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File 1981-0079

Project Name: Woodsmoke – Rezone & Preliminary

Date 3/14/02

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.	
e	n	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.	
s	e	X	*Summary Sheet – Table of Contents
n	n	X X	Review Sheet Summary
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			*Submittal checklist
			*General project report
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			Reduction of assessor's map
			Evidence of title, deeds
		X X	*Mailing list to adjacent property owners
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		X	Legal description
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			Reduction of any maps – final copy
			*Final reports for drainage and soils (geotechnical reports)
			Other bound or nonbound reports
			Traffic studies
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<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>			
X	X	X	Gamma Radiation Survey – 7/28/81
X	X	X	Peak Demand Data Sheet
X		X	Commitment for Title Insurance FROM Commonwealth Land Titel Ins. Co.
X		X X	Location Map and Land Use Map
X	X	X	Site and Landscape Plan
X	X	X X	Grading, Drainage & Utilities
X	X		Road Inequities
X			Zone Change Request and Preliminary Plan
X			Public Notice Posting – 8/14/81
X	X		Subdivision Summary Form
X			Development Improvements Agreement- Preliminary – not signed
X	X		Letter from R. Kirk Lyons to John Kilpatrick re: geological construction on the site – 7/24/81
X			Soil Survey

PRELIMINARY DEVELOPMENT PLAN
AND
ZONE CHANGE REQUEST
FOR
WOODSMOKE

July, 1981

SUMMARY

- 464 parking spaces*
- 252 units*
- PR 19.4*
- 8.2 acres in open space*
- 10.8 acres in bldgs*

Owner:

John Kilpatrick
Rt. 1, Boxk 195A
Keensburg, CO. 80634

Engineers & Planners:

Paragon Engineering, Inc.
2784 Crossroads Blvd. #104
Grand Junction, CO. 81501
(303) 243-8966

ZONE CHANGE REQUEST
AND
PRELIMINARY DEVELOPMENT PLAN
FOR
WOODSMOKE
"A Planned Unit Development"

GENERAL

The enclosed maps and statements have been provided as a requirement of the Grand Junction Planned Development Regulations. This information is intended to provide the Planning Commission with sufficient background data to assess the preliminary development plan and change in zoning. The site of the proposed development contains 13 acres located in the City of Grand Junction, and is presently unzoned. The site is located west of 28 Road and north of the Grand Valley Canal, approximately $\frac{1}{4}$ mile south of Patterson Road. The requested zone for the subject site is a planned residential zone at a density of 19.4 units per acre.

ZONE CHANGE REQUEST

Need for Change

There has been a definite change in the character of the immediate neighborhood due to the extension of domestic water and sanitary sewer mains, and recent annexation to the City of Grand Junction. Development pressures presently being experienced in Grand Junction indicate that additional housing is required. Past development activity in the surrounding area indicates that this would be an appropriate location for a use of the proposed type.

In March of 1981, Pace Quality Development Incorporated submitted a county wide capital improvements program for Mesa County. Projections included within the aforementioned report indicate that 19,900 new households will be required in Mesa County between 1981 and 1985. Of these new households, a total of 64% are projected to have current dollar incomes of \$25,000 per year or less. This income level necessitates a major shift in the type of new housing currently being

provided within the County. The Woodsmoke proposal would help meet these requirements for the anticipated growth occurring in Grand Junction over the next several years. Exhibit No. 1 included at the end of this report indicates specifics for population projections in the Mesa County and Grand Junction area.

Surrounding Land Use:

Areas adjoining Woodsmoke are primarily residential in nature. Land lying along 29 Road east of Woodsmoke consists of Sunrise Gardens Subdivision, a developing apartment building complex, 29 Road Apartments, Bookcliff Veterinary Hospital and mature single family residences on moderate sized parcels of land. Land bordering Woodsmoke along the Indian Wash is primarily zoned R-2 and is in Mesa County. Land lying south of the Grand Valley Canal on the subject site consists of Ten Bar Four homestead subdivision which is developed as an apartment complex. The balance of the land contains existing single family residences. Cottonwood Corners, a planned neighborhood shopping center is located less than $\frac{1}{4}$ mile northeast of the site at 29 Road and Patterson Road intersection. Other development activity within $\frac{1}{2}$ mile of the subject site includes The Falls planned residential zone at eight units per acre and Pepperidge Subdivision which is currently zoned PR-20.

Access:

At present, the primary access to the subject site is from 29 Road, classified as a major arterial, with a total right of way width of 100 feet. Patterson Road, also classified as a major arterial, is located slightly less than $\frac{1}{4}$ mile north of Woodsmoke. It is anticipated that a project of this nature will generate approximately 1500 vehicle trips per day.

Accessibility to Utilities:

Electric, gas, phone, domestic water and sewer mains are existing and installed adjacent to Woodsmoke within the adjoining roadway. It is estimated that approximately 54,000 gallons per day of sewage will be generated by the site and approximately 68,000 gallons per day of domestic water will be required. Woodsmoke is located within the Ute Water Conservancy District, which presently has the capacity to meet the necessary domestic and fire protection needs. The Central Grand Valley Sanitation District presently has capacity and will be providing the necessary collection lines for living units within this development. There is an existing 8" sewer line located along the Grand Valley Canal, lying south of the subject site. An existing 8" water main is located within 29 Road. This 8" water main is connected into a major 18" water main in F Road.

Neighborhood Services:

As previously stated, there is a neighborhood shopping center planned at the southeast corner of 29 and Patterson Roads. Other commercial business and employment uses can be found along North Avenue in several existing shopping areas. These existing commercial, business and employment uses should be able to meet the daily needs and requirements of residents living within Woodsmoke. Other neighborhood services include Columbine Park, a major recreational facility located within 3/4 mile of the subject site. Two schools and numerous churches are located within a 1 mile radius of Woodsmoke.

Justification for Change in Zoning:

It is felt the following are valid justifications for a change in zoning:

1. Character of the immediate neighborhood has changed due to various other similar zonings that have occurred in the surrounding areas, in particular those along 29 Road and Patterson Road. Construction

- of sewer and water mains has taken place as well as the annexation of the site to the City of Grand Junction.
2. Access is gained from 29 Road, presently classified as a major arterial. Nearby Patterson Road is also classified as a major arterial.
 3. Presently Grand Junction is realizing additional housing requirements due to energy related growth. Therefore, affordable new housing will soon be required for those individuals working in energy related and associated fields.
 4. All the utility services required for development of the subject site are existing and available.
 5. Existing and developing commercial nodes are located within $\frac{1}{4}$ mile of the subject site.
 6. The proposed request conforms with the goals, objectives and policies stated within Chapter 3 of the Grand Junction Zoning and Development Code.

PRELIMINARY DEVELOPMENT PLAN

Character of Woodsmoke:

The site of the proposed development consists of 13 acres located within the City of Grand Junction. The site is located north of the Grand Valley Canal and west of 29 Road. At present, the site for Woodsmoke is bordered by the Indian Wash and is basically flat. The preliminary development plan calls for the construction of 252 apartment units with a resulting density of 19.4 dwelling units per acre. Development plans call for the utilization of one three-lane divided access from 29 Road. This single access will have the capacity to service all vehicle trips in and out of Woodsmoke. Additionally, an emergency access is planned near the southeast corner of the subject site. This access would utilize the Grand Valley Canal Service Road. The emergency access would be utilized

only in those cases when normal access cannot be gained to the site utilizing the 29 Road entrance. All drives and parking areas within Woodsmoke would be privately owned and maintained. It is the developer's intention to provide the City of Grand Junction with a power of attorney, actual construction of or escrow payment for one-half street improvements along 29 Road adjoining the subject site. All pedestrian circulation occurs independent of the drive system within the development, thus reducing any conflict between pedestrian and vehicular circulation. All units within this development will have vehicular access, affording the capability of providing the necessary police and fire protection services. The proposed 252 units within Woodsmoke are contained within one building in a "flat type" arrangement. The units will be apartments. Development plans call for the construction of two and three bedroom units ranging in size from 725 square feet to 900 square feet. Private patios and terraces will be provided to all units within the development. Overall building height will not exceed 30 feet. 464 parking spaces are available to residents and their guests, providing 1.8 parking spaces per dwelling unit.

Low intensity lighting will be utilized to light the drives, walkways, and open areas throughout the project. Trash collection pick-up areas will be screened and located at various points throughout the development. Amenities include the development of a recreational building containing racket ball courts, table games, meeting and party rooms. Outdoor amenities include the development of a pool and volleyball area, two tennis courts, picnic and barbeque areas. All open spaces within the development will be totally landscaped. A proposed planting list is included in the preliminary development plan. Every attempt will be made to preserve existing trees and shrubbery presently located on the subject site.

It is anticipated that Woodsmoke will utilize Central Grand Valley Sanitation District sewer services and the Ute Water Conservancy District domestic water services. Pressurized irrigation system is also proposed to facilitate the watering

of all open areas. All other utilities will be installed underground to each unit.

The accompanying preliminary development plan shows the relationship of building sites to each other, parking areas, pedestrian and traffic circulation, open spaces and recreational areas.

Impact on Public Facilities:

Some impact on public facilities would be realized once total site development occurs. These impacts could be somewhat offset by careful consideration of the following:

1. Impacts on park sites are mitigated by the provision of parks and recreational amenities within the development.
2. Impact on sewer and water services can be somewhat offset through utilization of existing taxes, tap fees and user service fees.
3. Impacts on police and fire protection are mitigated by providing proper accessibility to all units, as well as dual access points to the subject site.
4. Impacts on adjoining roadways are mitigated utilizing a divided entrance to Woodsmoke, as well as the provision of a power of attorney for construction of or participation in improvements to the adjoining roadways through escrow agreements. It should be pointed out that additional accesses could be generated once specific development plans are obtained on those parcels adjoining Woodsmoke to the east along 29 Road.
5. Overall impact on public facilities once site development is complete will be somewhat offset due to the increased tax base that would be realized.
6. Impact to the land adjoining the site is mitigated by natural buffers such as the Indian Wash and Grand Valley Canal. Additional buffers are provided for on the preliminary development plan. It should be pointed out that several parcels in the immediate area are in some stage of land development at this time, generally being developed as uses compatible

with Woodsmoke.

Land Ownership:

The land within Woodsmoke is presently being purchased under contract from William Graft of Grand Junction by John Kilpatrick of Keensburg, Colorado.

Development Schedule:

It is anticipated that the total development of the property will occur over a two year period. It must be pointed out that the rate of development is dependant upon the community's growth and housing needs. Site development and construction will begin within one year of recording of the final plan and plat. Development of the recreational amenities will occur in conjunction with the development of the residential units. All landscaping will be completed prior to occupancy of the living units, weather permitting.

Land Use Summary:

Total Area = 13.0 acres

Total Units = 252

Density = 19.4 dwelling units per acre

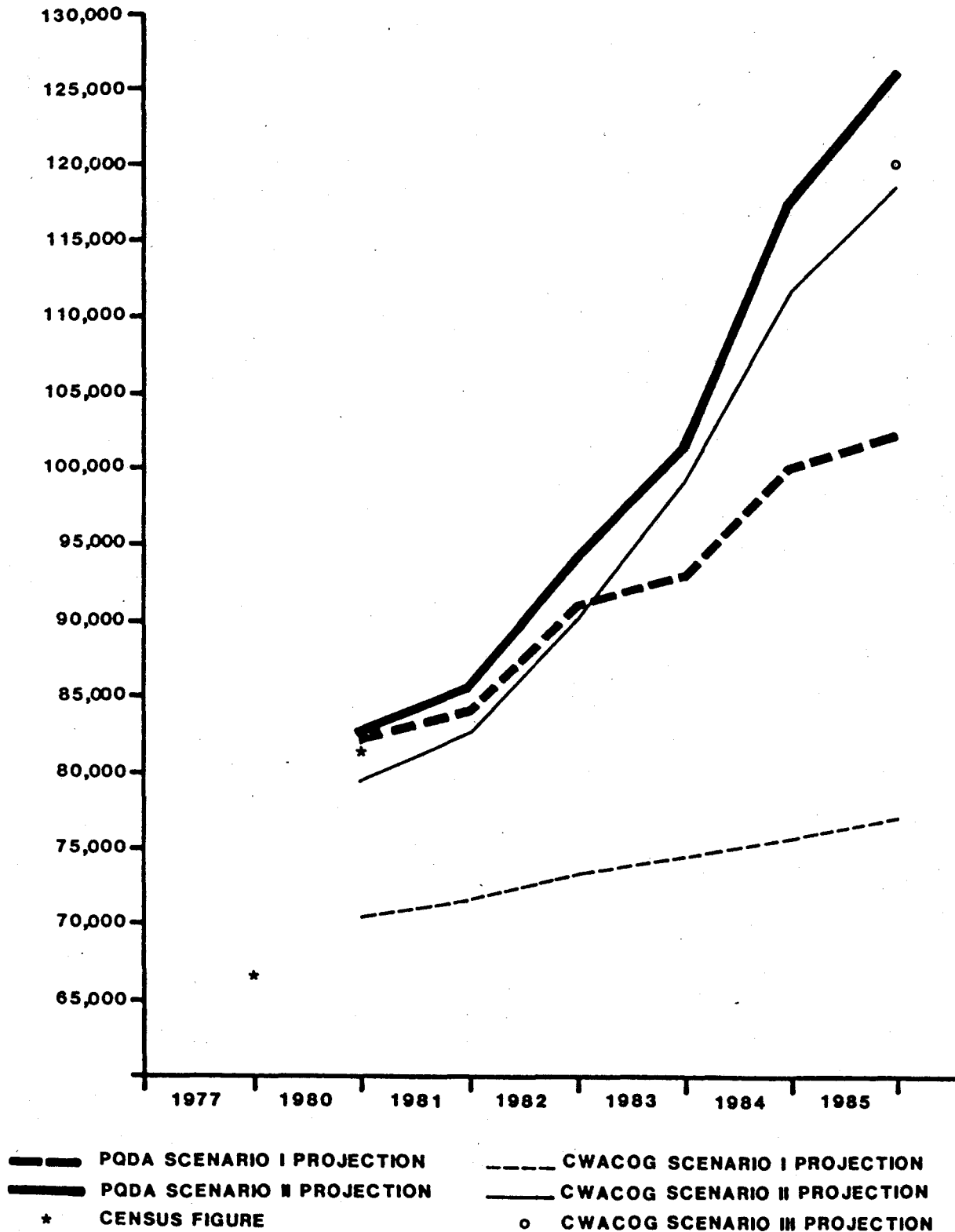
Area in Roads & Parking = 3.4 acres

Area in Open Spaces = 8.2 acres.

Total Parking, including RV Storage - 464 spaces

FIGURE A-1

COMPARISON OF CWACOG AND PQDA POPULATION PROJECTIONS FOR MESA COUNTY



A-11

Exhibit 1

2943-053-00-062
George Gonzales #79-81
309 Cedar *undeliverable*
Grand Junction, CO 81501

John Kilpatrick
Rt 1 Box 195A
Keensberg, CO 80643

2943-064-09-061
Sego Services, Inc. #79-81
130 North 4th Street
Grand Junction, CO 81501

2943-071-00-001
Western Slope Gas #79-81
2474 Industrial Blvd.
Grand Junction, CO 81501

2943-071-00-004
Lois Burns #79-81
596 Rio Grande
Grand Junction, CO 81501

2943-071-00-005
Philip Armour #79-81
2889 F Road
Grand Junction, CO 81501

2943-071-00-047
John Rothhaupt #79-81
P. O. Box 2375
Grand Junction, CO 81502

2943-071-00-045
Thomas Schultz #79-81
589 29 Road
Grand Junction, CO 81501

2943-071-00-049
Stephen Johnson #79-81
575 29 Road
Grand Junction, CO 81501

2943-071-00-011
Lucille Bliven #79-81
573 29 Road
Grand Junction, CO 81501

2943-071-00-935
Park

2943-071-00-018
Katherine Hutchinson #79-81
2892 Orchard Avenue
Grand Junction, CO 81501

2943-071-00-020
Richard Murphy #79-81
P.O. Box 3662
Grand Junction, CO 81501

2943-071-00-016
Jose, Gallegos #79-81
560 Ashley Lane
Grand Junction, CO 81501

2943-071-00-015
Sandra Tow #79-81
561 Ashley Lane
Grand Junction, CO 81501

2943-071-00-014
Estella Roberson #79-81
559 28-3/4 Road
Grand Junction, CO 81501

2943-071-03-001
Frank Miller #79-81
1911 Eastlawn
Durango, CO 81301

2943-071-02-002
Kenneth McGeachie #79-81
567 28-3/4 Road
Grand Junction, CO 81501

2943-071-02-003
Jim Thompson #79-81
P.O. Box 3344
Grand Junction, CO 81501

2943-071-08-007
Marvin Bond #79-81
c/o Wakefield Management Co.
568 Normandy Way
Grand Junction, CO 81501

2943-082-00-101
Second N. Junction #79-81
P.O. Box 2206
Grand Junction, CO 81502

2943-082-00-011
Walter Maymeyer
c/o Wakefield Co. #79-81
P.O. Box 2206
Grand Junction, CO 81502

2943-082-00-012
Stanford Dere #79-81
588 1/2 29 Road
Grand Junction, CO 81501

2943-082-00-013
Joe Cozza #79-81
588 29 Road
Grand Junction, CO 81501

2943-082-00-014
Michael Burke #79-81
554 James *undeliverable*
Grand Junction, CO 81501

2943-082-00-023 #79-81
Sidney Nichols
Rt 1, 3427 Grand Valley Circle Rd.
Clifton, CO 81520

2943-082-00-047
Rineld Rohrig #79-81
P.O. Box 2322
Grand Junction, CO 81502

2943-082-00-027
William Marek #79-81
576 29 Road
Grand Junction, CO 81501

2943-082-29-001
Homer McMillen #79-81
1760 1 1/2 Road
Fruita, CO 81521

2943-082-29-002
Ivan Wood #79-81
3548 G Road
Palisade, CO 81526

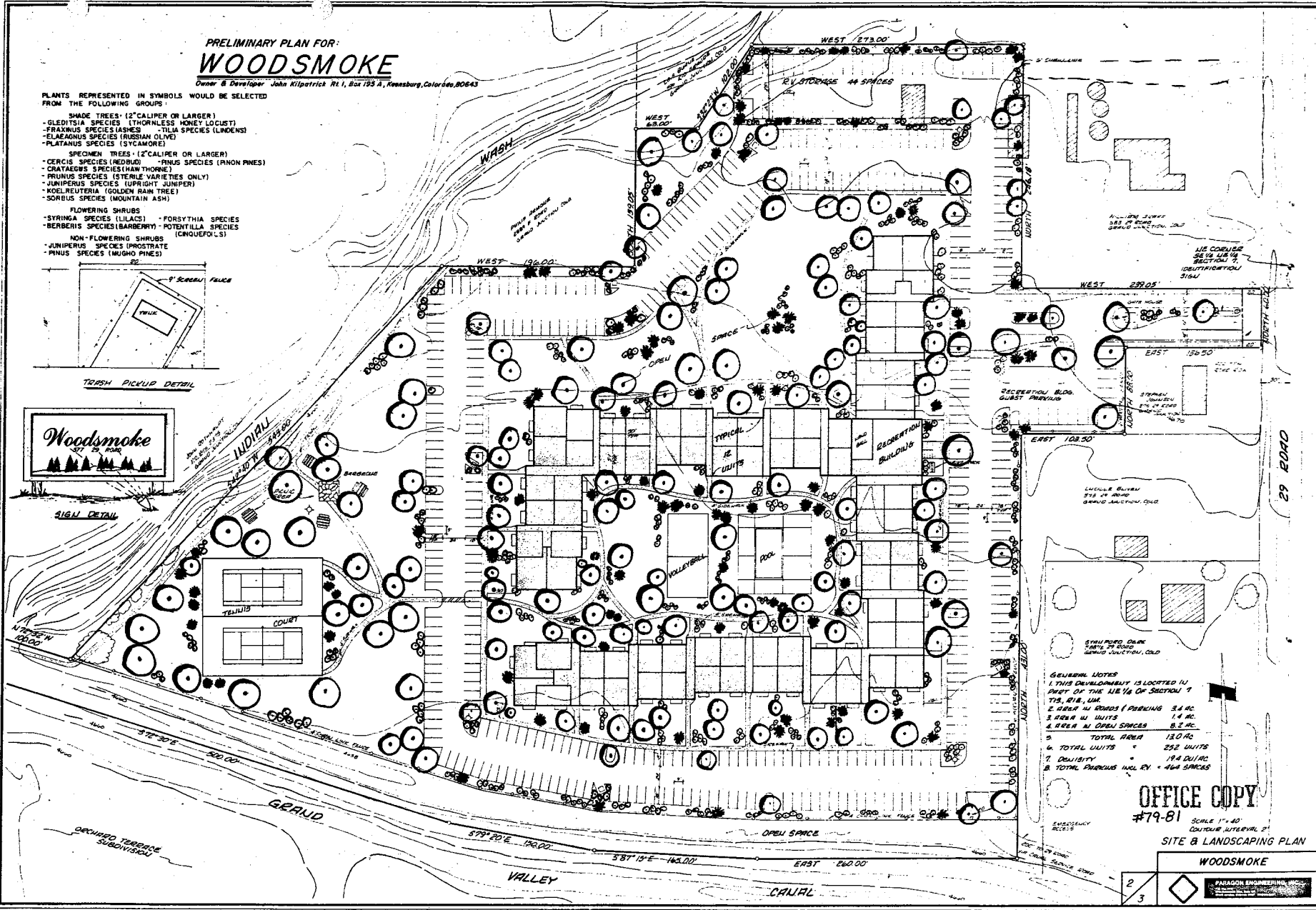
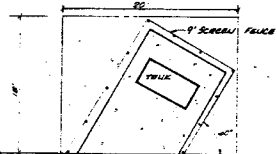
WOODSMOKE

PRELIMINARY PLAN FOR: WOODSMOKE

Owner & Developer: John Kilpatrick Rt 1, Box 195 A, Kenansboro, Colorado, 80643

PLANTS REPRESENTED IN SYMBOLS WOULD BE SELECTED FROM THE FOLLOWING GROUPS:

- SHADE TREES (12" CALIPER OR LARGER)
 - QLEDITISIA SPECIES (THORNLESS HONEY LOCUST)
 - FRAXINUS SPECIES (ASHES)
 - ELAENANUS SPECIES (RUSSIAN OLIVE)
 - PLATANUS SPECIES (SYCAMORE)
- SPECIMEN TREES (2" CALIPER OR LARGER)
 - CERCIS SPECIES (REDBUD)
 - PRUNUS SPECIES (NON PRINES)
 - CRATAEGUS SPECIES (HAW THORNE)
 - PRUNUS SPECIES (STERILE VARIETIES ONLY)
 - JUNIPERUS SPECIES (UPRIGHT JUNIPER)
 - KOELREUTERIA (GOLDEN RAIN TREE)
 - SORBUS SPECIES (MOUNTAIN ASH)
- FLOWERING SHRUBS
 - SYRINGA SPECIES (LILACES)
 - FORSYTHIA SPECIES
 - BERBERIS SPECIES (BARBERRY)
 - POTENTILLA SPECIES (CINQUEFOILS)
- NON-FLOWERING SHRUBS
 - JUNIPERUS SPECIES (PROSTRATE)
 - PINUS SPECIES (MUGHO PINES)



- GENERAL NOTES
1. THIS DEVELOPMENT IS LOCATED IN PART OF THE NE 1/4 OF SECTION 7 T18, R1E, U1N
 2. REAR ALLEYS / PARKING 2.4 AC.
 3. REAR W/ UNITS 1.4 AC.
 4. REAR W/ OPEN SPACES 8.2 AC.
 5. TOTAL AREA 13.0 AC.
 6. TOTAL UNITS 252 UNITS
 7. DENSITY 19.4 DU/AC.
 8. TOTAL PARKING INCL. RV + 464 SPACES

OFFICE COPY
#79-81 SCALE 1" = 40'
COURTSHIP INTERVAL 2'
SITE & LANDSCAPING PLAN

WOODSMOKE

2	◆	PANAGON ENGINEERING
3		

PRELIMINARY PLAN FOR: WOODSMOKE

Owner & Developer: John Bligh/Bligh, N.E. 1st St, Box 155, Kennesaw, Georgia 30144

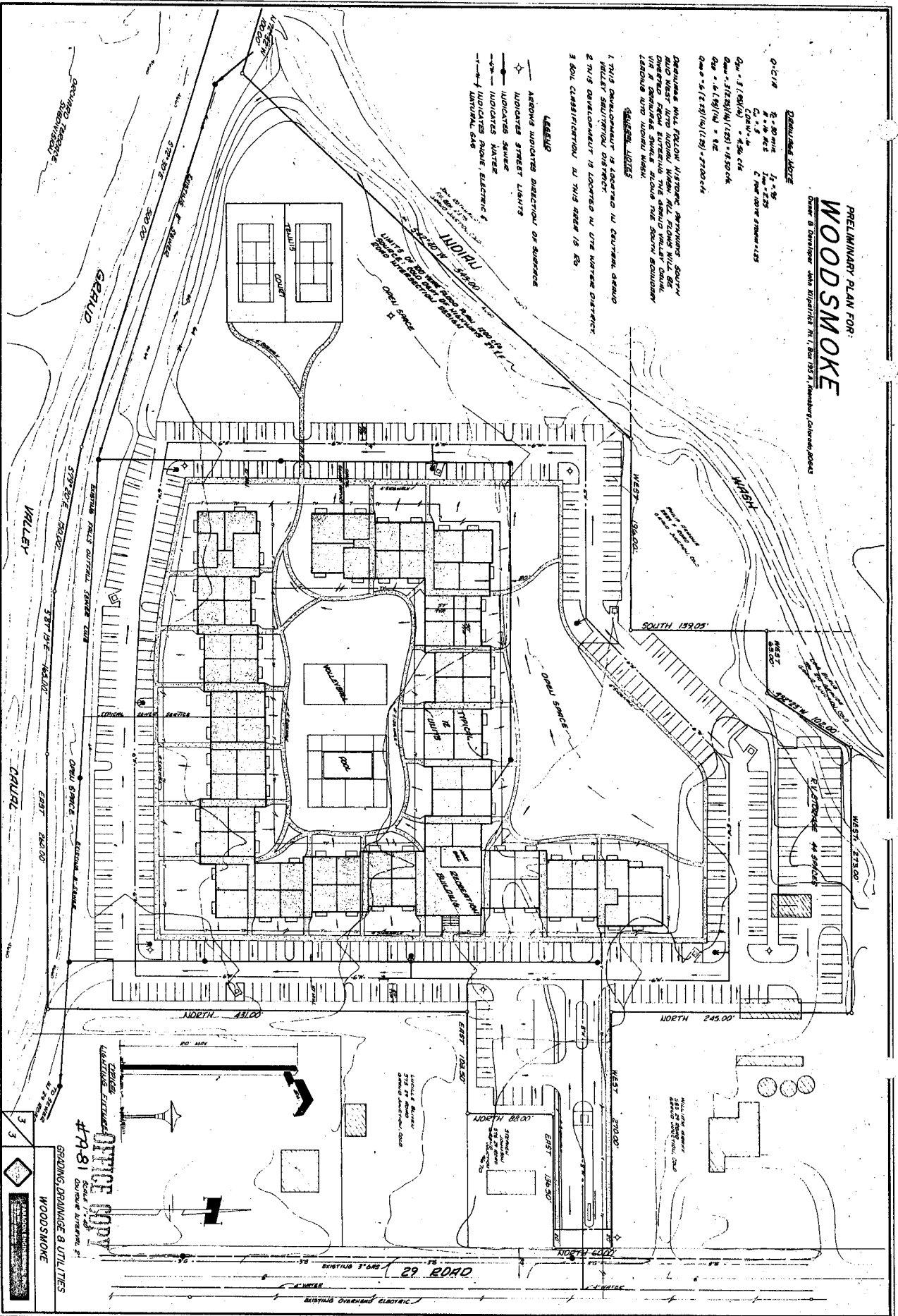
GENERAL NOTES

- O.C.M. 2.00 min 1/2" = 1' = 30'
- 2.00 min 1/4" = 1' = 30'
- C.M.U. 4" 1/2" = 1' = 30'
- CONCRETE FLOOR 4" = 1' = 30'
- CONCRETE SLAB 4" = 1' = 30'
- CONCRETE WALL 8" = 1' = 30'
- CONCRETE COLUMN 12" = 1' = 30'
- CONCRETE BEAM 12" = 1' = 30'
- CONCRETE GIRDER 12" = 1' = 30'
- CONCRETE JOIST 12" = 1' = 30'
- CONCRETE CURB 6" = 1' = 30'
- CONCRETE DRIVEWAY 4" = 1' = 30'
- CONCRETE SIDEWALK 4" = 1' = 30'
- CONCRETE PATIO 4" = 1' = 30'
- CONCRETE TERRACE 4" = 1' = 30'
- CONCRETE WALKWAY 4" = 1' = 30'
- CONCRETE PORCH 4" = 1' = 30'
- CONCRETE BALCONY 4" = 1' = 30'
- CONCRETE DECK 4" = 1' = 30'
- CONCRETE STAIR 4" = 1' = 30'
- CONCRETE RAMP 4" = 1' = 30'
- CONCRETE CURB 6" = 1' = 30'
- CONCRETE DRIVEWAY 4" = 1' = 30'
- CONCRETE SIDEWALK 4" = 1' = 30'
- CONCRETE PATIO 4" = 1' = 30'
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- CONCRETE BALCONY 4" = 1' = 30'
- CONCRETE DECK 4" = 1' = 30'
- CONCRETE STAIR 4" = 1' = 30'
- CONCRETE RAMP 4" = 1' = 30'

- 1. THIS DEVELOPMENT IS LOCATED IN CLAYTON COUNTY, GEORGIA
- 2. THIS DEVELOPMENT IS LOCATED IN URBAN DISTRICT
- 3. SOIL CLASSIFICATION IN THIS AREA IS R3

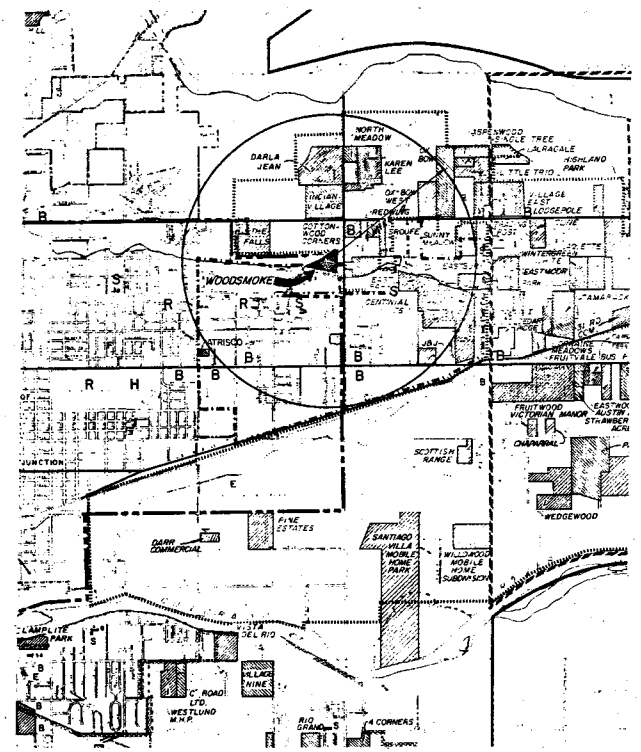
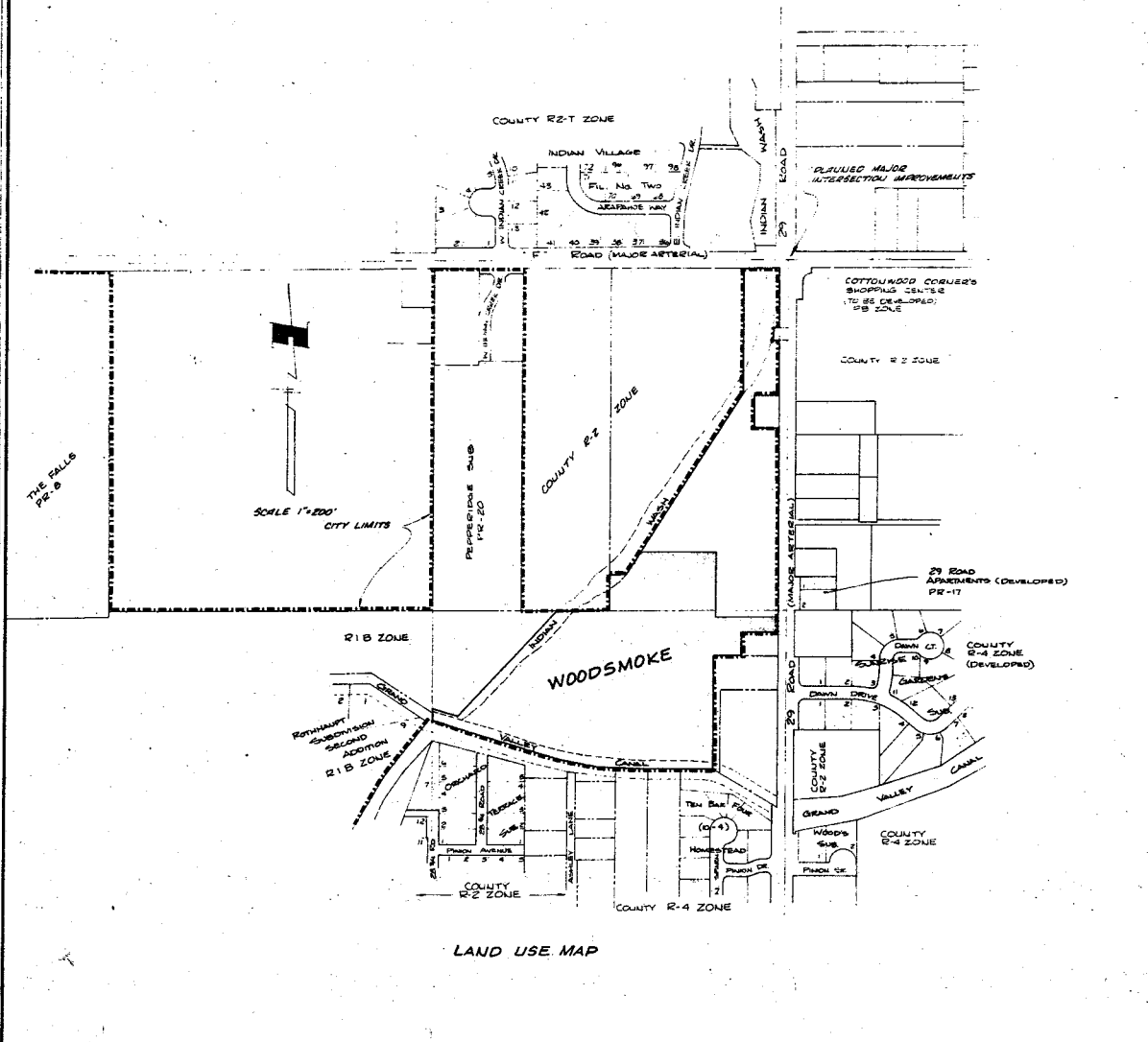
LEGEND

- ARROWS INDICATE DIRECTION OF SURFACE
- INDICATES STREET LIGHTS
- INDICATES SAWEE
- INDICATES WATER
- INDICATES PHONE ELECTRIC
- INDICATES NATURAL GAS



PRELIMINARY PLAN FOR:
WOODSMOKE

Owner: B. Developer John Kipatrick, Rt 1, Box 195 A, Keensburg, Colorado, 80643



LOCATION MAP

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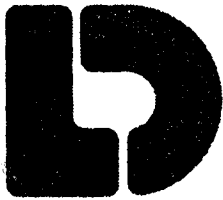
#19-81

LOCATION MAP &
LAND USE MAP

WOODSMOKE

3		<p>PARADISE ENGINEERING & ARCHITECTURE 1000 W. 10TH AVE. SUITE 100 DENVER, CO 80202</p>
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800-001



Lincoln DeVore

1000 West Fillmore St.
Colorado Springs, Colorado 80907
(303) 632-3593

Home Office

John Kilpatrick
Rt. 1, Box 195A
Keensburg, Colorado 80643

July 24, 1981

Re: File No. 40601J
Surficial Geology
Woodsmoke Subdivision
Grand Junction, Colorado

Gentlemen:

At your request, personnel of this office conducted an onsite ground reconnaissance of the geology in order to determine the general engineering geological constraints relating to construction on the site. Following are our findings:

The tract is located in portions of the northeast 1/4 and the southeast 1/4 of the northeast 1/4 of Section 7, Township 1 south, Range 1 east of the Ute Principal Meridian. The tract is in the Grand Junction district, covering an unknown amount of acreage.

The topography is sloping slightly towards the south-southwest with elevations running from 4660 in the southern portion of the tract, to 4682 in the northeastern corner of the tract. The site is bordered on the west by Indian Wash, which shows swales and seasonably wet areas in the wash and in some areas lining the wash.

Geologically the site is underlain by the Mancos Shale with some areas of alluvial material, consisting of clays, gravels and cobbles. The Mancos Shale is expected to be 30 to 40 feet below the ground surface. The alluvial material is expected to be along Indian Wash at varying depths. These depths may vary and should be verified by a subsurface investigation.

602 East 8th Street
Pueblo, Colo 81001
(303) 546-1150

P.O. Box 1427
Glenwood Springs, Colo 81601
(303) 945-6020

86 Rosemont Plaza
Montrose, Colo 81401
(303) 249-7838

P.O. Box 1882
Grand Junction, Colo 81501
(303) 242-8968

P.O. Box 1643
Rock Springs, Wyo 82901
(307) 382-2649

John Kilpatrick
Surficial Geology
Woodsmoke Subdivision
Grand Junction, Colorado
July 24, 1981
Page Two

The surface soils are soft and the ground water levels are expected to be high and should be verified by a subsurface investigation. The areas adjacent to Indian Wash should be studied in depth to determine areas of fill, alluvial deposits, and ground water levels.

If any questions arise, or if we can be of further service, do not hesitate to contact this office.

Respectfully submitted,

LINCOLN-DeVORE TESTING LABORATORY, INC.

By: R. Kirk Lyons
R. Kirk Lyons
Staff Geologist

RKL:klm

WOODSMOKE

RAVOLA CLAY LOAM, 0 to 2 percent slopes, Class IIs Land (Ra)

This soil has developed in material that consists largely of reworked Mancos shale but includes an appreciable amount of sandy alluvium from the higher Mesaverde formation. The surface of these deposits is relatively level, but the depth of the deposits ranges from 5 to 30 feet. The soil is associated with the Billings silty clay loams and the Ravola fine sandy loams.

The soil is much like the Billings silty clay loams but more porous because it contains more fine sand, especially in the subsoil. Ordinarily, the 10- or 12-inch surface layer consists of light brownish-gray to very pale-brown light clay loam. The underlying layers vary from place to place in thickness and texture and become more sandy below depths of 4 to 5 feet. The range in the subsoil is from fine sandy loam to clay loam.

Small fragments of shale and sandstone are common from the surface downward and are especially noticeable in areas nearest the source of the soil material. The entire profile is calcareous and friable, so internal drainage is medium and development of plant roots is not restricted. The surface is smooth. Most areas are at slightly higher levels than the associated areas of Billings silty clay loams and therefore have better drainage and a lower content of salts. The soil, however, is slightly saline under native cover, and in places it has strongly saline spots and a high water table.

No severe limitations exist for this soil type.

- Redwing F Rd. East of Shopping Site
 - Sunrise - across 29 Rd. SE of Woodsmoke

ROAD INEQUITIES

City Subdivision or Bulk Development and Plan Development

- *1. Northridge Estates.....NW
- 2. Northacres Subdivision.....NW
- 3. Northern Hills.....NW
- 4. Westwood Estates.....NW
- 5. Wells Subdivision.....NE
- 6. Atrisco.....NE
- *7. Pepperidge.....NE
- *8. Westgate Park.....NW
- 9. First Fruitridge.....NW
- 10. Franklin Apartments.....NW
- 11. Patterson Garden.....NE
- *12. Crossroads Colorado West.....NE
- *13. Horizon / 70.....NE
- 14. Horizon Park Plaza.....NE
- *15. Partee Heights Subdivision.....NE
- 16. Dorris Subdivision.....NE
- 17. Northwood.....NW
- 18. Lakeside.....NW
- 19. College Place Townhome.....NW
- 20. Grand Junction Park Lane Subdivision.....SE
- *21. Lamplite Park.....SE
- 22. Wellington Condos.....NE
- *23. ~~Monty~~ Heights.....NE
- *24. Woodsmoke.....NE

9 on
24 fringe

* On the fringe of the City Limits.

County Subdivision That Are Transitional Subdivision

- 1. Cris-Mor-Subdivision
- 2. Karen Lee Subdivision
- 3. Sunrise Garden
- 4. Loma Linda
- 5. Heatheridge Estates
- 6. Indian Road Industrial Subdivision

NE
NE
SE
SE
SW
SE

PRELIMINARY
CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

In re: Woodsmoke W. of 29 Rd., N. of GV Canal, E. of Indian Wash
Name of subdivision or other improvement location

Intending to be legally bound, the undersigned subdivider hereby agrees to provide throughout this subdivision and as shown on the subdivision plat of _____ date _____ 19____, the name of subdivision following improvements to City of Grand Junction standards and to furnish an Improvements Guarantee in the form acceptable to the City for these improvements.

Improvements	Quantity and Unit Costs	Estimated Cost	Estimated Completion Date
Street grading			
Street base			
Street paving			
Curbs and Gutters	<i>All Private</i>		
Sidewalks			
Storm Sewer facilities			
Sanitary sewers			
Mains	<i>L.S.</i>	<i>12,800⁰⁰</i>	<i>1983</i>
Laterals or house connections			
On-site sewage treatment	<i>NA</i>		
Water mains	<i>L.S.</i>	<i>30,250⁰⁰</i>	<i>1983</i>
Fire hydrants	<i>Included w/ water mains</i>		
On-site water supply	<i>-</i>		
Survey monuments	<i>-</i>		
Street lights	<i>-</i>		
Street name signs	<i>-</i>		
SUB TOTAL		<i>43,050⁰⁰</i>	<i>1983</i>

Supervision of all installations (should normally not exceed 4% of subtotal)

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ *1720⁰⁰ + 43050⁰⁰* *\$ 44,770⁰⁰*

The above improvements will be constructed in accordance with the specifications and requirements of the City or appropriate utility agency and in accordance with detailed construction plans based on the City Council approved plan and submitted to the City Engineer for review and approval prior to start of construction. The improvements will be constructed in reasonable conformance with the time schedule shown above. An Improvements Guarantee will be furnished to the City prior to recording of the subdivision plat.

Signature of subdivider

(If corporation, to be signed by President and attested to by Secretary, together with the corporate seal.)

Date: _____ 19____.

I have reviewed the estimated costs and time schedule shown above and based on the plan layouts submitted to date and the current costs of construction I take no exception to the above.

City Engineer

Date: _____ 19____.

REVIEW SHEET SUMMARY

FILE NO. 79-81 DUE DATE 8/16/81
 ACTIVITY Woodsmoke
 PHASE Rezone & Preliminary ACRES _____
 LOCATION W. of 29 Rd., N. of GV Canal, E. of Indian Wash
 PETITIONER John Kilpatrick
 PETITIONER ADDRESS Rt. 1, Box 195 A, Keensburg, CO 80643
 ENGINEER Paragon Engineering, Inc.

OVERALL CONSIDERATIONS

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

HAS NOT BEEN ADDRESSED
 HAS BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8/11/81	City Fire Dept.	<p>This office cannot approve as shown the 4 inch Ute line in 29 Rd. is inadequate for fire protection. This line must be upgraded to an 8 inch or larger. Check with Ute Water.</p> <p>The 6 inch water line in Subdivision must be a minimum 8 inch looped line. (You are showing a dead end 6 inch).</p> <p>If the line is to remain a dead end, a larger line may possibly be required depending on fire flow.</p> <p>Access for fire equipment to the interior in the Volley Ball court area must be provided to allow for a two position front and rear attack on fire. Construction plans show type of construction, Sq. footage etc. to compute required fire flow.</p> <p>A hydrant agreement must be signed before construction.</p>
8/13/81	Floodplain Admin.	<p>Need to show 100 year Floodplain designation on site plan (including limits & elevations). If any work, alteration or change within the channel and the 100 year floodplain is proposed, we will need a floodplain analysis and permit application for review prior to any development occurring. Check with this office for further information if necessary.</p>
8/13/81	City Parks/Rec.	<p>No comment at this stage. Planting Plan not detailed enough for proper evaluation.</p>
8/14/81	Transportation Engineer	<p>A single access point to serve 252 apartments is <u>not adequate</u>.</p> <p>The use of the Canal Road as "Emergency Access" should be cleared with the Grand Valley Canal Co. is this an all-weather Road? This "Emergency Access" Road does not negate the need for another full access point.</p> <p>The room for maneuvering in the R.V. storage area seems inadequate.</p>

Woodsmoke
Rezoning & Preliminary

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
	Continued Transportation Engineer	Turning radii at the corners should be checked to see if fire equipment, sanitation trucks, moving vans, etc. can negotiate the turns.

8/7/81 Comprehensive Plan

As per information detailed in the Impact Statement, the 252 units will generate approximately 1500 vehicle trips per day. All of these trips will access on 29 Road, yet the developer proposes to improve only 1/2 of that portion of 29 Road adjoining the proposed development or a total of 60 feet.

Twenty-nine (29) Road is a major arterial providing through access to F Road, North Avenue and I-70B. The addition of 1500 additional vehicular trips per day will further impact the already heavily trafficked road.

This proposed subdivision provides a classic example of the inequities involved in road improvements. This subdivision of 252 dwelling units proposes to improve 60 linear feet of 29 Road, while the parcel of land (2943-082-00-027) directly east across 29 Road, if developed at the same density, would have 18 dwelling units, but have to improve 175 linear feet of 29 Road. The cost of the road improvements at the site east of the proposal would be almost three times as much for this parcel, or almost 41 times the cost per dwelling unit when compared to the Woodsmoke site proposed here.

In addition, the State Community Facility Standards estimates a cost to local government of \$2,000,000 per 1,000 residents for road improvement and construction. Therefore, the cost to local government for roads generated by 630 new residents in the proposed subdivision (252 dwelling units at 2.5 persons per unit), would be \$1,260,000, whereas, if the parcel directly across 29 Road would be developed, the cost to local government would be only \$90,000.

	Woodsmoke	Sunrise Gardens	Redwing	Parcel # 2943-082-00-027	Parcel # 2943-082-00-027
Acres	13.0	10.85	5.0	1.0	1.0
Density	20/Acre	11.4/Acre	3.2/Acre	20/Acre	1/Acre
Units/Pop	252/630	124/310	16/40	18/45	1/3
Frontage	60'	275'	330'	175'	175'
Cost @ \$100/L.F.	\$6,000	\$27,500	\$33,000	\$17,500	\$17,500
Cost @ \$2,000,000 Per 1,000 Pop.	\$1,260,000	\$620,000	\$80,000	\$90,000	\$6,000
Cost/Unit	\$23.80	\$222.00	\$825.00	\$972.00	\$17,500
Traffic @ 6 V.T./Unit/Day	1500	744	96	108	6

This inequality can be seen more clearly in the table above. Here a comparison is made between Woodsmoke, Redwing (existing R2 development on F Road), Sunrise Gardens (existing R4 development on 29 Road), Parcel #2943-082-00-027 (east across 29 Road from Woodsmoke as both single family and multi-family development).

This table clearly shows that Woodsmoke, as the largest development, creates the largest impact on roads in the area, yet improves the least amount of a major arterial, and costs the least per dwelling unit. The single family dwelling on a one acre parcel pays 735 times more for 29 Road improvements than a unit located in Woodsmoke.

Therefore, a more equitable method of financing road improvements is clearly needed. This road improvement cost could be based on the number of dwelling units, rather than abutting road frontage. The number of dwelling units is directly related to vehicle trips per day which has a direct impact on road use. The present policy of abutting land has no relationship to road use and impact.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8/14/81	Ute Water	<p>No objections to Rezone or Preliminary.</p> <p>An 8" contract installed water main exists in the east side of 29 Road, from F Road South to a point approximately equal the S.E. corner of the Bliven property. Participation in this extension line cost will be required prior to additional service from it. The line has more than enough capacity to serve Woodsmoke.</p> <p>The development, as presented, would be served domestic needs through a single meter located along the west edge of 29 Road, on the property side of the R.O.W. line.</p> <p>Fire flow requirements will be served from a separate connection point and through an 8" Detector Check Valve, also located on the property side of 29 Road's west R.O.W. line.</p> <p>A double check valve, backflow preventer, at developer expense in a diameter equal the domestic service line will be required immediately adjacent to and down stream from the domestic meter.</p> <p>These service are according to Ute District policy for this type of development, and would require a double line service system on-site, with no interconnections.</p> <p>Policies and fees in effect at the time of application will apply.</p>
8/14/81	Mountain Bell	No comments.
8/17/81	Staff Comments	<ol style="list-style-type: none"> 1) What is your proposed ground cover? (need detail of what will be where) 2) Will tennis courts be lighted? What about interior courtyard lighting detail? 3) What type of buffering/screening will exist on north side of project? (also west to Indian Wash?) Also screening along ingress/egress? 4) Nice to see bikeracks. 5) Has trash pick-up been coordinated with Bill Reeves? 6) Any Handicap parking proposed? 7) Any proposed alterations of Indian Wash? If so, need floodplain analysis. 8) Lots of pedestrain walkways. 9) Will need Power of Attorney or Improvement Agreement. 10) Need sign detail (Height). 11) Will chain link fence have ingress/egress anywhere? 12) Will the emergency access have crash gates? 13) Need letter of commitment for irrigation rights. 14) Will RV area be designated? 15) As trash pick-up is shown, will this create traffic hazards? 16) Parking regulations not met. Need minimum 18.5' x 9' & 25' aisle width. <p>Project must obtain Building Permit within 1 year of approval or be scheduled for a rehearing.</p>
8/17/81	City Utilities	<p>It would be nice if the interior walkway in the northernmost open space area could be expanded into a service road for access to the sewer manhole by sewer maintenance equipment.</p>

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8/17/81	City Engineer	Pepperidge Subdivision to the west was platted with a very long north - south cul-de-sac which then turns east (toward this property) and was platted to their east boundary. I thought the intent of this was to provide continuity to developments to the east (such as Woodsmoke). I recommend that some weight be given to the impact on this large area of developing ground if continuity of streets is not provided. Power of attorney and 50 ft. half right-of-way should be obtained for 29 Road. 252 units deserve more than one access. A portion of Indian Wash on this property and Indian Wash is a designated 100 year floodplain. A floodplain permit will therefore be required. 20 Ft. wide easements centered on the sanitary sewers should be granted.
8/19/81	<i>GRAND VALLEY</i> Highline Irrigation LATE	No right-of-way is described on the plat for Grand Valley Irrigation Company's Canal. This will have to be noted on future plats for protection of this Company. The right-of-way will be at least 20' from the water's edge with additional room at the Indian Wash for our equipment to around. Question: Will a 4' chain link fence be satisfactory in providing enough safety?
8/25/81	G.J. Drainage LATE	O.K.
8/25/81	Public Service LATE	Electric & Gas: Need to meet with developer to determine meter locations, loads and points of service to determine location of easements. One gas and electric service line per apartment building with meters grouped. Will require an easement 10' wide on centerline of existing overhead electric line crossing property, or developer to pay for relocation line, costs per rules and regulations on file with Colorado PUC.
8/25/81		DUNIVENT/RINKER PASSED 6-0 A MOTION TO SUBMIT #79-81, ZONING OF GRAF ANNEXATION TO PR-19.4 BY PETITIONER JOHN KILPATRICK, LOCATED WEST OF 29 ROAD AND NORTH OF GRAND VALLEY CANAL, TO THE CITY COUNCIL FOR CONSIDERATION, WITH A RECOMMENDATION OF APPROVAL OF THE ZONE. DUNIVENT/RINKER PASSED 6-0 A MOTION TO SUBMIT #79-81, WOODSMOKE PRELIMINARY PLAN, BY PETITIONER JOHN KILPATRICK, LOCATED WEST OF 29 ROAD AND NORTH OF GRAND VALLEY CANAL, TO THE CITY COUNCIL FOR CONSIDERATION, WITH A RECOMMENDATION OF APPROVAL, SUBJECT TO STAFF COMMENTS BEING RESOLVED PRIOR TO FINAL SUBMITTAL, SPECIFICALLY CONCERNING THE IMPROVEMENT OF 29 ROAD.

Staff Comments

1. Ground cover to be lawn.
2. Tennis courts will be lighted. Walk lights will also be provided.
3. No buffer/screening will be provided to North or along Wash. Landscape screening will be utilized along South side of ingress/egress.
4. Trash pickup to be coordinated with Bill Reeves.
5. Handicap parking will be provided at office/indoor recreation building.
6. No proposed changes to Wash.
7. Petitioner will make physical improvements to 29 Road.

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT
AUG 25 1981

RESPONSE TO REVIEW COMMENTS

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT
AUG 25 1981

File No. 79-81
Woodsmoke
Rezone and Preliminary Plan
West of 29 Road, North of Grand Valley Canal and East of Indian Wash

<u>Agency</u>	<u>Response</u>
City Fire Department	Water mains for fire protection will be 8" looped line with one point of connection to an existing 8" water main in 27 Road. Combination walkway/access to interior court yard will be provided. Detailed construction plans will be provided prior to building permit issuance for Fire Department review. Hydrant agreement will be signed.
Floodplain Administrator	100 year flood plain limits indicated on grading/drainage plan. No alternations are planned within the 100 year flood plain.
City Parks and Recreation	Detailed landscaping plan will be submitted for review with final development plan.
Transportation Engineer	An additional access point will be provided to Woodsmoke. This access lies North of the existing dairy building. It should be understood that this access will be used only in the event of blocking of the proposed access point indicated on the submitted preliminary plan. All turning radii are at current minimum for dedicated City neighborhood roads.
Comprehensive Planner	The petitioner will improve approximately 400 L.F. of 29 Road to current standards for a major arterial. Improvements include additional pavement width, curb and gutter, walks on one side at an estimated cost of \$13,000.
Ute Water	Ute Water comments were informational in nature and will be incorporated in final construction drawing.
Mountain Bell	No comment made.
City Utilities	Walkways can be expanded into service road for manhole maintenance.
City Engineer	Extension of roads to Pepperidge would neces-

Acres 13.0

Units 252

Density 19.4

rezone & preliminary plan

File No. #79-81

Zone (10A2)

Tax Parcel Number

Activity * Joining of Tract Annexation to P.R.-19.4 Woodstock

Phase Prelim

Common Location West of 29 Rd. & No of Grand Valley Canal & East of Indian Wash.

Date Submitted 8/14/81 Date Mailed Out 8/16/81 Date Posted 8/14/81 ^{Called} 8/13

10 day Review Period Return by 8/16/81 MOC Information Sent

Date Adjacent Property Owners Notified of MCP/CIPC Date Adjacent Property Owners Notified of MOC/CIC

review agencies

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

BOARDS

BOARD	DATE	REMARKS
GJPC	8/25/81	Appr. Need Floodplain limits, but prior to final submittal, the road mequity issue be resolved
CIC	9/16/81	Appr. subject to GJPC & several comments
GJPC	4/30/85	rec. 1 year extension

STAFF

Pre-App Rec. # 00111

City County Development Department

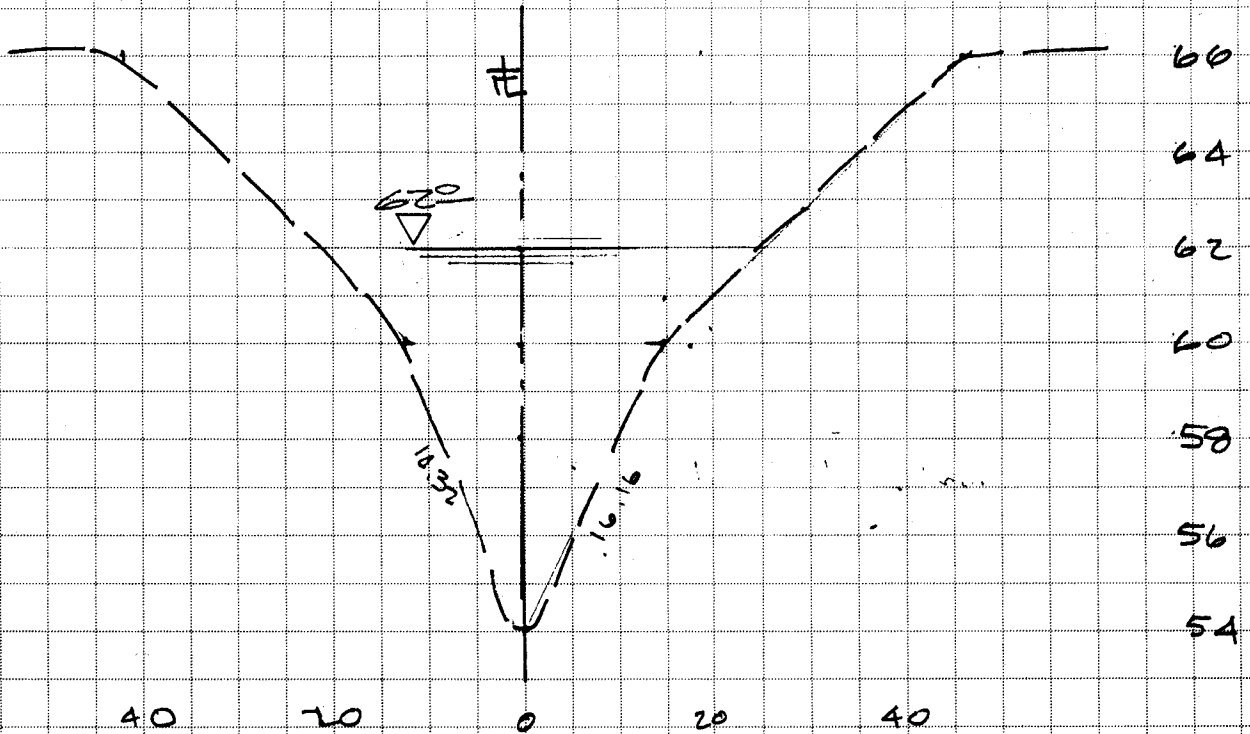
Open Space Dedication (acreage) _____ 5% O. S. Fee Required \$ _____ Paid Receipt # _____

Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____

Date Resolution Mailed _____

INDIAN WASH
 SECTION X-X

$Q_{100} = 1265 \text{ cfs}$



$\Delta h = 10'$ $L = 950'$ $\rightarrow S = 1.05\%$ Longitudinal,
 regrade channel slopes to 3:1 & plant
 in clover or similar ground cover; $n = 0.04$

$$Q = \frac{1.486}{n} S^{1/2} R^{2/3} A = \left(\frac{1.486}{0.04} \right) (0.0105)^{1/2} \frac{A^{5/3}}{P^{2/3}} = 1265$$

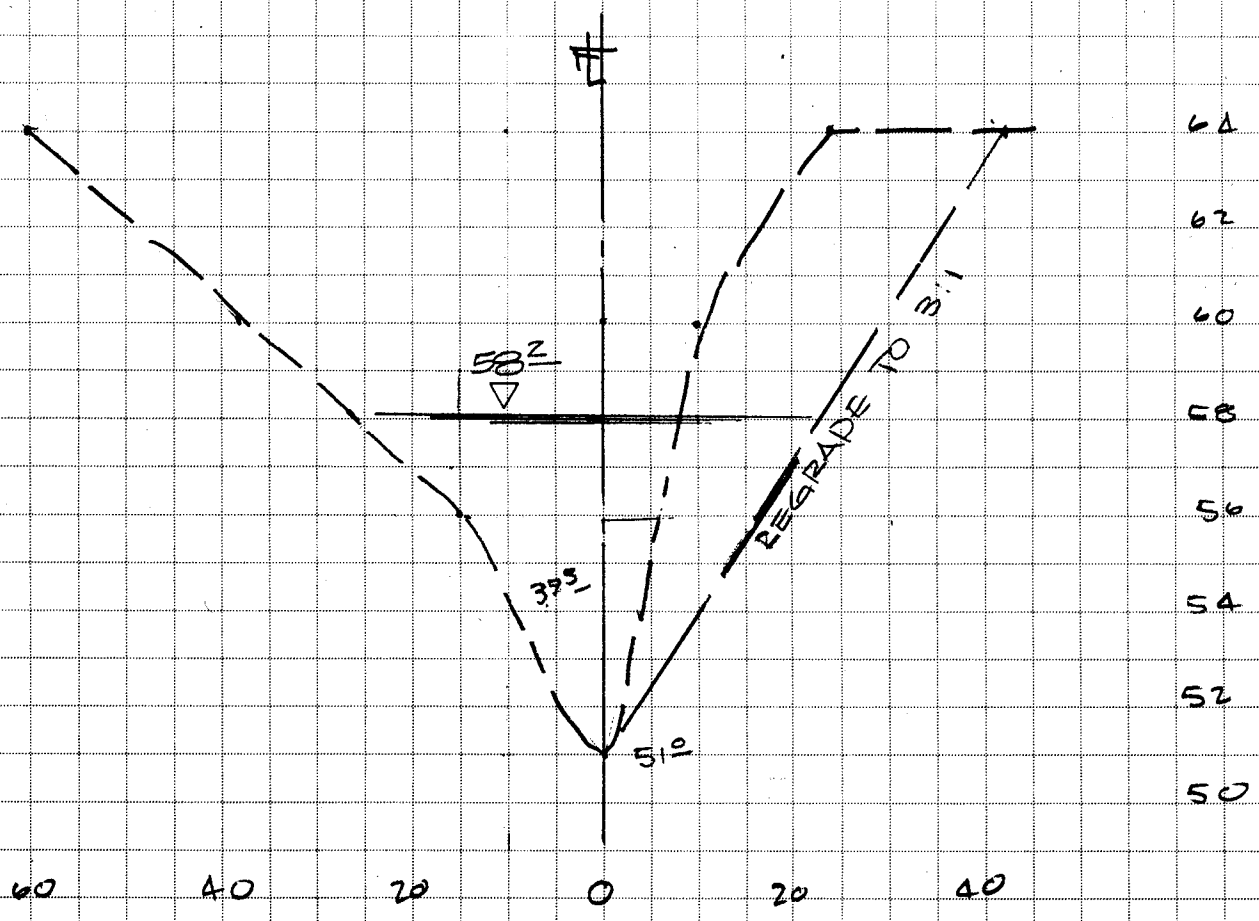
$$\frac{A^{5/3}}{P^{2/3}} = 332.3 = AR^{2/3}$$

<u>h</u>	<u>A</u>	<u>P</u>	<u>AR^{2/3}</u>
6'	84	3048	166.8
8'	158	5088	336.3

USE FLOOD LEVEL
 ELEV 62

INDIAN WASH
 SECTION B-B

$Q_{100} = 1230 \text{ cfs}$



USE SAME Q, n, S AS SHEET 1; CALC.
 BASED ON REGRADING EAST BANK

$$A^{5/3} / P^{2/3} = 332.3 = AR^{2/3}$$

h	A	P	$AR^{2/3}$
5'	75	31.62	133.4
7'	153	49.12	326.3

USE REGRADED FLOOD ELEV 58.2

Bob: ~~How~~ ^{KT} does this look?

~~Woods smoke~~

Attachment to Building Permit Guarantee
for: Woods smoke Open Space Fee

Total appraised value = \$312,000

Total (5%) open space fee = \$15,600 shall be paid when the building permit is applied for. This fee may be ~~released~~ ^{paid} in phases, and a revised building permit guarantee filed at the time of a phased release.

Partial payments shall be in ~~12~~ increments of \$742.86 ^(per 12 plots), the minimum payment being

~~\$3,714.30~~ ^{5-12 plots min} The total of payments shall not exceed \$15,600. The area being released in part shall be clearly and permanently shown on the ~~Final Development Plan~~ ^{Final Development Plan} for Woods smoke.

per phase

↑
Plot

KT

on plot -
Open Space fee
pd per Bldg Perm.
Guar

REVIEW SHEET SUMMARY

FILE NO. 79-81 2/2 TITLE HEADING Woodsmoke Final Plat and Plan DUE DATE 10/14/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: John Kilpatrick. Location: West side of 29 Road, .25 mile South of F Road. A request for a final plat and plan of 252 units on approximately 12 acres in a planned residential zone at 19.4 units per acre.
a. Consideration of final plat. b. Consideration of final plan.

PETITIONER ADDRESS Rt. 1, Box 195A, Keensburg, CO 80634

ENGINEER Paragon Engineering

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10/7/82	Transp. Engineer	The "secondary" access point should have curb, gutter, and sidewalk. The same as the main entrance. I do not see any traffic impact analysis, but 252 units will generate quite a few trips and adequate ingress/egress is very important.
10/8/82	City Fire	This office has no objection to the annexation and plans as shown. Prior to construction, it will be necessary to meet with this department to determine the required fire flow, placement of water lines and hydrants, so that they are operable will be necessary also.
10/8/82	City Eng.	Apparently the soils investigation has not yet been completed. When will it be submitted? Sanitary sewer layout is reasonable except that vehicular access to the manhole at north side of quadrangle will not be feasible with the landscaping and walks. How will a flusher-truck service that sewer run? All drives are "private" with no city responsibility for maintenance. I assume 29 Road improvements will come with pending Mesa County project. Apparently street continuity between this development and Peppertree is not planned.
10/8/82	Ute Water	The existing 8" line in 29 Road will serve this project. The Developer is aware that this 8" line is under contract and will require cost participation. Pressure in the line is approximately 120 psi. On site water mains are indicated properly for size and location and shall be Class 150 AC pipe. Service lines to modular units will be Class 200 solvent weld PVC pipe. Meters for typical 12 unit moduals would be 1½" rather than 1". A double check backflow preventer will be required on the service to the recreation building and swimming pool. Policies and fees in effect at the time of service application will apply.
10/8/82	City Utilities	One sewer manhole is not accessible to sewer maintenance vehicles.
10/14/82	City Parks	A good mixture of plant material keep in mind water requirements vary for each variety. And spacing between trees should remain about 30'-35' center to center.
10/15/82	Planning Staff Comments	Generally the development plan seems acceptable. A good proportion of the project is common open space and the amenities are sited well. The siting of the picnic area along Indian Wash will allow passive use of the water feature if regarding of the slope is not done too uniformly. Banks should be replanted with appropriate native vegetation. 29 Road capacity and improvements are still a concern. Some specific concerns about the proposal are: 1. Preliminary approval required that the amount of improvement to 29 Road be resolved prior to final submittal. To our knowledge this has not yet been resolved. The improvement agreement does not show any improvements to 29 Road. The amount of improvement

DATE REC. AGENCYCOMMENTS

- must be resolved prior to approval of this project.
2. Pedestrian path along western boundary dead ends at both north and south property lines. The north end is not bad if it connects with the private drive. The south end stops at a 6' fence and will likely not receive much use. Recommend curving the walk to the east, past the tennis courts, and tying back in to the private drive. Crosswalk stripes should be painted on the drive where walkway locations require crossing the drive.
 3. Parking figures on the development plan are incorrect: 1.817 spaces per unit equals 457.884 spaces instead of 248 as indicated.
 4. Source, type, shares, and main line locations of irrigation system not given.
 5. Dumpster enclosures cannot have gates.
 6. Size and height of development identification sign should be given.
 7. Traffic generation can be expected to average 1360.8 AWT (average weekday trips) on 29 Road.
 8. Plat should show minimum building setback lines. The 29 Road improvement question was to be resolved prior to final submittal. As present information indicates it is not resolved this item will not be heard by the Planning Commission until an appropriate resolution is found.
- 10/14/82 Floodplain Admin. The packet states a FP permit will be at the time of construction request. If this is the case, in the analysis of the flood hazard report, it states there will be regarding of the banks and grubbing. As per Sec. 5-8 FP regs of the City of Grand Junction, any modification, alteration or change within the designated 100 year flood plain will require a city FP permit. Before the petitioner attempts to "regrade the channel banks" of the wash, a FP permit will be required, with the adequate analysis of up and downstream effects of this modification, found acceptable to the City. A FP fee will be collected at that time. This could affect the character of that area not shown on the plan, which may be encroaching into the 100 yr. FP. A building permit hold will be placed on this project until that permit has been reviewed and approved.
- 10/14/82 Public Service Gas & Electric: Will request that all open area be designated as a utility easement. The only easements shown on plan would be under the paved roadway. Would also request developer contact PSCo concerning gas loads and points of service. Gas and electric meters to be grouped per building. One point of service per building. Also, will require that existing overhead electric line crossing property be covered by a utility easement 10 (ten) feet wide center line being on pole line.

Late- County Road
Mln Bell
11/5/82 GJPC MINUTES OF 10/26/82

MOTION (COMMISSIONER QUIMBY) "I MOVE ON ITEM #79-82 (2 of 2), ZONE OF GRAF ANNEXATION TO PLANNED BUSINESS, THAT WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL OF ZONING IT RSF4 RATHER THAN PLANNED BUSINESS WITH THE STIPULATIONS THAT THE FUNDS BE ESCROWED TO THE COUNTY ROAD FUND BY THE PROJECT FOR THE IMPROVEMENTS IN FRONT OF (ADJACENT TO) THIS PROJECT AND THAT POWER OF ATTORNEY BE OBTAINED FOR THE BALANCE FROM HERE NORTH TO PATTERSON, AND OTHER STAFF AND REVIEW AGENCY COMMENTS BEING SATISFIED."

COMMISSIONER LITTLE SECONDED THE MOTION.

CHAIRMAN TRANSMEIER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 6-0.

RESPONSE TO REVIEW SHEET COMMENTS

Received
10/22/82

WOODSMOKE

Phase: Final Plat and Plan

File #: 79-81 2 of 2

October 22, 1982

Agency

Response

Transportation Engineer

The secondary access can be a 21' paved mat with 2' vertical curb and gutter on either side to assist in traffic control. A sidewalk is not proposed because it is not felt that it would be compatible with the existing dairy use. The main entrance shows a divided entry with curb gutter and shall be provided with sidewalks.

City Fire

Stated that they had no objection to the annexation and to the plans as shown.

City Engineer

The soils investigation has been forwarded to the city engineer.

Because the buildings are set back from the private roadways on the north, no direct vehicle access is provided to the far easternmost sewer manhole. This sewer main could be either designated as a private main with the city not being held responsible for maintenance, or the city maintenance vehicle could travel on sidewalks which do run directly toward this manhole.

All the drives are private with no city responsibility for maintenance .

Please refer to Staff response #1 concerning 29 Road.

There is no proposed bridge crossing Lewis Wash for connecting this project and Pepper Tree.

Ute Water

Stated the existing line in 29 Road will serve the project and made several comments as to the method and specifications for metering the units.

City Utilities

Please see City Engineer response paragraph 2.

City Parks

The large shade trees shall be spaced at 30-35' on center as requested.

Flood Plain Administration

None of the buildings and none of the roadways lie in or are affected by the 100 year flood plain for Indian Wash. The developer proposes to "clean up" the area along the wash as a portion of his site grading and amenities. This shall include some bank regrading and revegetation. The developer shall include a flood plain permit with his request for construction approval.

Public Service

Gas & Electric: All open area can be dedicated as a utility easement. This has been shown on the plat. The existing overhead power line shall be covered by a 10' utility easement, separate from the open area easement.

Staff

Stated that generally the plan was acceptable with the following specific concerns being:

1. The developer of Woodsmoke shall participate in the improvement of 29 Road to the same degree as other subdivisions in both the County and City. At this time, the participation is a \$65/front foot escrowed fee. For Woodsmoke, that amounts to \$20,033, paid at Building Permit phase.
2. The pedestrian paths on the western boundary have been revised as suggested by the Staff.
3. The parking stall total number as shown on the plan was in error. The number "248" should have read "454".
4. This property has been irrigated historically from the north and lies at the extreme south end of the Palisade Irrigation Company water system. These water rights run covenant with the land.
5. The trash bin enclosures shall not have gates.
6. The development identification sign shall be no larger than 8' long by 5.5' tall.

Staff (continued)

7. Stated that when fully developed, it could be expected that there would be 1,360.8 average daily vehicle trips onto 29 Road from this project.
8. The minimum building setback lines have been indicated on the plat.



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

February 13, 1984

TO: All Owners/Petitioners

FROM: Grand Junction Planning Commission
Grand Junction Planning Department

RE: Enforcement of Development Schedules

Enforcement of development schedules of previously approved projects is an on-going concern for the City of Grand Junction. The City Planning Commission will be having their annual Extension/Reversion public hearing on Tuesday, March 20, 1984 at 7:00 p.m. in the City/County Auditorium, 520 Rood Avenue, Grand Junction, Colorado. You or your representative must be present.

By using the timeframes expected for development, the City is able to anticipate the needs for public services and improvements to provide service for these projects and surrounding areas. The City can also schedule those capital improvements required to be completed in conjunction with the project development itself.

The hearing will not be a re-review of the project for technical issues. It will be a discussion of anticipated timeframes for project buildout, and the likelihood of the project itself. Any project discussed without the Owner/Petitioner or representative present at the special hearing will be automatically recommended for reversion.


If an extension is requested by the Owner/Petitioner, the Grand Junction Planning Commission may grant an extension for one year. If the Owner/Petitioner requests a reversion, the Grand Junction Planning Commission will recommend reversion of that project and/or zone.

Enclosed is your project violation of the Grand Junction Zoning and Development Code. Also enclosed is the required submittal information for the Grand Junction Planning Commission to review.

We appreciate your continued cooperation in this process.

If you have any questions, please contact the City Planning Department at 244-1628.

Thank you.

BG/tt 

Enclosures

This is to inform you that your project File # 79-81 (2/2)

Project Name Woodsmoke

approved on 11/17/82 by the Grand Junction City Council,

is now in violation of the Grand Junction Zoning and Development Code.

It violates the development schedule process as indicated below:

— Sec. 6-9-2C
(Final Plat)

All final plats shall be recorded within one year from the date of final approval. Failure to record within this time shall require re-review and processing as per the final plat processing procedure.

— Sec. 7-5-7
(Prel. & Final
Plan)

Enforcement of the Development Schedule and Procedures for Reversion. If the owner or owners of property in the PD have failed to meet a mutually-approved development schedule, failed to submit a preliminary or final plan within the agreed-upon period of time, or failed to obtain an extension, the Planning Commission may initiate action to withdraw approval of the Planned Development. This action shall consist of a formal recommendation for reversion to the prior zone, to be deliberated at a public meeting for which the property was signed and abutting property owners notified. This public meeting shall not be an advertised public hearing. The Commission's recommendation shall then be forwarded to the Governing Body. After holding an advertised public hearing, the Governing Body may extend the limits of the development schedule or withdraw the Planned Zone designation; in which case the land will revert to its previous zoning.

The Grand Junction Planning Commission is requiring the following information to be provided to this department a minimum of ten (10) days prior to the Special Public Hearing on March 20, 1984.*

Eight (8) copies of:

- a) Location, current property owner, and representative if applicable.
- b) Brief discussion of current status of the approved project. This should include the feasibility, likelihood of buildout, or anticipated changes to the approved plan.
- c) Development schedule anticipated for completion of next phase or buildout.
- d) Any work completed to date on the project to fulfill the next development process requirements. (i.e. if final approval, when is plat to be recorded, or if preliminary approval, when is final plan to be submitted?)
- e) Extension requested (one year maximum).

* Any packets not received or received after this date may result in automatic reversion.



Robert Oxford & Associates

P.O. Box 9037 Grand Junction, CO 81501

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
March 7, 1984
MAR 03 1984

City-County Planning
559 White Avenue
Room 60
Grand Junction, Colorado 81501

RE: Woodsmoke, File #79-81 (212)

Gentlemen:

Pursuant to your February 13, 1984 letter regarding the above captioned property we hereby submit the requested eight (8) copies addressing points A through E, inclusive for your review and approval.

Item A. Approximately 583 - 29 Road (AKA Graff Dairy). Mr. John F. Kilpatrick, to be represented by ROA.

Item B. The current status of Woodsmoke is in a "hold pattern" due to 1) The overall economic downturn of the Western Slope in general and, 2) The overabundance of rental units available in the Grand Junction marketplace.

Since Woodsmoke is to be a quality project thereby demanding somewhat of a higher rent factor we do not feel it advisable nor feasible to build at the present time.

We do however, remain quite optimistic - albeit cautious, - that the economic scenario will convert from its present downturn to that of upward mobility.

Until Woodsmoke receives evidence that the economy is definitely on the upswing we are unable to give any indication as to the likeliness of a buildout scenario. We, at this time, contemplate no changes to the original plan.

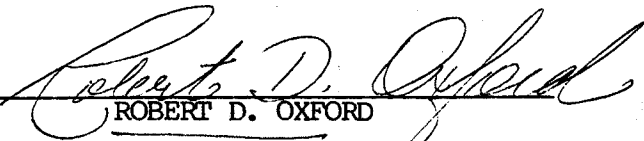
Item C. Unable to give at this time.

Item D. All development plans are ready for submission to the Planning Commission for final approval. Again, it remains a question of when the economic conditions warrants construction.

Item E. Bearing in mind the points made under Items B and D we respectfully request the Commission to grant Woodsmoke a one (1) year extension.

Let us all hope for better economic times during said period.

Respectfully submitted for Woodsmoke

By 
ROBERT D. OXFORD