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File 1980-0048
Date 7/3/01

Project Name: Singh Subdivision – Outline Dev.-27 ¼ and G Rd

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			
		*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			
		*Final reports for drainage and soils (geotechnical reports)			
		Other bound or nonbound reports			
		Traffic studies			
		Individual review comments from agencies			
		*Consolidated review comments list			
X	X	*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)			
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>					
X	X	Action Sheet	X	Transamerica Title Ins. Co. – Policy information	
X	X	Review Sheet Summary	X	X	Impact Study
X	X	Property Owners opposed to petition	X		Location Map
X	X	Development Plan			
X		Public Notice Posting – 9/17/82			
X	X	Letter from Katy McIntyre to Planning re: project report – 8/27/82			
X		Receipt and Option Contract			
X	X	Letter from Kathy Kerndt to Paul Bowers re: to be scheduled before City Council on 7/15/81– 6/26/81			
X	X	Planning Commission Minutes - ** - 9/28/82			
X		Letter from Alex Candelaria to Mr. And Mrs. Singh re: item scheduled for public hearing – 8/11/80			
X		Rezone Application			
X		Notice of Public Hearing – 8/20/80			

REVIEW SHEET SUMMARY

FILE# 47-80

ITEM REZONE RI A to PR-8

DATE SENT TO REVIEW DEPT. 7-02-80

DATE DUE 7-14-80

PETITIONER _____

LOCATION East of 27 3/4 Line

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7-02-80	TECH REVIEW	None
7-10-80	CITY UTILITIES	None
7-10-80	PUBLIC SERVICE	Public Service Co. No objections to rezone. Will request necessary easements at time of preliminary plat.
7-10-80	CITY FIRE	<p>This office has no objections to this rezone. Water mains will have to be brought in from G rd. and from Applecrest Subdivision. Minimum 8" lines. Hydrants will be spaced every 300' from the townhouses and every 500' for single family units.</p> <p>G rd. must be extended to provide access to development. Access must be provided from Applecrest Subdivision, given to access to development. More information on road width for fire equipment access to development.</p>
7-10-80	G.J. DRAINAGE	Out of dist.
7-14-80	CITY ENGR.	This ODP implies G Road will be opened to thru traffic. This will probably be a very significant neighborhood issue. I do not feel it is essential that G Road connect thru to the Highline Canal frontage road as shown on this plan. Improved collector streets with a route of G Road, 27 Road, Cortland Avenue and 28 Road will accomplish the same routing result for thru traffic.
7-14-80	UTE WATER	<p>No objections to rezone or development. Domestic and fire flow requirements will come from an 8" water line extension in G Rd. from Putter Dr., west of Singh Sub. and from an 8" connection to an existing 8" line in Applewood St., south of Singh Sub. at the developer's expense. 8" AC pipe installed at \$8.25 per foot.</p> <p>A minimum of an 8" looped system will be required within the development to meet fire flows for the condominiums and townhouses. Extension policies, connection, development and tap fees in effect will apply.</p>
7-16-80	TRANS. ENG.	Vehicular access points to the site, other than "G" Road, must be assured in order to provide adequate circulation.
7-15-80	G.V. IRRIG.	If this land is rezoned, it is expected that the developers must fence the boundary at the canal right-of-way to prevent public access to the canal & properly tile a drainage ditch located

REZONE R1 A to PR-8

on the property & suitably deal with an irrigation lateral conveying water across the property to users westerly of it.

There is no water-right for the property with the G.V. Water User's Assoc.

7-16-80 PARKS & REC. None

7-16-80 AIRPORT The Singh Subdivision would create significant and severe problems for Walker Field Airport operations, as well as create substantial safety and noise problems for the proposed future residents. This land is located immediately adjacent to existing airport property (separated only by the Government Highline Canal), plus it is directly in line with departing aircraft on Runway 22 (in fact, an extended runway line bisects, literally in halves, the proposed subdivision). Moreover, the (county adopted) Airport Master Plan calls for an extended 34:1 angle approach slope for this runway which would place most of this property in the Federal Aviation Administration (FAA) defined "clear zone": i.e., clear of all obstacles; NO above ground development.
For further comments see attached letter in file.

7-18-80 MT. BELL No comment

7-29-80 GJPC - FLAGER/FRANK PASSED 4-0 A MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL OF # 47-80 REZONE R1A TO PR8, BASED ON THE STAFF RECOMMENDATIONS AND A FAMILIARITY WITH THE AREA, AND THE PROBLEMS THAT ARE THERE; ALSO BASED ON THE CONCERN ABOUT THE INTERSECTION OF G ROAD AND HORIZON DRIVE.

STAFF RECOMMENDATION

Recommend denial due to proposed airport clear zone.

SUMMARY SHEET

FILE # 47-80

PROPOSED ACTIVITY Rezone R1A to PR(8)

LOCATION G Road at I-70

PETITIONER M. Singh

DESCRIPTION OF ACTIVITY:

Rezone 13.4 acres from R1C to PD8 with 107 total units proposed. Site is north of Apple Crest Subdivision and east of Partee Heights (I-70 borders the site on the east).

HISTORY OF PROPOSAL:

7-29-80 Planning Commission recommended denial of rezone request due to proposed Runway 4/22 clear zone.

COMMENTS:

Airport Authority reviewed proposal and commented by letter to City Planning Commission (letter included). The Airport Authority stated that the Airport Master Plan calls for a 1,000-foot extension of Runway 4/22 south, which would extend the clear zone (where no above-ground obstruction is permitted) into the site in question.

Also, the Planning Commission received a petition protesting the proposed development. Of 63 signatures, 5 were from adjacent property owners, which represented 50 percent of adjoining property owners.

Acres 13.4
Units _____
Density _____

ACTION SHEET

File # 47-8
Zone _____
Tax Area Code _____

Activity REZONE RIA TO PR8
Sigmon ^{Singh} Sub.

Phase _____ Date Neighbors Notified 7-15-80

Date Submitted _____ Date CIC/MOC Legal Ad _____

Date Mailed Out _____ PC Hearing Date 7-29-80

Review Agencies 10 Review Period - Return By July 14

- | Send | Send |
|--|--|
| <input type="checkbox"/> COUNTY ROAD DEPARTMENT | <input checked="" type="checkbox"/> FIRE <u>C.P.Y.</u> |
| <input type="checkbox"/> COUNTY HEALTH DEPARTMENT | <input checked="" type="checkbox"/> IRRIGATION <u>G.V.</u> |
| <input type="checkbox"/> COUNTY SURVEYOR | <input checked="" type="checkbox"/> DRAINAGE <u>G.J.</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 <u>R. SH / PATTERSON</u> |
| <input checked="" type="checkbox"/> PUBLIC SERVICE | <input type="checkbox"/> MACK, LOMA, MESA, COLLBRAN |
| <input type="checkbox"/> SOIL CONSERVATION SERVICE | <input type="checkbox"/> FRUITA, PALISADE |
| <input type="checkbox"/> SCHOOL DISTRICT 51 | <input checked="" type="checkbox"/> PARTS & REC. |
| <input type="checkbox"/> STATE HIGHWAY | <input checked="" type="checkbox"/> JIM BRADON |
| <input type="checkbox"/> STATE GEOLOGICAL | <input checked="" type="checkbox"/> ED VANDERSTOCK |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL | <input checked="" type="checkbox"/> DOE |
| <input type="checkbox"/> TRANSAMERICA TITLE | <input checked="" type="checkbox"/> TECH REVIEW |
| | <input checked="" type="checkbox"/> AIRPORT |

Board	Date	Comments
P.C.	7/29/80	P.C. DENIED REQUEST BASED ON PROPOSED AIRPORT CLEAR ZONE.
CIC	8/20/80	REMOVED FROM AGENDA BY PETITIONER

Common Location ~~_____~~ 1 E. OF 27^{3/4} ~~SECTION~~ LINE OF G ROAD

Staff Comments
Legal OK

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

Object sheet

 Acres 13.4

 File No. #4780

 Units _____ ~~_____~~ **a.d.p.**

 Zone RSE-4

Density _____

Tax Parcel Number _____

 Activity SINGH Subdivision Outline Development Plan

 Phase _____
 Common Location N 1/8 G Road & 273/4 Road Lines

 Date Submitted 9/1/82 Date Mailed Out 9/2/82 Date Posted 9/17/82 *called 9/15*
10 day Review Period Return by 9/13/82 MCC Information Sent _____

Date Adjacent Property Owners Notified of MCPC/GJPC _____ Date Adjacent Property Owners Notified of MCC/CIC _____

review agencies

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG		
<input checked="" type="checkbox"/> Development Dept.
<input type="checkbox"/> County Road	
<input type="checkbox"/> County Health	
<input type="checkbox"/> County Surveyor	
<input type="checkbox"/> County Parks/Recreation	
<input type="checkbox"/> County Engineer	
<input type="checkbox"/> Transportation Engineer	
<input checked="" type="checkbox"/> City Engineer <u>2 sets</u>	
<input type="checkbox"/> City Utilities	
<input type="checkbox"/> City Parks/Recreation	
<input type="checkbox"/> City Police Dept.	
<input type="checkbox"/> County Sheriff	
<input type="checkbox"/> Floodplain Administration	
<input type="checkbox"/> Comprehensive Planning	
<input type="checkbox"/> G.J. Dept. of Energy	
<input checked="" type="checkbox"/> Fire <u>City</u>	
<input checked="" type="checkbox"/> Irrigation <u>GU</u>	
<input type="checkbox"/> Drainage	
<input checked="" type="checkbox"/> Water <u>(Ute Clifton)</u>	
<input type="checkbox"/> Sewer	
<input type="checkbox"/> G.V. Rural Power	
<input checked="" type="checkbox"/> Mountain Bell	
<input checked="" type="checkbox"/> Public Service (2 sets)	
<input type="checkbox"/> Soil Conservation	
<input type="checkbox"/> State Highway Dept.	
<input type="checkbox"/> State Geological	
<input type="checkbox"/> State Health Dept.	
<input type="checkbox"/> Transamerica	
<input type="checkbox"/> Water & Power Resources	
<input type="checkbox"/> Mack, Mesa, Collbran, Palisade, Fruita, DeBeque, G.J., Mesa Cnty.	
<input type="checkbox"/> OTHER: <u>Clifton</u>	
<input type="checkbox"/> GJPC <u>17</u>	
<input checked="" type="checkbox"/> <u>Water Field</u>	
totals	31	31	14														2			2				2	2			31	1	31	20		2		

BOARDS

GJPC	DATE <u>9/28/82</u>	<u>Denied - no irr water, access, problems</u>
		<u>airport influence & safety, neighborhood objection</u>
<u>Rec:</u>	<u>CC - Airport - alternative or compensation for no use.</u>	
<u>CIC</u>	<u>10/20/82</u>	<u>Approved - subject to staff & review</u>
		<u>Comments</u>
<u>GJPC</u>	<u>3/20/84</u>	<u>REC. EXTENSION TO APRIL 1ST 1985</u>
<u>CIC</u>	<u>4/18/84</u>	<u>Appr. " " "</u>

STAFF

9/1/82 - Told Paragon we need development schedule.

refer to #47-80

No fee - previously payed & pulled.

9/24/85 GJPC Approval of 1 yr ext. until 2 April 30, 1985

REVIEW SHEET SUMMARY

FILE NO. #47-80 TITLE HEADING Singh Subdivision DUE DATE 9/13/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Lalmani Singh. Location: Northeast of 27.75 Road line and G Road line. A request for an outline development plan of 48 lots on approximately 13.4 acres in a residential single family zone at 4 units per acre. Consideration of outline development plan.

PETITIONER ADDRESS c/o Bray & Co. 3204 Hwy. 6 & 24

ENGINEER Paragon

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
9/8/82	Public Service	Gas: Request six ft. front lot easements adjacent to all streets and cul-de-sacs. Electric: Will request easements on preliminary or final plan.
9/10/82	Planning Staff Comments	This is a request for an ODP in a straight RSF-4 zone. Site plan: 1) Alignment of streets and cul-de-sacs will need to meet City Engineers approval (i.e. cul-de-sac to north). 2) Some of the lots seem less than accessible, and could create access conflicts, when built. 3) Will need avigation easements for Sighn Sub. with final plat rec. 4) 5% open fee will be required prior to final plat. 5) Need to resolve previous review comments of 7/14/80. RE: access, utilities and irrigaiton concerns, and airport. 6) The majority of issues should be resolved prior to submittal of final plat. 7) All lots will have to meet the RSF-4 zone requirements of setbacks etc. 8) The extension of G Road to the east has long been part of the future street plan and should be included in plans for this development. General alignment should be along the south bank of the Highline canal to 28 Road.
9/9/82	Ute Water	Adequate fire flow for this development will require developer installation of an 8" extension in G Road from Putter Drive, easterly to and through the project and connecting to another 8" line located in Applewood St. Policies and fees in effect at the time of service application will apply.
9/13/82	G. V. Water Users	On behalf of the Grand Valley Water Users' Association, the following items are noted for appropriate consideration in the development of the above-described subdivision. (a) There is one (1) open ditch and two (2) pipelines of long standing, crossing the development tract to convey irrigation water from the Highline Canal to numerous users. Such conveyances are not noted on the sketch plan, however their continued function with suitable right of way must be assured. (b) The Grand Valley Water Users' Association requests the opportunity to approve the tiling plan, including materials, for the existing drain ditch, to the end the tiling job's workability is assured as ground-water can be a definite problem to the area if it is not properly handled. Also, in the event it may be considered, the situating of buildings over the tiled drain is highly inadvisable especially from the standpoint of maintenance in case of a tile line failure. (c) It should be clearly noted the Grand Valley Water Users' Association has found it impossible to police unauthorized vehicles off of the canal bank road adjacent to the proposed development and this unauthorized use has created certain dust and nuisance problems in the area, particularly for houses closest to the ditch bank.

#47-80 Singh Subdivision

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
		The Association is unwilling to arbitrarily close this ditch bank road as it is important to its operations and in as much as such road has been diligently and beneficially used by the Association in its operations for some 65 years and will continue to be so in the foreseeable future, the Association denies any obligation on its part to alter operations or accept added costs and expense of doing business to accommodate development of near by land. Therefore let it be clearly understood that such a problem exists and should be addressed prior to development rather than afterwards. Also access to the ditch bank road from adjacent lots will not be permitted. (d) As a matter of record, so there can be no misunderstanding, the proposed development tract for Singh Sub. has no water rights for irrigation water from the Grand Valley Water Users' Association or its facilities, including Highline Canal.
9/15/82	Mountain Bell	No objection
9/17/82	City Fire	This office has no objections to this outline development. However, we cannot approve at this time. Plans must be resubmitted showing required fire line size, location, and hydrant location, to meet the requirements of the U.F. Code requirements. Plans must show streets and street names. Plans to show site, type of construction and size of structure. Must be submitted to compute the required fire flow.

Mailed 9/17

9/13/82 City Eng. No comments

9/28/82 Walker Field Comments in minutes of GJPC.

10/14/82
GJPC MINUTES OF 9/28/82

MOTION: (COMMISSIONER O'DWYER) "ON ITEM #47-80, SINGH SUBDIVISION OUTLINE DEVELOPMENT PLAN, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF DENIAL ON THE BASIS OF: INADEQUATE ACCESSES TO THE PROJECT; TRAFFIC PROBLEMS; NON-EXISTENT IRRIGATION WATER; NOISE AND AIR POLLUTION; SAFETY FACTOR DUE TO THE NEARNESS OF RUNWAY 422; THE FACT THAT IT IS NOT A GOOD USE OF THE PROPERTY, OVERALL."

COMMISSIONER LITTLE SECONDED THE MOTION.

CHAIRMAN TRANSMEIER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 5-1. (COMMISSIONER RINKER VOTING AGAINST).

RESPONSE TO REVIEW SHEET COMMENTS

SINGH SUBDIVISION

File No.: 47-80

Activity: Sketch Plan for Singh Subdivision

Location: 27 3/4 and G Road lines

Description: 48 lots on 13.4 acres in RSF-4 zone

AgencyResponse

Public Service Company

Gas: A 6' front lot easement can be shown as requested.
 Electric: Will request easements at later phase.

Staff

1. Street alignments shown meet the City's criteria for road design.
2. The "flag" lots shown have a 30' minimum access lane. This is more than adequate width for a driveway and utility services.
3. Avigation easements will be granted at final.
4. The required open space fee shall be paid when the final plat is recorded.
5. a. Access to the subdivision shall be via Applewood Street and G Road, both of which have extended right-of-way to the site.
 b. Water shall be installed as per Ute Water; sanitary sewer is available in Applewood Street; irrigation water is not available, therefore desert landscaping will be required.
 c. It is in hopes of resolving the airport issue that this plan for development under the existing zone is submitted for consideration.
6. These issues should be resolved with the preliminary plan.
7. All lots will meet the requirements of the RSF-4 zone.
8. This plan shows Applewood Street as the Cortland Ave. - G Road connection in response to the City Engineer's comment of 7-14-80 quoted here:

Staff
(continued)

"This ODP implies G Road will be opened to thru traffic. This will probably be a very significant neighborhood issue. I do not feel it is essential that G Road connect thru to the Highline Canal frontage road as shown on this plan. Improved collector streets with a route of G Road, 27 Road, Cortland Avenue and 28 Road will accomplish the same routing result for thru traffic."

Ute Water

The main extensions necessary to provide adequate fire flow shall be made.

Grand Valley Water Users Assn

- a. . Any existing ditches and/or pipes shall convey their historic flows. They shall be routed to property lines (with easements) and road rights-of-way as appropriate. Manholes will be located at all bends.
- b. The drain paralleling the Highline Canal shall be tiled and filled, and shall be covered by a 30' easement, 10' toward the roads, and 20' toward the canal. Planting restrictions will be detailed at preliminary.
- c. The developer shall install a 6' wood fence along the Highline Canal right-of-way. Because of the drain tile line, the lots backing on the Canal shall carry a 50-60 foot rear set back, as opposed to the 30 foot set-back in the zoning regulation. Recognizing that the unauthorized traffic on the Canal Road is an unsolvable problem, the developer can give a "hold harmless" type of agreement.
- d. As no irrigation water is available, "desert" landscaping and minimum lawn areas will be required.

Mountain Bell

Indicated "no objection".

City Fire

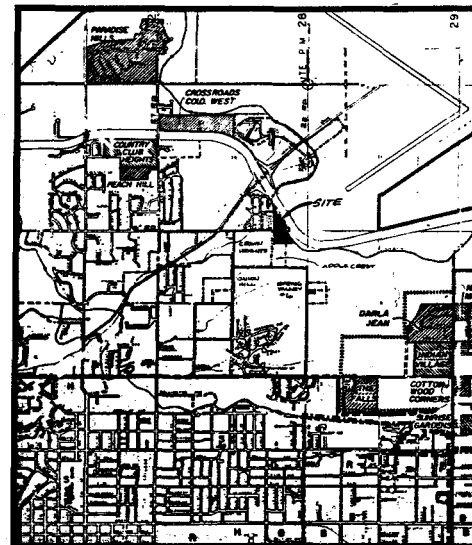
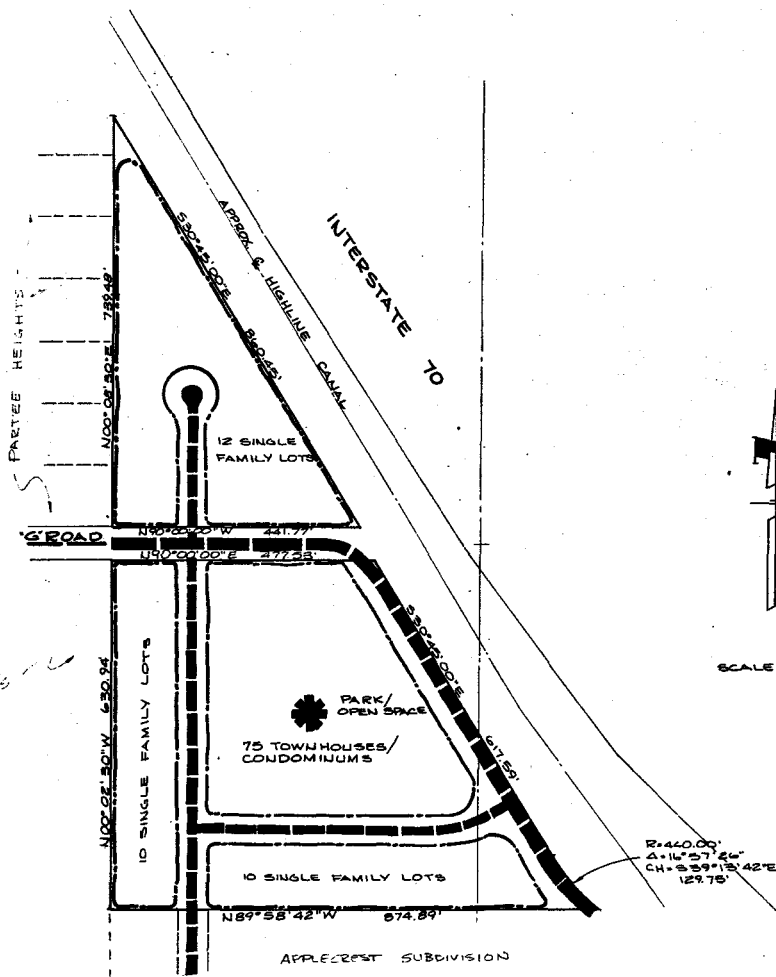
Indicated no objection to rezone. Although it is not required for a sketch plan, a revised plan showing a 6" looped water main with fire hydrants at intersections has been prepared for the Fire Department. Ordinary single-family stick-built homes shall be constructed on the site. This plan meets with their approval.

City Engineer

Indicated "no comment".

OUTLINE DEVELOPMENT PLAN FOR:
SINGH SUBDIVISION

OWNER: M. SINGH 2124 MANOR AVENUE, GRAND JUNCTION, COLORADO 81503



LOCATION MAP

GENERAL NOTES

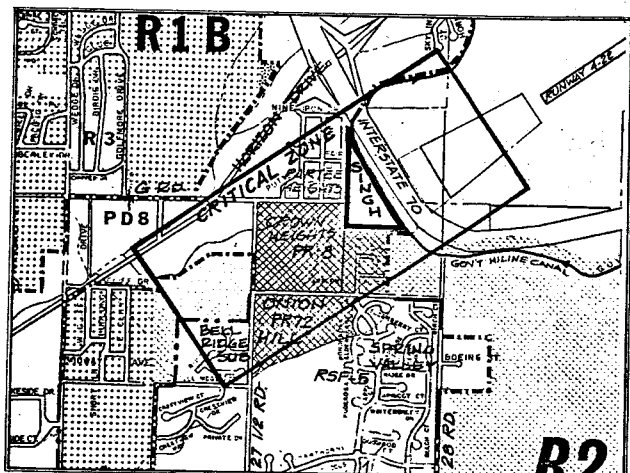
1. THIS PARCEL LIES IN SE 1/4 SECTION 36, T1N, R1W, UTE MERIDIAN, MESA COUNTY, COLORADO.
2. PRESENT ZONING - R1A
3. PROPOSED ZONING - PD8
4. PROPOSED NO. OF UNITS = 107
 (SINGLE FAMILY) = 32
 (CONDOMINIUM/TOWNHOUSES) = 75
5. TOTAL ACREAGE = 13.4
6. PROPOSED DENSITY = 7.99 DU/AC

#47-80
File Copy
 OUTLINE DEVELOPMENT FOR:

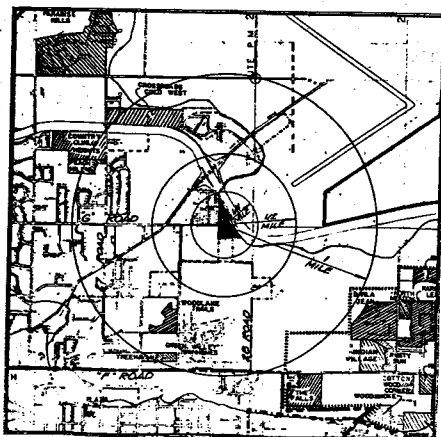
SINGH SUBDIVISION

PARAGON ENGINEERING, INC.
 1110 N. 1ST ST.
 GRAND JUNCTION, CO. 81501

Sketch Plan for:
SINGH SUBDIVISION
 Owner: M. Singh 2124 Manor Ave, Grand Junction, Co.



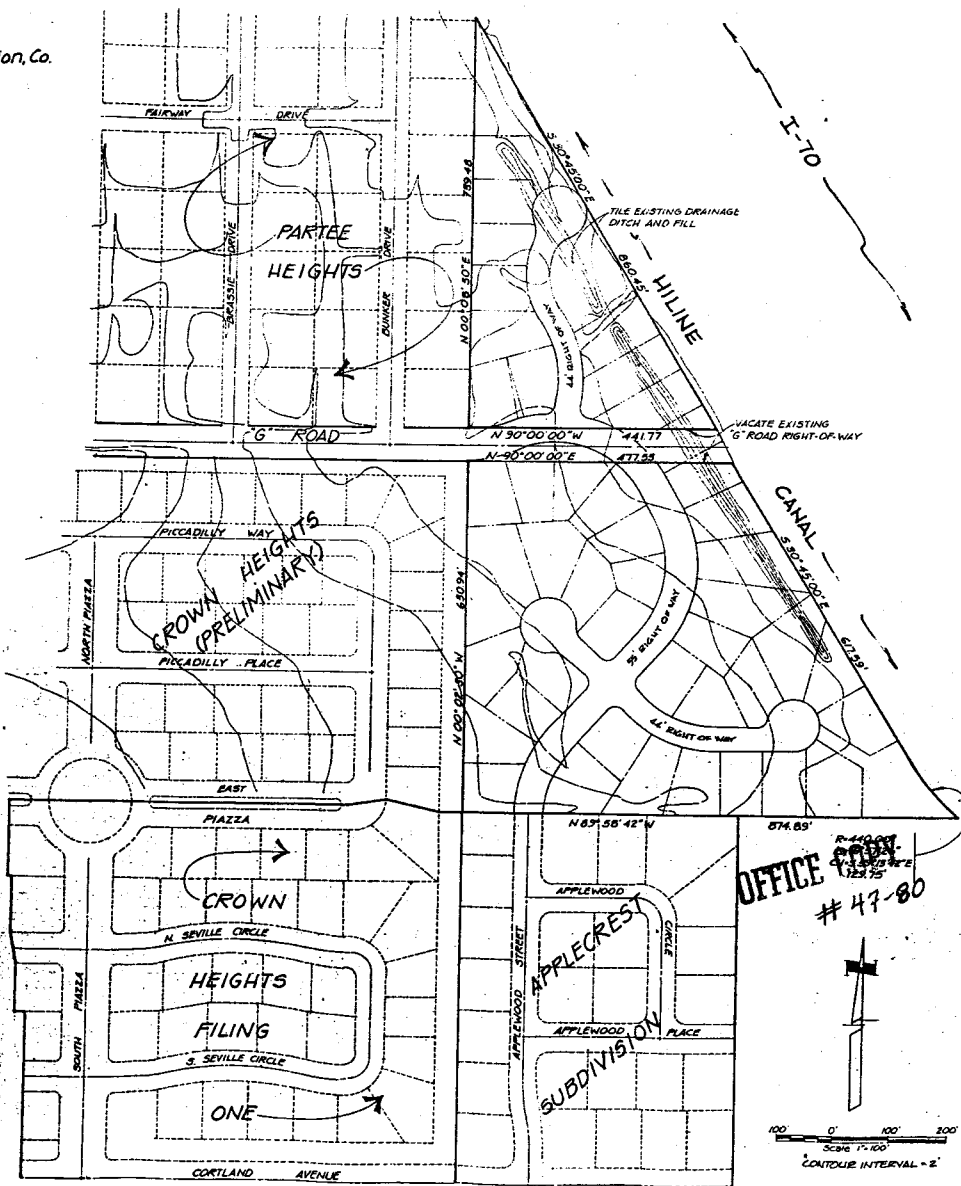
VICINITY ZONING MAP
 1"=500'



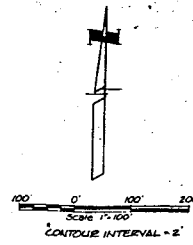
LOCATION MAP
 Scale 1"=2000'

GENERAL NOTES

- 1) THIS PARCEL LIES IN THE SW 1/4, SE 1/4 OF SECTION 36, T1N, R1W, U1M AND THE NE 1/4, NE 1/4 OF SECTION 1, T1S, R1W, U1M.
- 2) THE PROPERTY IS CURRENTLY ZONED R3/4.
- 3) THE SKETCH PLAN SHOWS 40 LOTS ON 13.8 ACRES (DENSITY- 3.66 DU/AC).
- 4) WATER SERVICE SHALL BE BY UTE WATER.
- 5) SANITARY SEWER SHALL BE BY THE CITY OF GRAND JUNCTION.

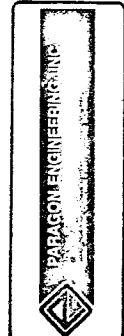


OFFICE #47-80



DATE	AUGUST 82
SCALE	AS NOTED

REVISIONS	BY



Sketch Plan For
SINGH SUBDIVISION
 City of Grand Junction, Colorado

2701-364-01-007
Gary F & Dana J. Cholas
714 Bunker Dr.
Grand Junction, CO 81501
47-80

2701-364-01-006
Edwin S. Lamm
337 North Ave.
Grand Junction, CO 81501
47-80

2701-364-01-005
Ilan L. & Bernice Jacobs
710 Bunker Dr.
Grand Junction, CO 81501
47-80

2701-364-01-004
Gloria J. & Wm. Gross
708 Bunker Dr.
Grand Junction, CO 81501
47-80

2701-364-01-003
Wayne R. & Charlene Neely
706 Bunker Dr.
Grand Junction, CO 81501
47-80

2701-364-01-002
Beatrice B. O'Rear
704 Bunker Dr.
Grand Junction, CO 81501
47-80

2701-364-01-001
Ola C. Robinson
702 Bunker Dr.
Grand Junction, CO 81501
47-80

* Lalmani Singh
2124 Manor
Grand Junction, CO 81501
#47-80

2945-011-27-001/003 & R.V.
Storage
Leland R. & Lloyd E. Unfred
604 Ronlin Dr.
Grand Junction, CO 81501
47-80

2945-011-00-003
Charles F. & R.F. Roberts
681 28 Road Rt. 5
Grand Junction, CO 81501
47-80

2945-011-00-005
Bernie F. & Dorthy M. Arellano
2784 F 3/4 Road
Grand Junction, CO 81501
47-80

* Paragon Engineering
2784 Crossroads Blvd.
Grand Junction, CO 81501
#47-80

IMPACT STUDY
for
SINGH REZONE

General

The Singh property is a planned unit development located along G Road east of 27 3/4 Road in the City of Grand Junction. It consists of 8 dwelling units per acre.

Need for Change

Presently there exists a demand in the City of Grand Junction for residential housing. This is due primarily to energy related growth being experienced in the Grand Valley. The location of the desired zone change request is acceptable due to the residential development occurring in the areas surrounding this property. Additionally, it is felt that this request should be considered as an "infill zone" as present development in the surrounding areas is similar in nature.

Impact on the Surrounding Area

The site is vacant and presently has minimum impact on the surrounding areas. It is anticipated that impact of site development in the future should be minimal due to the fact that similar residential development is occurring in the immediate vicinity. Additionally, the "planned Unit" regulations afford the opportunity to mitigate any adverse impacts. An overall boost to the economic base in the City of Grand Junction would be realized through the site development and construction of new residential dwellings.

Access to Area

The primary access to the site would be via G Road, which is presently classified as a major arterial. Once future subdivision of the parcel is completed, other accesses could be developed south to F 3/4 Road. The site lies approximately ½ mile west of 27½ Road, a collector. Additionally, Horizon Drive, a major arterial, lies in close proximity to the site.

Accessibility to Utilities

All necessary utilities required to serve the site exist adjoining the subject parcel.

Impact on Public Facilities

Once site development is complete, additional impact on public facilities would be realized. Should the proposed change in zoning be allowed, an increase in density would also be realized. It is felt that the requested increase would have minimal impact to the public facilities serving the subject site. It should also be pointed out that increased taxes generated by development of the site should somewhat offset the impact on the public facilities.

Accessibility to Other Facilities

Major commercial, business and employment centers lie along Horizon Drive, which is less than ½ mile northwest of the subject site. Schools located in the general area include Tope Elementary, Grand Junction High School, and West Jr. High. Due to present school district policies, it is not known at this time which schools students would attend. Two public park sites are within one mile of the subject site. Additionally, careful review of the development plan under

the planned development regulations could include recreational and open spaces for the residents within the development. Several churches are also located in the immediate vicinity.

Present Impacts to the Site

The Highline Canal and Interstate 70 adjoin the property along the northeasterly boundary. Careful consideration of the development plans could insure adequate buffers to avoid any possible impacts created by the canal or highway. Additional impact to the site is created by the existence of runway 4/22 at Walker Field. Presently the subject site is entirely located outside of the existing 40:1 clear zone. However, the Master Plan for Walker Field prepared by Isabel & Associates in 1975 indicates extensions and upgrading of existing runway 4/22. The master plan states that the future 34:1 clear zone would overlay a bulk of the subject site. Mitigation of this impact is difficult to realize until review by the Walker Field Airport Authority is completed.

P E T I T I O N

We, the undersigned property owners in the vicinity of 27.75 Line and north and south of G Road, are opposed to the petition filed by Mr. and Mrs. Singh to rezone from R-1-A, single-family residential use at 4 units/acre, to Planned Residential Use at approximately 8 units/acre for the following reasons:

1. We do not desire the higher density; or
2. Increased traffic;
3. No desire to have G Road opened up as an access outlet to the new development.

We feel that R-1-A, single-family residential zoning, is the appropriate zoning for this neighborhood.

	<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
1	Shelitta M. Jeff	712 Brassie	7-24-80
2	Jerry S. Jeff	712 Brassie	7-24-80
3	J. M. Christenson	714 Brassie	7/24/80
4	A. M. Christenson	714 Brassie	7/24/80
5	Most Mrs. Vamp. Wilson 945 Brassie	945 Brassie	7/24/80
6	Mrs. J. H. Wilson 718 Brassie	718 Brassie	7/24/80
5	Elith C. Parker	717 Brassie	7-24-80
6	Judith Ann Parker	717 Brassie	7-24-80
7	Barbara Courtney	719 Niblic	7/24/80
8	David Courtney	719 Niblic	7/24/80
9	Nancy Dickey	718 Niblic	7/24/80
10	Ronald D. Dickey	718 Niblic Dr.	7/24/80
11	Erlyn C. Moz	716 Niblic Dr.	7/24/80
12	Arnold G. Moz	716 Niblic Dr.	7-24-80
13	Bonny Berry	714 Niblic Dr.	7-24-80
14	Sam Berry	714 Niblic Dr.	7-24-80
15	Dorothy Tomison	712 Niblic Dr.	7-24-80
16	May L. Olenky	709 Niblic Dr.	7-24-80
17	Mrs. Francis McCallister	707 Putter Lane	7-24-80
18	Muriel O. Polunian	704 Putter Dr.	7-24-80
19	L. D. Robinson	704 Putter Dr.	7-24-80
20	W. A. Ilse	702 Putter Dr.	7-24-80
21	Hazel Pease	702 Putter Dr.	7-24-80
22	Frank Dillan	707 Putter Dr.	7-24-80
23	* Gloria Grass	708 Bunker	7-24-80
24	* Bea O'Rear	704 Bunker Dr.	7-24-80
25	Beth H. Wilson	701 Bunker Dr.	7-24-80

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	<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
26	William W. Price	703 Brassie Dr.	7/18/80
27	Clay E. Price	703 Brassie Dr.	7/18/80
28	Billy D. Thompson	702 Niblic Dr.	7/18/80
29	Eva D. Thompson	702 Niblic Dr.	7/18/80
30	William C. Klein	701 Brassie Dr.	7/18/80
31	Merim B. Cherometh	707 Brassie Dr.	7/28/80
32	John L. Shannon	704 Niblic Dr.	7-28-80
33	Patricia L. Shannon	704 Niblic Dr.	7/28/80
34	Kathleen E. Nanton	709 Brassie Dr.	7/28/80
35	Clay E. Nanton	709 Brassie Dr.	7/28/80
36	Andrew L. Jones	708 Brassie Dr.	7/28/80
37	Stanley Jones	708 Brassie Dr.	7-28-80
38	Chas. H. Neal Jr.	705 Brassie Dr.	7-28-80
39	Chester F. Wilcox	704 Brassie Dr.	7-28-80
40	William Evans	702 Brassie Dr.	7-28-80
41	Leanne Evans	702 Brassie Dr.	7-28-80
42	Dorothy Stone	701 Niblic Dr.	7-28-80
43	Daniel Rogers	2766 FAIRWAY DR	7/28/80
44	Ralph E. Rogers	2770 FAIRWAY DR	7/28/80
45	M.E. Harrison	712 Niblic Dr.	7/28/80

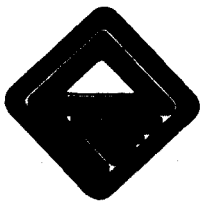
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	<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
	XXXXXXXXXX	XXXXXX	XXXXXX
46	Jean L. Colkins	2770 Fairway Dr.	July 24, 1980
47	Deen Ingolale	713 Bunker	July 24, 1980
48	Jayne Carie	717 Bunker	7-24-80
49	Lee Carie	717 Bunker	7-24-80
50	Norma Cozette	719 Bunker	7-24-80
51	Betsy Boone	716 Bunker	7-24-80
52	Eugene W Boone	716 Bunker	7-24-80
53	Stacy Kretschman	715 Bunker	7-24-80
54	Laura Chodas	714 Bunker	7-24-80
55	* Mary E. Chodas	714 Bunker Dr	7-24-80
56	W. K. Neely	709 Bunker	7-24-80
57	Ruth P. Pincus	709 Bunker	7-24-80
58	Wayne B. Wilcox	701 Bunker	7-25-80
59	W. K. Neely	706 Bunker	7-26-80
60	* Charlene Peely	706 Bunker	7-26-80
61	Jim Mitchell	707 Bunker Dr.	7-26-80
62	* Ola C. Robinson	702 Bunker Dr.	7-26-80
63	Robert A. Hagan	715 Brossie Dr	7-27-80



PARAGON ENGINEERING, INC.

2784 Crossroads Blvd., Suite 104
Grand Junction, Colorado 81501 (303) 243-8966

June 26, 1981

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

JUN 29 1981

Paul D. Bowers
Walker Field, Colorado
Public Airport Authority
Third Floor
Tower Building, Walker Field
Grand Junction, CO. 81501

Dear Mr. Bowers:

We have requested that the Singh Outline Development Plan and Rezone be scheduled before the City Council on July 15, 1981.

As you may recall, this petition was denied by the Planning Commission on July 29, 1980, largely due to the review comments made by the Airport Authority.

It is our understanding that the Airport Authority has revised the master plan, including the "clear zones" for Walker Field.

In light of the revisions made to the "clear zones" and master plan for Walker Field, we are asking that the Airport Authority re-review the outline development plan for the Singh property.

We have enclosed herewith a copy of the site plan and the review comments made on July 14, 1980 for your convenience.

The City Development Department has requested that we have new review comments to them by the 7th of July. Your assistance in keeping with this time frame would be most appreciated.

If you require any further information for your review, please do not hesitate to call.

Very truly yours,

Kathy L. Kerndt



PARAGON ENGINEERING, INC.

2784 Crossroads Blvd., Suite 104
Grand Junction, Colorado 81501 (303) 243-8966

August 27, 1982

Grand Junction Planning Commission
250 North 5th
Grand Junction, Colorado 81501

Re: Singh Subdivision (File #47-80)

Ladies and Gentlemen:

The site of Singh Subdivision is a triangular parcel, located adjacent to Crown Heights and Partee Heights on the west, Applecrest Subdivision to the South and the Highline Canal on the northeast. The property is currently zoned RSF-4.

This Sketch Plan shows 48 lots on the 13.4 acre site, corresponding to a density of 3.58 units per acre. The lots fit the RSF-4 bulk development criteria. Development of the project would require improving G Road along the common line between Partee Heights and Crown Heights.

Please review this Sketch Plan under the conventional subdivision regulations. The developer and his representative shall be present at all public hearings to answer any questions on this petition.

Very truly yours,

Katy F. McIntyre
Paragon Engineering, Inc.

KFM:po

Enclosure

From:

M. Singh and Mrs. Kalmari Singh
c/o B.M.C.

13-5053, Beirut
LEBANON

To:

Planning Department
City Council
Grand Junction, Col.

Gentlemen:

Reference our property located in Jay Subdivision G, Road. We the following request the department to grant an extension of 1 year on outline Development plans for a residential sub-division and oblige.

Thanking you for the consideration

Yours Sincerely
M. Singh

FILE # 47-80

