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File 1979-0046
 Date 11/9/00

Project Name: Round Hill Addition – (File 2 of 3)

| | | |
|---------------------------------|---------------------------------|---|
| P r e s e n t | S c a n n e d | <p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p> |
|---------------------------------|---------------------------------|---|

| | | |
|---|---|---|
| X | X | *Summary Sheet – Table of Contents |
| | | Application form |
| | | Receipts for fees paid for anything |
| | | *Submittal checklist |
| X | X | *General project report |
| | | Reduced copy of final plans or drawings |
| | | Reduction of assessor's map |
| | | Evidence of title, deeds |
| X | X | *Mailing list |
| | | Public notice cards |
| | | Record of certified mail |
| X | | Legal description |
| | | Appraisal of raw land |
| | | Reduction of any maps – final copy |
| X | X | *Final reports for drainage and soils (geotechnical reports) |
| | | Other bound or nonbound reports |
| | | Traffic studies |
| | | Individual review comments from agencies |
| | | *Consolidated review comments list |
| | | *Petitioner's response to comments |
| | | *Staff Reports |
| | | *Planning Commission staff report and exhibits |
| | | *City Council staff report and exhibits |
| | | *Summary sheet of final conditions |
| | | *Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date) |

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

| | | | | | |
|---|---|--|--|--|--|
| X | X | Action Sheet | | | |
| X | X | Review Summary | | | |
| X | X | Memo from Planning Commission to Owners/Petitioners re: enforcement of Development Schedules – 2/13/84 | | | |
| X | X | Letter from G.W. Probasco, Corp. of Engineers, Dept. of the Army to Sirous Eslami | | | |
| X | X | Preliminary Plan | | | |
| X | | Letter from Sue Drissel to Sirous and Ebrahim Saghatoleslami re: petition was tabled – 10/30/79 | | | |
| X | | Preliminary Plan Application | | | |
| X | | Subdivision Summary Form | | | |
| X | | Certificate of Title | | | |
| X | X | Handwritten Notes to the file | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Acres 8.21
Units 22
Density _____

ACTION SHEET

File # 46-79
Zone PR8
Tax Area Code _____

Activity Round Hill Addition (12th & Horizon PD) - File 2 of 3
Phase PRELIMINARY Date Neighbors Notified 7-15-80
Date Submitted 10 Oct 79 Date CIC/MCC Legal Ad _____
Date Mailed Out _____ PC Hearing Date 30 Oct 79 / 7-29-80
Review Agencies 10 Review Period - Return By _____

- | | |
|--|---|
| <u>Send</u> | <u>Send</u> |
| _____ COUNTY ROAD DEPARTMENT | <input checked="" type="checkbox"/> FIRE <u>CITY</u> |
| _____ COUNTY HEALTH DEPARTMENT | <input checked="" type="checkbox"/> IRRIGATION <u>G.U.</u> |
| _____ COUNTY SURVEYOR | <input checked="" type="checkbox"/> DRAINAGE <u>G.U. Project</u> |
| _____ COMTRONICS | <input checked="" type="checkbox"/> WATER (<u>UTE</u>) CLIFTON) |
| _____ GRAND VALLEY RURAL POWER | _____ SEWER |
| <input checked="" type="checkbox"/> MOUNTAIN BELL | <input checked="" type="checkbox"/> CITY ENGINEER/UTILITIES |
| <input checked="" type="checkbox"/> PUBLIC SERVICE | _____ MACK, LOMA, MESA, COLLBRAN |
| _____ SOIL CONSERVATION SERVICE | _____ FRUITA, PALISADE |
| _____ SCHOOL DISTRICT 51 | <input checked="" type="checkbox"/> <u>P.D. Ed VANDEP TOOK</u> |
| _____ STATE HIGHWAY | <input checked="" type="checkbox"/> <u>MAPPING</u> |
| _____ STATE GEOLOGICAL | <input checked="" type="checkbox"/> <u>CITY TRANS. ENG.</u> |
| _____ STATE HEALTH - RADIOLOGICAL | _____ |
| _____ TRANSAMERICA TITLE | _____ |

| <u>Board</u> | <u>Date</u> | <u>Comments</u> |
|--------------|----------------------|---|
| <u>ARC</u> | <u>30 Oct 79</u> | <u>Tabled. Full 40% permit & deficient materials approved</u> |
| <u>ARC</u> | 30 Oct 79 | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

Common Location North of Horizon Dr. & E. of 26³/₄ Ave

Staff Comments
* See file # 40-81 *

Original Documents
_____ Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space;
_____ Imp. Guarantee Receipt # _____ Check # _____
_____ Covenants _____ Open Space Dedication
_____ Power of Attorney
_____ Dev. Schedule

REVIEW SHEET SUMMARY

FILE # 46-79 File 2 of 3

DATE SENT TO REVIEW AGENCIES 10-3-79

ITEM ROUND HILL ADDITION (12th & HORIZON) DATE DUE 10-15-79
PD - PRELIMINARY

LOCATION: North of Horizon Drive, East of 26 3/4 Drive

PETITIONER: Sirous Eslami

ENGINEER: Armstrong

| <u>DATE REC.</u> | <u>AGENCY</u> | <u>COMMENTS</u> |
|------------------|-------------------|--|
| 10-15-79 | GJ PROJECT | The land involved with the above named subdivision has no irrigation water rights related to the Grand Valley Project. Therefore it is assumed there is to be no irrigation water provided to the lot owners unless it is developed from a source other than the G.V. Project. Since the G.V. Project has no ditches in the vicinity of said subdivision, there are no rights of way problems, at least so far as the G.V. Project is concerned. |
| 10-15-79 | MAPPING | Recommend changing of street name (Round Hill Court) as it does not conform to uniform street naming guide. |
| 10-10-79 | MTN. BELL | We are requesting additional easements as shown on the preliminary plat. |
| 10-11-79 | CITY FIRE | Two hydrants are needed to meet requirements for fire flow. One at Horizon Drive and the other approximately 500' N. up the street. |
| 10-11-79 | CITY ENGINEER | Power of attorney should be obtained for improvements on Horizon Drive. The cul-de-sac street is too long. Soils and drainage is a problem on this site, so careful construction control is essential. I reserve comment on the pavement section proposed pending review of pavement design calculations. |
| 10-11-79 | CITY TRANSP. ENG. | Round Hill Court, a cul-de-sac, is much longer than the recommended maximum of 600 ft. The street could be stubbed out at the north end for future connection to adjacent developments, as they occur. This would, in the future, reduce the problem created by a single access point for so many lots. |
| 10-10-79 | UTE WATER | It is the policy of the Ute Water District that a data sheet showing total peak fixture use and any future development be submitted to the District office before water service will be approved. Ute has an 8" AC line in Horizon Drive approximately 300' west of the development. This 8" line will need to be extended to serve this area. Tap fees and extension policies in effect will apply. |

46-79 ROUND HILL ADDITION

DESIGN & DEVELOPMENT PLANNER

Comments on Outline Development Plan recommended re-design of flag lots 10 & 12 because of poor access and drainage. The only difference from this submittal and the ODP is the northern stub of the road is shown as a cul-de-sac.

Although screening between the single family and multi-family units is not necessary at this time, indication of what plans for such screening in the future should be indicated.

STAFF RECOMMENDATIONS

1. This subdivision has no irrigation water rights related to the Grand Valley Project. How irrigation water is to be provided should be indicated before this plan is approved.
2. Change street name "Round Hill Court" to conform to uniform street naming guide.
3. Provide additional easements requested by Mtn. Bell.
4. POA is needed for improvements on Horizon Drive (100' ROW) designated by Small Cooley Plan.
5. Drainage plan with runoff calculations must be submitted.
6. Re-design of a too long cul-de-sac and flag lots to accommodate better access and drainage of northern most lots.
7. Staff recommends tabling of this item until the above stipulations are met. Petitioner should meet with staff to further redesign of site plan.

GENERAL

Round Hill Addition Subdivision is located in the SE $\frac{1}{4}$, NE $\frac{1}{4}$ of Section 2, Township 1 South, Range 1 West, Ute Principal Meridian. The subdivision is bounded by Horizon Drive on the South, Round Hill Subdivision on the West, and a tract of land owned by William Foster to the North. To the East, the subdivision borders a proposed Planned Development which is located on the Northwest corner of the intersection of N. 12th Street and Horizon Drive.

WATER

The subdivision will have an estimated water demand of 11,500 gallons per day and will be served by the Ute Water District.

SEWAGE

An estimated 7700 gallons per day will be contributed into the City of Grand Junction Sewage Collection System from an 8 inch sanitary sewer line from the subdivision.

ROADWAYS

Approximately 1000 feet of roadway which intersects Horizon Drive to the south and terminates in a cul-de-sac to the north will serve this subdivision. This street will be constructed in conformance with City of Grand Junction street standards.

DRAINAGE

An existing natural drainage course will be picked up at the west property line of the subdivision and conveyed through a 24 inch corrugated metal pipe to an existing 24 inch CMP and carried under Horizon Drive to the existing natural drainage

OFFICE COPY

course. In addition, a drainage swale running down the westerly limit of the subdivision will carry any additional runoff when the 24 inch CMP is full. See the preliminary plan drawing for details.

GEOLOGY

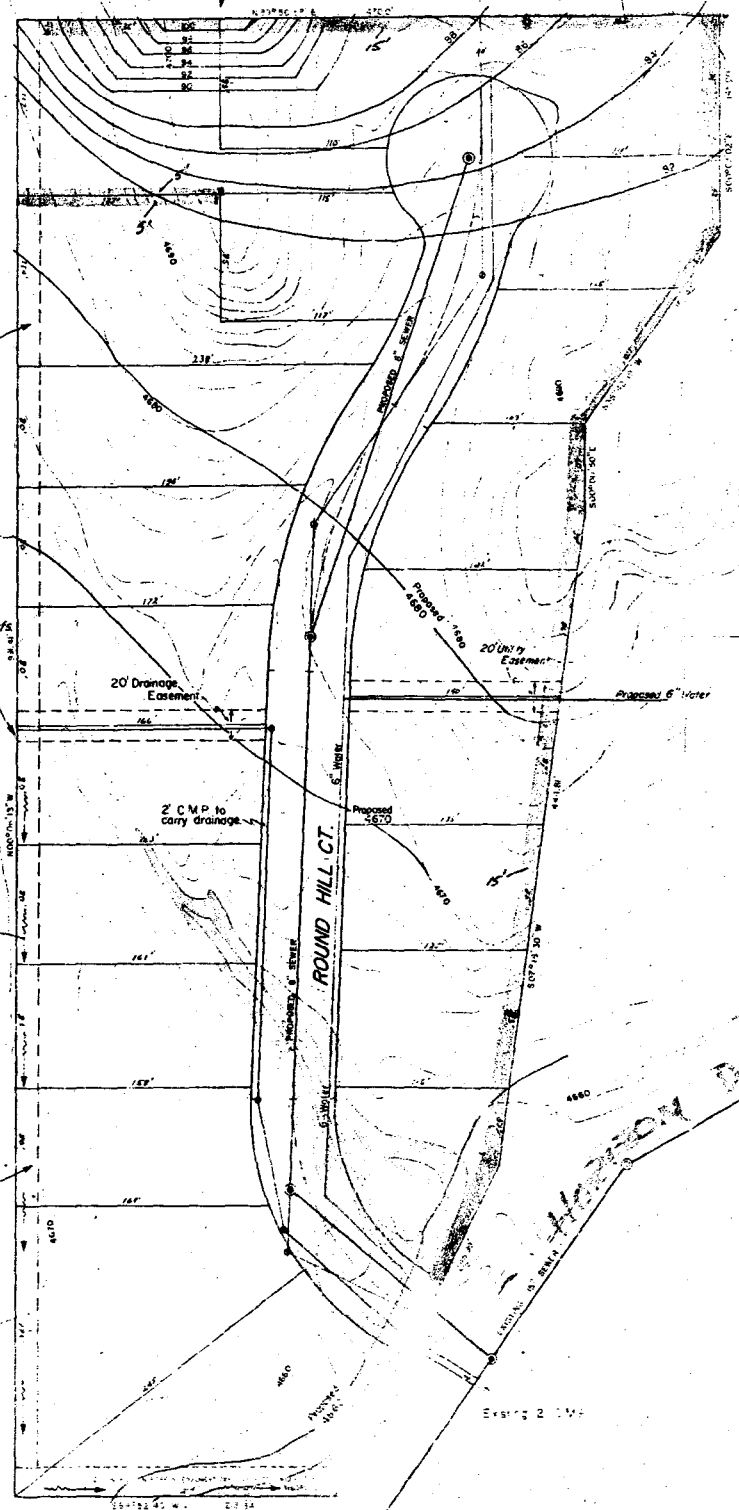
See attached material.

GRADING

Grading in this subdivision will be done in order to build up all the low-lying areas to an elevation of at least 4660.00. Due to the presence of the 100 year floodplain in this area, the 4660 contour (the 100 year flood elevation) will be located so as to permit sufficient elevations for the residential buildings of the subdivision. See the preliminary plan drawing for details.

ROUND HILL ADDITION

Flood plain properties
 Round Hill
 Total Area - 8.21 Acres
 21 Lots
 Flood Plain Designation:
 Elevations less than 4662.0
 are susceptible to inundation
 by the 100 year flood.
 This information taken from
 Flood Hazard Information
 Form No. 100-10-10-10
 Prepared by
 Dept. of the Army
 Corps. of Engineers
 November 1976
 All Finished Floor Elevations
 must be at least 4662.00

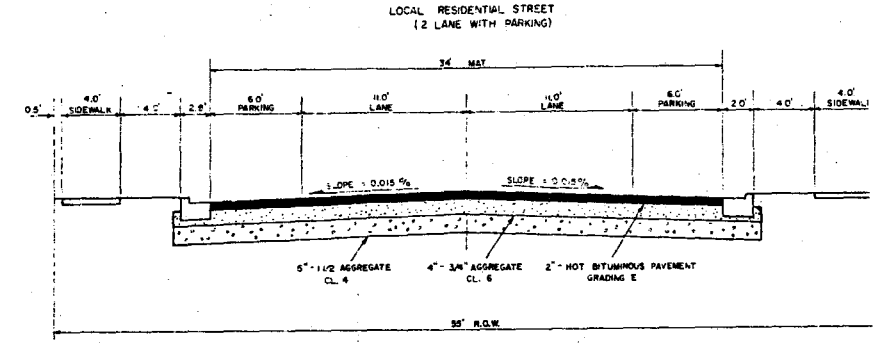


Existing area of inundation by 100 yr. flood.
 Proposed area of inundation by 100 yr. flood.

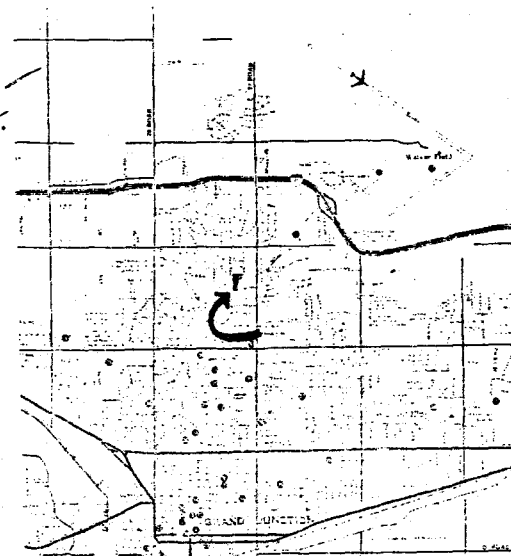
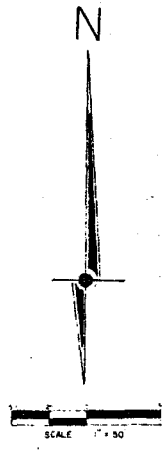
DRAINAGE SWALE TO
 CARRY APPROXIMATELY
 13 CFS

15' DRAINAGE & UTILITY
 EASEMENT

ROUND HILL
 SUBDIVISION



TYPICAL STREET SECTION
 SCALE - HORIZ 1" = 5'
 VERT. NO SCALE



VICINITY MAP
 SCALE 1" = 200'

| | |
|--|---|
| | ARMSTRONG ENGI ENGINEERING-SURVEY CONCRETE & SOILS - TES |
| | 112th S Horizon Dr. Eslam Development |

3/11/77
 1/17
 1/17

2945-021-00-037 —
-020 —
-017 —
06-001 —
-004 —
-005 —
07-001 —

E. Jaros
674 26¹/₂ Rd.
Wtd -01

F. Brunster
667 Roundhill Dr.
Wtd -01

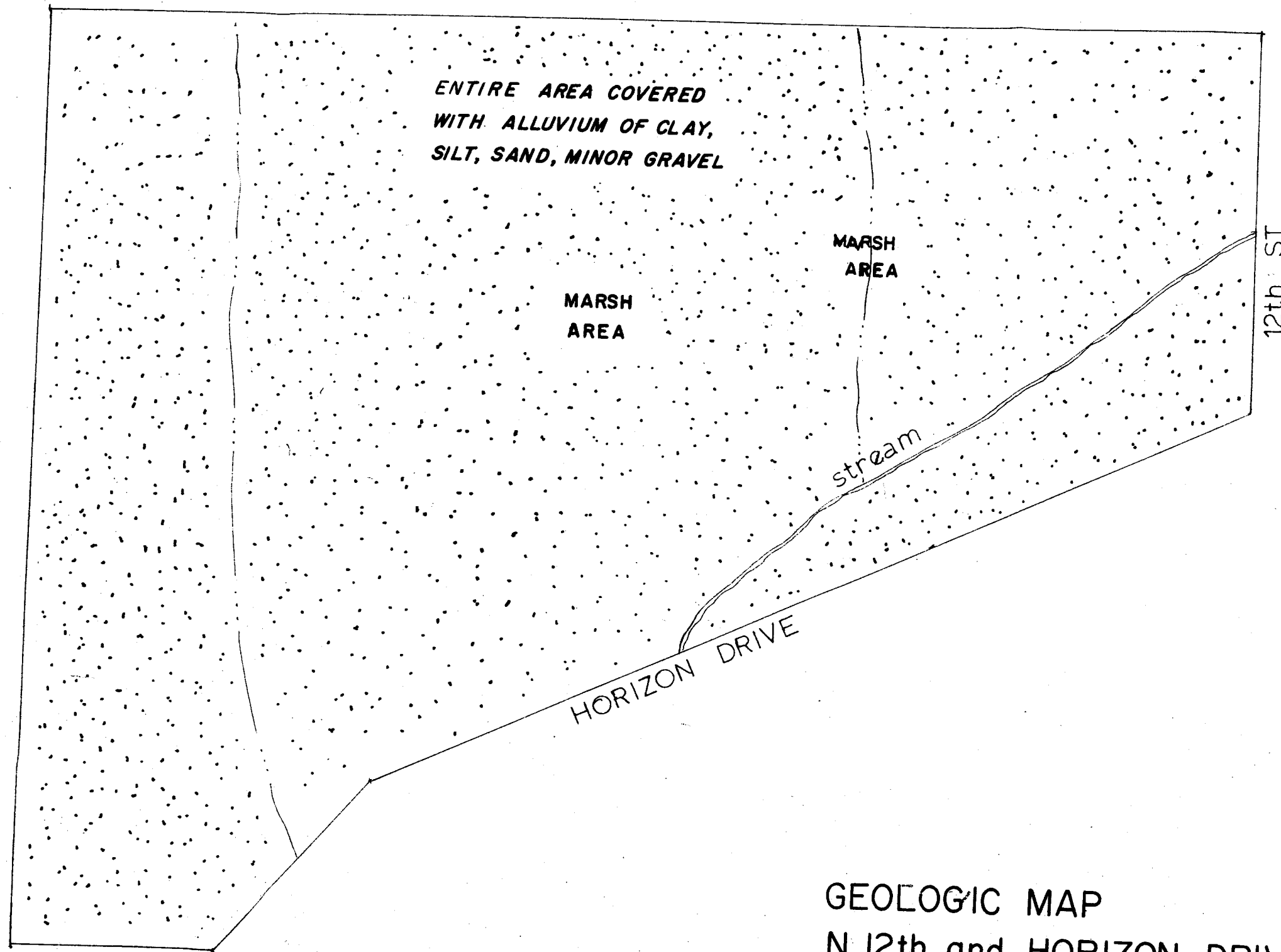
John Emerson
662 Round Hill Dr.

Wm. Anderson
695 Round Hill Dr.

J. Haupt
P.O. Box 363
Wtd -02

For prelim.

- ① Rd seems to be placed w. no regard for topo. couldn't this be redesigned to work with the topo instead of doing extensive cut & fill?
- ② Phase II (21 units) seems to be centered on a significant drainage. How will the drainage be maintained?
- ③ Recreation area is in the Hood Plain. Capacity of Channel for 100 yr. flood must be maintained. Channel should be worked to create an estetically pleasing treatment. This could be a real asset to the dev. if it's done right. Tennis courts right on the corner may not be the best way to go.
- ④ House on the north closely abuts phase I (21 units) what protection will this unit get from adverse impacts?



GEOLOGIC MAP
N. 12th and HORIZON DRIVE

A

GEOLOGIC REPORT

ON

NORTH 12th AND HORIZON DRIVE

PLANNED DEVELOPMENT

MESA CO., COLO.

AUG. 30, 1979

by

Jack E. Roadifer

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GEOLOGIC REPORT ON NORTH 12th AND
HORIZON DRIVE PLANNED DEVELOPMENT
MESA CO., COLO.

LOCATION: The proposed subdivision is in the NE $\frac{1}{4}$ of section 2, T. 1 S., R. 1 W., Mesa County, Colorado about one mile north of Grand Junction.

GEOLOGIC FORMATIONS: The surface rocks are mostly weathered Mancos Shale which has been developed as alluvium along the gulley running east to west through the south part of the property. The alluvium may be rather thick (10 to 20 feet) in the low areas. Some of the higher portions of the property may have Mancos Shale within a few feet of the surface, but drilling will be necessary to determine the thickness of the alluvium. Sandstone fragments, which have apparently weathered out of the Mancos, are common in the soils in the ridges along the north part of the area.

The Mancos Shale is not well exposed here, but forms the underlying bedrock and may be very near the surface in parts of the area.

STRUCTURE: There are no known faults in the immediate area. The inactive Redlands fault is about 7 miles to the southwest.

The Mancos Shale dips a few degrees to the northeast toward the Piceance basin.

GEOLOGIC HAZARDS: The largest drainage through the area (an unnamed intermittent stream) collects water from a rather large area for several miles upstream toward the Book Cliffs. A major rainstorm in the Book Cliffs area could produce very high runoff in this drainage. Two tributary drainages (also intermittent) enter the major drainage from the north and flow through the property. Although the drainage for these is much more local, a heavy rainshower could produce significant runoff and construction of houses should be prohibited in these areas. The proposed plan wisely shows no houses to be built in the above mentioned drainages.

The slopes in the area are not steep enough nor high enough to be potentially dangerous landslide hazards.

The marshy areas shown on the geologic map are apparently caused by excess irrigation water. The source of this water would have to be determined and the water channeled away from the proposed construction.

CONSTRUCTION FACTORS: Some special construction techniques will probably be needed because of the estimated shallow depth of the Mancos Shale in parts of the area. Soils engineering studies will be very important on this property before construction is begun.

WATER TABLE: The water table is probably quite deep because of the proximity and depth of the valley through the south part of the area. Most of the property slopes toward this valley and drainage should be good.

WATER SUPPLY AND DISPOSAL: Water will be supplied and disposed of by local water and sewer districts.

SUMMARY: There is no geologic reason why this subdivision should not be approved, but soils engineering studies should precede any construction.

Submitted by:

Jack E. Roadifer

Dr. Jack E. Roadifer, Geologist



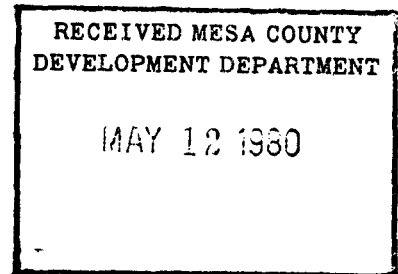
DEPARTMENT OF THE ARMY
SACRAMENTO DISTRICT, CORPS OF ENGINEERS
650 CAPITOL MALL
SACRAMENTO, CALIFORNIA 95814

REPLY TO
ATTENTION OF SPKCO-0 NWAH-73

7 May 1980

46-79 *file*
203

Mr. Sirous Eslami
P.O. box 8080
Aspen, Colorado 81611



Dear Mr. Eslami:

This is reference to a review of your plans for a development, proposed along the stream on Horizon Drive, by Corps of Engineers personnel from our Grand Junction, Colorado, Regulatory Office.

The Department of the Army has issued a Nationwide Permit that allows for the placement of fill material in "waters of the United States" and their wetlands above the headwaters. Therefore, the proposed ponding structure, curbing, and associated facilities can be accomplished under the Nationwide Permit for Above the Headwaters provided the work meets the conditions listed on the attached information sheet.

The Corps recommends that fill be minimized within the 100 year flood plain along Horizon Drive in order to preserve the flood capacity in the interest of all developments along Horizon Drive.

It is also recommended that as much existing wetland along the stream as possible be maintained in order to preserve the quality of water delivered to downstream users. The wetlands act as filters to entrap pollutants from non-point runoff sources.

If you have further questions regarding this matter, please contact Regulatory Unit 4, 2784 Crossroads Blvd., Suite 111, Grand Junction, Colorado 81501, telephone (303) 243-1199.

Sincerely,

1 Incl
As stated

G. W. PROBASCO
Chief, Construction-Operations
Division

Copy furnished:

Dept. of Health, Denver, CO 80220
U.S. Environmental Protection Agency, Denver, CO 80203
Division of Wildlife, Denver, CO 80216
U.S. Fish & Wildlife Service, Salt Lake City, UT 84138
> Mesa City & County Planning Department, Denver, CO 81502



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

February 13, 1984

See file #40-81

TO: All Owners/Petitioners
FROM: Grand Junction Planning Commission
Grand Junction Planning Department
RE: Enforcement of Development Schedules

Enforcement of development schedules of previously approved projects is an on-going concern for the City of Grand Junction. The City Planning Commission will be having their annual Extension/Reversion public hearing on Tuesday, March 20, 1984 at 7:00 p.m. in the City/County Auditorium, 520 Rood Avenue, Grand Junction, Colorado. You or your representative must be present.

By using the timeframes expected for development, the City is able to anticipate the needs for public services and improvements to provide service for these projects and surrounding areas. The City can also schedule those capital improvements required to be completed in conjunction with the project development itself.

The hearing will not be a re-review of the project for technical issues. It will be a discussion of anticipated timeframes for project buildout, and the likelihood of the project itself. Any project discussed without the Owner/Petitioner or representative present at the special hearing will be automatically recommended for reversion.

If an extension is requested by the Owner/Petitioner, the Grand Junction Planning Commission may grant an extension for one year. If the Owner/Petitioner requests a reversion, the Grand Junction Planning Commission will recommend reversion of that project and/or zone.

Enclosed is your project violation of the Grand Junction Zoning and Development Code. Also enclosed is the required submittal information for the Grand Junction Planning Commission to review.

We appreciate your continued cooperation in this process.

If you have any questions, please contact the City Planning Department at 244-1628.

Thank you.

BG/tt

[Handwritten signature]

Enclosures

This is to inform you that your project File # 46-79 (2 of 3)
Project Name Round Hill Addition
approved on 10/30/79 by the Grand Junction City Council,
is now in violation of the Grand Junction Zoning and Development Code.
It violates the development schedule process as indicated below:

Sec. 3(15)F2d
(ODP & Preliminary
Plan)

A preliminary plan, including all required submittal material, shall be submitted within twelve (12) months of acceptance of the outline development plan by the Council. If the developer desires an extension, the developer shall submit a letter stating the circumstances necessitating the extension. The Council may for good cause extend the preliminary submission deadline, or may otherwise withdraw its acceptance of the outline development plan.

The Grand Junction Planning Commission is requiring the following information to be provided to this department a minimum of ten (10) days prior to the Special Public Hearing on March 20, 1984.*

Eight (8) copies of:

- a) Location, current property owner, and representative if applicable.
- b) Brief discussion of current status of the approved project. This should include the feasibility, likelihood of buildout, or anticipated changes to the approved plan.
- c) Development schedule anticipated for completion of next phase or buildout.
- d) Any work completed to date on the project to fulfill the next development process requirements. (i.e. if final approval, when is plat to be recorded, or if preliminary approval, when is final plan to be submitted?)
- e) Extension requested (one year maximum).

* Any packets not received or received after this date may result in automatic reversion.