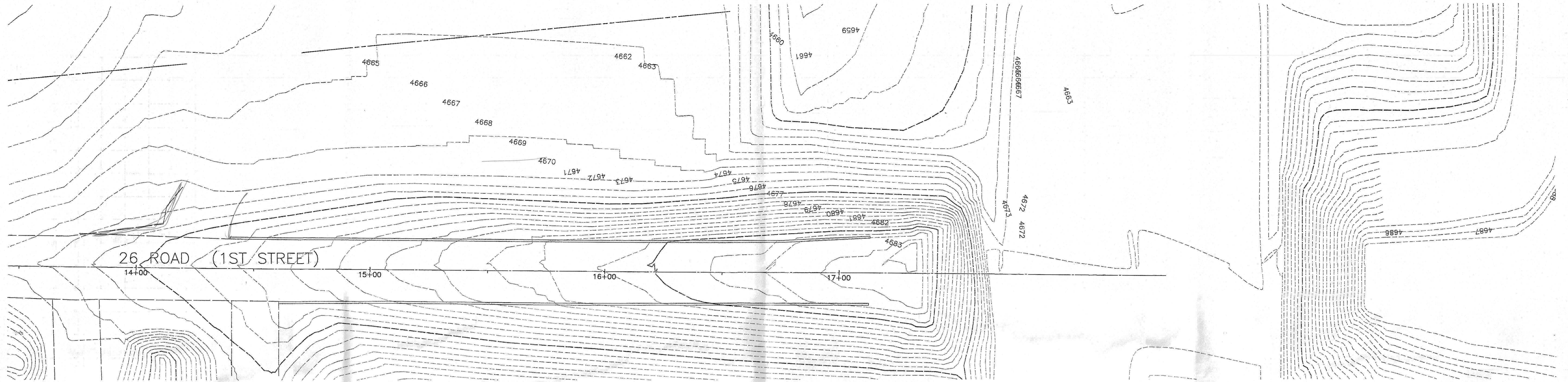
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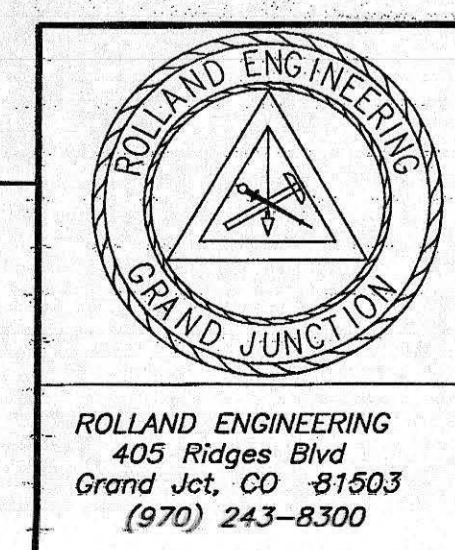
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Drawn RLR	Date 04/03/03	Rc:	Of 11

03-083



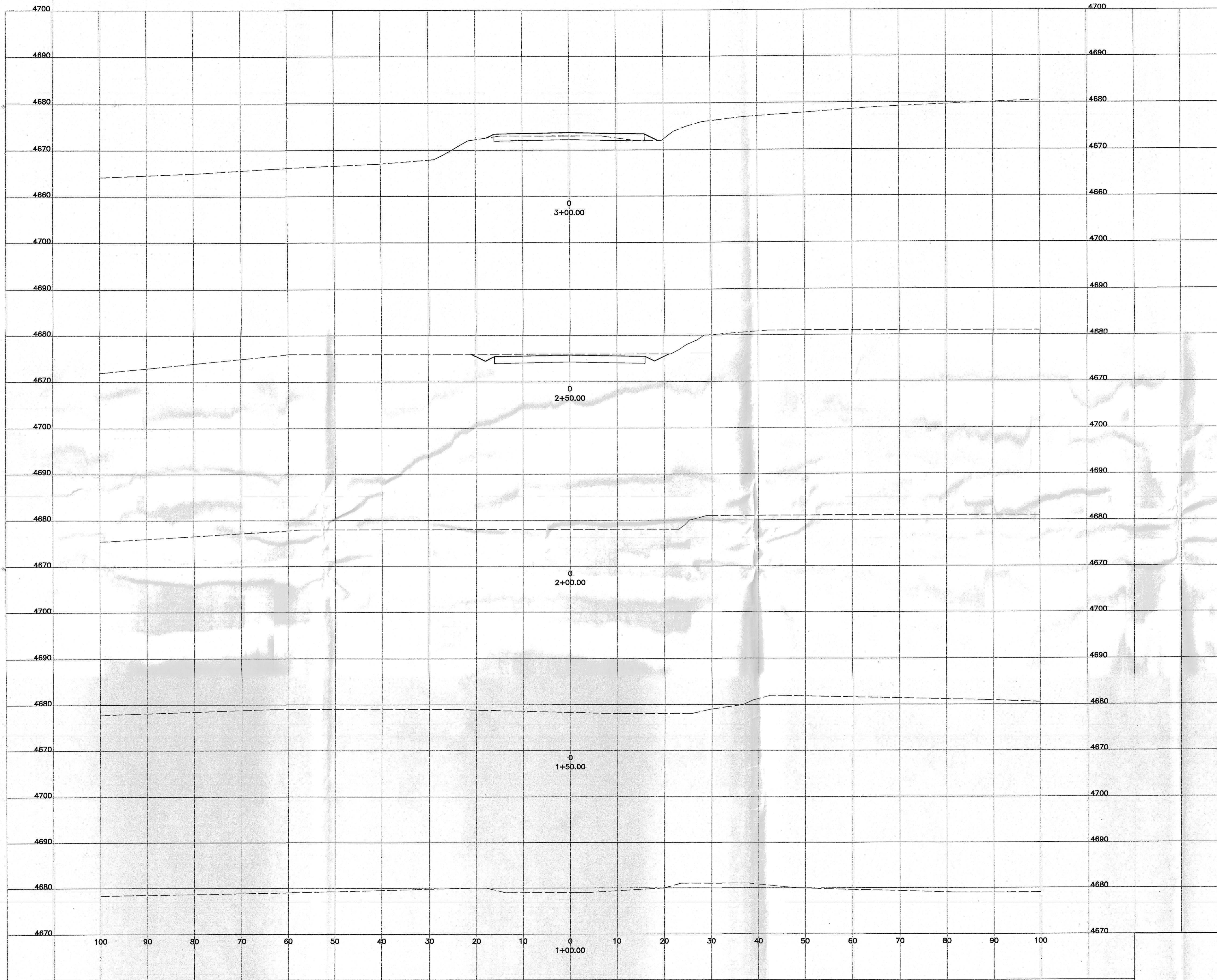
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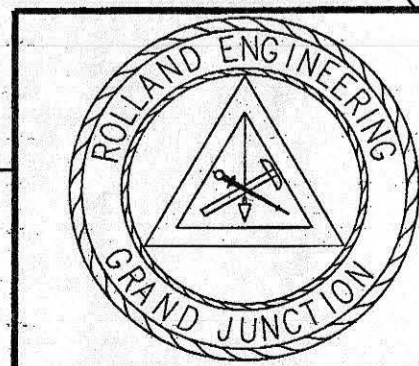
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Proj#	2082	Sheet	5
Rvc		Of	11

03-083



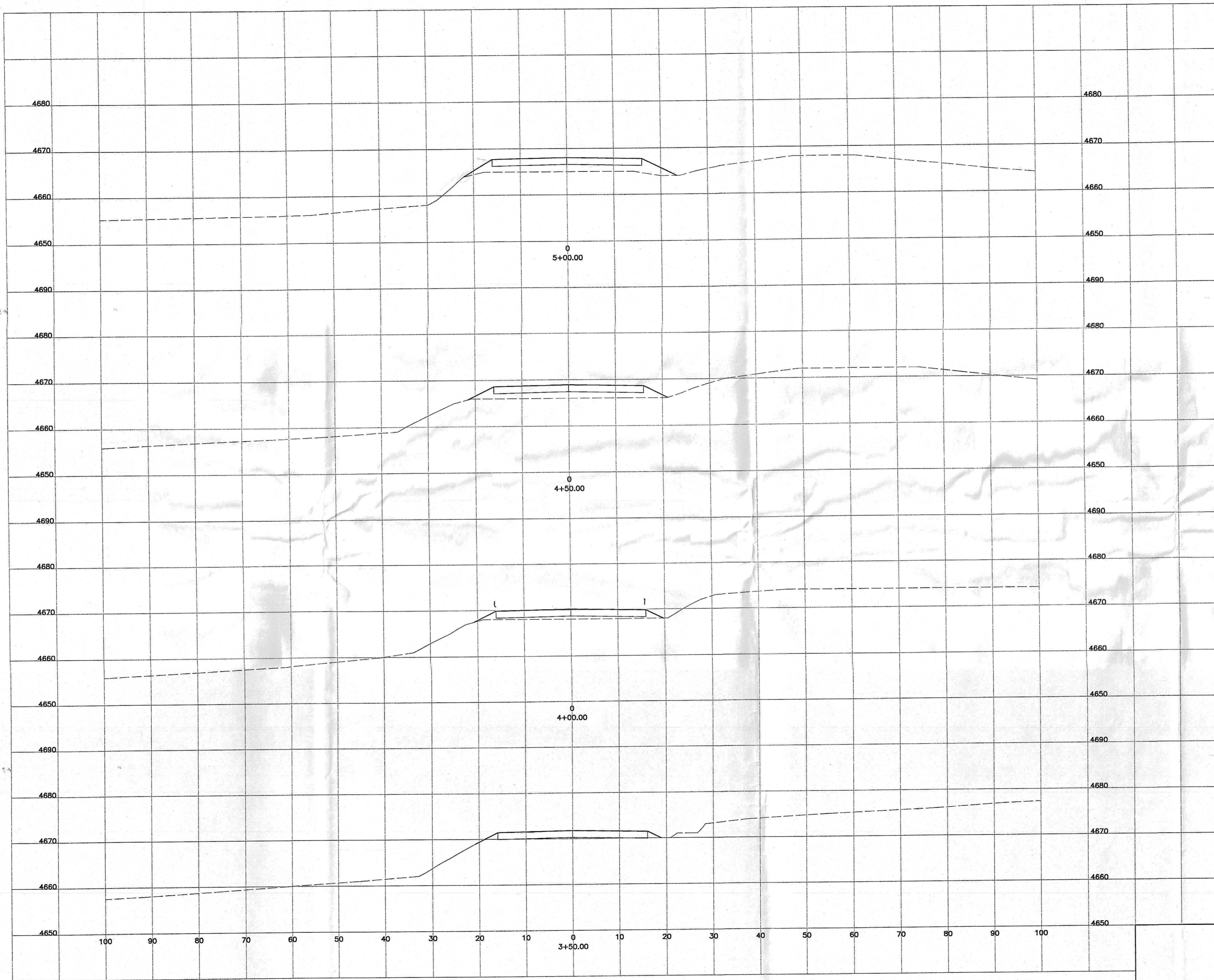
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 1"=10' (V)



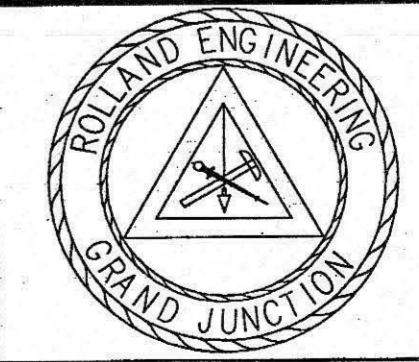
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Drawn: RLR	Date: 04/03/03	Rv:	Of: 11



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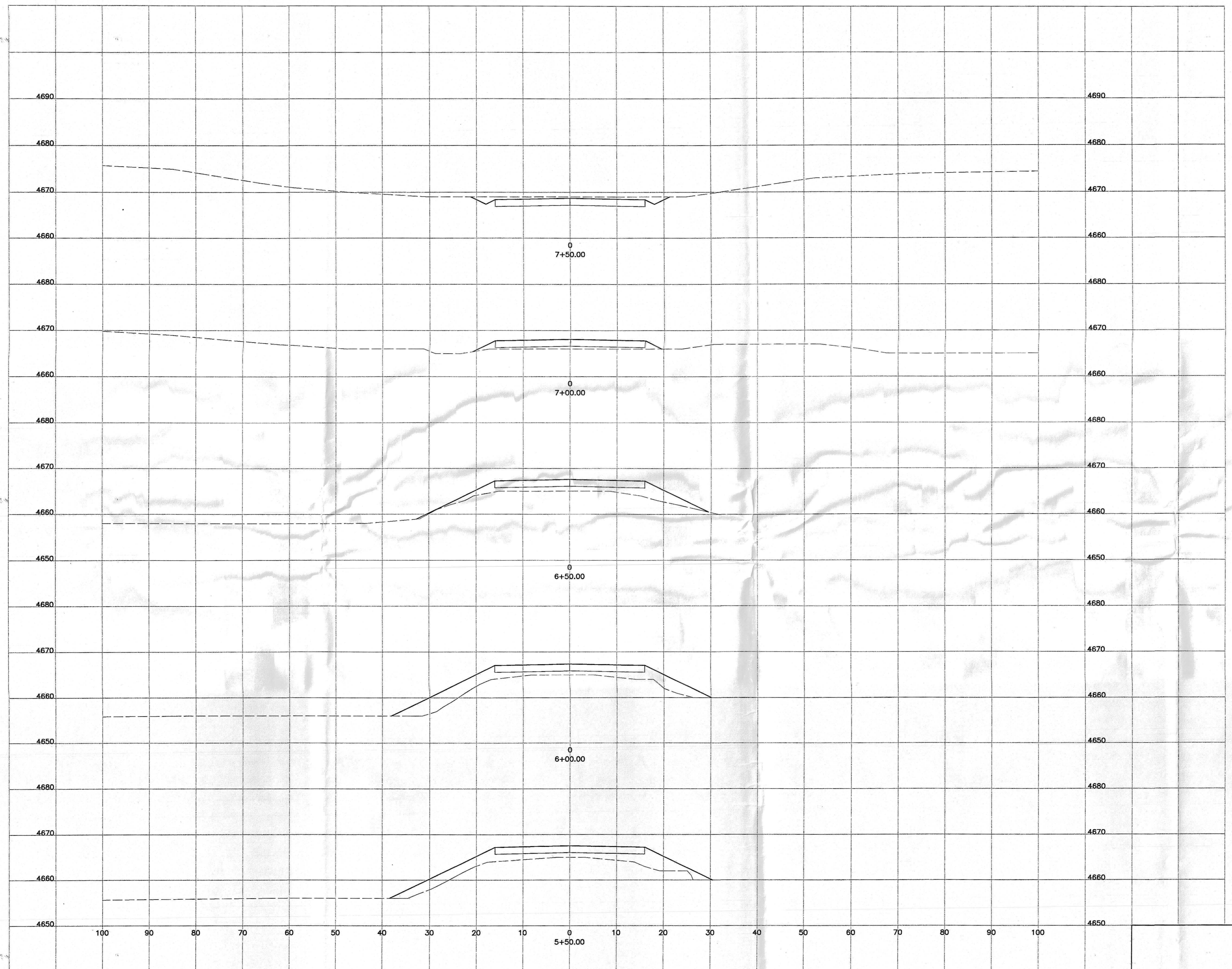


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Drawn RLR	Date 04/03/03	Rvc	Of 11

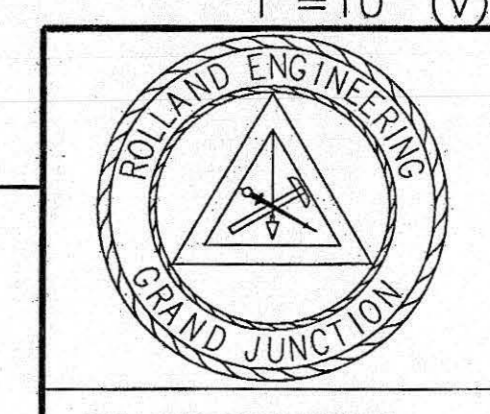


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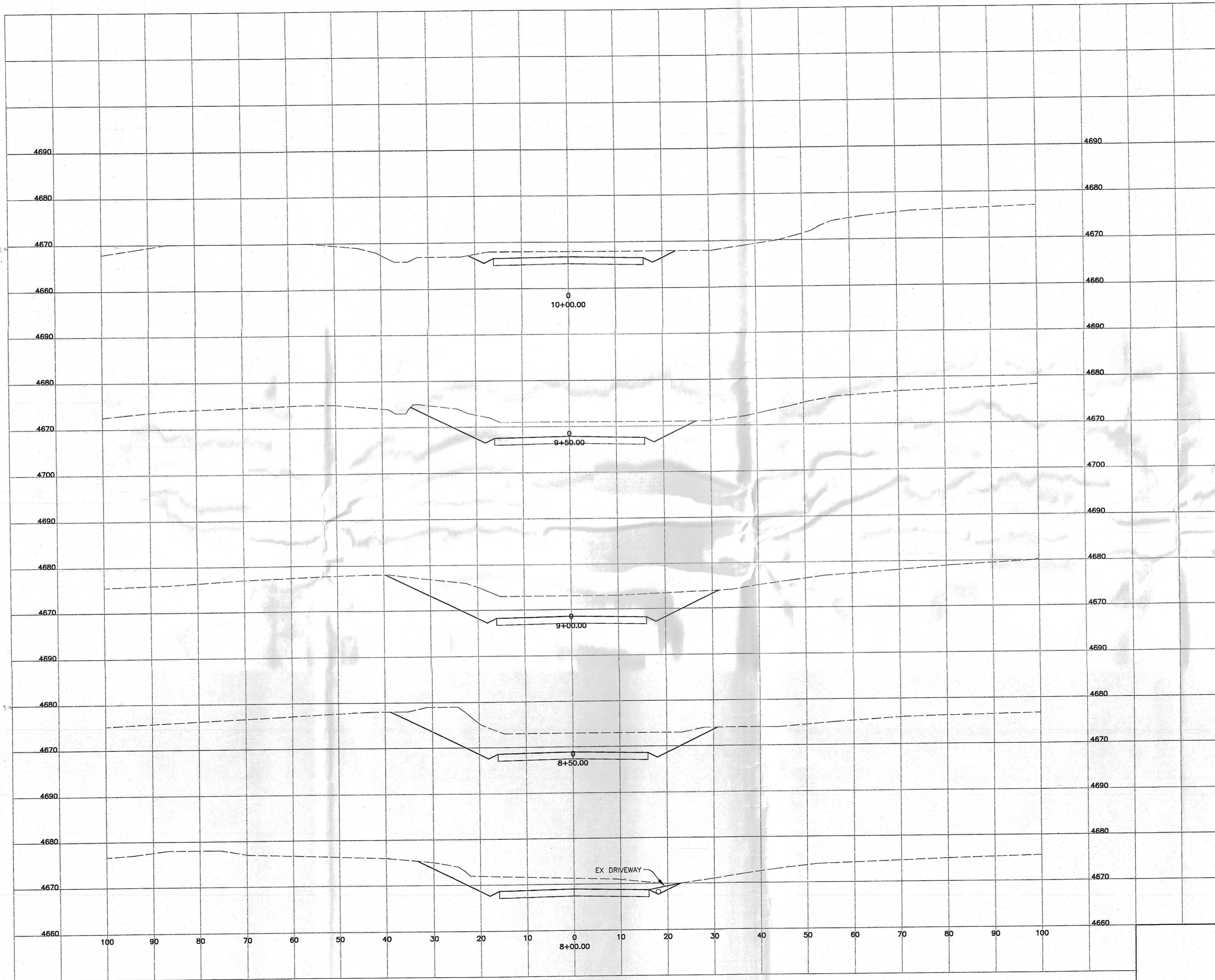


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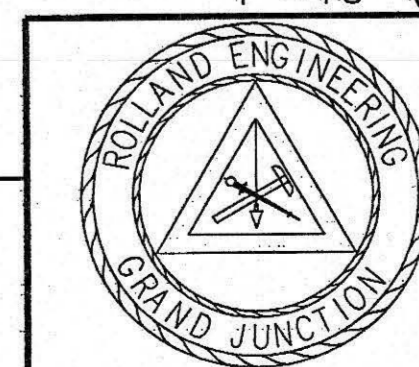
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 FORMAL PRE-APPLICATION  
 SUBMITTAL  
 26 ROAD CROSS SECTIONS

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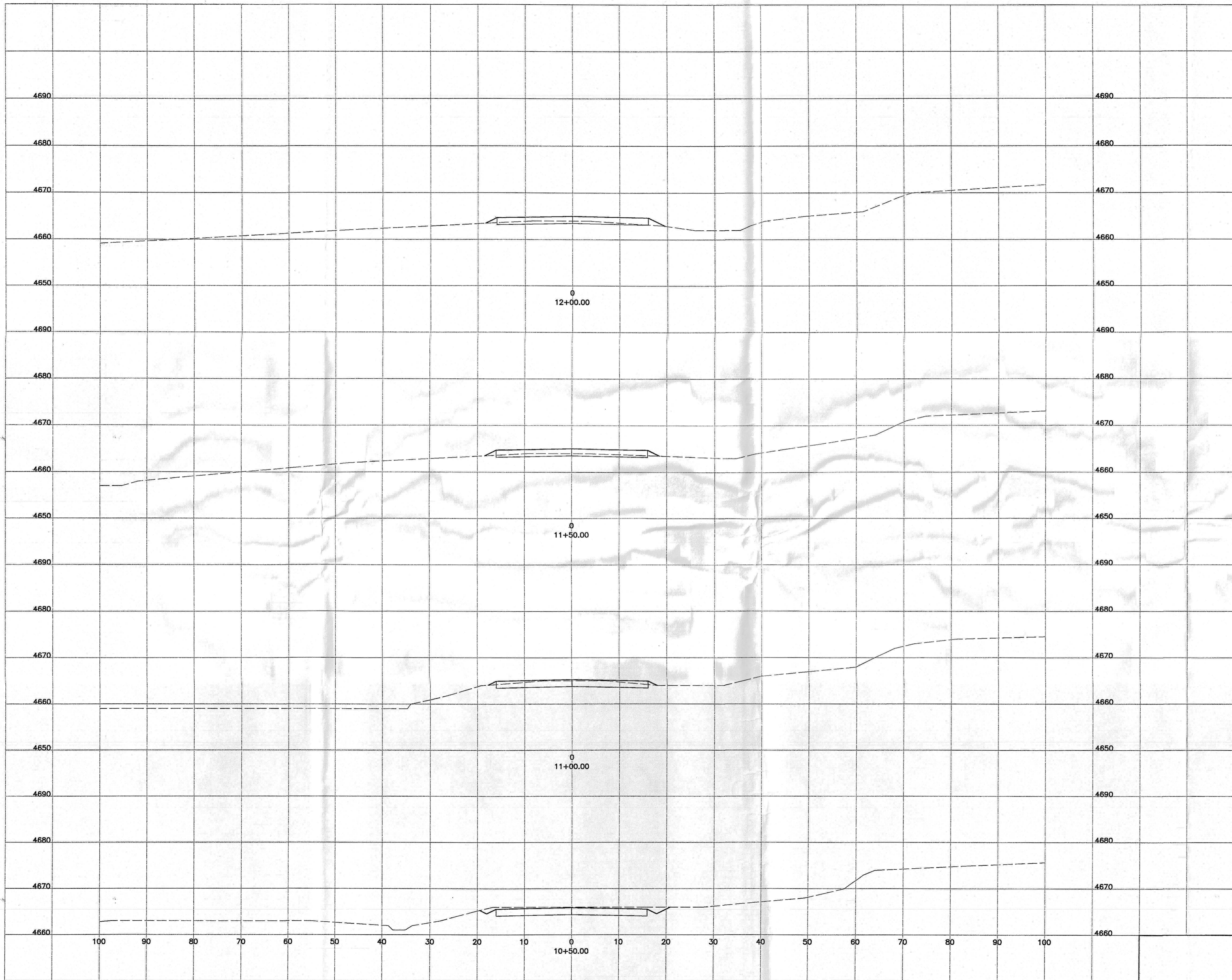
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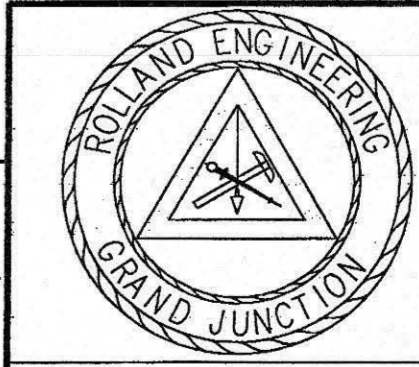
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Drawn	Date	Rv	Of
RLR	04/03/03		11

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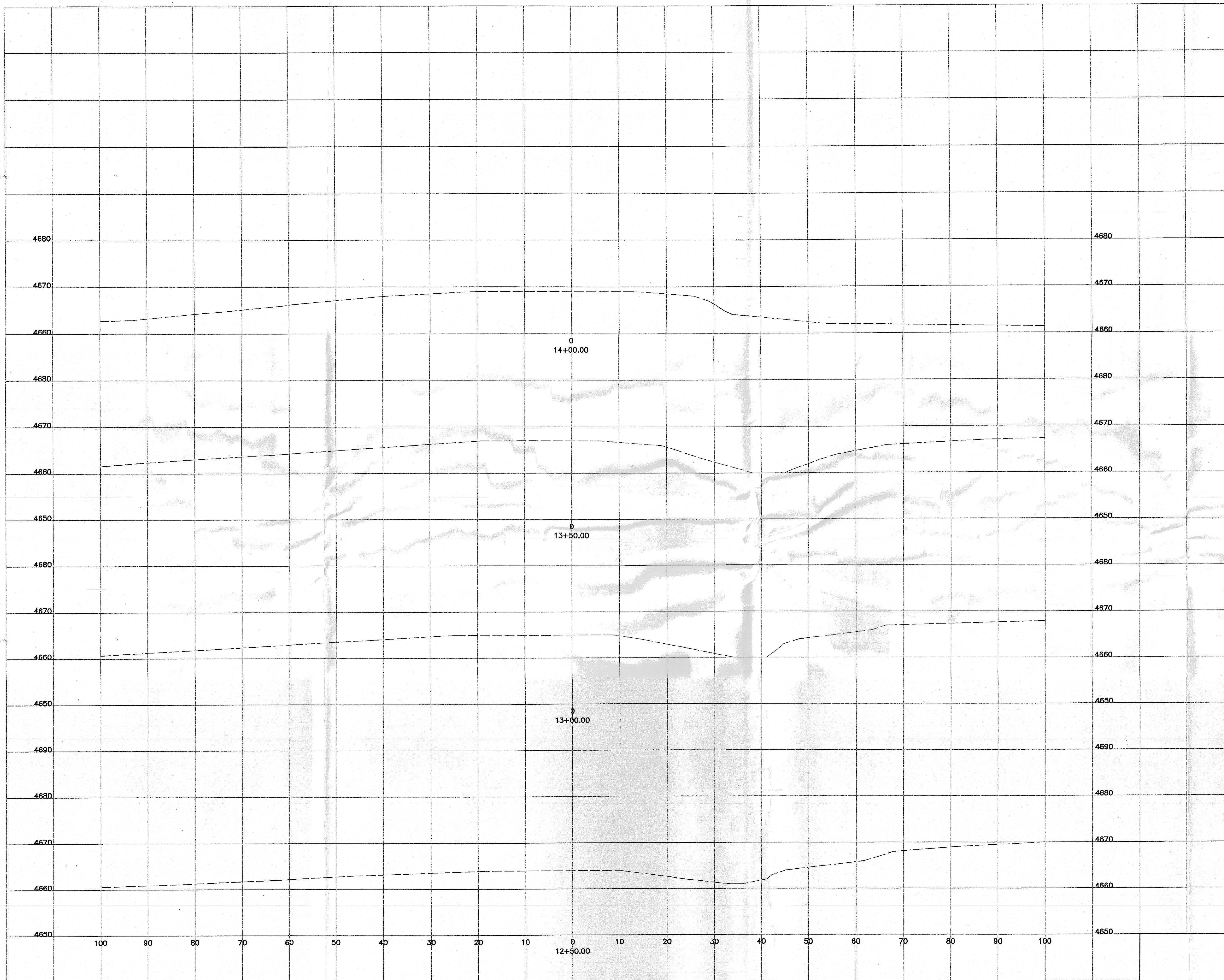
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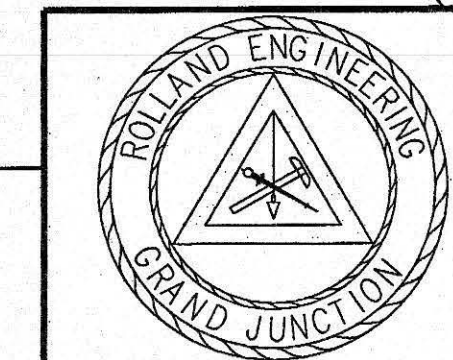
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Drawn RLR	Date 04/03/03	Rvc	Of 11