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File 1981-0033

Project Name: Colony Park 2575 Patterson Road - Preliminary Plan

Date 11/2/01

P	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>	
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X		Memo from Mark Eckert to Those concerned with Colony Park re: plan submitted not acceptable – 8/27/81	X Letter from J. Tell Tappan, Health Physicist, ARIX to Planning re: gamma radiation survey – no tailings indicated – 3/25/81
X	X	Planning Commission Minutes - ** - 5/26/81	X X Development Schedule
X	X	Letter from William Ryden, Colorado West Surveying Co. to Planning re: response to comments – 6/16/81	X Power of attorney - **
X	X	Letter from Monty Stroup, CO West Eng. to Planning re: response to comments – 6/8/81	X Transamerica Title Ins. Co. policy copy of conditions and stipulations
X		Public Notice Posting	X Deed
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X		Subdivision Summary Form	X X Planning Commission Minutes - ** - 4/6/81
X	X	Improvements Agreement - **	X X Impact Study
X		Peak Demand – Data Sheet	X X Colony Park - ** - historical map

COLONY PARK

212 units, 20 acres.

Impact from the Colony Park development upon urban services is as minimal as logically possible, due to it's location.

Locational features include;

- a) with the city limits,
- b) adjacent to elementary school,
- c) adjacent to city park,
- d) adjacent to fire station,
- e) adjacent to major arterial road,
- f) adjacent to major sewer line,
- g) adjacent to adequate water line,
- h) close to jobs and shopping.

A project as well located as Colony Park actually serves to mitigate impacts of rapid growth, rather than create impacts.

A primary concern in such a project is it's integration into an existing neighborhood.

NORTH of the development exist single family residences. This is and will be separated from Colony Park by a major arterial street, a major drainage ditch and a landscape berm. In effect these features will completely separate the property from it's Northern neighbors.

EAST of the project are two situations:

- 1) North and East lies vacant ground, the planning and development of which as been coordinated with Colony Park,
- 2) South and East a single family area exists, which is separated from this property by a wooded hillside and

COLONY PARK - continued

irrigation ditch. The Southeast portion of Colony Park is planned as a very low density single family area, which complements the adjoining neighborhood. No access is planned into or through this existing single family area.

SOUTH of Colony Park is a land locked parcel which is vacant. We plan to provide access to this parcel in accordance with good planning practice.

WEST lies the school, park and fire station. We plan to provide pedestrian and bike access to this area, through our development, thus resolving a long standing problem. We would like to participate in providing some recreation improvements in the park in cooperation with the City.

COLONY PARK
DEVELOPMENT SCHEDULE

Colony Park will be developed in 6 filings over a 5 to 7 year period. Filing One, which will consist of the highest density property, will commence within the first year after approval. Filing Two, which will include two bedroom townhouses will start within the same year, from that point on Colony Park will develop the remaining filings, one filing a year, in each of the consecutive years. Economic factors could accelerate or retard this schedule but we intend to start as soon as possible.

FLOODPLAIN NARRATIVE

To Accompany

MESA COUNTY FLOODPLAIN PERMIT APPLICATION

For

Applicant: Ted Straughan

Address: 639½ Main Street
Grand Junction, Colorado 81501

Project site: 2575 Patterson Road
Grand Junction, Colorado

Prepared by: COLORADO WEST ENGINEERING
835 Colorado Ave.
Grand Junction, Colorado 81501
(303) 245-5112
Roger A. Foisy, P.E.
Colorado Registration No. 15504



MESA COUNTY FLOODPLAIN PERMIT APPLICATION

APPLICANT Ted Straughan

MAILING ADDRESS 639½ Main Street
Grand Junction, Colorado 81501

TELEPHONE HOME (303) 243-3789 WORK (303) 242-6566

OWNER (IF DIFFERENT THAN APPLICANT) Robert Baughman, Dennis Barbour, Ted L.
MAILING ADDRESS Straughan as tennants in common, at above address

TELEPHONE HOME () same as above WORK ()

COMMON LOCATION OF THE PROJECT SITE: 2560 Patterson Road, Grand Junction
(STREET ADDRESS)

MESA COUNTY ASSESSOR'S TAX PARCEL NUMBER 2945 101 00 003

BRIEF DESCRIPTION OF THE PROPOSED USE OF THE SITE
Residential subdivision, planned development with combination of
single family and multi family residences

RIVER, STATION: Horizon Drive Channel, 8+65 to 9+02

ELEVATION OF THE 100 YEAR FLOOD EVENT: 4591 (overbank flow at 9+02 obstructive crsng
DETERMINED FROM: (X) CORPS OF ENGINEERS, FLOOD HAZARD STUDY, NOVEMBER 1976
() HUD FLOOD INSURANCE STUDY, JANUARY 1978

ENGINEER COLORADO WEST ENGINEERING

MAILING ADDRESS 835 Colorado Ave.
Grand Junction, Colorado 81501

TELEPHONE WORK (303) 245-5112

TO BE COMPLETED BY STAFF

DATE RECEIVED _____ FEE _____
RECEIPT NO. _____ FILE NO. _____

REQUIRED DOCUMENTS: _____

SOURCES OF INFORMATION -

The source of information for this narrative is the "Corps of Engineers, Flood Hazard Study, dated November 1976, and the floodplain maps and flood profiles generated by that study.

More exact, calculated values of sheet flow volume, detention time, storm intensity and duration are difficult to arrive at because of the absence of known factors and characteristics of the 100 year storm and the watershed area.

Estimates given and assumptions made in this report are based on information given in the Flood Hazard Study. This information has been projected and analyzed according to common drainage practices.

PROJECT SITE -

The property being considered for development is located between 25 5/8 and 25 3/4 Patterson Road, Grand Junction, and extends some 1320 feet, more or less, south of Patterson Road, containing approximately 17 acres.

The petitioner is proposing a planned development with a combination of single-family and multi-family residences.

DEVELOPMENT AND FLOODPLAIN HAZARDS -

The northern 60% of the property is located within the 100 year, Horizon Drive Channel flood plain (sheet flow area), according to the Flood Hazard Study.

The study and the accompanying maps and flood profiles show that the culverts crossing the Independent Ranchmens Ditch at stations 9+20 and 9+75 are "obstructive stream crossings".

From the flood profiles contained in the study, it can be seen that these two obstructive crossings would cause water to back up during the 100 year flood, overrunning the banks of the channel. This overrun water would flow south-westerly across the adjoining property to the east.

This overland flow would then enter the petitioners property and flow west across the Pomona School property until it ultimately reached 25 1/2 Road. Upon reaching the built up 25 1/2 Road, the flow would be directed north along the edge of the road until it ultimately returned to the channel.

There are two entrances back to the channel located

approximately at stations 7+87 and 8+67. These are low spots in the south bank of the stream channel which would appear to allow overland flow from the properties to return to the channel.

The proposed development of the petitioners property would involve the removal of the existing culvert crossing at station 9+20 and installation of a new crossing adequately sized to handle the entire 100 year flood flow.

Development of the property immediately east will ultimately involve the replacement of the crossing located at station 9+75.

The removal of these obstructive stream crossings will eliminate the possibility of flow overrunning the banks of the channel and thus eliminate sheet flow from the entire area. The flood plain maps show that the existing channel is of adequate size to handle the anticipated total flood flow.

Under existing conditions, the property within the 100 year flood plain, approximately 23 acres, acts not as a "retention" or ponding area but merely as a "detention" area. Sheet flow covering the property ultimately returns to the channel downstream, minus surface retention and that water absorbed into the dry ground.

EFFECTS ON UPSTREAM PROPERTIES -

The development of the property under consideration, including removal of the obstructive stream crossings and thus the elimination of 100 year sheet flow across the property, will have no effect on upstream properties, with the exception of the elimination of sheetflow across a few acres of property immediately east. The remainder of this same adjacent property, within the flood plain, is subject to sheet flow caused by the obstructive crossing at station 9+75 which will probably become the main entrance to that property at the time it is developed.

The crossing located at 26 Road is also listed in the study as an obstructive stream crossing. During the 100 year flood this obstruction becomes the controlling factor in upstream overbank and sheet flow. Thus, any changes made decreasing obstructions or decreasing detention areas downstream of the 26 Road crossing would have no effect upstream of that crossing.

EFFECTS ON ADJACENT PROPERTIES -

As previously mentioned, the removal of obstructive

crossings at 9+20 and 9+75 would eliminate 100 year sheet flow on approximately 7 acres of property immediately east of the petitioner's property and along the south bank of the channel.

Immediately west of the petitioner's property is the Pomona school and playground area. The flood plain boundary takes in the major part of the school grounds as well as the school building. This property is subject to 100 year sheet flow simply because it is lower than the property to the east. Sheet flow originating on the properties to the east naturally flows toward 25½ Road, across the school property. The proposed development would also eliminate sheet flow across the school property.

EFFECTS ON DOWNSTREAM PROPERTIES -

As outlined above, the land being considered for development, as well as some adjacent land east and west (approx. 23 acres total) lies within the 100 year sheet flow flood area. This land in its existing state, although covered by sheet flow, will not retain the total volume of water. As can be seen from the flood plain/topographic map, there are two locations on the south bank of the channel, station 7+87 and station 8+67, where sheet flow will naturally return to the channel.

The only water not returned to the channel would be that volume retained as depression storage and that lost as infiltration. This total volume is estimated to be about 0.7 inches over the entire 23 acres (depression storage = 0.2 inches, infiltration = ½ inch/hour for 100 yr. storm), or approximately 1.34 acre feet of water.

If development of the property takes place as planned, this estimated volume of water would be added to the downstream flow due to elimination of the depression storage and infiltration on the property. This additional volume is thought to be negligible when compared with the total volume contained in the channel downstream.

The estimated time required for overland flow from the obstructive crossing at 9+20 to 25½ Road, where flow returns to the channel, is approximately 25 minutes (1500 ft./ 1 ft. per sec., Flood Hazard Study estimated overbank area velocity of flow).

Under present conditions, during a 100 year flood, the temporary storage provided by overland flow would serve to reduce peak discharge only slightly during the time required for that flow to return to the channel. Upon return to the channel, the discharge would then be increased by the same amount minus depression storage and infiltration.

After development takes place sheet flow will be eliminated. The volume of water which would have been detained across the property will be retained in the channel. This will increase the "normal" 100 year flow in the channel, but this increase again is thought to be insignificant when compared to the total flow of 600 C.F.S.

The exact increase to normal flow has not been calculated due to lack of information regarding duration of storm and duration of peak flow from runoff.

The culvert at 25 Road is also listed as an obstructive stream crossing. Water backs up behind this culvert, overflows the banks of the channel and flows downhill along 25 Road. Ponding would occur in this area, covering a narrow strip of land on the east side of the road approximately 200 feet wide and 1700 feet long.

Obviously, the elimination of detention areas upstream would increase the amount of water conducted into such downstream retention areas. This additional effect is impossible to estimate. However, we believe the flooding downstream would not be significantly affected. In addition, this flooded area adjacent to 25 Road is an industrial area and flooding is much less critical and damaging in such sparse industrial areas as opposed to more dense, residential areas.

The development of the property described above is not expected to produce any change in floodwater velocity or direction of flow during the 100 year flood. We also expect no increased erosion or scour to adjacent, upstream or downstream properties.

Flood water ponding elevation would be increased however slightly in the industrial area along the east side of 25 Road, as described above.

RELEASE OF TOXIC MATERIALS -

We do not anticipate at all, any possibility of the release of any toxic materials during the 100 year flood event.

ROUTES OF ACCESS DURING 100 YEAR FLOOD EVENT -

Because replacement of the obstructive stream crossings and further development of the property will completely eliminate flood waters from the interior of the property, and retain the flow within the channel, the normal, planned routes of access would also be open and accessible during the 100 year flood.

FLOODPROOFING OF UTILITIES -

Because sheet flow will be completely eliminated from the developed property, sanitary sewer, domestic water, electric power, natural gas and telephone cables, boxes, etc., will not require any protection against flood water.

ANCHORING FLOATABLES -

Also because of the elimination of sheet flow from the entire developed property, there will be no need to provide for anchoring of floatables.

INTRODUCTION

PURPOSE AND SCOPE OF REPORT

The purpose of this report is to describe and illustrate the flood hazard in the vicinity of Grand Junction, Mesa County, Colorado. The report will aid in planning the best use of lands subject to inundation from 100- and 500-

year floods. However, it does not contain recommendations for solving flood problems or plans for use of flood plain areas because these activities are the responsibilities of local governments.

LIMITS OF STUDY

The report covers the Colorado River from 22 Road upstream to 32 Road and the lower reaches of the Gunnison River, Leach Creek, Horizon Drive Channel, and Lewis Wash in and around Grand Junction. The Gunnison River, Leach Creek, and Lewis Wash are direct tributaries to the Colorado River. Horizon Drive Channel flows through the

northern portion of the city. It becomes Independent Ranchmens Ditch in the vicinity of Grand Valley Canal. The Colorado River is the only other stream under study to enter the city, passing through the western sector. Plate 1 is a general map of the area. The stream reaches studied are shown in Table 1.

TABLE 1

STREAM REACHES STUDIED

Stream	Reach		Length of Reach (miles)
	From:	Upstream to:	
Colorado River	22 Road	32 Road	12
Gunnison River	Mouth	Redlands Dam	2
Leach Creek	24 Road	H Road	4
Lewis Wash	Mouth	Government Highline Canal	3
Horizon Drive Channel	F Road	Vicinity of Walker Field	3

TABLE 2

DRAINAGE AREAS AND
HEADWATER ELEVATIONS

<u>Stream</u>	<u>Location</u>	<u>Approximate Drainage Area sq. mi.</u>	<u>Approximate Elevation of Headwater Area ft. (msl)</u>
Colorado River	Gaging Station near Fruita	17,100	12,000
Gunnison River	Gaging Station near Grand Junction	7,930	14,000
Leach Creek	At mouth	25	5,500
Horizon Drive Channel	At "F" Road	2	5,500
Lewis Wash	At mouth	5	5,500

The climate of the area is arid to semiarid with yearly precipitation averaging about 8 inches at Grand Junction, from about 10 to 15 inches in headwater areas of the Book Cliffs, and about 40 inches in the headwater regions of the Colorado and Gunnison Rivers. Most of the annual precipitation in the higher elevations occurs as snow and a deep snowpack accumulates. Temperatures are often in the nineties in the summer and below freezing in the winter. Occasionally, summertime temperature may exceed 100° and winter

temperature may drop as low as -20°. Natural vegetation in valley areas primarily consists of cottonwood and willow, desert shrub, and an understory of hardy grasses. Prominent between 5000 and 8000 feet are juniper, piñon pine, oak, big sagebrush, and Douglas Fir. From 8000 feet to timberline, vegetation consists mainly of aspen, spruce, sub-alpine fir, lodgepole pine, and native grasses and shrubs. Vegetation is sparse above timberline but includes grasses, sedges, and alpine willow.

NATURE OF FLOOD PROBLEMS

As noted, most of the annual precipitation in the higher regions of the basins of the Colorado and Gunnison Rivers occurs as snow and a deep snowpack accumulates. General rainstorms covering large areas for extended

periods can occur in the region during spring and summer. Convective type cloudburst storms of small areal extent, which account for about half of the normal annual precipitation in the Grand Junction area, can be

TABLE 4
OBSTRUCTIVE STREAM CROSSINGS¹

<u>Identification</u>	<u>Location²</u>	<u>Elevation³</u>				
		<u>Streambed</u>	<u>Under-clearance⁴</u>	<u>Top of Roadway⁵</u>	<u>100-year Flood</u>	<u>500-year Flood</u>
COLORADO RIVER						
Grand Avenue (State Highway 340):						
Westbound Lanes	385.53	4538	4559	4562	4553	4555
Eastbound Lanes	385.56	4538	4559	4562	4554	4556
DRGWR	386.71	4546	4566	4570	4563	4565
5th Street (U.S. 50):						
Northbound Lanes	386.83	4549	4570	4575	4564	4566
Southbound Lanes	386.84	4550	4565	4572	4565	4567
32 Road	393.05	4606	4625	4630	4627	4629
LEACH CREEK						
River Road*	2,040	4532	4540	4542	4543	4545
DRGWR	2,100	4534	4541	4545	4544	4546
U.S. Highway 6/50*	2,440	4536	4542	4546	4545	4547
6/50 Frontage Road*	2,625	4536	4544	4545	4545	4547
24½ Road*	9,890	4565	4574	4575	4574	4574
25 Road*	12,530	4576	4587	4591	4590	4590
Main Line Grand Valley Canal						
G½ Road*	19,130	4627	4637	4650	4640	4640
I-70 Frontage Road*	19,540	4638	4646	4661	4660	4661
26 Road*	21,330	4653	4659	4662	4664	4667
H Road*	22,570	4666	4674	4684	4685	4686
LEWIS WASH						
D Road	2,070	4610	4620	4622	4621	4623
D½ Road	4,730	4629	4638	4640	4639	4642
E Road	7,370	4644	4656	4660	4657	4661
Grand Valley Canal	8,120	4651	4664	4668	4663	4670
U.S. Highway 6/24	9,080	4663	4674	4678	4670	4677
E½ Road	10,030	4672	4682	4685	4684	4686
F½ Road	15,470	4737	4748	4750	4747	4752
Interstate 70*	17,800	4762	4769	4778	4770	4779
HORIZON DRIVE CHANNEL						
Private Crossing*	9,200	4580	4586	4590	4591	4591
Private Crossing*	9,750	4588	4594	4595	4596	4596
26 Road*	10,400	4597	4604	4606	4606	4607
26½ Road*	13,450	4618	4628	4634	4635	4636
Main Line Grand Valley Canal*						
Grand Valley High-line Canal*	14,250	4630	4635	4643	4635	4644
Horizon Drive*	15,700	4645	4649	4658	4659	4660
27 Road*	17,440	4657	4662	4669	4670	4671
G Road*	19,900	4688	4692	4702	4703	4704

¹ Culverts are designated by *.

² At the upstream face of the structure (except for top of roadway), rounded to the nearest foot, mean sea level datum.

³ Miles upstream from Lees Ferry, Arizona, on the Colorado River; feet upstream from mouth on tributary streams.

⁴ Low steel at lowest point on structure for all types of bridge except arch. Top of opening at mid-span on arch bridges and culverts.

⁵ At the center line of road immediately above underclearance point.

VELOCITIES OF FLOW

During a 100-year flood, average velocities of flow in main channel and overbank areas

would be as shown in Table 5.

TABLE 5

AVERAGE VELOCITIES OF FLOW 100-YEAR FLOOD

Stream	Velocity (feet per second)	
	Main Channel	Overbank Areas
Colorado River	7-9	2-4
Gunnison River	6-8	1
Leach Creek	3-7	1-2
Horizon Drive Channel	3-5	1
Lewis Wash	6	1

¹ No overbank flow.

In sheet flow⁵ areas, velocities would range from 1-3 feet per second. In some localized stream reaches, downstream from natural or manmade obstructions, for example, velocities of flow could significantly exceed those shown in Table 5. Velocity of flow during a 500-year flood would be slightly higher than during a 100-year flood.

Water flowing at a rate of 7 feet per second

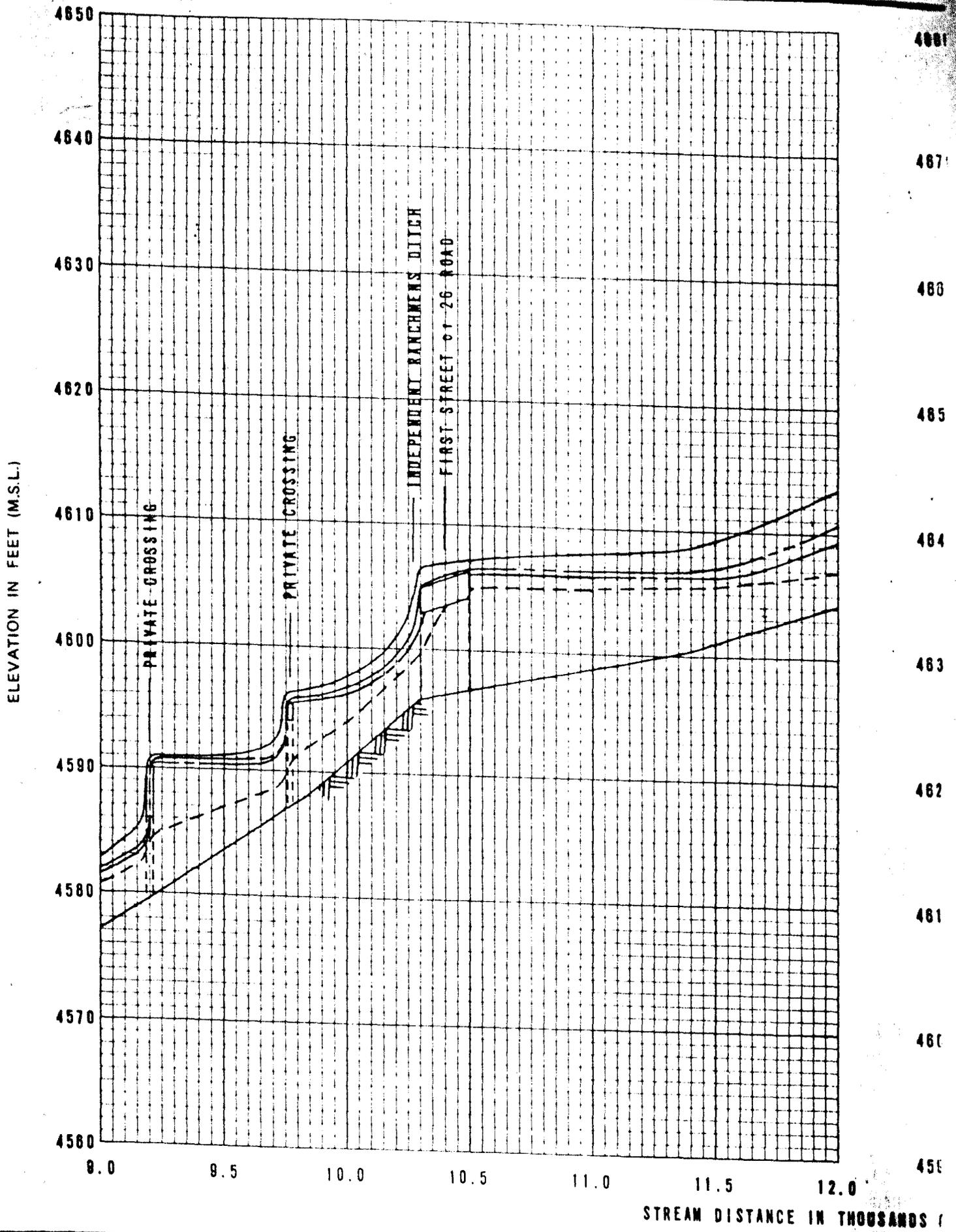
or greater will cause severe erosion of streambanks and is capable of transporting large rocks. Streambanks and the fill around bridge abutments may be eroded and large amounts of gravel, sand, and silt may be transported by water flowing at a rate of 5-7 feet per second. Water flowing at about 2 feet per second or less will deposit sand, silt, and other debris.

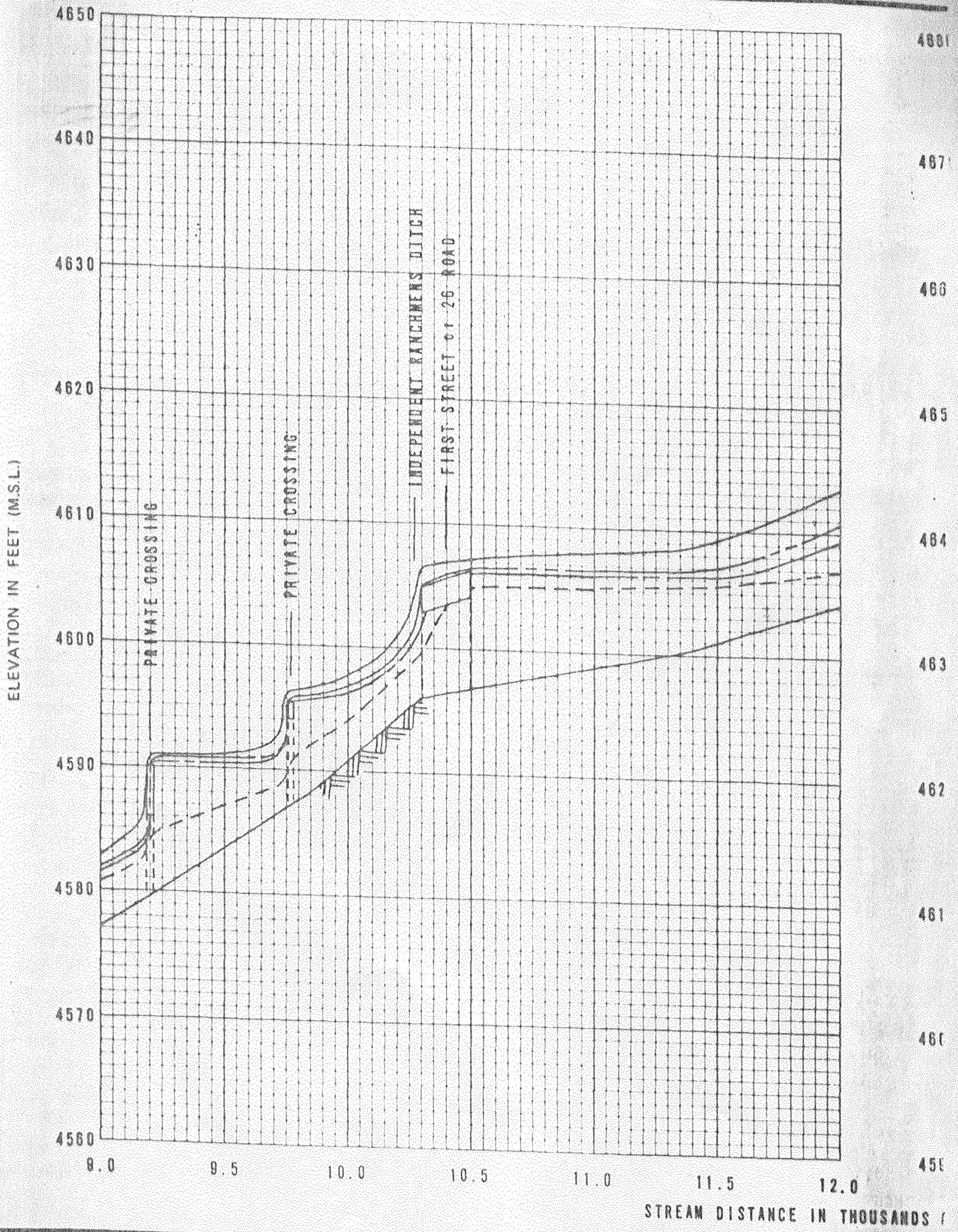
FLOODED AREAS

The areas that would be inundated by the 100- and 500-year floods are shown on Plates 2-57. As may be seen from those plates, the 100-year flood on the Colorado and Gunnison Rivers would be confined to the immediately adjacent overbank areas. Colorado River floodflows will inundate bottom lands along the north side of the river and sandbar islands immediately upstream from Grand Junction. The commercially developed area near the

Fifth Street bridges and the residential area near Riverside Park would be threatened by the high flows of the Colorado River. Floodflows can back into the Connecticut Lakes area to the south of the river, as well as into the lower reach of No Thoroughfare Canyon. The higher flows on the Gunnison River would flood agricultural areas upstream from the mouth.

⁵ Broad, shallow overland flow generally less than 2 feet deep.



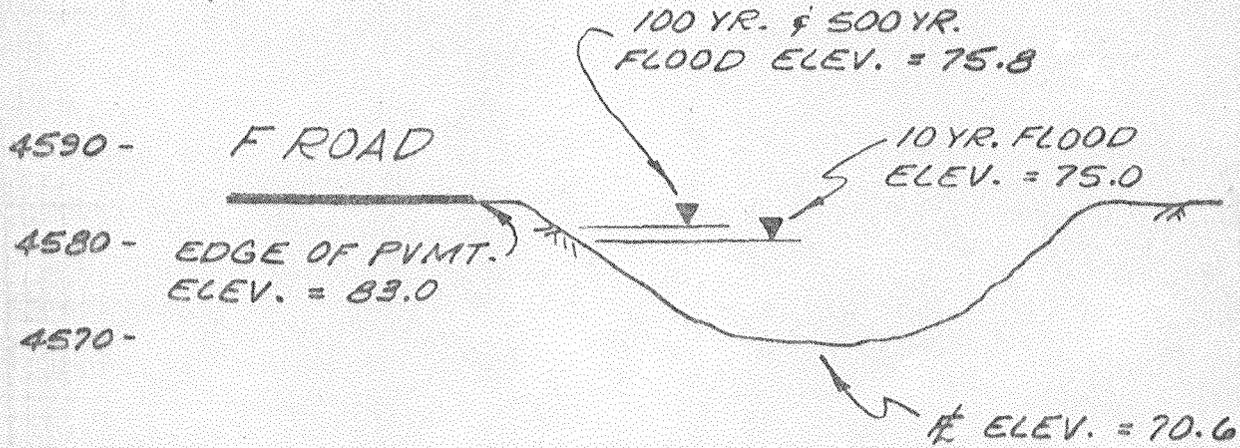


COLORADO
WEST
ENGINEERING

JOB COLONY PARK #101.3
CLIENT STRAUGHAN

Designed by _____ Date _____
Checked by _____ Sheet No. _____ of _____

835 Colorado Ave. Grand Junction, Colorado 81501 (303) 245-9430



NOTE:

IT WOULD BE DIFFICULT TO CALCULATE OR EVEN ESTIMATE THE CHANGE IN WATER VOLUME OR DEPTH IN THE CHANNEL DUE TO THE ELIMINATION OF SHEET FLOW ACROSS THE PROJECT SITE. HOWEVER, PLATE 72, FLOOD PROFILE, HORIZON DRIVE CHANNEL, CORPS OF ENGINEERS FLOOD HAZARD STUDY INDICATES ESSENTIALLY NO DIFFERENCE IN THE ELEVATION OF THE 100 YR. AND THE 500 YR. FLOODS. THIS LEADS TO THE CONCLUSION THAT THE ALTERATION OF THE SHEET FLOW AREA BY THE PROPOSED PROJECT WILL CAUSE NO MEASURABLE CHANGE IN THE DEPTH OF WATER IN THE CHANNEL DURING THE 100 YR. FLOOD EVENT.

CROSS SECTION - HORIZON
DRIVE CHANNEL STA. 8+40

SCALE 1" = 20'

PRELIMINARY SOILS REPORT
FOR THE COLONY

General

The "SCS Soils Survey" indicates that two different soil types will be encountered in this area

1. (Fc) Fruita and Ravola loams, 2 to 5 percent slopes.
2. (Fa) Fruita and Ravola gravelly loams, 0 to 5 percent slopes.
3. (Rf) Ravola very fine sandy loam, 0 to 2 percent slopes.

Moderately saline areas may be encountered within the subdivision, but should not produce adverse effects towards vegetation.

Soils Description

See next page.

Soil's Suitability

Septic tank absorption fields: Central sewage collection will be used, therefore, septic tank absorption fields shall not be used.

Roads and Streets: Due to frost action of soil sub-base and base, courses shall be properly designed.

Building Foundations: The soil has low strength and low shrink-swell potential, therefore, properly designed building foundations are recommended.

Vegetation: Soils ability to sustain vegetation is good to very good, as outlined under soil's description.

Ravola very fine sandy loam, 0 to 2 percent slopes (R_v).—This extensive and important soil occurs either along washes or arroyos extending from the north or on broad coalescing alluvial fans. The alluvial material from which the soil has developed was derived from sandstone and shale and ranges from 4 to 20 feet deep. The principal areas of the soil are north and northwest of Grand Junction and north, northwest, and southwest of Fruita.

This soil is much like Ravola fine sandy loam, 0 to 2 percent slopes, but is generally more uniformly level. The texture is prevailingly very fine sandy loam, but the percentage of silt is noticeably higher in some places. A few small areas that have a loam texture are included.

The 10- or 12-inch surface layer consists of light brownish-gray to very pale-brown very fine sandy loam. In some places the underlying thin depositional layers vary only slightly in color or texture. In other places, especially near drainage courses, the layers are more variable and may grade to loam, silt loam, or fine sandy loam. Nevertheless, layers of very fine sandy loam are more numerous. Below depths of 4 to 5 feet, the texture is sandier, and at depths of 8 to 12 feet strata of loamy fine sand, gravel, and scattered sandstone rock are common.

Disseminated lime occurs from the surface downward. Owing to the friable consistence of the successive layers, the tilth, internal drainage, available supply of moisture for plants, permeability to plant roots, and other physical properties are favorable and assure a wide suitability range for crops. The organic-matter content, however, is low. The soil is slightly saline under native cover and has a few strongly saline spots. Occasionally the water table is high.

Fruita and Ravola loams, 2 to 5 percent slopes (Fc).—This unit consists of areas of Fruita and Ravola soils so small and closely associated that it was not practical to map them separately. It occupies either gently undulating or ridged topography along the several alluvial fans. Most of it is north of Grand Junction.

The soils of this unit have formed in old alluvial deposits derived mainly from the Mesaverde sandstone and Mancos shale formations that lie to the north. The alluvial mantle is 3½ to 7 feet deep and is underlain by Mancos shale. Either this unit is associated with soils of the Fruita series or it occurs in positions between Fruita soils and Ravola soils.

On the gently sloping rounded crests and upper slopes of the narrow ridges, or on the brows of the mesas or the alluvial fans, the soil is similar to the Fruita very fine sandy loams. In contrast, on the lower slopes and in the bottoms of shallow troughs, the soil is similar to the Ravola loams in that it has no distinct profile layers. Instead, there is very pale-brown, calcareous, medium-textured surface soil and a subsoil that shows no definite stratification.

The soils of this unit are calcareous throughout. The soil on the ridge crests is noticeably splotted or spotted with lime, but the lime is not visible in the soil on the lower slopes. Angular and semirounded pieces of sandstone rock and gravel are common in some places but they do not seriously impair cultivation. This unit has a textural range from fine sandy loam to light clay loam.

Use and management. About 85 percent of this undifferentiated unit is cultivated. Alfalfa, beans, corn, small grains, orchard fruits, grapes, berries, and truck crops can be grown successfully. Grand Junction, about 5 miles to the south, provides a nearby market that encourages farmers to diversify their crops. Practically all of this unit could be cultivated. Only a few small areas contain harmful quantities of salts. Crop yields are probably only slightly lower than on the Fruita very fine sandy loams. Great care to prevent erosion needs to be taken.

Fruita and Ravola gravelly loams, 5 to 10 percent slopes (FA).—The principal areas of these undifferentiated soils occur on benches or mesas north of Grand Junction. The areas begin at the first ridge north of the city and continue as far as the Government High Line Canal. Small areas occur north of Fruita.

In the virgin state, the soils of this undifferentiated unit are spotted and variable. Ordinarily, the soil at the upper levels—Fruita gravelly loam, 5 to 10 percent slopes—has a very pale-brown loam surface layer and a moderate accumulation of lime in the subsoil. In contrast, the soil at the lower levels—chiefly Ravola gravelly loam, 5 to 10 percent slopes—has a very pale-brown to pale-brown surface layer and only a weak accumulation of lime in the subsoil. In both positions, the lime can be seen in the subsoils. Shale ordinarily occurs at depths of 2½ to 4½ feet, but the alluvial mantle may be 10 to 12 feet thick in some places.

The soils of this unit are friable and permeable enough to permit easy penetration of plant roots down to the underlying shale. Ordinarily, they are very spotty and contain considerable amounts of sandstone gravel and semirounded stones. Gravel for road building has been taken out a mile north of Grand Junction and 2 miles north of Fruita. Most of the stones have been removed from the cultivated fields.

Use and management.—Nearly half of this unit is cultivated. Its suitability for crops is relatively wide. General field crops, truck crops, tree fruits, and irrigated pasture are grown. Because this unit has slopes not particularly favorable for tillage, much of it probably could be used to advantage for berries, grapes, tree fruits, and irrigated pasture. Growing of corn or other row crops on this land encourages erosion. If erosion is not prevented during irrigation, the soil mantle will become thinner, yields will gradually diminish, and eventually the raw shale will appear at the surface. The soils have a low content of organic matter, so farmers need to apply barnyard manure or grow legume crops to maintain or increase the supply.

We used approximately 30 minutes to make our presentation and then opened the meeting to hear questions and concerns from the 20+ neighbors in attendance. Those neighbors expressed concern about the impact this project would have on schools, traffic and irrigation water systems. The open discussion continued for approximately 30 minutes. At the conclusion of the meeting we spoke to many of the neighbors on a one to one basis. The strongest negative response heard was that they would prefer to have this property remain the same, but they knew it would change one day. The preponderance of comments were very positive.

Robert this is my best recollection of our neighborhood meeting. I believe we were able to satisfy most of their concerns, which was borne out by the fact that none of the neighbors attended the public hearing. We intend to continue to meet with the neighbors as we progress through this process.

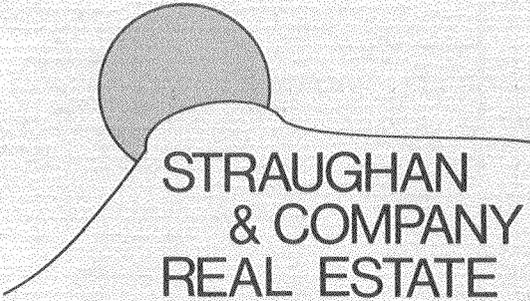
Thank you for your kind attention.

Very truly yours,

A handwritten signature in black ink, appearing to read "Ted L. Straughan". The signature is written in a cursive, flowing style with a large initial "T" and "S".

Ted L. Straughan

TLS:cw



**STRAUGHAN
& COMPANY
REAL ESTATE**

March 19, 1981

Dear Neighbor:

Mr. Bob Baughman, Mr. Dennis Barbour and I, Ted Straughan, are drawing plans for a new residential subdivision. This subdivision will be situated on twenty acres which is adjacent to Pomona School's east boundary. Our plans will call for condominiums and townhomes to be constructed on that site.

We would like to meet with our neighbors and show you our plans, explain our development and collect from you suggestions and concerns. We will meet:

Time: 7:00 P.M.
Date: Thursday, March 26, 1981
Place: West Jr. High Cafeteria

Please plan to attend. If you are unable to attend and have questions, please feel free to call me at 242-6566 days and 243-3789 evenings.

Our planning commission meeting date has been set for March 31, 1981. It would be most helpful to have your input prior to that hearing. Thank you for your kind attention.

Yours very truly,



Ted L. Straughan

TLS:cw

COLONY PARK NEIGHBORS

<u>Name</u>	<u>Address</u>
Barbara G. Adams	415 Ridgewood Lane
Herbert Bacon	353 Mayfair Drive
Lawrence & Caroline Ball	2632½ F Road
Charles & Edith Barone	2240 Knollwood Lane
Alex & Edith Bauer	2551 Mayfair Drive
Lois Baughman	2581 F Road
Robert Baughman	2579 F Road
Russell & Eleanor Beecham	330 Ridgewood Lane
Louis Brach	2209 North 1st Street
Daphne M. Branson	2580½ F Road
Bill Brodak	405 Ridgewood Lane
Ben C. & Vanada Brower	2219 Knollwood Lane
James L. & Carol Cadez	2256 Knollwood Lane
Tom Coit	2115 Poplar Drive
Vernon & Sharon Denison	2020 Overlook Drive
Ken Dewees	530 Lilac Lane
Dale & Shirley Dickson	2218 Idella Court
Wesley H. Dixon	2562 F Road
Bruce Dixon	2035 Overlook Drive
Gene K. Ealy	4750 Essex Circle, Boulder, CO 80302
Lee B. Ford	305 Ridgewood Lane
Rose E. Graham	2315 North 1st Street
John & Sharon Gordon	2615 F Road
Mrs. James Gormley	2433 North 1st Street
Patrick A. Gormley	2433 North 1st Street
Dr. A. H. Gould	2420 North 1st Street
Mary C. Harbert	P. O. Box 458 Grand Jct., CO
Tyrus C. Harbert	2245 Knollwood Lane
Cliff G. & Elizabeth Harwin	2582 F Road
Richard Hutton	427 Ridgewood Lane
Don & Lois Kanaly	P. O. Box 326 Grand Jct.
Leslie & Martha Kareus	2220 Knollwood Drive
G. W. & Norma Klapwyk	2000 Overlook Drive
Max Krey	2015 Overlook Drive
Frank Kuretich	505 Lorey Drive

Ed M. & Nadine Lippothes	2246 Knollwood Drive
Terryl & Constance Lorentzen	2335 North 1st Street
Stanley L. McFarland	2221 Idella Court
Richard McMillian	2203 Knollwood Lane
Lawrence D. Meyer	2105 Poplar Drive
Stuart Moll	2025 Overlook Drive
Homer & Edna Moody	416 Lilac Lane
Dr. Mary Moore	2403 North 1st Street
Jerry C. & Kathryn Morgan	2574 F Road
John & Mel Morrow	2010 Overlook Drive
Terry & Mary Musgrave	2238 Idella Court
Lloyd Nordhausen	2303 Knollwood Lane
Walter J. Phillips	2116 Poplar Drive
Tom Plunkett	2020 Poplar Drive
Thomas & Janet Pool	2301 Knollwood Lane
Ronald & Susan Potts	2206 E11a Court
Phil R. Quintana	2015 Poplar Drive
A. C. & Jeraldine Radebaugh	2120 E11a Court
Forrest & Ila Rasmussen	2634 F Road
Joe G. & Tony M. Redding	2566 F Road
Richard & Dianne Reimer	2201 Idella Court
Eugene M. Sanders	2580 F Road
Jim Sanders	2576 F Road
Walter Schultz	2005 Overlook Drive
Verne Smith	2013 Overlook Drive
Lionel & Harriet Smock	2246 Idella Court
Ted J. Treece Jr.	325 Ridgewood Lane
Mildred VanDover	2634½ F Road
Guy R. Wallace	425 Ridgewood Lane
James E. Whalley	2016 Poplar Drive
Joe Wheeler	2570 F Road
Andy Williams	428 Ridgewood Lane
G. Dale Williams	2200 Idella Court
Thomas & Elsie Woldruff	306 Ridgewood Lane
Elizabeth A. Wygant	2255 Knollwood Lane
Earl & Floy Young	2303 North 1st Street
Salih & Sara Abou-Zied	2030 Poplar Drive

#33-81

#33-81

#33-81

Wesley H. Dixon
2562 F Road
Grand Junction, CO 81501

Joe G. & Tony M. Redding
2566 F Road
Grand Junction, CO 81501

Eugene M. Saunders
2580 F Road
Grand Junction, CO 81501

33-81
Jerry C & Kathryn Morgan
2574 F Road
Grand Junction, CO 81501

Daphne M. Branson
2580½ F Road
Grand Junction, CO 81501
33-81

Clifford G. & Elizabeth
Harwin
2582 F Road
Grand Junction, CO 81501
33-81

Gene K. Ealy
4750 Essex Circle
Boulder, CO 80302
33-81

Tustee Et Al
Patrick A. Gormsly
2433 North 1st Street
Grand Junction, CO 81501
33-81

Lois B. Baughman
2581 F Road
Grand Junction, CO 81501
33-81

Robert I. & F. Baughman
2579 F Road
Grand Junction, CO 81501
33-81

Lionel W. & H. A. Smock
2107 North 1st Street
Grand Junction, CO 81501
33-81

Elizabeth A. Wygant
2255 Knollwood Lane
Grand Junction, CO 81501
33-81

Mary C. Harbert
P. O. Box 458
Grand Junction, CO 81502
33-81

Thomas D. & Janet G. Pool
806 Samoan Drive
Grand Junction, CO 81501
33-81

Stanley L. McFarland
2221 Idelia Court
Grand Junction, CO 81501
33-81

REVIEW SHEET SUMMARY

FILE# 33-81

ITEM Colony Park

DATE SENT TO REVIEW DEPT. _____

Outline Development Plan

DATE DUE 3/16/81

PETITIONER Ted Straughn, 637 Main St., G.J. (Colo. West Surveying & Engineer)

LOCATION 660 East of 25 $\frac{1}{2}$ Rd. Southside Patterson

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/10/81	Mt. Bell	We have no objection to this item. Our direction of feed is anticipated from the North east corner. We will present our route within the development as specific plans are available.
3/11/81	Drainage	Plans for existing drainage ditches are not complete and no approval will be given until these drain Right-of-ways are confirmed or ditches piped and a 20' right-of-way granted, drains are located in red on attached plat.
3/12/81	Public Serv. Elect. & Gas	Public Service Co, may have <u>objections</u> to this application. Due to the volume of applications being received for review from both Mesa County and the City of Grand Junction, we will not be able to complete our review of this project by the deadline shown. Our detailed comments will be forwarded as soon as possible.
3/16/81	City Utilities	A temporary pedestrian path should be provided on south side of Ranchman's Ditch for school children going to and from Pamona School. Plans for this should be coordinated with City Engineers.
3/17/81	Fire City	Before we can okay construction on this we must do a fire flow on the largest building. To do this we need the square footage of the building, distance to exposures, and type of construction. Also we need to plan for fire protection. To do this we need to know existing fire hydrant locations and what size of water lines are available. From this we will be able to determine additional fire hydrant that will be required.
3/19/81	Public Serv. Gas & Elect.	Electric: No objections to re-zoning request; utility easements will be required as further plans are developed. THI 3/13/81 Gas: No objections see electric comment on easements. CB 3/18/81
3/19/81	Transportation Engineer	The single access point across the drainage ditch to Patterson Rd. is not adequate to serve 212 units. Two access points would be better. All cul-de-sac and non-continuous streets should have turn-around areas at the ends.
3/19/81	Irrigation	This subdivision borders the Independent Ranchmens Canal feeder on the North border. Some kind of Right-of-Way will have to be worked out. The Southeastern corner borders on the Mesa County Ditch. A Right-of-Way will have to be worked out for this place as well.
3/19/81	Staff Comments:	Generally density seems appropriate considering location & availability of services. Dev. states he will participate in providing some improvements to the park. Details should be provided with preliminary. O.D.P. is adequate. Detailed comments regarding circulation & parking will be provided at prelim. when more information is available. (cont. on next page)

3/19/81 City Engineer 50 Ft. half right-of-way plus Ranchman's Ditch right-of-way should be dedicated on the south side of F Road. Power-of-attorney for full street improvements on F Road should be granted. A pedestrain/bicycle path is needed from 1st Street to Pomona School and Park. We plan to try to do this project this year. Coordination and cooperation are needed. Certain of these streets should be dedicated public streets in accordance with the appropriate development standards and some of them probably should be private drives. I am available to discuss this with the petitioner as input for their Preliminary Plan. To the maximum extent possible, sewers and waterlines should be in dedicated streets.

Staff Comments: Recommends that if the project is not initiated within one year of final approval, a rehearing be scheduled before the planning commission

4/6/81

RINKER/PICKENS PASSED 3-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #33-81, ZONING OF ANNEXATION OF PR-10.

RINKER/PICKENS PASSED 3-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #33-81, COLONY PARK SUBDIVISION, OUTLINE DEVELOPMENT PLAN, SUBJECT TO STAFF COMMENTS, PARTICULARLY THE BICYCLE - PEDESTRIAN PATH.

Law Offices Of
LaCroix, Achziger, Skinner & Multz, P.C.

*Thomas R. LaCroix
John A. Achziger
Joseph H. Skinner
Carroll E. Multz*

*725 Road Ave.
P.O. Box 2685
Grand Junction, Colorado 81502
Area Code 303
Telephone 245-4601*

May 1, 1981

Mr. Robert Golden
City-County Development Department
Mesa County Courthouse Annex
Grand Junction, CO 81501

RE: Colony Park Townhouse and
Condominium Project

Dear Mr. Golden:

We have been retained by the developers in the above captioned project to prepare the condominium and townhouse organizational documents relative to the over-all project. Accordingly, we have been requested to provide you with the following information.

For the convenience of the homeowners in Colony Park Subdivision, three non-profit corporations known as Colony Park Townhouse Association I, Inc.; Colony Park Townhouse Association II, Inc.; and Colony Park Condominium Association, Inc. have been organized to own, operate and manage the common area and improvements thereof in Colony Park Subdivision. The common area and improvements consist of approximately 20 acres of land with roads, surfaced paths, lawn areas, landscaping, and tennis courts. All of the common area with landscaping, lawn areas, and the other above listed improvements will be conveyed to the above named homeowners associations in fee simple with marketable title, free and clear of all liens and encumbrances prior to the sale of the first lot. Every individual homeowner has the right to use the common area and improvements subject to reasonable rules and regulations established and controlled by the developers, Ted L. Straughan, Robert I. Baughman, Francis Baughman and Dennis H. Barbour, initially, and then by the owners themselves through the Board of Directors of the respective homeowners association.

Mr. Robert Golden
May 1, 1981
Page 2 cont'd.

The individual owners are Class A members and are entitled to one vote for each lot they own. The developers are Class B members and are temporarily entitled to three votes for each lot they own. The Class B membership terminates and is converted to Class A membership when the total votes in the Class A membership equal the total votes in the Class B membership.

The associations will meet annually at which meeting members will elect directors to the Board of Directors to fill the vacancies resulting from expiration of prior terms of office on the respective boards. At such meeting the officers of the associations will present financial reports and other business will be conducted according to the agenda for such annual meetings. Special meetings may be called at any time by the president, the Board of Directors, or upon written request of the members entitled to vote one-fourth of the votes of the Class A membership, of the respective associations.

The Board of Directors elects the officers of the associations who direct the day-to-day business of the associations. The associations are responsible for maintenance of exteriors of all homes (this does not include windows or window washing), the upkeep of the common facilities, lawn care, bookkeeping, and accounting functions, sidewalk maintenance, collection of the assessment fees from the members, preparing an annual budget, providing for annual audit, insuring the improvements on the common area, and related duties.

The associations have the right to charge reasonable fees for the use of the common area and the recreational facilities and to establish and enforce reasonable rules governing the use thereof within the respective associations.

In order to protect property values, aesthetics and to provide assurance that future developments, additions and changes will conform and be harmonious with the external design and location of existing structures, the owners within each association through their Board of Directors, will establish a Committee for Architectural Control. The approval of the committee will be required before additions or changes can be made to any buildings, fences, hedges, walls or other structures.

Mr. Robert Golden
May 1, 1981
Page 3 cont'd.

Each owner and the developer will be assessed the same annual assessment fee, which fee is established each year by the Board of Directors. The amount of any increase by the Board of Directors in the annual assessment fee over the initially provided maximum assessment is limited to three percent (3%) per year. Only by vote of two-thirds of each class of members who are voting in person or by proxy at a meeting duly called for that purpose may the maximum annual assessment be increased more than 3% above the maximum annual assessment for the previous year. The Board of Directors may fix the annual assessment at any amount not in excess of the maximum. The annual assessment will be based on projected need. Such annual assessment will be collected on a monthly basis accordingly as provided in the by-laws.

In addition to the annual assessments, the associations may levy in any assessment year, a special assessment for that year only for construction or repair of capital improvements on the common area. Any such special assessment requires the assent of two-thirds of each class of members voting in person or by proxy at a meeting duly called for considering such special assessment.

Since it is important that each owner pay his assessments when due, procedures for the enforcement and collection of assessments have been established. Each assessment shall be the personal obligation of the owner concerned and also a lien will be created against an owner's lot for the amount of any delinquent assessment. After an assessment is delinquent over thirty (30) days, it shall bear interest at the rate of 2 percent over prime per annum. This lien is for the benefit of the associations and can be foreclosed. In addition, the associations can file an action in court to collect the amount of the assessment plus costs and attorneys' fees without foreclosing the lien.

Additional residential property and common area may be annexed with consent of two-thirds of each class of members. Subject to approval by the Federal Housing Administration or the Veterans Administration while there is a Class B membership, the developer may annex additional residential property and common area.

Mr. Robert Golden
May 1, 1981
Page 4, cont'd.

without consent of the individual homeowners or the associations. Any such annexation may increase the number of members of the homeowners' associations.

Dissolution of the associations merger or consolidation requires written assent of two-thirds of each class of members of each such association.

Annexation of additional lands, merger and consolidation will result in increases in the number of members in the homeowners' associations.

Should you desire further information, please advise.

With kind regards.

Sincerely,

LaCROIX, ACHZIGER,
SKINNER & MULTZ, P.C.



Carroll E. Multz

CEM;jb

REVIEW SHEET SUMMARY

FILE NO. 33-81 DUE DATE 5/18/81
 ACTIVITY Colony Park
 PHASE Preliminary
 LOCATION 2575 Patterson Road
 PETITIONER Robert I. Baughman
 PETITIONER ADDRESS 2579 F Road, Grand Junction, CO 81501
 ENGINEER Colorado West Surveying & Engineering

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5/12/81	Fire - City	We cannot accept this as shown. First we need to have you come into our office to do a fire flow or show how you arrived at the 3000 gpm you submitted. Also you must have hydrant spacing every 300 Ft. with intermediate hydrants installed where a determination of required fire flow warrants such. Line size shall be all <u>8" line</u> with a looped system. This is a must for a development of this size. Any questions come by or call. Thank you.
5/15/81	City Police Dept.	Additional traffic congestion on Patterson (F) road. Access for emergency vehicles. Define which streets are private or public. We do not enforce parking/traffic problems on private drives.
5/15/81	Ranchman Irr. Grand Valley Irrig. Co.	On future plats and declarations, some mention should be made in reference to the irrigation water for the system in this subdivision. Also, safety fences for the canal on F Road should be mentioned. In addition, we need to know how much of a right-of-way will be available on the south side of the canal for maintenance purposes.
5/18/81	City Engineer	I am not sure of the legal position on outletting the storm runoff from a development of this size into that existing irrigation drain ditch to the south. Where does that ditch drain to? The 30 Ft. mat shown on their typical street section is inappropriate. If on-street parking is proposed the mat should be 34 Ft. If no on-street parking is allowed, the 22 Ft. mat width is appropriate. Street right of way should be <u>at least to 6 inches</u> beyond the outside edges of concrete appurtenances. No street sidewalks or other public pedestrian ways are shown on this plan. Pedestrian facilities are important and should be provided. Future improvements to F Road will probably require relocation of the Ranchman's Ditch to the south to accommodate a 4-lane arterial street. The 50 Ft. half right-of-way shown for F Road includes the present Ranchman's Ditch so its use for street purposes is severely limited. Power-of-attorney for full street improvements for F Road must be submitted prior to recording the plat. This plan does not designate the streets to be dedicated. I assume that at least Cider Mill Road and Meander will be dedicated public streets and I am not sure about any others, which streets will have on-street parking allowed? It seems to me that Cider Mill Road and Meander should be public streets with on-street parking allowed and with pedestrian facilities along both sides of the street (ie 55 Ft. right-of-way)

and all the other drives could be private with some system of off-street pedestrian ways routed through the "clusters" of buildings. All sanitary sewers not located in dedicated public streets must be in a 20 Ft. easement centered on the sewer. Detailed construction plans for public streets, public sewers and public storm sewers should be submitted to me for review and approval prior to construction. A financial guarantee in accordance with Development Regulations Section 27-2.3 should be obtained for all public improvements. Grand Valley Irrigation Company approval will be necessary for the crossing structure and any channel work at Ranchman's Ditch. The city will be designing and constructing a pedestrian path on the south side of Ranchman's Ditch this year. The petitioner should be asked to grant an easement and to participate in the cost of the path.

(SIC)

5/18/81 City Utilities If all interior streets were public streets the homeowners would not have to be in the street maintenance business and utilities would be in public right of way rather than easements.

5/18/81 Mountain Bell We request easements as shown on plat. Mtn. Bell will go joint trench with Public Service & will require additional easement as plans develop. We request the developer contact our engineering dept. (245-5713) for information on the use of the open ground to help us determine our route of feed.

5/18/81 Transportation Engineer If "Guarantees" that Meander Dr. will be continued through adjacent property to provide other access points from this development to other roadways, then what is shown is O.K. However, only one access point for this size development is not adequate. What about pedestrian facilities and the Patterson Road bike/ped. path? I assume Cider Mill Road and Meander Dr. are the only dedicated public streets, because I would not be in favor of parking lot arrangements backing out onto city streets, as shown on the other streets in this development.

5/19/81 Ute Water The "Preliminary Utility Composit" is shown essentially correct for the water system. Needs for this development will be met from the existing 8" line in F Road. All service lines which tee off the 8" line to be installed in Cider Mill Road will be valved with a cast iron gate valve bolted directly to the tee in that 8" line. Each valve will be equal in size to the service line it serves. All valve locations and all mainline bends 11° or greater will have thrust blocks & and said bends will be cast iron. Any water lines which serve fire hydrants and are not looped should be 8" in diameter at least to the hydrant location. All fire hydrants will be isolated with a 6" cast iron gate valve. The 8" line in Cider Mill Road will be tee & valved at the southern most intersection and extended to the South property line. Policies & Fees in effect at the time of application will apply.

5/19/81 Staff Comments: Good use of open space - lots of it.
POA for F Rd.
Easement agreements needed.
Irrigation system from engineering co. needs to be shown. (Signed by P.E.)
Good concern for ped. access thru development, but needs to be shown.
Good use of existing vegetation.
Dimensions of parking stalls.
Copy of covenants.
Show any outdoor ammenities.
Show what improvements will be done on the city park.
Show trash p/u.
Bikeracks for apt. bldg.
Traffic engineers' concern for 2 (not 1) access pts. off of F Rd. needs to be addressed.
Show w/ is public, what is private roads.
Turnaround parking area.

Project must obtain Building Permit within 1 year of approval or schedule rehearing.

5/19/81 Floodplain Administration Clarify what is proposed immediately east of proposal.
Clarify the increase of normal flow, as indicated in analysis.
Need dimensions of proposal, the change of culvert. Will they keep existing bridges across the canal.

5/19/81 City Parks/Rec. No comment.

5/26/81 LITTLE/RINKER PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #33-81, PRELIMINARY PLAN, COLONY PARK.

**City
County
Development
Department**CITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501
559 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT. 343

MEMORANDUM

TO: Those concerned with Colony Park - File No. 33-81

FROM: Mark Eckert - Senior City Planner, Cliff Davidson - Senior County Planner
Bob Goldin - Staff Planner, and Ron Rish - City Engineer

DATE: August 27, 1981

RE: Colony Park - File No. 33-81

This proposal Colony Park, File No. 33-81, has been given careful consideration by the Senior City Planner, Senior County Planner, the City Planner, and City Engineer and the following comments will apply as a result of this review.

It is staff's contention that the plan as submitted is not acceptable, and should be revised to meet the City Engineer's concerns. The issue of F Road improvements will require a letter from the developer stating that he will comply completely with the City Engineer in regard to all improvements and actual design of the proposed roadway, ditch and bikeway and anything else the City Engineer will deem necessary. If this letter is not received prior to September 11, 1981, the staff will pull the proposal, Colony Park, First Filing, Final Plan and Plat, File #33-81 from the City Council Agenda scheduled for September 16, 1981.

The issue concerning the design of the pedestrian sidewalks as proposed by the developer has also been found to be in conflict with the City Engineer. Thus, after careful examination of the approved preliminary plan and final plan Filing No. 1, the staff found no acceptable alternative to the pedestrian walkways and decided that the City Engineer's comments are valid and should be upheld in the case of Filing No. 1, Colony Park. The staff, however, feels that in the future filings, a non traditional approach to pedestrian walkways through the development may be appropriate and with good design, could be acceptable to all those concerned. A revised plan, complying with the City Engineer's request (those in a letter from Ron Rish, City Engineer, to Ted Straughan, dated August 24, 1981, and all previous review comments of Mr. Rish concerning Colony Park, Filing No. 1) will need to be submitted to Mr. Rish for review and approval prior to City Council review. If this cannot be accomplished before September 11, 1981, the staff will pull the proposal from the September 16, 1981, City Council Public Hearing. A copy of Mr. Rish's approval of the revised plan will need to be submitted to the Planning Department prior to September 11, 1981, for Colony Park, Filing #1 in order to be scheduled for City Council Hearing.

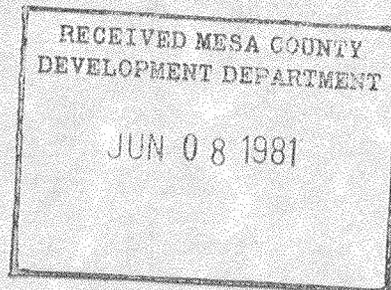
CC: Mark Eckert - Senior City Planner
Cliff Davidson - Senior County Planner
Bob Goldin - Staff Planner
Ron Rish - City Engineer
File No. 33-81

Enclosure

COLORADO
WEST
ENGINEERING

CONSULTING CIVIL ENGINEERS
835 COLORADO AVE., GRAND JUNCTION, COLORADO 81501
303/245-5112

June 8, 1981



City Planning Department
559 White Avenue
Grand Junction, CO 81501

Re: Colony Park Sub'd.
(File no. C33-81)

Dear Planners:

The review comments for Colony Park, final plat, are addressed in the following letter:

1. City Fire Department and Ute Water - Our office has met with representatives from both Grand Junction Fire and Ute Water. Proper water lines and fire hydrants locations have been determined per our meetings with both agencies.

2. City Police Department - Any development will have an impact on existing traffic flows. What better place to route traffic than to a major arterial which is slated for future street improvements? As indicated on the preliminary plat, there is emergency vehicle access along the east property line.

3. Ranchman's and Irrigation ditch - Grand Valley Irrigation Company, as a member of the U.C.C., is represented on the final plat by the signature of the chairman of the U.C.C. Safety fencing along F Road adjacent to the existing drainage ditch is included in our development plans and safety fencing will be provided. Appropriate easements and right-of-way will be indicated on the final plat.

4. City Engineer - Power of Attorney for street improvements on F Road will be granted by the developer. The developer will gladly work closely with the City Engineer on all phases of this project. Again, there will be no on-street parking so as to maintain a narrow street right-of-way. Detached pedestrian circular paths will be provided. All appropriate easements will be indicated on the final plat.

5. City Utilities - All interior streets will be dedicated public right-of-way with the exception of private parking areas and immediate access to those areas.

*City items
don't go to
U.C.C.*

City Planning
Page 2

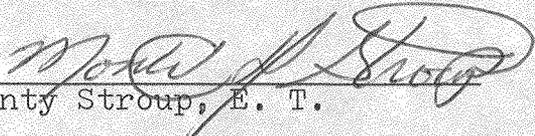
Mountain Bell and Public Service - Appropriate easements will be indicated on the final plat.

7. Transportation Engineer - Subsequent development will be responsible for continuation of Meander Drive. Future developments will be responsible to work with city planners concerning this topic.

8. Flood Plain Administration - As indicated in the flood plain, narrative removal of existing culverts will alleviate any flooding problems to the east. Pertinent hydrology data will be submitted at the time of final platting.

10. Staff Comments - Appreciate encouraging staff comments and take no exception nor have any problems with staff comments.

Sincerely,
COLORADO WEST ENGINEERING

by 
Monty Stroup, E. T.

sjh

P.S. Delay of written response to agency review comments, was due to individual meetings with several agencies to completely eliminate all future problems.



COLORADO WEST SURVEYING COMPANY

comprehensive land planning
complete surveying service

835 COLORADO AVENUE • 303 245-2767 • GRAND JUNCTION, COLORADO 81501

June 16, 1981

City Planning Department
Grand Junction, Colorado 81501

Dear Planners:

This letter is in response to the review comments on Colony Park and is a supplement to the letter by Colorado West Engineering

Meander Drive, Meander Court and Cider Mill Road are proposed for dedication to the public. There will be no parking on Meander Circle and only emergency and over flow parking on one side of Meander Drive and Cider Mill Road.

Each agency will be called out and responded to by name:

FIRE DEPARTMENT; Colorado West Engineering met with Mr. Painter and worked out all details.

CITY POLICE; any development, even 1 or 2 units, impacts a street. What better place to put this traffic than on a major arterial, that is to be improved in the very near future. As for parking enforcement, see opening statement.

GRAND VALLEY IRRIGATION; see enclosed letter. Declarations for all utilities have a tendency to clutter and confuse on final plats. This should be done on a sign off sheet.

CITY ENGINEERING; see attached letter from Grand Valley Irrigation for storm run off. Storm run off water is routed per request by Grand Junction Drainage.

The street section shown as 34 feet and 26 feet are a drafting error and should be 36 feet and 28 feet, allowing 1 foot behind curb for right of way. The 30 foot mat will give a more open and less congested air to the development, allowing only emergency and part time over flow parking on one side. If a 30 foot mat is not acceptable under these conditions, we will adjust to 22 feet of mat. Detached pedestrian ways will allow an easy foot traffic flow throughout the development.

Please find enclosed a copy of a portion of a study to the improvements for Patterson Road (F Road) provided to us by the City Engineer at the beginning of our design of this project. Note the area underlined in red on the third page of the enclosed part of this report.

Bike racks will be provided in the final design package.

Appropriate easements will be granted for any utilities not in dedicated streets.

As is required at the time of final plat, Engineering plans will be submitted for the review of the appropriate agencies.

Financial guarantees will be a part of final submittal for the placement of public improvements.

Approval for Grand Valley Irrigation will be received before the removal or construction of any crossings.

The petitioner has stated in public meeting at zoning and at outline development plan stage, before the planning commission and the City Council, and at preliminary plat before the planning commission, his willingness to co-operate on the development of bike paths and pedestrian walkways.

CITY UTILITIES; see above comments.

MOUNTAIN BELL; appropriate easements will be granted.

TRANSPORTATION ENGINEER; no guarantees can be given as to what will happen in future development for the extension of Meander Drive. All that can be done is provide the opportunity for extension in the nature of good planning.

Also see above comments for access, emergency access as shown on plat, street dedication, pedestrian walks and bike paths.

UTE WATER; Colorado West Engineering met with Ute Water and resolved any questions.

STAFF COMMENTS; the following items will be included in final plat submittal: easements, power of attorney for F Road, Engineer designed irrigation system, trash pickup and bike racks.

Parking stalls will be 20 feet in length and 9 feet wide.

As is shown on the preliminary plan, there will be an emergency access along the East line, where the existing driveway is now, with break away barriers for emergency use.

Contact has been made with the City Parks Department and they are interested in having Colony Park participate in the development of tennis courts in Pomona Park.

City Planning letter - page 3

Additional pedestrian circulation and open space amenities, will be designed and included with final building plans, all as a part of final plan submittal.

FLOOD PLAIN ADMINISTRATION; a revised flood plain study has been submitted.

Respectfully submitted,



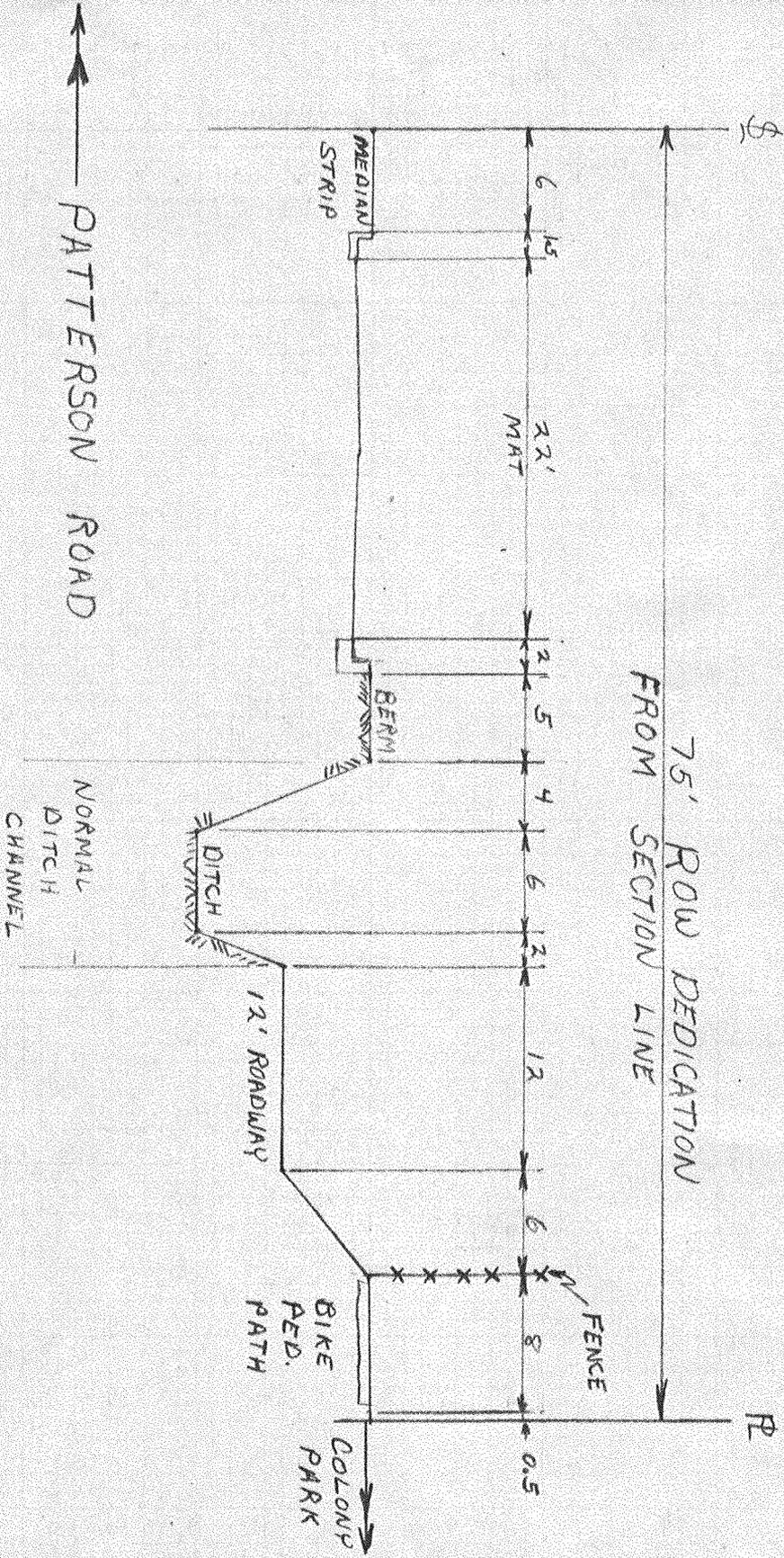
William G. Ryden
COLORADO WEST SURVEYING CO.

COLORADO WEST ENGINEERING
 835 Colorado Avenue
 Grand Junction, CO
 245-5112

JOB 532.3
 CLIENT TED STRAUGHN
 Colony Park

Designed by _____
 Date 3-11-82
 Checked by _____
 Sheet No. 1 of 1

835 Colorado Ave. · Grand Junction, Colorado 81501 · (303) 245-9430



PATTERSON ROAD

75' ROW DEDICATION FROM SECTION LINE

RECEIVED MESA COUNTY
 DEVELOPMENT DEPARTMENT
 MAR 18 1982

PROPOSED LOCATION OF
 PATH, DITCH AND PATTERSON
 ROAD ADJACENT TO
 COLONY PARK SUBDIVISION



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

December 2, 1987

Colony Park Venture Partners
2513 Hwy 6 & 50
Grand Junction, CO 81505

Gentlemen:

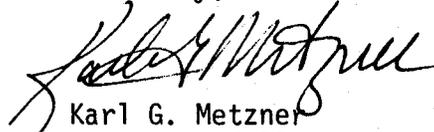
I have been asked to clarify the status of the Colony Park planned development if a 48-unit retirement center were to be placed in Colony Park, filing #1.

Colony Park, filing #1, was approved for two 30-unit multi-family apartment buildings and 15 attached townhouse units under a PR-10 zoning. A 48-unit retirement center, replacing the 60 multi-family apartment units, would have no effect on the zoning designation or density previously approved for the development. A minor change approval would be required through the Planning Department for the reorientation of the structures. All previously required public improvements, utilities, landscaping, and other amenities will be required at the time of initial development.

Other than any items mentioned above, the development of the proposed retirement center would have no effect on any previous development approvals for Colony Park.

I hope this addresses your concerns. Please let me know if you have any further questions.

Sincerely,



Karl G. Metzner
Director of Planning

KGM/tt