

Acres _____
Units _____
Density _____

ACTION SHEET

File # 46-79
Zone _____
Tax Area Code _____

Activity Resone County R-1-B to City PD-8 & 12th & Horizon PD

Phase Preliminary Plan Date Neighbors Notified _____

Date Submitted 1 June 78 Date CIC/MCC Legal Ad _____

Date Mailed Out June 12, 1979 PC Hearing Date 26 June 79

Review Agencies _____ 10 Review Period - Return By 6-22-79

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

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>BJCC</u>	<u>6-26-79</u>	<u>TABLE RE-ZONE till ANNEXATION PET. IS SUBMITTED; REC APP (OP SUB) to STAFF COMMENTS, plus occ/dec LAWS on HORIZON DENE</u>
<u>BJCC</u>	<u>7-18-79</u>	<u>Approved outline development plan subject to P.C. conditions.</u>

Common Location N.W. Corner of 12th & Horizon

Staff Comments

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

DATE SENT TO REVIEW AGENCIES 6-12-79

REZONE COUNTY R1B to CITY PD-8

ITEM PRELIMINARY PLAN FOR 12th & HORIZON PD

DATE DUE 6-22-79

PC MEETING DATE _____

LOC/OC MEETING DATE _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6-18-79	PD-VANDERTOOK	Encourage dedication of main entrance street for police service to residents.
6-12-79	JEFF OLLINGER	This project has severe flood hazard potential. Approximate limits of 100 year flood are marked on attached map. The "Floodway" is not designated on regulatory maps. The Flood Hazard area is considered to be of the most hazardous nature until proven otherwise, as mentioned in the county floodplain regs. Project appears to be in the city but a county interest is very apparent. Not only will the potential building sites have to be "floodproofed" but the Horizon Drive drainage channel will have to accommodate a hydraulic carrying capacity equal to or greater than it's present capacity. It might be time to look at the entire Horizon Drive drainage situation (i.e. if carrying capacity is increased at this point, will lower drainage carry increased loading?).
6-18-79	CITY FIRE	Okay to rezone. Water for required fire flow and location of hydrants must meet Fire Dept. standards at time of construction.
6-18-79	CITY UTILITIES	No comment.

DESIGN & DEVELOPMENT PLANNER

Holding rezone until annexation petition is submitted. Due to lack of detail on submitted plan per review sheet comments, the plan is being reviewed as an outline development plan, with the following design considerations:

- * Suggest elimination of single family flags lots 10 and 12 because of poor access and drainage, with possible re-design of the lots in this section around a cul-de-sac.
- * Proper screening between single family sites and townhomes.
- * Siting of tennis courts may be inappropriate due to floodplain hazard.

CITY ENGINEER (RISH)

(1) This submittal is grossly incomplete of required engineering for PRELIMINARY PLAN. It looks like a good OUTLINE DEVELOPMENT PLAN. Pavement layouts with typical horizontal dimensions (Parking areas, drives, streets) are needed. A drainage layout and some gross quantification of runoffs are needed. A preliminary hydraulic analysis of Horizon Channel 100 year flood routing and its affect on development (siting, grading, etc.) is needed.

CITY ENGINEER CONT.

(2) Routine comments follow: Powers of attorney and appropriate rights of way will be needed for full street improvements to Horizon Drive and 12th Street. All public dedicated streets will be designed and constructed.

A storm drainage easement and appropriate physical improvements will be required for Horizon Channel.

(3) Potential Public Works Issues:

The development to be placed in the 100 year floodplain should be considered carefully.

I strongly recommend the "spine" drive shown from 12th Street to the tee intersection at "Phase IV" should be a dedicated public street.

Where do those streets to the North connect (or will connect) to?

Will this development impact traffic at 12th and Horizon to the extent that financial participation in the future traffic signals be warranted?

SEE REVIEW SHEETS FOR COMMENTS NOT RECEIVED IN TIME:

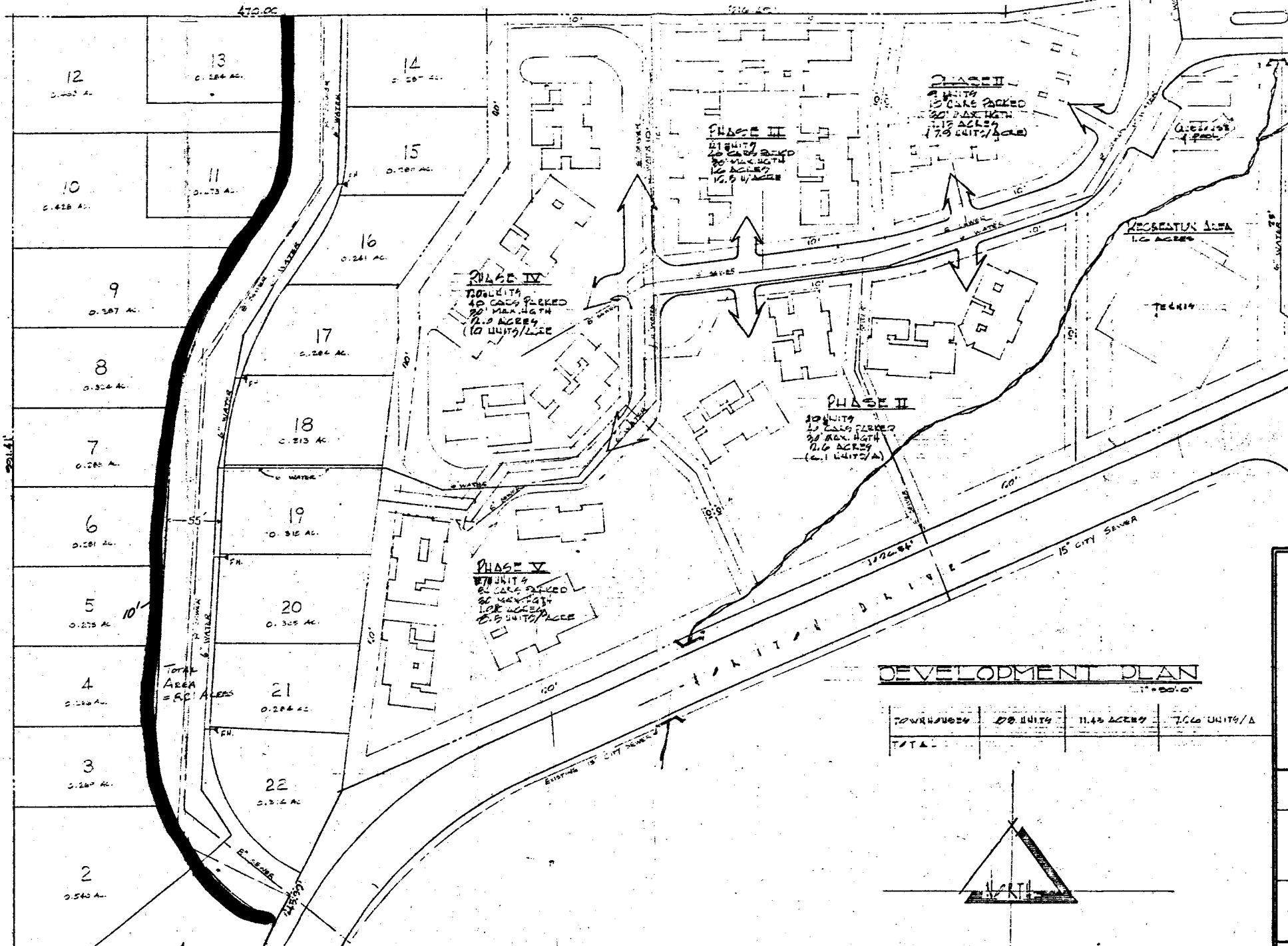
MTN: BELL

PUBLIC SERVICE

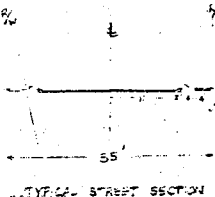
GJPC 6/26/79

RIDER/FLAGER/PASSED 5-0/A MOTION TO TABLE THE REZONING REQUEST UNTIL THE ANNEXATION HAS BEEN SUBMITTED FOR THIS SITE.

RIDER/PICKENS/PASSED 4-1 (MIKESSELL VOTING AGAINST)/A MOTION TO RECOMMEND APPROVAL OF THE OUTLINE DEVELOPMENT PLAN TO THE CITY COUNCIL, SUBJECT TO STAFF AND REVIEW SHEET COMMENTS, AND SUBJECT TO PROVISION OF ACCEL/DECEL LANES ON HORIZON DRIVE.



ALL EXISTING PROPERTIES ZONED R-1B



DEVELOPMENT PLAN

TOTAL	78 UNITS	11.45 ACRES	7.66 UNITS/AC

NW CORNER OF
**12th &
 HORIZON DRIVE**
 PLANNED DEVELOPMENT

GRAND JUNCTION, CO

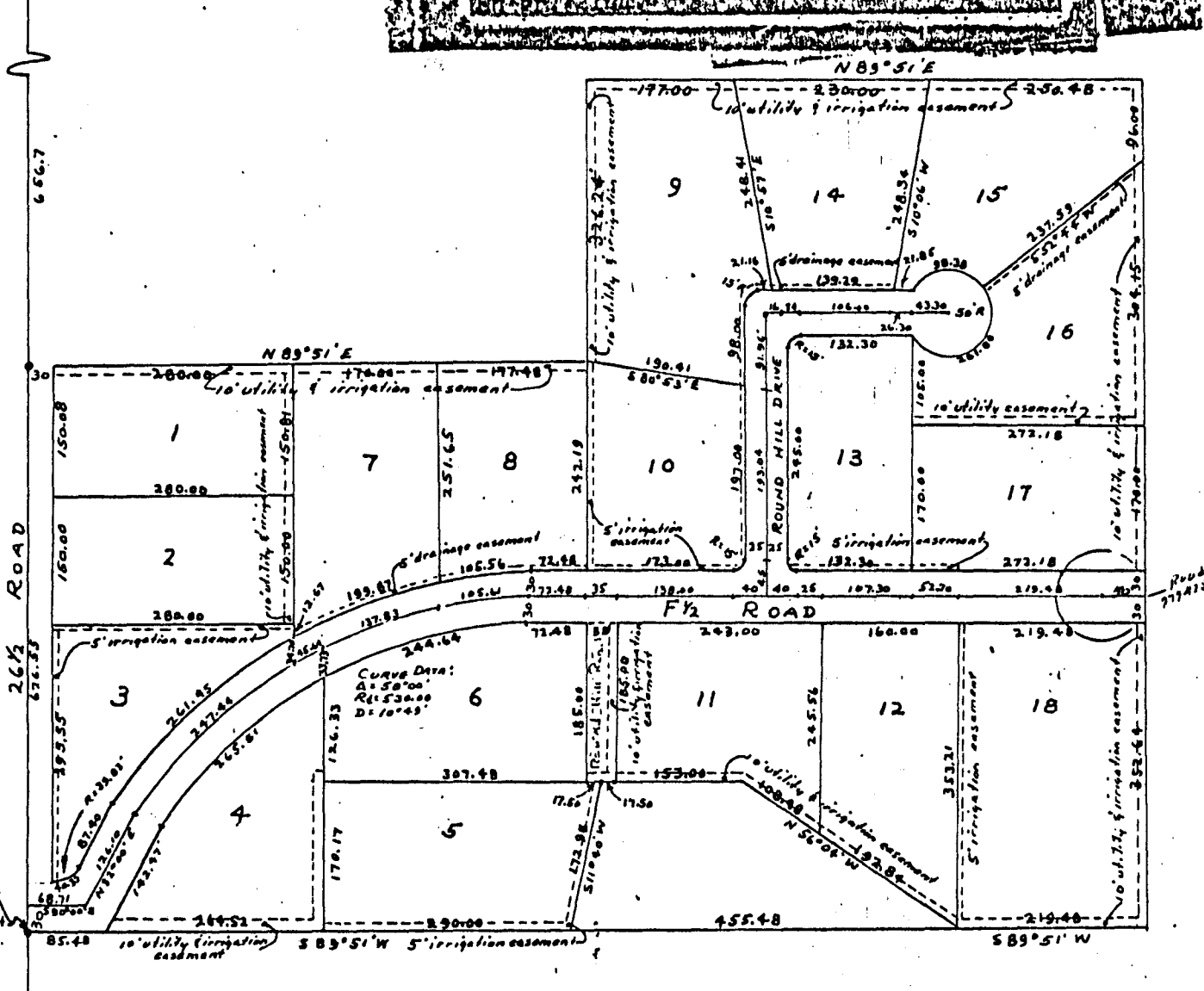
OWNER:
 SIROUS SAGHATOLESKI

ARCHITECT:
 JOS. E. KRABACHER &
 2224 N. FIRST
 G.J. COLO
 243-9248

CIVIL ENGINEER:
 ARMSTRONG ENGINEERS &
 G.J. COLO

90°00' E, or S 90°00' W, unless marked otherwise. Boundary of S₂SW₁NE₁ Sec. 2, T.1S., R.1W., U.1S. located from corner's set & plat by JOHN C. SHEPHERD, C.E.

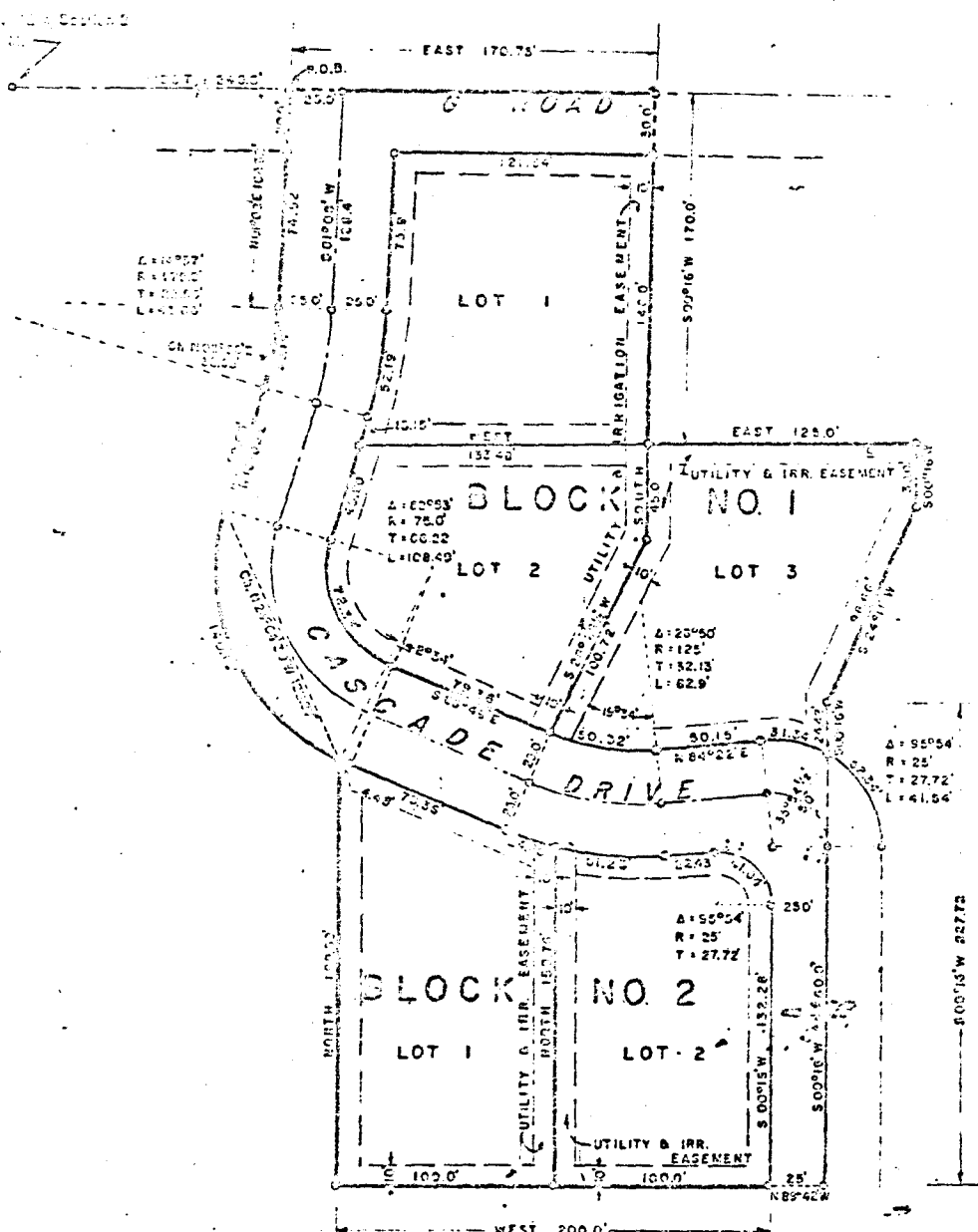
NW Cor. SW₁ NE₄ Sec. 2, T.1S., R.1W., U.1S. 1/3 reinf. rod in pavement



ROUND HILL SUBDIVISION

OFFICE COPY

Crestwood Highland Subdivision



Scale 1" = 50'

LEGEND

- Steel Pins
- Steel Pins set in Concrete

CERTIFICATE OF VACATION

The vacation of fractional parts of previously dedicated public rights of way not within public rights of way dedicated by this plat are hereby ordered.
 Approved this 10th day of November, A. D., 1954
 Board of County Commissioners of the County of Mesa, Colorado.

By [Signature]
 Chairman

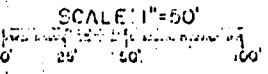
SURVEYORS CERTIFICATE

Clarence J. Beick, do hereby certify that the accompanying plat of Crestwood Highlands Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same.

By [Signature]
 Registered Land Surveyor

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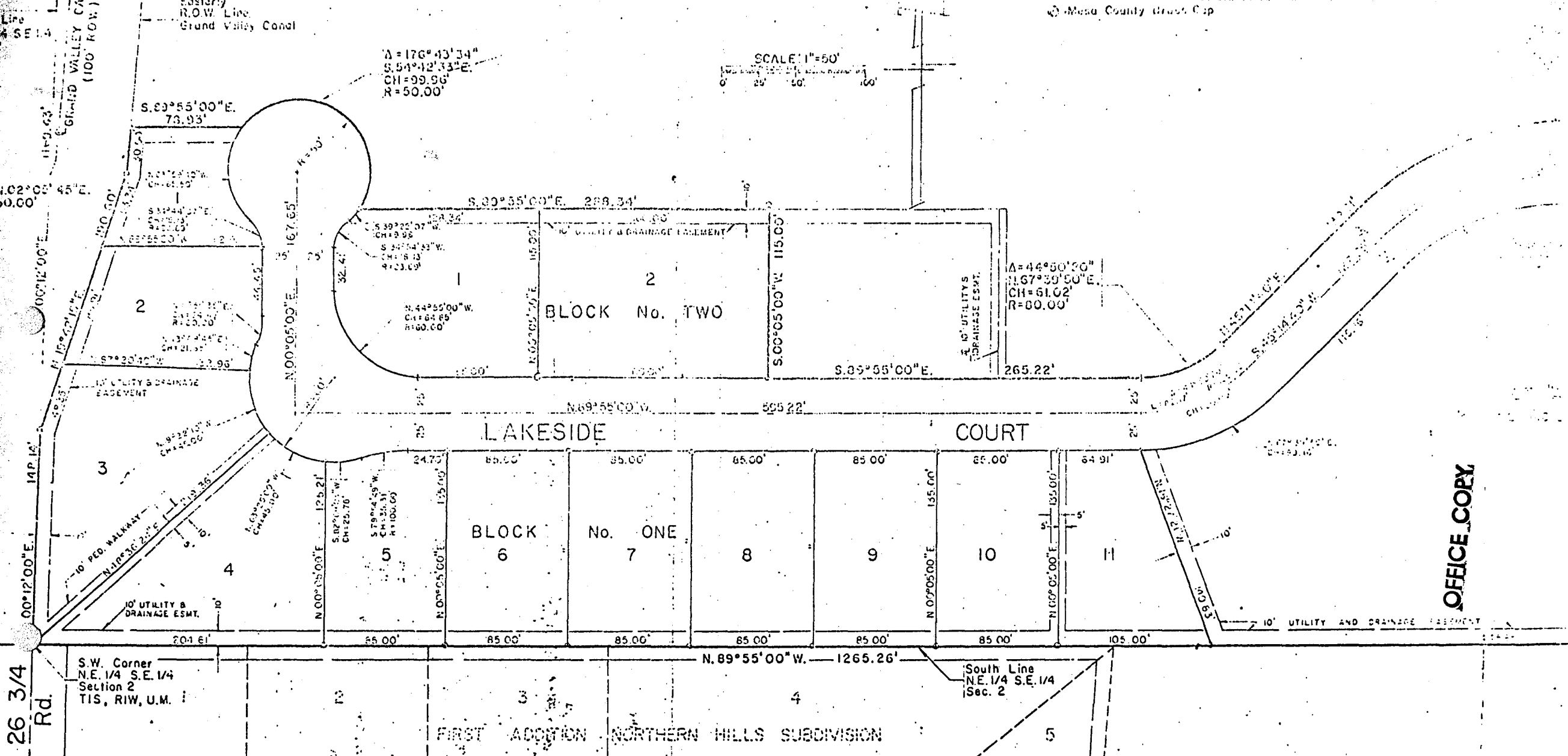




$\Delta = 176^{\circ}43'34"$
 $S. 54^{\circ}12'33" E.$
 $CH = 99.96'$
 $R = 50.00'$

$\Delta = 44^{\circ}50'00"$
 $N. 67^{\circ}39'50" E.$
 $CH = 61.02'$
 $R = 80.00'$

Priority
R.O.W. Line
Grand Valley Canal



OFFICE COPY

FIRST ADDITION NORTHERN HILLS SUBDIVISION

LAKESIDE SUBDIVISION

DEDICATION

Thence along the arc of a circular curve to the left whose radius is 80.00 feet and whose long chord bears North $67^{\circ}39'50"$ East, 61.02 feet;
Thence North $45^{\circ}16'49"$ East, 139.31 feet;
Thence along the arc of a circular curve to the right whose radius is 105.85 feet and whose chord bears North $47^{\circ}02'40"$ East, 182.24 feet;

102741

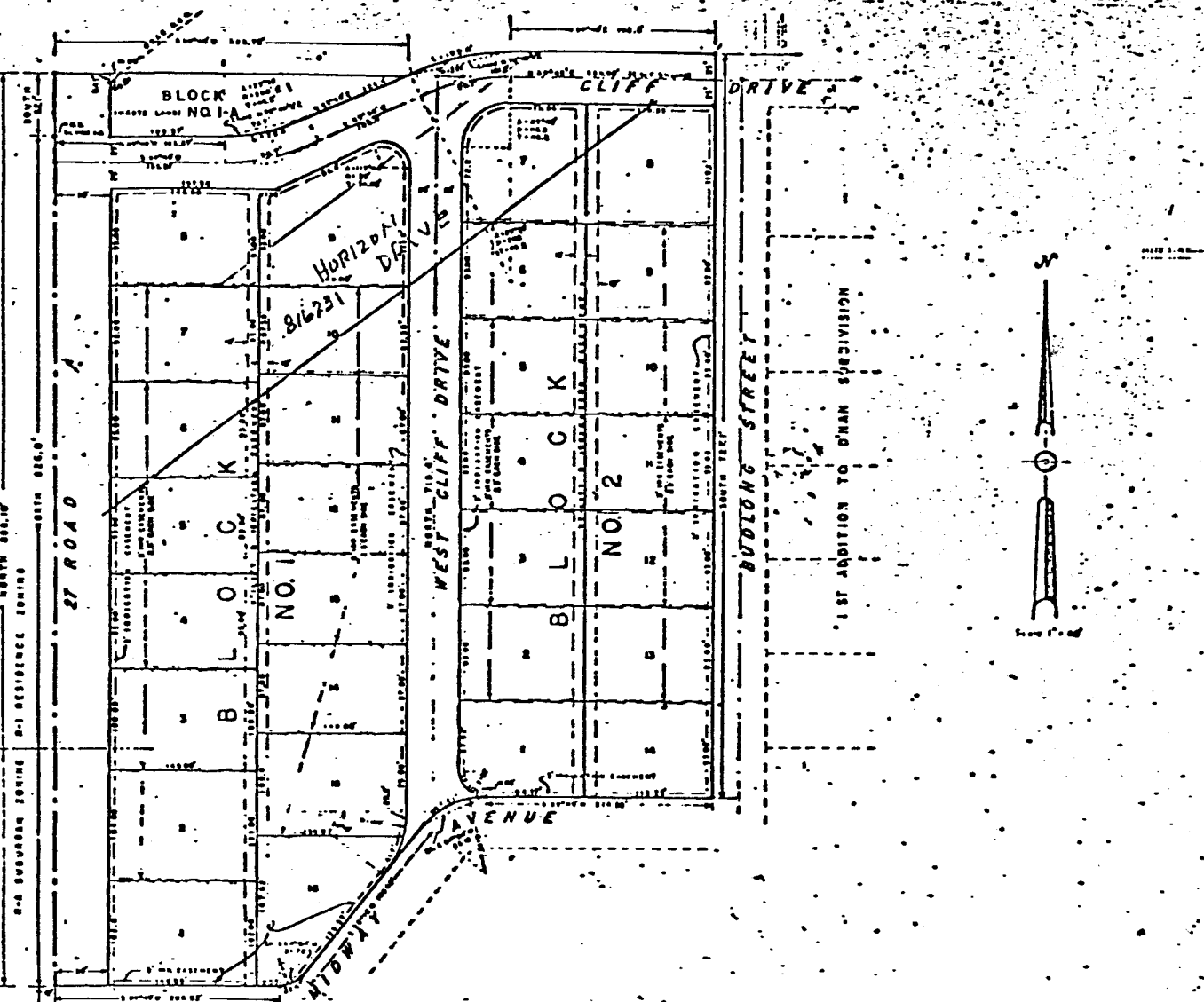
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO

63

26 3/4 Rd.
S.W. Corner
N.E. 1/4 S.E. 1/4
Section 2
T1S, R1W, U.M.

South Line
N.E. 1/4 S.E. 1/4
Sec. 2



2 ND. ADD. TO O'NAN SUBD.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Edward Stewart, C.E. Larson, L.S. Dean and Lucy H. Olson are the owners of that real property situated in the County of Weld, State of Colorado as shown on the accompanying plat and described by notes and bounds as follows, to wit:

Beginning at a point which is North 4300 feet from the West N. Corner of Section 36, Township 3 South, Range 1 West of the 10th Meridian, thence North 028° 07' East, thence N 89° 04' E 13337 feet, thence 77° 04' East along the arc of a 1075 foot radius curve to the left, the chord of which bears N 76° 43' 37" E 1067 feet, thence N 62° 30' E 1068 feet, thence 102° 0' East along the arc of a 225 foot radius curve to the right, the chord of which bears N 76° 43' 37" E 1012 feet, thence S 89° 04' E 1923 feet, thence South 7271 feet, thence S 85° 40' W 24450 feet, thence 87° 01' East along the arc of a 70-foot radius curve to the left, the chord of which bears S 60° 04' W 6346 feet, thence S 30° 19' W 10042 feet, thence 22° 07' East along the arc of a 70-foot radius curve to the right, the chord of which bears S 60° 04' W 8172 feet, thence S 85° 40' W 20833 feet to the point of beginning, then beginning at the West N. Corner of Sec. 1, T. 3 N., R. 10 W., thence N 89° 04' E 13337 feet, thence 77° 04' East along the arc of a 1075-foot radius curve to the left, the chord of which bears N 76° 43' 37" E 1067 feet, thence N 62° 30' E 1068 feet, thence S 89° 04' E 1923 feet, thence South 6211 feet to the point of beginning.

That the said parties have created the said real property to be laid out and surveyed as the SECOND ADDITION TO O'NAN SUBDIVISION, a subdivision of a part of the County of Weld.

That said parties do hereby dedicate and set apart all of the streets and roads on shown on the accompanying plat to the use of the public forever and hereby designate the same portions of said real property which are located as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, power and water, steam and sanitary sewer mains, water mains, gas and sewer lines, and those portions of said real property which are located as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and canals.

That all easements for the installation of utilities or ditches referred to above, for grading or regrading, and for street grading or improvements shall be financed by the owner or purchasers, but the County of Weld.

IN WITNESS WHEREOF, said Edward Stewart, C.E. Larson, L.S. Dean and Lucy H. Olson have caused this instrument to be signed and subscribed by them on this 21st day of March, A.D. 1926.

STATE OF COLORADO }
County of Weld }
The foregoing instrument was acknowledged before me this 21st day of March, A.D. 1926, by Edward Stewart, C.E. Larson, L.S. Dean and Lucy H. Olson, of said County of Weld, and in my presence and in the presence of the undersigned, a Notary Public in and for said County of Weld.

CLERK AND RECORDER'S CERTIFICATE 764963
STATE OF COLORADO }
County of Weld }
I hereby certify that this instrument was filed in my office on 10²⁵ day of March, A.D. 1926, and is duly recorded in Book No. 9, Page 92.
Dated this 10²⁵ day of March, A.D. 1926.
Notary Public

COUNTY PLANNING COMMISSION CERTIFICATE
Approved this 21 day of March, A.D. 1926
County Planning Commission of the County of Weld, Colorado
E. H. Olson

CRESTRIDGE HEIGHTS DISTRICT PLANNING COMMISSION CERTIFICATE
Approved this 21 day of March, A.D. 1926
Crestridge Heights District Planning Commission
Charles E. Olson

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 21 day of March, A.D. 1926
Board of County Commissioners of the County of Weld, Colorado
E. H. Olson

SUBDIVISION CERTIFICATE
I, Notary J. H. Stewart, do hereby certify that the accompanying plat of the SECOND ADDITION TO O'NAN SUBDIVISION, a subdivision of a part of the County of Weld, has been prepared under my direction, and accurately represents 2,200 acres of land.

CERTIFICATE OF LOCATION
Due to the completion and correct records of the plat in being published herein by the printing of public land and rights of way as shown herein, the entire plat of all ground being rights of way within this Section addition to O'NAN SUBDIVISION is hereby approved.
Approved this 21 day of March, A.D. 1926.
Notary Public

OFFICE COPY