



REVIEW SHEET SUMMARY

FILE # 121-78

ITEM ZONING OF WALT ANNEX: PD-8

MEETING DATE \_\_\_\_\_

SCHOOL DISTRICT Does not comment at rezoning time

COUNTY HEALTH Ute will provide water, sewer service will be provided by City of G.J., irrigation water rights shall be retained so that there will not be the use of expensive potable water for gardens and lawns, etc, opacity

COUNTY HEALTH (Continued) regulations for fugitive dust must be met during all construction - no persons shall cause any source of fugitive dust reading more than 20% opacity on said property or any visible emission off said property - the burning of building materials, scraps and waste is prohibited - chemical toilets will be provided for employees on construction sites

CITY PLANNING This concept is consistant with City Planning Staff thinking - due to the proximity to single family residential and being visible from one of the most heavily travelled access points to the City, this development should be sensitive to the necessary aesthetic considerations which would promote acceptability

CITY UTILITIES Fire protection, water and sewer are items of importance in this area - present City policy will not allow this area to connect to the City sewer unless the policy changes or there is an agreement I am unaware of

SOIL CONSERVATION The soil types on this particular tract are classified as Chipeta- Persayo shaly loam with severe limitations for all development due to shallow depths to shale and excessive slope and Fruita and Ravola loam with severe limitations for roads and streets due to frost action - soil limitations within the area are such that if adequate engineering is planned and implemented within the tract the depths to shale and excessive slopes can be overcome in either zone

UTE WATER NO OBJECTION - Ute has an 18" lin in G Rd to serve this area

G.J. RURAL POWER NO OBJECTION

MOUNTAIN BELL NO OBJECTIONS

ROAD DEPARTMENT OK

FIRE DEPARTMENT Water must be supplied for fire protection at time of construction

PUBLIC SERVICE NO OBJECTIONS

PLANNING STAFF RECOMMENDATIONS: Recommend zoning and concept approval. Preliminary should specifically address: internal circulation and the consideration of the topography in the road layout, the drainage, and the workability of the recreation area proposal.

PLANNING COMMISSION Zoning approved subject to participation in signal at 12th and Horizon, looking for a Horizon Drive access. Reorienting road to take advantage of top.

*City Council approved*  
12-20-78