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File 1981-0063-b

Project Name: Persigo Village – Preliminary Plan

Date 2/8/02

P r e s e n t	S	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department 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 provided.</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		*Summary Sheet – Table of Contents			
X	X	Review Sheet Summary			
X		Application form			
X		Review Sheets			
		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 to adjacent property owners			
		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			
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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)			
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>					
X	X	Action Sheet	X	Deed	
X	X	Review Sheet Summary	X	X	Letter from Ronald Rish to Jack Rogers re: sanitary sewer accepted by the City – 4/21/82
X		Review Sheets	X	X	Planning Commission Minutes - ** - 10/26/82
X		Development Application	X		Building Permit Guarantee Format – 9/30/82 (to be scanned by City Clerk with DIA)



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PERSIGO VILLAGE IMPACT STATEMENT

A. Description of Proposal

PWS Investments, the owner of the 46.3385 acre tract located on the southeast corner of the intersection of 25 and G Roads, desires to develop the tract with a 740 unit apartment development. The site is zoned PR17. As the development is constructed, amenities including seven tot lots, five swimming pools, four tennis courts and three sport courts will be included in order to enhance the quality of life for the residents.

The apartments will ultimately be sold as condominiums and design of the project has taken this eventuality into consideration. Since the apartments will be renter-occupied initially no Covenants or Restictions or Articles of Incorporation are required with this submittal. The developer is aware that prior to selling the units as condominiums it will be necessary to incorporate a Home Owners Association and work with the City Planning Department to develop acceptable Covenants and Restrictions that will be recorded with the plat.

Four planned multi-family residential projects ranging in density from 8 to 20 units per acre have been approved for future development adjacent to the site. The remaining area surrounding the site is occupied by mature single family residences.

B. Impact on Services and Facilities

1. Schools: Mr. Lou Grasso, Acting Superintendent of Schools for District 51 says they would anticipate approximately 250 to 300 school age children to live in a development of this size and quality. They would affect either Appleton or Pomona schools. Appleton presently has room for additional students, Pomona is near capacity. The development has excellent access for school buses and there are planned perimeter walks making bus stops accessible and safe.
2. Sewer and Water: Irrigation will be provided from the Grand Valley Canal which runs along the east side of the development. Forty-six shares of irrigation water are owned with the property and the system is being designed to utilize it.

A 12" water main and a 12" sanitary sewer line have already been extended to the tract in the 25 Road right-of-way.

Using an occupancy of three persons per dwelling unit and estimating a usage rate of 85 gallons per day per person (85 gpcd used since there is a separate irrigation system) the average daily water usage at full development would be approximately 188,700 gallons per day.

If a fire occurred during a peak flow period the required peak flow plus fire flow could approximate 3,000 gallons per minute. In that event velocities in the supply main in 25 Road would be higher than is desirable, but the water could be supplied. The Fire Department might find it desirable to utilize a pumper in this instance.

The treatment facilities for both water and sanitary sewerage are owned and operated by others. Letters assuring water service by the Ute Water Conservancy District and acceptance of the sewer line by the City of Grand Junction are attached to this statement.

3. Traffic: Both 25 and G Roads are planned to become minor arterial streets. They are presently serving as Typical County Roads. Although no current traffic counts are available for these roads, the traffic is light. Existing trips are mainly serving the few residences in the area and are through trips to and from the agricultural area to the north or the industrial and commercial areas to the south and west.

Future residents can access I-70 via west on G Road to 24 Road and north to I-70. Highway 6 & 50 can be reached going west on G Road or south on 25 Road.

A copy of the Traffic Impact Analysis prepared for this project is attached. The project impact resulted in a total of 4,000 trips generated per day at full development. The largest number of trips (approximately 2,650) will occur on 25 Road.

The impact of this development by itself could be served by the existing roads. Four other multi-family developments have been approved in the same general area but final development information and potential traffic figures are not available to us at this time. It can be

estimated, however, that the cumulative effect of these developments, when completed, added to Persigo Village's trip generation would probably double our impact projection. In that case, the roads (particularly 25 Road) would need to be improved to their planned four lane minor arterial status.

PWS Investments realizes it must commit for its share of the cost of widening the roads adjacent to Persigo Village.

4. Police and Fire Protection: Mr. Art Story, Public Information Officer for the Grand Junction Police Department, estimates the police would have about 1,800 calls annually to this development. He bases this estimate on the current calls per capita being experienced by the Police Department.

Mr. Carl Kitchens, Public Information Officer of the Grand Junction Fire Department, estimated they would have approximately 18 calls to the development annually.

These numbers will not all be additional calls on the Departments since many of the future residents of the development are already Grand Junction residents and their calls will simply be transferred from some other area of the City. The total additional impact will depend on the number and source of new residents.

5. Fiscal Impacts:

- a. Anticipated Revenues:

Property Tax = approximately \$277,500.00/annually  
(when built out, under current law)

Sales and Use Tax = approximately \$390,000.00/annually  
(when all units are occupied)\*

\*Assumes average household income of  
\$18,000.00/annually at 5% sales/use tax rate  
Source: Grand Junction Chamber of Commerce

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- b. Capital improvement costs
- 1) Capital improvement costs within the development are borne by the developer.
  - 2) The only public street in the project will be Persigo Drive which is 1815 feet in length.
  - 3) Water and sanitary lines will be constructed according to City requirements and should require little maintenance.
- c. Public revenues within the development should exceed public costs prior to completion of build-out based on the small amount of public maintenance which should be required and the amount of tax to be realized.
6. This development has been planned and designed in accordance with existing goals and policies as we understand them.

## PERSIGO VILLAGE DEVELOPMENT SCHEDULE

Phase I construction on Persigo Village is scheduled to start the first week of December 1982, subject to completion of present financing.

The first build-out of the project is scheduled to be in nine phases with about eighty units per phase. Each phase of construction should be approximately six months in duration.

The planned schedule is to proceed from one phase to the next for a completed build-out within four and one-half years. It must be recognized, however, that the market demand should influence the speed of build-out. If the demand is stronger than anticipated, development of subsequent phases will be accelerated. If the demand is less than expected, time between development phase starts may be extended to nearer one year.

## LANDSCAPE NARRATIVE

- I The overall goals and objectives of the Landscape Plan for Persigo Village are as follows:
- A. To minimize the visual impact of parking areas through the use of berming and screening.
  - B. To define automobile circulation, i.e. entries and turns, as well as pedestrian entries into "courtyard" areas.
  - C. To screen views of parking areas from interior "courtyard" areas.
  - D. To effectively utilize plant materials for energy conservation.
  - E. To provide maximum use of open areas for recreation.
  - F. To maximize privacy of individual units through the use of screening.
  - G. To minimize continuous maintenance costs through proper design.

### II Existing Roads

- A. A buffer strip is incorporated between the existing roads (25 & G ) and the proposed development. This area will be bermed 2' + above the elevation of the proposed parking area. Street plantings will be further utilized for additional screening. This area will be seeded with a seed mix consisting of bluegrass, perennial rye, and fine fescue.

### III Proposed Parkway

The proposed road through the site is buffered on both sides by a 20' + wide landscape strip. This strip will be bermed 2' +, sodded, and planted with large shade trees 35' + o.c.



#### IV Interior Areas

- A. Internal walkways meander through the site, their placement is based on anticipated use. Where intersections of walks occurs, plant materials will be utilized to minimize conflict.
- B. Trees are placed for a variety of intentions: to screen summer sun, minimize winter icing problems, direct circulation, buffer individual units, provide shade for recreation as well as for cooling asphalt, and for aesthetical purposes.
- C. Shrub beds are placed for a variety of intentions: to simplify maintenance, direct circulation, buffer individual units, to "break" long views, and to highlight entry areas.
- D. Miscellaneous amenities include security/privacy wall, minor fencing, trash receptacles, and informational signage.
  - 1. A 6' high masonry wall along the backside of all perimeter carports will provide security and privacy for the residents. This wall will also be utilized for screening around the trash receptacles and, in some situations, for privacy around swimming pools.
  - 2. A 4' high cedar fence will be used between perimeter carports and, in some situations, for security around swimming pools.
  - 3. A simple three-rail fence will be used at both entries to the parkway.
- C. For specifics on plant materials, see Drawing Details.



City of Grand Junction, Colorado 81501

413-2631

April 21, 1982

Mr. Jack Rogers  
Paragon Engineering, Inc.  
2784 Crossroads Blvd, Suite 104  
Grand Junction, CO 81501

Dear Jack:

Re: Persigo Village - Outfall Sanitary Sewer in 25 Road

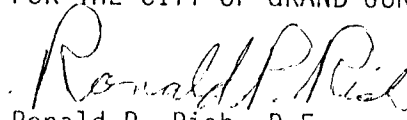
We received the Engineer's as-built drawing on the above referenced project on April 17, 1982, indicating the sanitary sewer from Manhole 8-A to Manhole 1 has been constructed according to the approved plans and specifications and that infiltration does not exceed 200 gallons per inch diameter per mile of length per day. The sanitary sewer system was final-inspected by City personnel on April 14, 1982, and found to be satisfactory.

Our inspection personnel did observe the shoulder of 25 Road where the sewer was constructed was left in rough condition. I suggest you arrange for necessary blading or whatever to satisfy Mesa County Road Department.

This sanitary sewer system is therefore accepted by the City. This does not relieve the contractor from any contractual obligations for the quality and integrity of the system.

The owner remains responsible for removal of any material which is allowed into the system during roadway construction and for any failure of the system, including trench settlement and any related damages, for a period of one year following the date of acceptance.

FOR THE CITY OF GRAND JUNCTION

  
Ronald P. Rish, P.E.  
City Engineer

RPR/hm

cc - Greg Motz ✓  
Mesa County Road Dept.  
Dick Hollinger  
Bob Goldin  
Jim Patterson  
Harley Seybold  
Ralph Sterry  
File

# REVIEW SHEET SUMMARY

FILE NO. 63-81 2/3 TITLE HEADING Persigo Village Preliminary Plat DUE DATE 10/14/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: M. Ray Painter/PWS Investment  
 Location: Southeast corner of G Road and 25 Road. A request for a preliminary plat and plan  
of 740 units on approximately 46.3 acres in a planned residential zone at 17 units per acre.

a. Consideration of preliminary plat. b. Consideration of preliminary plan.

PETITIONER ADDRESS PWS Investments, P.O. Box 3944

ENGINEER Turner Collie & Braden Inc.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10/7/82	Transportation Eng.	Who did the traffic impact analysis? The city or County traffic engineer will determine the need for traffic control devices on all public streets. I doubt that multi-way stops on 25 Rd. or G Rd. will ever be warranted. Curve radii should be verified to meet city standards. Seems rather sharp for public ROW.
10/8/82	City Public Works	Sewer maintenance vehicles must have access to all manholes. Sewer construction plans must be approved by the city engineer prior to construction. Development review comments do not constitute approval of construction plans.
10/13/82	Public Service	Gas: Requests 10 ft. front lot line easements adjacent to all dedicated streets and cul de sacs. Also note on plats that all general common open space areas be utility easements. Electric: No objection to Preliminary Plat; customer to contact PS Co. for electric service. NOTE: There is a proposed 230KV Transmission line along the east side of 25 Road adjacent to this subdivision.
10/13/82	City Fire	Connect dead end water main from Phase X in 8 inch water main on G Rd. How are units to be addressed for entire development?
10/14/82	City Planning Staff Comments	Overall discussion: In previous submittal 6-82 Rezone and ODP, there was much discussion regarding availability of services. As per Jim Patterson, Dir. of P.W., sewer was not an issue based on the 201 capacity anticipated. Traffic generation is a problem but could be resolved thru ROW improvements and phasing. Good traffic impact analysis. Water pressure in the area is also a concern that needs to be addressed. The use was given with the rezone and thus high density residential has been found acceptable. Other projects in the area should be coordinated with this one to assure alignment of ROW etc. Impact Statement: 1) Dev. schedule states Dec. 1982 subject to completion of financing: - what if it goes beyond Dec.? Need timeframe if possible - otherwise Dec. will be it, for enforcement of development schedule section 7-5-7. 2) Floodplain analysis - please refer to FP Admin. comments. 3) Landscape - make sure low profile growies are at intersections so no sight distance problems are created. This goes for fences as well. A 3 sided trash P/U is recommended - not totally enclosed but should verify with Bill Reeves for exact location and set-up. No mention of irrigation system or how maintained i.e. homeowners, mgt. etc.).

DATE REC.      AGENCYCOMMENTS

## Site Plan

1. Need setbacks shown on plan and plat.
2. Would like to see parking arrangements shown on plan to verify all spaces will count. All spaces will have to meet City standards.
3. Will sidewalks be public or private - should specify?
4. Need to show bike racks.
5. Would like to see break down of % open space/lot coverage etc. shown on plan.
6. 5% open fee will be required prior to recording of final plat.
7. Who will be maintaining amenities including open space?
8. All parking lots to be paved and striped and desingated
9. Lighting looks OK.
10. Fire access should be verified with Grand Junction Fire Department.
11. Signage detail will be needed.
12. Will need dedication and escrow for ROW for 25 & G Rd. with final submittal.
13. Any chance of utilizing Persigo Wash as part of Green-belt per overall parks master plan?
14. Overall looks reasonable, but different from ODP with large percent of open space together.
15. All issues should be resolved prior to Grand Junction Planning Commission.
16. Gas substation screened?

10/14/82      Floodplain Admin.

In the intro of the drainage report, the city is concerned with both the upstream and downstream effects. Although the general discussion may seem reasonable, the major concern of what will be the area effects now available for ponding, if levied in relation to the up and down effects as well as across 25 and G Rd.

Before a preliminary approval for this concept is given, a careful examination of the situation is necessary on both the City's and petitioner's part. Should the Corps, FEMA or City not find this alternative acceptable, how will it effect the overall project compatibility and feasibility?

The report discusses construction of a levy but no discussion of the intersection conditions at 25 & G Rd. (i.e. need for intersection improvements, ROW widening etc. now and in the future) in regarding to the ponding situation.

This should be resolved prior to final submittal and must be prior to any construction, modification or alteration to the channel way.

Have alternatives of open space areas etc. as previously shown on the Persigo ODP of 6-81 for this area been considered?

Specifics will be necessary for a final analysis of this request. It may be beneficial for the petitioner to see if in fact this option is feasible in changing the 1976 Flood Hazard Report.

Lake County Road

# Turner Collie & Braden Inc.

PO BOX 3944  
GRAND JUNCTION, CO 81502  
743 HORIZON COURT  
SUITE 102  
303 243-7436

October 25, 1982

Grand Junction Planning Commission  
Grand Junction, CO 81501

Attn: Mr. Bob Golden

Re: Persigo Village

Gentlemen:

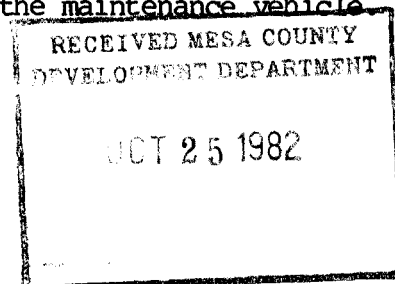
The following is submitted in response to comments for the project review of the Persigo Village Preliminary Plan and Final Plat for Phase I.

Transportation Engineer: The stop signs shown on 25 Road and G Road were not intended to be installed by the developer at this or any other time. We realize that is the business of the City and County Traffic Engineers. Since we submitted a plan, the stop signs were shown to indicate that, at some future time if development in the area progresses in accordance with plans that have been previously approved by Council, traffic on 25 and/or G Road may warrant a traffic control device to permit residents of Persigo Village to enter either 25 or G Roads safely.

City Engineer: The sidewalk on Persigo Drive has been relocated from being attached to the curb and gutter to being located 6-inches off the right-of-way line.

Temporary easements for access and utilities have been shown on the Final Plat of Lot 1 for all improvements extending beyond the limits of Lot 1.

City Public Works: The Engineer has met with the Director of Public Works and the City Engineer concerning access to manholes by maintenance vehicles. Since it is necessary in some instances (because of grade and facilities) to have manholes in areas not located adjacent to paved thoroughfares, it was agreed that those few manholes will be accessed by the City's maintenance pickup truck by use of an 8-foot wide, 6" thick sidewalk. This wider and thicker sidewalk will be constructed specifically for access by the maintenance vehicle.



# Turner Collie & Braden Inc.

October 25, 1982  
Grand Junction Planning Commission  
Attn: Mr. Bob Golden

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Public Service Co.: The Engineer is aware of the 230 kv line proposed on 25 Road. The owner's representatives have perviously met with Public Service representatives and are contacting Mr. Larry Kieth of that Company to assure there will be no major conflict. Mr. Cavness is making the application for service.

All areas within the boundary of the development not specifically covered by public rights-of-way or limited common open space, are noted as General Common Open Space and are available for the routing of Public Service Company lines.

City Fire: In order that adequate fire protection capability be provided the development, we requested of Ute Water that we be allowed to loop the primary line through the development and either tie back into 25 Road or G Road. Ute Water felt there was insufficient capacity in G Road to permit the loop to be made there, but would allow looping back to the 12" line in 25 Road if a permanent gravel fire lane were installed over their line when it leaves the parking area and enters the 25 Road ROW. The Fire Department still wants an 8" line extended to the 8" line in G Road and we agree.

Addresses have been assigned to the units and approved by Mr. Noble of the Fire Department. We are now clearing the address system with the Post Office.

City Planning Staff Comments: Since the interim sewage treatment plant is in operation, capacity is available for this development.

The developer is contacting the City Attorney to provide required assurances for ROW improvements and phasings for 25 and G Roads.

The Ute Water representative said pressure of about 160 psi at the Mesa Mall area is reduced through pressure reducing valves to about 80 psi for the 12" line at F Road.

After Mr. Golden explained the development schedule enforcement procedure, we believe the schedule for Phase I development should be revised to May 1983 since weather and other factors might influence the start time for construction.

# Turner Collie & Braden Inc.

October 25, 1982  
Grand Junction Planning Commission  
Attn: Mr. Bob Golden

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Landscaping around the project entrance will be low profile where site distances might be effected. A 3-sided masonry trash pick-up will be used. The location and orientation of the pickups will be coordinated with Mr. Bill Reeves.

The irrigation system is shown on the plans. Since the units will be renter-occupied initially the irrigation system will be operated and maintained by the owners. Ultimately, when the units are converted to condominiums, a home owners association will be established which, among other things, will be tasked with operating and maintaining the system.

## Site Plan:

1. A minimum setback of 10-feet for primary structures will be noted on the Plan.
2. Although parking lot dimensions and representative areas were shown on the Plan, Mr. Golden pointed out that some particular spaces may not be desirable due to site distance or traffic circulation. Since there are more than the required number of spaces planned, it was agreed that this question could be better addressed during the striping phase when actual conflicts will be apparent.
3. Sidewalks in public rights-of-way will be public, all others will be private.
4. Bike racks will be located in the center recreation areas of each phase. This will provide a lighted, more secure location. According to the Grand Junction Bicycle Program Study it can be assumed there will be about one bicycle per thirty people. Therefore, a rack for eight to ten bicycles in each phase should provide adequate parking. The actual hardware will be selected by the Landscape Architect to best blend with the landscape and other facilities.
5. The percentage space breakdown is tabulated on the Plan and Plat.

# Turner Collie & Braden Inc.

October 25, 1982  
Grand Junction Planning Commission  
Attn: Mr. Bob Golden

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6. No comment necessary.
7. The owners will maintain amenities and open space until a homeowners association is created. When a homeowners association is created, responsibility for operation and maintenance will transfer to that association.
8. All parking lots will be paved and striped.
9. No comment necessary.
10. Fire access has been coordinated through Mr. Noble and he has no problem with access. There will be two graveled emergency access points off 25 Road with knock-out fence sections to assure being able to get emergency equipment into the area.
11. Signage will meet the City sign code. The entry sign will not adversely affect site distance for vehicles entering or leaving the development.
12. Mr. Cavness will meet with the City Attorney to develop surety procedures.
13. The owners will coordinate with the City Parks Department if it desires to utilize Persigo Wash as part of the greenbelt system.
14. The difference between the ODP and the Preliminary Plan is the result of going to two story rather than three story buildings. For future condominium use the two story structures are much more desirable.
15. All raised issues have been or are being resolved at this time.
16. The gas substation will be screened by the covered parking surrounding the project.

Floodplain Administration: The drainage analysis performed on Leach Creek determined that the removal of the shallow ponding area adjacent to 25 Road from the 100-year flood plain limits had a surprisingly minimal effect on the elevation of the water surfaces at the 25 Road bridge; therefore, it is not felt that improvements to the crossing would be needed for drainage purposes.



# Turner Collie & Braden Inc.

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Attn: Mr. Bob Golden

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There was some concern over the use of a flap gate on the storm sewer outfall at 25 and G Roads. If the gate stuck, it was felt surcharging may cause flooding of the buildings. To address this concern we would offer to move the discharge from above the 25 Road bridge where the water surface elevation is approximately 5290 feet, to the downstream side of the bridge where the water surface elevation drops to approximately 5286.5 feet. All buildings have finish floor elevations above 5288 feet; therefore, static water pressure surcharging the storm sewer system should not be able to force ponding above the 5286.5 feet mentioned above and thus could not reach the buildings.

Final Plat Review: Most comments on the final plat review have been addressed in the previous statements. Remaining explanations are:

- 3.2 The number of units per building is being added to the plat.
- 3.5 Maximum structure heights above the slab are 23'-5 1/4".
- 3.13 All sheets (i.e. Improvement Agreements) will be signed.

We trust the preceding comments are satisfactory. If you require further information, please call.

Respectfully,



James E. Langford, P.E. & L.S.

JEL/ca

