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File 1981-0063

Project Name: Persigo Village – Zoning of Annexation to PR-17

Date 2/6/02

P	S	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.
r	e	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.
s	e	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.
n	e	
d		
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
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
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X	X	*Mailing list to adjacent property owners
		Public notice cards
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		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
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		Individual review comments from agencies
X	X	*Consolidated review comments list
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X	Land Use Comparison	
X	X	Review Sheet Summary	X	Comparison of CWACOG and PQDA Population Projections for Mesa County	
X		Review Sheets	X	X	Daily Sentinel article "GJ Officials worry mall area becoming Horizon Drive" – 7/24/81
X		Letter from Gary Raffety to Jim Patterson re: requesting statement from dept. addressing sewer capacity – 7/3/81	X	X	Planning Commission Minutes - ** - 7/28/81, 6/30/81 and 7/14/81
X		Development Application	X		Letter from James Patterson to Gary Raffety re: present and future capacity of GJ area sewage treatment system – 7/13/81
X		Deed			
X		Easement Agreement			
X		Land Use Schedule			
X	X	Sketch Study #1			
X		Proposed Use Land Use			
X		Flood Hazard Map			

OUTLINE DEVELOPMENT PLAN
and
ZONE CHANGE REQUEST
for
PERSIGO VILLAGE

Introduction

The Persigo Village submission is for the approval of the proposed Outline Development Plan and subsequent rezoning of the property to a Multi-family Residential (PR-17) land use. The primary objective of Persigo Village will be to provide quality high density apartment/condominium living units in a planned environment, offering a desirable and affordable alternative to traditional forms of housing currently available in the local market.

Studies of projected population growth for Grand Junction and the surrounding valley indicate that housing will be in every increasing demand over the next 10 to 20 years. Presently 1/3 of Colorado's populace is in the 20 - 32 age range, and are ready to enter the market place. Because of this inevitable rapid growth, providing adequate and affordable housing will require higher residential densities in closer proximity to existing city services, utilities, schools, etc. Persigo Village will offer what the market needs and wants and at a price it can afford.

Vicinity

The proposed site of Persigo Village is located approximately 2½ miles northwest of the Central Business District of Grand Junction, approximately ½ mile from Interstate 70 to the north and within 1½ miles of Highway 6 & 50 to the southwest. Bordering the site are 25 Road to the west and G Road to the north, both of which are currently planned to become major arterial streets as future traffic loads increase in the area.

Nearly everything future residents of Persigo Village will need or want on a daily basis will be within close proximity of their homes (see Vicinity Map in Appendix). Educational facilities ranging from elementary grades through college are within a two mile radius. Retail and commercial outlets, a hospital, fire station, employment centers and recreational facilities are all to be found within a one to two mile radius. *services nearby*

Adjacent to the site are four Planned Multi-family residential projects ranging in density from 8 to 20 units per acre. These projects have been approved for future development (see Map #3). The balance of the area surrounding the subject site is either undeveloped or is occupied by mature single family residences. *W.P. & MATURE*

Zoning

The site was previously zoned AFT by Mesa County, but due to annexation considerations by Grand Junction, the request is for a zoning of PR-17. The request for this type of zoning is in conformance with the recommendations of the Northwest Task Force Report (see Map #2) and is compatible with recent zoning changes in the immediate area bounding the site (see Map #3).

Site and Existing Conditions

The proposed 48 acre site is bounded on the north by G Road and on the west by 25 Road. Both roads presently have dedicated right of way widths of 30 feet adjacent to the site. At the northwest corner of the property is an excepted parcel (.8± acres) containing an existing natural gas sub-station which will remain for the foreseeable future. The main line of the Grand Valley Canal traverses the site inside the eastern boundary, rendering a portion of the site as unbuildable land. Approximately 80 feet west of the canal is an 850 foot long drainage ditch which flows to Leach Creek. Due to its location, the area between it and the canal may prove to be unbuildable and may best be utilized as planned open space.

Leach Creek enters the northeastern corner of the property approximately 200 feet south of G Road, flows under the canal and across the site toward the gas sub-station. During rare storms of 100 year frequency or greater, limited portions of the site are subject to shallow coverage by flood waters (see Map #4) along Leach Creek, the drainage ditch parallel to the canal, and along the western boundary adjacent to 25 Road (see Map #4). Not sure
1934

Existing topography is generally flat with minimal slopes averaging 1 - 2%, with the highest elevations occurring adjacent to the canal. Surface water flows from the canal west across the site and is collected in the roadside ditch along 25 Road. There are no buildings or structures existing on the site and at the present time it is being used as pasture land. what is going on
to the

The vegetation is generally sparse and scattered over most of the site, with the exception of dense tree and understory growth along Leach Creek. The existing trees are predominately native Cottonwood and Russian Olive. the
200 y

Utility services available to the site consist of gas, electric, telephone and cable T.V. along 25 and G Roads. Ute water is adequately available to the site (along 25 Road - 6" line and G Road - 8" line) for domestic requirements, but additional capacity will be needed for fire protection within the development. The petitioner intends to extend a larger size water line to the site from 24½ and F Roads. Sewer service will be extended north from F Road along 25 Road to the site. to the

The Plan

The conceptual program for Persigo Village calls for the creation of multi-family structures 2½ stories high which will house approximately 36 units each. The family unit mix and design will correspond to market demands at the time of development. Current plans call for 756 units to be built at an average density of 16.5 units per acre. Is it
a DCP?

In developing the site plan, considerable care has been taken to recognize the existing site constraints (such as the canal and its r.o.w., the flood plain, existing drainage ditch, etc.) and then to property deal with them. Set backs of 150 feet or more are typical for nearly all perimeter buildings bordering 25 and G Roads and the canal, allowing adequate transition space to minimize the visual impact on adjacent property and also to maintain or create useable open space. Interior units are clustered to form internal courtyards for development as useable open space in the form of informal landscapes for leisure enjoyment or for recreational facilities. All buildings are served with adequate off street parking areas conveniently located to eliminate long walking distances for residents. or
p

Parking shown on the plan will be privately owned and maintained by Persigo Village Homeowners Association. Parking will be provided at a ratio of 1.8 spaces per unit minimum with approximately 1/3 of them covered carports. All parking areas will be easily accessible from dedicated streets as shown on the plan. Landscaping next to and within parking areas will be maximized to reduce the visual impact of the automobile.

city
spec's
?

Vehicular ingress and egress will be from 25 Road along a gently curving tree lined parkway consisting of two 26 foot wide dedicated streets separated by a landscaped median. The remaining interior streets are proposed as dedicated 24 foot wide roadways, with no on-street parking allowed, and cul de sac turn arounds at their extremities. The interior streets will be flanked with landscaped islands to screen adjacent parking and to create a pleasing streetscape character. Low intensity street lighting is also planned along the collector streets and lots.

The exterior character of the development will be planned carefully through proper selection of exterior building materials and colors, landscaping and site grading, street light fixtures and trash storage facilities. Considerable open space has been created to provide for a wide variety of functional as well as recreational uses. For example, the large open green adjacent to 25 Road will serve as a flood water storage area and also for a variety of field sports. In general, the recreational uses for the site will be selected according to the demands of the market.

large, open area out there

Development Schedule

Persigo Village will be developed in phases over a period of 5 to 10 years. It is anticipated that development will begin on Phase One within the next two years. It should be pointed out that the overall rate of development of the project will be based on the community's growth and housing needs over the next several years.

→ When will a Flood Analysis be done prior to P.I.C.M.?

LR & CA Reynolds
695 25 Road
City #63-81

GE & VM Johnson
693 25 Road
City #63-81

FE & SM Williams
8316 Laurels Ln.
City #63-81

Helen Hilgenfeld
Rt. #3, 683 25 Road
City #63-81

F.D. Nichols
681 25 Road
City #63-81

A.A. Basinger
679 25 Road
City #63-81

V & BE Wood
677 25 Road
City #63-81

G.A. & M.E. States
675 25 Road
City #63-81

ME & L Silzell
2492 Independent Ave.
City #63-81

BC & LB Morrison
669 25 Road
City #63-81

C.R. & V.G. Burgess
667 25 Road
City #63-81

HC & EP Wallace
702 25 Road
City #63-81

K.A. Johnson
124 E 84th St. #3B
New York City, NY 10028
#63-81

WE & HM Dockery
2524 G Road
City #63-81

Curtis B. Lashbrook
2526 G Road
City #63-81

Western Slope Gas
#63-81

M & MM Hockett
2527 G Road
City #63-81

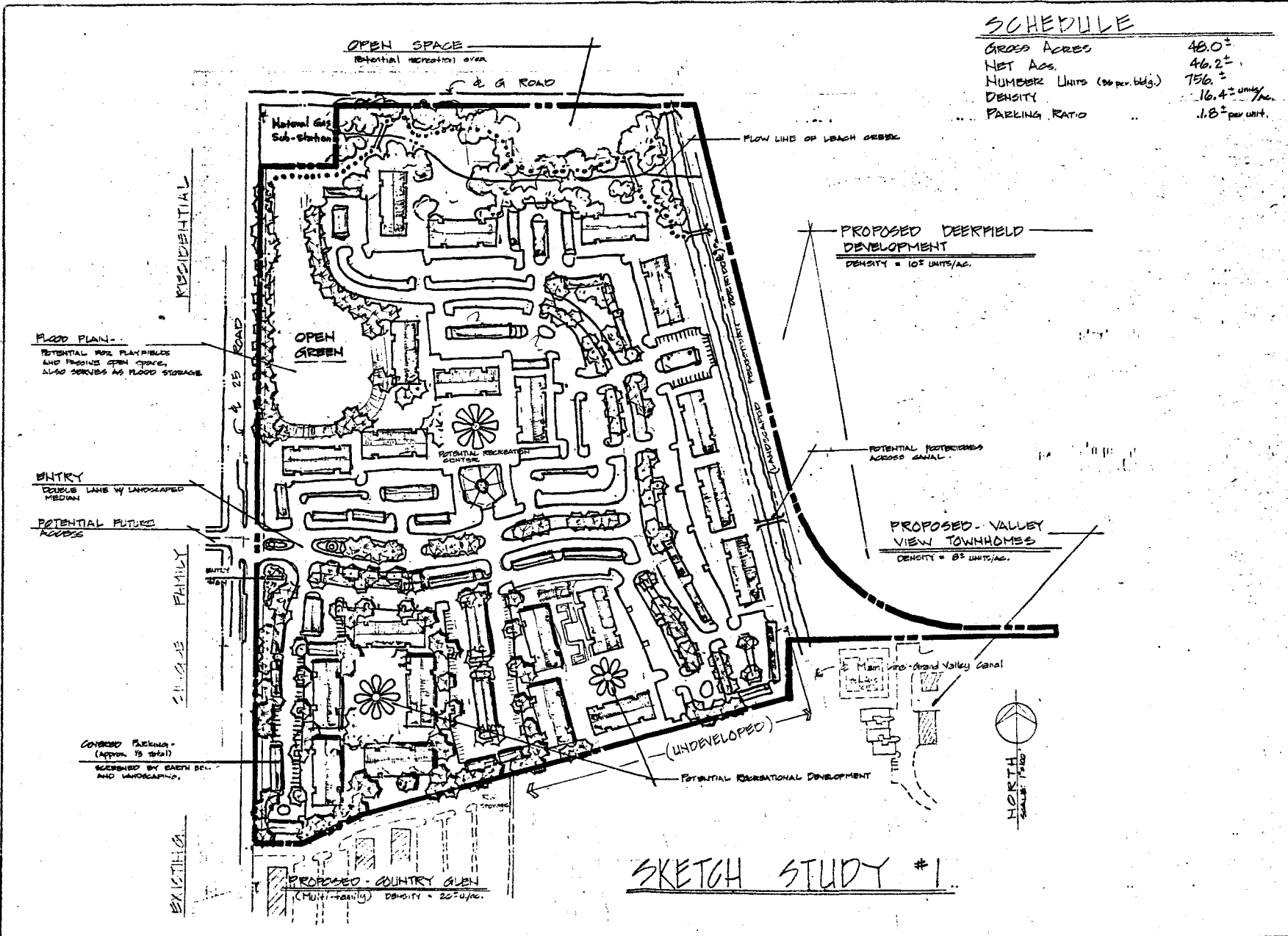
RJ & BJ Cramack
677 25½ Road
City #63-81

JA & J Soelberg
c/o D & D Christensen
3330 Norwalk
City #63-81

CW & H Etal
653 26 Road
City #63-81

DF & EE Wanger
2520 F½ Road
City #63-81

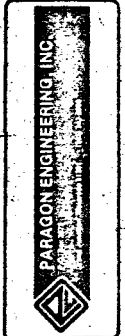
LE & EM McKee
652 25 Road
City #63-81



SCHEDULE

GROSS ACRES	48.0±
NET AC.	46.2±
NUMBER UNITS (50 per bldg.)	756±
DENSITY	16.4± units/ac.
PARKING RATIO	1.8± per unit.

CHECKED	
DIT	
S-24-B1	
SCALE	
1" = 100'	
REVISIONS	BY



PERSIGO VILLAGE
 25 AVE G REAR
 GRAND JUNCTION, COLORADO



SKETCH STUDY #1

REVIEW SHEET SUMMARY

FILE NO. 63-81 DUE DATE 6/15/81
 ACTIVITY Persigo Village
 PHASE Outline Development Plan & Rezone ACRES _____
 LOCATION SE Corner of 25 Rd & G Rd.
 PETITIONER Colex Ltd. c/o Ken Shrum
 PETITIONER ADDRESS P.O. Box 363, Grand Junction, CO 81502
 ENGINEER Paragon Engineering, Inc.

OVERALL CONSIDERATIONS

Due to the size and intensity of the proposal closer examination of all the overall considerations is necessary.

- OVERALL COMPATABILITY**
- CONSISTENCY**
- ADJACENT PROPERTY**
- CHANGE IN THE AREA**
- TRAFFIC IMPACT**

The existing impact statement has not adequately addressed all of the considerations. Further examination is required as to the impact of the proposal on traffic, school and other public services.

Rezone

- 1) Need for housing*
- 2) Have utilities for expansion to site*
- 3) Services available*
- 4) Core Area appropriate*
- 5) NW task report.*

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6/5/81	City Parks & Recreation	No comment at this point.
6/12/81	City Utilities	The plan states that a sewer main will be extended north in 25 Road from F Road but it does not say who will construct that main. The sewer main in 25 Road should be a 12 inch line to accommodate future sewer flows to the north. It is uncertain when the line in F Road will be available for service because of the strike and work stoppage on the new interim treatment plant. The interim treatment plant will not be in service before November 1981.
6/12/81	Ute Water	No objection to Rezone or O.D.P. However: Large diameter lines will have to be extended to the site for fire protection AND domestic demands. The existing 6" and 8" water lines mentioned in the O.D.P. are obligated to existing customers and cannot provide adequate flows for this or neighboring developments. Multi family dwelling developments are subject to a development fee equal to 80% of the then current Single Family Tap Fee for each dwelling unit. The costs of necessary water line extensions will be born by the developer, and subject to refund via assessment to subsequent developments. The existing 18" Transmission Line at the intersections of 26 & H or 26½ & G Roads, or the 12" water main at 24½ & F Roads could serve this development's demands. Policies and fees in effect at the time of application for services will apply.

CLASSIFIED HERE 5/81 HAS NOT BEEN RECLASSIFIED

6/12/81	City Fire	We need a utilities comp. of this planned devel. Showing existing and planned water lines and hydrants.
6/15/81	Transportation Engineer	One access point for 756 units is not adequate for proper traffic circulation or emergency access.
6/15/81	Comprehensive Planning	<p>Submittal does not adequately address the overall issues as requested. Due to the density and total number of dwelling units, this development may have a great impact on the area and the facilities and services that will be required by its residents. The following issues must be addressed in detail.</p> <ol style="list-style-type: none"> 1. Is the proposal compatible with the overall character and existing uses of the surrounding area? 2. Is the proposal consistent with surrounding uses? 3. What impact will the proposal have on all affected facilities and services? 4. What measures will be undertaken to mitigate these impacts? 5. A traffic impact analysis is needed. 6. Is the proposal in compliance and consistent with the adopted policies? 7. The Grand Junction sewage treatment plant is currently at maximum capacity. A residential development of this size may generate a minimum of 150,000 GPD of wastewater. How will this impact be mitigated?
6/15/81	City Engineer	I concur with comments of City Utilities Director concerning sanitary sewer service. Apparently a Floodplain Permit will be necessary. Power-of-attorney for G Road and 25 Road street improvements should be required. All sanitary sewers should be located in dedicated streets or in 20 ft. wide easements with vehicular access to manholes. I don't quite understand the proposed street dimensions discussed in the report but I guess the details will come out in the Preliminary Plan.
6/17/81	Staff Comments	<ol style="list-style-type: none"> 1) One entry for the entire project is in question. (would like to see access on G Rd. and 25 Rd.) 2) What will you do to the existing gas substation to insure no trespassing? 3) Need Floodplain analysis at preliminary stage. 4) With the overspill in NE corner, what do you propose to ensure safety? 5) What do you propose to do with the drain ditch (not the canal) on the eastern portion of the project. 6) Utilize existing trees and vegetation when possible. 7) At preliminary - will need more detail of all aspects of project. 8) Phasing needed. 9) POA on G and 25 Roads. 10) Rezone should justify the intensity as related to the <u>existing</u> single family character.
LATE		
6/17/81	Mountain Bell	As this project progresses we will require telephone easement for buried cable from 25 Road through-out the complex as is necessary to serve the units. Probably at time of final plat review.
6/17/81	Public Service	<p>Electric: No objection to rezone. Customer to contact both P.S.Co. & G.V.R.P.L. for electric service. (P.S.Co. will serve all if annexed to city). Will request easement at time of preliminary plat. THI 6/5/81</p> <p>Gas: Plat #841-848 No objection to rezone. Will request easements on preliminary plan. KF 6-15-81.</p>
6/30/81		TRANSMEIER/PRICE PASSED 5-0 A MOTION TO TABLE #63-81, ZONING OF PERSIGO ANNEXATION, OUTLINE DEVELOPMENT PLAN, FOR WORKSHOP STUDY, AND ATTEMPT TO RETURN THE ITEM TO THE AGENDA FOR THE JULY PUBLIC HEARING.

REVIEW SHEET COMMENTS FOR PERSIGO VILLAGE
OUTLINE DEVELOPMENT PLAN AND ZONING REQUEST

AGENCY COMMENTS

City Utilities

The sewer service extension to the proposed development will be by a private corporation under the City Reimbursement Program and will be designed and built in accordance with City and sewer district specifications. The initial phase of the development will not be available for occupancy until spring or fall of 1983, at which time the new treatment facility will be in service.

Ute Water

Water service to the site will be extended from 25 and H Road and will be a 24" line. The service will be provided by a Private Corporation under the Reimbursement Plan and will conform to all local and Ute Water Company specifications.

City Fire

Once zoning has been granted, we will provide a utilities composite of the proposed development at the Preliminary and Final Plan submittals.

Transporation
Engineer

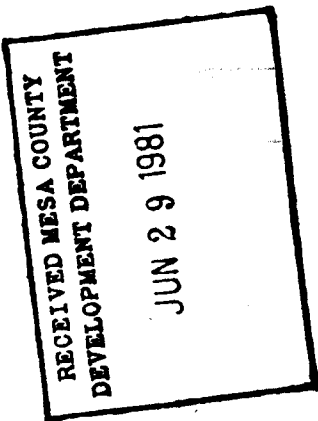
Last Friday, Ken Schrum and I met with Mr. Bragdon to discuss his concern with only one access to site. He is taking another look at it and will contact me concerning his feelings at that time.

Comprehensive
planning

The proposed development is compatible with the surrounding approved land uses adjacent east and south, which are PR-8 to PR-22 zones. Northwest across the intersection of 25 and G Roads is another PR-8 zone. (See Map #3 in original Impact Statement submittal.)

The proposed zoning request complies with the accepted guidelines prepared for the area by the Northwest Task Force Report.

Adjacent property across 25 Road west and G Road north are presently zoned AFT, but because of the inevitable growth in the neighborhood area, pressure will ultimately dictate that these tracts conform to the new growth encircling them. Previous zoning approvals within the area have set the precedence and the current owners will probably wish to sell their land to developers and seek newer and better homes elsewhere. The character of the proposed project will obviously be different from the existing area, but will be in character with the future developments being planned on all sides of it and throughout the neighborhood.



Impact on utilities, services, and existing facilities will not be as great as it would be if the same number of units (756) were built at 3-4 units per acre as is typical with single family densities in the area. Please read comments to Agencies above with regard to utilities etc.

Impact on schools and services will also be far less than with more traditional developments. Of the 756 total units proposed, 56% or 420 units will be one bedroom with the remaining 336 units being two bedroom units, indicating most of the tenants will be young singles, divorcees, or newly marrieds with no children, or perhaps one preschool age child, therefore very few typically structured families (one man and woman plus one-two children. (Current average family size in Mesa County is 2.63 persons per household.)

Once zoning approval is obtained, more detailed and supportive material will be submitted to address these questions at the Preliminary and Final Plan submissions.

The petitioner is aware that the existing City of Grand Junction waste water treatment facility is operating at near capacity, however it should be pointed out that a new waste water treatment plant located west of 22 Road will be operational sometime in 1981-82 and will have sufficient capacity to provide treatment of sewage generated by Persigo Village.

City Engineer

Most of the points raised by this department have also been raised elsewhere. Please check replies to other Agencies above and the Planning Commission Staff comments below.

STAFF COMMENTS

Project Entry

This seems to be the main concern about the proposed Outline Development Plan so I will briefly outline the reasons for the access as proposed.

A. Reasons for existing entrance location.

1. It is located directly across 25 Road from a dedicated (undeveloped) 50' R.O.W.
2. It is centrally located within development, 700-800 feet north of Country Glen's proposed access and 1,100 feet south of the intersection of G Road. This allows maximum site distance and travel time between points of cross traffic along 25 Road.
3. The four lane divided entry allows for double left turn traffic south onto 25 Road and also four emergency lanes into the development if required. Other emergency access points are possible from Country Glenn to the south if desired.

B. Reasons for NOT providing access to G Road.

1. Traffic - Freedom from the adverse effects of traffic is highly important to residential development. As traffic increases in the area, traffic signals will probably be required at 25 and G Road. This would encourage people to short cut through the development between 25 and G Roads, thus increasing the probability of speeders and endangering tenant safety.
2. Security - In conjunction with the above point, additional access from G Road would encourage crime, increase noise pollution and decrease privacy for tenants.
3. Open Space at Leach Creek - As the included open space plans shows, there is a 2.5 acre site north of the creek which could become part of the proposed County lineal park system along the drainage basin. A road penetrating the potential park area would probably occur within 600-800 feet east of the intersection of 25 and G Roads, thus splitting the site in half.
4. Cost - A major structure would have to be built to cross the creek. This cost, (estimated to be 80-100 thousand dollars) would ultimately negate many of the cost savings associated with the project and consequently require all rents to be substantially increased. City Government and Developers share a responsibility to the public to help hold down the cost of housing.

C. Reasons for NOT providing secondary access to 25 Road.

1. To minimize congestion along 25 Road.
2. To keep 3.5 acre park (open green) free of auto traffic for safety and maximum utilization as recreational area.
3. The farther north the location of a secondary road is to the intersection of 25 and G Roads, the greater the congestion and hazard of crossing traffic.

D. Secondary access to south by an interior road near southeast corner of development.

1. Initial phases would be adequately served by the main entry at 25 Road. As later development is completed, overflow, if needed, could occur away from 25 Road towards F $\frac{1}{2}$ Road only a $\frac{1}{4}$ mile south. This could be accomplished by extending the interior

Intensity

The existing single family homes adjacent to Persigo Village are limited to the area along 25 Road. The plan clearly shows that maximum effort was expended to lessen the visual impact along 25 Road in consideration of the existing use. The north 700 feet of the project along 25 Road is open space. The interior structures beyond the open green are over 300 feet from the proposed 50 feet R.O.W. The building north of the entry was placed with its end to 25 Road and is approximately 50 feet from the R.O.W. The two buildings facing 25 Road are situated behind landscaped berms and are 120 feet (\pm) from the R.O.W. In other words, all structures exceed the required building set back for the area. Considering maximum setbacks plus the proposed landscaped earth berms and open green along 25 Road, the visual impact should be a positive one.

As the surrounding neighborhood develops, the existing character will change. Even low density single family development will change the existing character, but the impact might well be greater, due to smaller lots and less stringent setback requirements. Also less architectural controls and site amenities are required and more often than not, lacking when compared with planned developments such as Persigo Village.

In summary, as future development occurs in the area, land prices will increase, traffic along 25 Road will increase, with or without Persigo Village and many of the present owners may well wish to take advantage of the growth trend and sell their property to other developers. This is common in the evolution and growth of all communities and most likely will happen here too. In any event, growth of the neighborhood is inevitable and for the present owners, across 25 Road, they stand to gain too in the long run.

dedicated street thru the adjoining property to the south. Most of the traffic will probably flow south to shopping, schools, employment, and recreation areas, therefore the pressure valve should allow this direction of flow.

Gas Sub-station

Some type of screening will be provided to obtain both a physical and visual barrier to the existing gas sub-station. This could possibly be in the form of a wood privacy fence, dense landscaping (hedges) or combination of fencing and landscaping. Visual character, durability, safety and cost will ultimately effect the final choice. Since it will have a direct impact on future residents as well as the 25 and G Road traffic corridors, the final choice will be made with care and diligence.

Floodplain Analysis

Once zoning is approved and we proceed with the Preliminary Development Plan, questions regarding floodplain analysis will be answered to the satisfaction of all parties concerned.

Overspill

The overspill from the Grand Canal will be addressed with the same objectives in mind as with Gas Sub-station above. We will work with the Grand Valley Irrigation authorities, and the City to provide a safe and aesthetically pleasing solution to the problem.

Drainage Ditch

The existing drainage ditch will be tiled and filled to be used as as part of the open space corridor along the Grand Canal.

Existing Trees and Vegetation

As suggested by your comment, every effort will be made to save as many existing trees as possible. In particular, the area along and north of Leach Creek will be left in as natural a state as possible. It is our intention at present to selectively clear and prune growth and understory brush so that the area is more useable and manageable from a maintenance standpoint. Of course, a major part of the overall design program calls for substantial additional new landscaping to supplement the retained vegetation that exists.

Preliminary Plan

As stated, we will work with the staff to provide all necessary detail information they require in order to evaluate the proposed development.

Phasing

The earliest projected starting date at this time is for Phase One construction to begin in the fall of 1982 with occupancy slated for spring of 1983. Five phases are presently anticipated and are shown on the included reduced site plan of Persigo Village. (see phasing plan attached)

P.O.A. on 25 and G Roads

We will provide a Power of Attorney for G Road improvements and on 25 Road we will either agree to furnish a P.O.A. or elect to proceed with the necessary improvements as required.

I Land Use Schedule

Gross Acreage	48.0 ± acres
(Less dedicated R.O.W. at 25 and G Roads)	1.73 acres
Net Area	46.27 acres
Total Number Units	756 ±
(21 structures containing 36 units each)	
Total Parking	1360 ± cars
(based on 1.8± min. stalls per unit)	
1/3 covered carports -	453 cars
32/3 open stalls -	907 cars
	<u>1,360 cars</u>
Project Density	16.34 units/acre

II Land Coverage Schedule

<u>Use</u>	<u>Area</u>	<u>% Total Site (46.27 acres)</u>
Buildings	4.63 acres	10.0%
Streets	8.0 acres	17.3%
dedicated streets (40%)	3.22 acres	-
private streets (60%)	4.78 acres	-
Parking	5.64 acres	12.2%
1/3 covered	2.08 acres	-
2/3 open	3.56 acres	-
Total area of coverage	18.27 acres	39.5%
Remaining area - open space	28.0 acres	60.5%

III Open Space Schedule

Total Open Space	28.0 acres
Area #1 - Flood plain area - N.E. area site	3.25 acres
Area #2 - Corridor south Leach Creek and west Grand Canal	4.0 acres
Area #3 - Area north Leach Creek	2.5± acres
Area #4 - Area east centerline Grand Canal	2.5± acres
Area #5 - Main Recreational Center	1.2± acres
Area #6 - Interior Court	1.0 acres
Area #7 - Interior Court	1.0 acres
Total large tract (developable) 33.4%	15.45± acres
Remaining Open Areas	<u>27.1%</u> 12.55 acres
	60.5%



63-81

City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

July 13, 1981

Mr. Gary Raffety
Paragon Engineering, Inc.
2784 Crossroads Blvd., Suite 104
Grand Junction, CO 81501

Dear Mr. Raffety:

I have received your letter of July 3, 1981 regarding present and future capacity of the Grand Junction area sewage treatment system especially as it relates to the proposed Persigo Village Development.

The present sewage treatment plant is operating at capacity. The plant operates at a high rate of efficiency but there are times when the discharge permit limitations are exceeded. The City is now operating the plant under a cease and desist order. The City will be allowed to operate the plant under the present conditions until the new interim plant is completed.

The new interim plant is a part of the new Persigo Wash Treatment Plant that is being constructed under separate contract ahead of the construction of the Persigo Plant. The interim plant will be able to treat up to one million gallons of sewage per day. This should accommodate the amount of additional sewage generated over a two year growth period. The interim plant is about 50% complete and should be in operation by the end of 1981.

The Persigo Wash Treatment Plant has been designed to serve the future population in the designated Grand Junction "201" planning area. Existing and future land uses and growth patterns were evaluated to determine what population would have to be served. EPA grants are limited to build facilities to accommodate a ten year growth period. It was projected that in 1990 the service area population would be about 100,000. It was determined that a 12.5 million gallon per day facility would be required to serve that population. To facilitate further growth the plant was designed so that it could be doubled in size to a 25 million gallon per day plant. It was estimated that this would be needed in 1990.

Recently I asked the Planning Department to compare our design estimates to the 1980 actual census and to make new population projections. This new comparison and projection seems to confirm our earlier design projections. Growth appears to be somewhat faster than we projected which means that the plant expansion could come as early as 1987 or 1988 rather than 1990. It does not matter where the growth is taking place as far as the treatment plant is concerned.

It is our responsibility to determine when the plant expansion will be needed and provide for that expansion or advise the governing bodies that the expansion cannot be provided when needed. There is nothing to indicate at this time that the interim plant, the new plant, or the new plant expansion will not be available as planned.

Sincerely yours,


James E. Patterson, Jr.
Utilities Director

JEP/rs

GJ officials worry mall area becoming 'Horizon Drive'

By John K. Nelson
Sentinel staff writer

Today, the area north of Mesa Mall is a hodgepodge of farm houses and open fields.

But in the years to come, the area could become the next Clifton; intense residential development is planned to accommodate the impending job boom that faces the Grand Junction area.

That has city officials concerned, and they say they are watching the area closely, to prevent what one planner called "another Horizon Drive."

One proposed development alone, Persigo Village, would house up to 1,500 people. Currently, the developers of the huge apartment complex — which would be located on 48 acres at G and 25 roads — are seeking approval from the City Planning Commission.

"This is the biggest single residential proposal the city has seen in a long time," said Bob Goldin, a city planner with the Development Department. "You're looking at 756 units in this one development — that's 1,500 people."

Aside from Persigo, 10 other high-density developments have been approved in the area, just outside the city limits. If all the developers eventually build their projects — currently, many are awaiting a more favorable financial climate before proceeding — 3,106 units of housing would be constructed.

That's enough to house more than 7,000 people.

The developments themselves are not controversial because the area is planned high-density development. But that kind of development would mean a heavy impact on roads, and water and sewer services in the area, planners say.

"Our contention was that anyone looking at how many units are being approved would have to see that — if the projects are built as planned — there will be a lot of people living there," said Mark Eckert, chief city planner.

At a recent planning commission meeting, action on the Persigo project was tabled for the commission to take a harder look at the impact of the projects in the area.

The commission wasn't concerned with the project itself, but "with the impact of the project on the area," Eckert said.

"The commission wanted to look at that area now to avoid another Horizon Drive area," Goldin said. "This area is ripe for development."

"We felt we needed to start taking a broader look at what's going on," said Jane Quimby, chairwoman of the City Planning Commission. "One of our major concerns was that there wouldn't be enough capacity at the new sewage treatment plant to handle the development."

Officials believe the plant can handle the development, but there's another problem, City Manager Jim Wysocki said. Water pressure in the area is very low, and no roads have yet been designated as major arterial paths.

"We had indicated that higher density development would be allowed in that area," he said, "and I think the developers have followed that. But I am concerned, primarily from the standpoint of water and existing pressure."

Development, although around the corner, is not immediate. A spokesman for the Persigo project, which is being developed by a Grand Junction firm known as Colex, Ltd., said construction probably will not begin for "two to three years."

D.S. 7/24/81