Table of Contents

File 1981-0085
Date 4/12/02

Project Name: Rusty Sun Subdivision – Final Plan-SegoServ.

Present	Scanned	
		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. **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.** **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.**
X	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
		Evidence of title, deeds
X	X	***Mailing list to adjacent property owners**
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		***Final reports for drainage and soils (geotechnical reports)**
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		***Consolidated review comments list**
X	X	***Petitioner's response to comments**
		***Staff Reports**
		***Planning Commission staff report and exhibits**
		***City Council staff report and exhibits**
		***Summary sheet of final conditions**
		***Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)**

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet - **WORK NOT DONE**	X	X	Utilities Composite
X	X	Review Sheet Summary	X	X	Site & Landscaping Plan
X		Review Sheets	X		Private Roadway – Plan, Profile & Details
X	X	Preliminary Soils Investigation	X		Existing Land Use Plan
X	X	Letter from Keith Powers to Bob Golden re: flood plain info.– 3/16/82	X	X	Planning Clearance - ** - 9/29/81, 2/23/82
X		Site Development & Landscaping Plan	X	X	Letter from James Lindell to Planning Commission re: cleanu-up and re-grading – 3/16/82
X		Domestic Water Details	X		Memo from Ken Idleman to Alex Candelaria re: Park dedication requirements
X		Location Map	X		Resolution - ** -
X		Sanitary Sewer Details	X		Road Profile
X	X	Grading and Drainage Plan	X	X	Declaration of Covenants, Conditions and Restrictions
X	X	Roadway Plans & Details	X		Deed
X		Irrigation Plan	X		Peak Demand – Data Sheet
X		Preliminary Development Plan	X		Gamma Ray Survey

X		Domestic Water Plan	X	X	Letter from R. Kirk Lyons to Jim Lindell re: Surficial Geology- 8/24/81
X		Subdivision Summary Form	X		Development Application
X		Improvement Agreement - **	X		Public Notice Posting – 9/16/81
X	X	Signed petition for those opposed	X	X	City Council Minutes - ** - 11/4/81
X	X	Ordinance No. 2016 - **	X		Request for Treasurer's Certificate of Taxes Due – 11/20/81
X		Subsurface Soils Investigation – 12/31/81	X		Market Analysis
X		Letter from L.F. Hansen to Planning re: open space fee – 3/8/82	X	X	Improvements Agreement – **never completed**
X		Letter from James Lindell City Council re: revision of Item #1 – 3/18/81			
X		Sentinel Article – "Walkway deal rejected by City" – no date – wrong information			
X		Letter from Thomas Logue to City Council re: improvements to be completed- 1/5/82			
X		Letter from Planning Commission to Petitioners re: development schedules- 2/13/84			
X		Letter from Thomas Logue to Planning Commission re: response to development schedule wants Public Hearing for 1 year extension-3/9/84			

RUSTY SUN

ZONE CHANGE REQUEST AND PRELIMINARY DEVELOPMENT PLAN FOR RUSTY SUN

"A PLAN UNIT DEVELOPMENT"

GENERAL

The enclosed maps and statements have been provided as a requirement of the Grand Junction plan development regulations. This information is intended to provide the Planning Commission with sufficient background data to assess the relative merits of the preliminary plan and change in zoning. The site of the proposed development contains 7.4 acres located in the city of Grand Junction and is presently unzoned. The site in question is located West of 29 Road and North of Patterson Rd. The requested zone for the subject site is a planned residential zone at a density of 8.4 dwelling units per acre.

ZONE CHANGE REQUEST

Need for Change

There has been a definate change in the character of the immediate neighborhood due primarily to the extention of domestic water and sanitary sewer mains and recent annexation by the city of Grand Junction. Development pressure presently being experienced in Mesa County and Grand Junction indicate that additional housing is required. Past development activity in the surrounding area indicates this would be an appropriate location for a use of the proposed type.

In March of 1981, Pace Quality Development, Inc. 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 the Mesa County area between 1981 and 1985. These new households that total 64% are projected to have a current dollar incomes of $25,000 per year or less. This projected income level necessitates a major shift in the type of new housing being provided within the city of Grand Junction. The Rusty Sun proposal would help meet these requirements for the anticipated growth occuring in Grand Junction

over the next several years.

Surrounding Land Use

Areas adjoining Rusty Sun are primarily residential in nature. Several developed subdivisions located in Mesa County and presently zoned R-2T adjoin the subject site. The subdivisions are known as Darla Jean to the north, Indian Village subdivision, Filing I and II to the West , Karen Lee subdivision, First Edition to the Northeast. Other developments located within the city of Grand Junction in close proximity include the Pepperidge Subdivision which is currently zoned PR 20 located Southwesterly of the subject site. Cottonwood Corners, a planned neighborhood shopping center adjoins the site on the Southeast corner of 29 and Patterson Roads.

Access

At present, two primary accesses are available to Rusty Sun, those being 29 Road, presently classified as a major arterial with a 100 foot right of way; the second access being from East Indian Creek Drive at the intersection of Patterson Road, also classified as a major arterial. It is estimated that a project of this nature will generate approximately 375 vehicle trips per day. Examination of the preliminary development plan indicates that the total vehicle trips per day would be split. Approximately 75 vehicle trips per day of the total number would utilize East Indian Creek Drive, presently classified as a local neighborhood street.

Accessability to Utilities

Electric, gas, phone, domestic water, and sewer mains are existing and installed adjacent to Rusty Sun within the adjoining roadways. It is estimated that approximately 13,650 gallons per day of sewage will be generated by the site. And approximately 17,000 gallons per day of domestic water will be required. Rusty Sun 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 the capacity and will be providing the necessary collection lines for living units within this development. 8" sanitary sewer mains are located in East Indian Creek Drive, Patterson Road and 29 Road. An existing 8" water main is located within

29 Road. A major 18" water main is located within the Patterson Road right-of-way.

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 employment uses should be able to meet the daily needs and requirements of residents living within Rusty Sun. Other neighborhood services include Columbine Park, a major recreational facility located within 3/4 of a mile of subject site. Two schools and numerous churches are also located within a one mile radius of Rusty Sun.

JUSTIFICATION FOR CHANGE IN ZONING

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

1. The character of the immediate neighborhood is changed due to various other similar zonings that have occurred in surrounding areas. In particular, those along 29 Road South of Patterson Road. Construction of water and sewer mains has taken place as well as the annexation of site to the city of Grand Junction.

2. Access is gained from 29 Road and Patterson Road both presently classified as major arterials.

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 utilities services required for development of the subject site are existing and available.

5. Existing and developing commercial roads, schools and parks are located within one mile of subject site.

6. 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 Rusty Sun

The site of proposed development consists of 13.4 acres located within the city of Grand Junction. The site is located Northwest of 29 and Patterson Roads. At present, the site for Rusty Sun is bisected by the Indian Wash which flows through lands owned by Mesa County. The preliminary development plan calls for the construction of 62 townhome units with a resulting density of 8.4 dwelling units per acre. Ownership of the townhome units would be similar to that type of ownership found in conventional residential detached housing subdivisions. Development plans call for the utilization of two access points serving 46 units from 29 Road to access points serving 12 units from East Indian Creek Drive. It should be pointed out that the aforementioned 12 units are located Northeastly of the intersection of East Indian Creek Drive and Patterson Road. The proposed accesses will have the capacity to service all vehicle trips in and out of Rusty Sun. All drives and parking areas within Rusty Sun would be privately owned and maintained. Pedestrian circulation occurs independent of the drive system of the development, thus reducing any conflict between pedestrians and vehicular circulation. Units within the proposed development will have vehicular access affording the capability of providing the necessary police and fire protection services. Development plans call for the construction of 2 and 3 bedroom units ranging from size in 950 sq. ft. to 1200 sq.ft. Private terraces and patios would be provided to all the units within the development overall building height will not exceed that presently allowed in the county R-2T zoning. 186 parking spaces are available to residents and their guests, providing three parking spaces per unit. Of the provided three parking spaces, one will be enclosed within an attached garage.

Low intensity lighting will be utilized to light the drives, walkways in open areas throughout the development. Trash collection and pickup areas will be screened and located at various points throughout the development. The major amenity within Rusty Sun will be Indian Wash drainage basin. Walkways will be constructed along the existing Indian Wash. Additionally, a substantial amount of clean up is anticipated in order that the wash may be utilized as a visual and recreational amenity to its fullest

capability. Every attempt will be made to preserve the existing trees and shrubbery located along the Indian Wash. All other open spaces within the development will be totally landscaped. A proposed planting list is included in the preliminary development plan.

It is anticpated that Rusty Sun will utilize Central Grand Valley Sanitation District sewer services and the Ute Water Conservancy District domestic water services. A 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 depicts the relationship of building sites to each other's parking areas , pedestrian traffic circulation and open spaces.

IMPACT ON PUBLIC FACILITIES

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

1. Impact on park sites are mitigated by the provision of parks and recreational amenities within the development.

2. Impact on sewer and water services can somewhat be offset through utilization of existing taxes, tap fees, and user fees.

3. Impacts on police and fire protection are mitigated by providing proper assessability to all units as well as dual access points to subject site.

4. Impacts to adjoining roadways can be somewhat mitigated by the provision of the power of attorney for construction of/or participation in improvements to the adjoining roadways through escrow agreements.

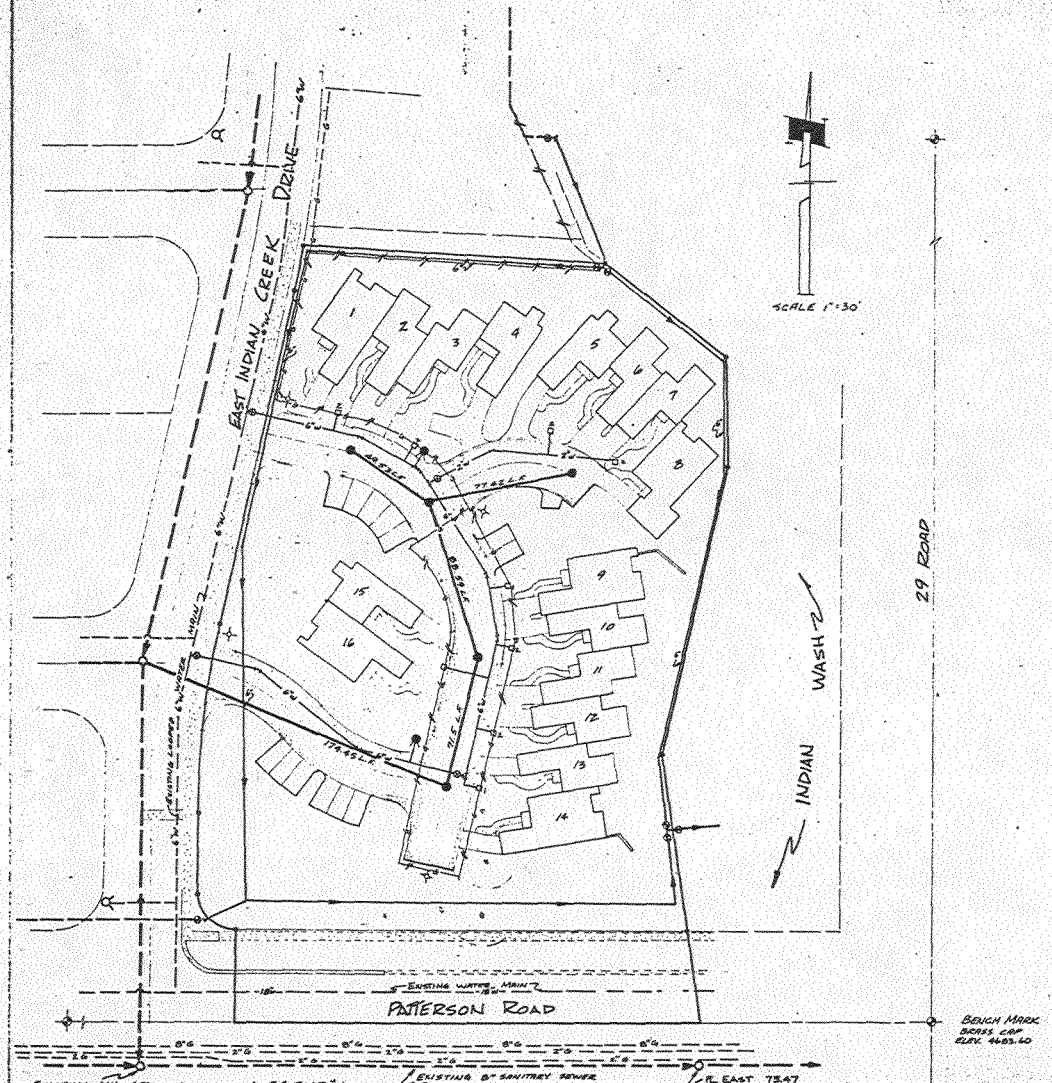
5. Overall impact on public facilities once site development is complete will be somewhat offset due to the increased tax base that would be realized.

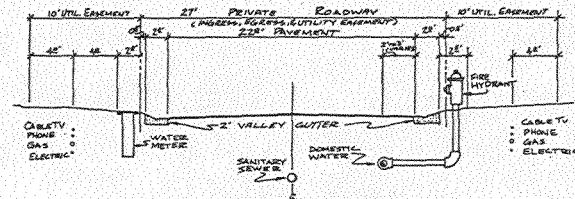
6. Impact to the land adjoining the site is mitigated by a natural buffer known as the Indian Wash. Setbacks and building heights are compatible with those which are in existence under the R-2T zoning regulations.

Land within Rusty Sun is presently being purchased under contract from Sego Services of Grand Junction by James W. Lindell with the Ambersha Corp.

DEVELOPMENT SCHEDULE

It is anticipated that total development of property will occur over a five year period. It must be pointed out that the overall rate of development is dependent upon the community's growth and housing need. Site development and construction will begin within one year of recording of the final plan and plat. All landscaping will be completed prior to occupancy of the living units weather permitting.





TYPICAL ROAD SECTION

SCALE: 1"=5'

GENERAL NOTES

* Utility locations shown are proposed only and do not necessarily reflect the final design by individual utility companies (elec., gas, phone, & cable TV); after placement each utility will have to be contacted for the location of their facilities.
* Easements are as shown on plat.
* Trash pickup shall be individual curb side basis. This has been arranged with the Sanitation Department.
* Existing utilities are as noted or shown dashed.

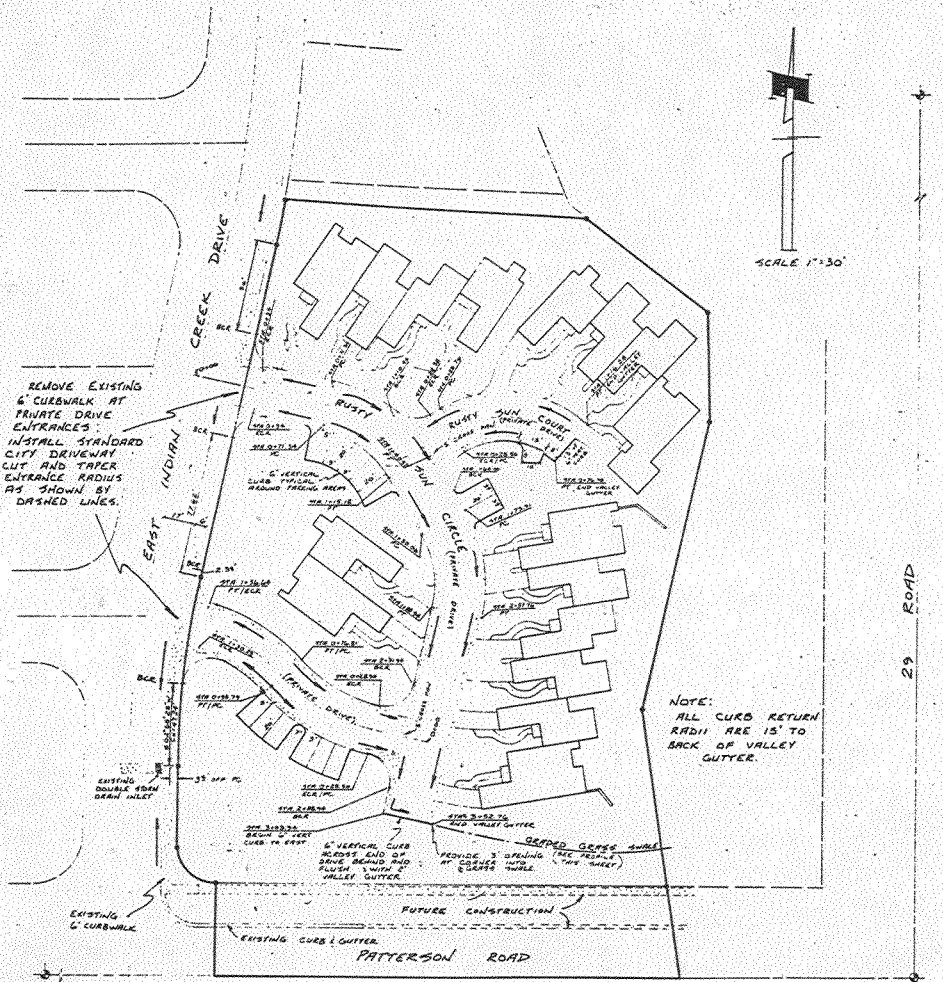
Revised #85-81

JANUARY, 1982
1"=30'

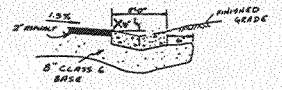
RUSTY SUN - FILING NO. ONE
CITY OF GRAND JUNCTION, COLORADO
UTILITIES COMPOSITE

10
OF 11 SHEETS

837-001



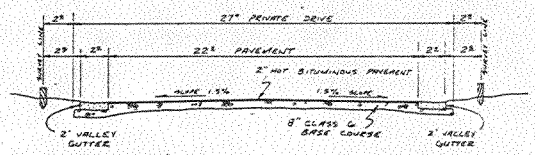
SCALE 1"=30'



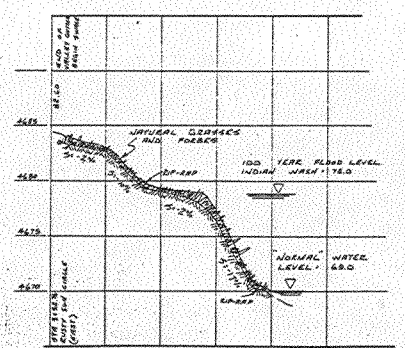
2' VALLEY GUTTER
1"=2'

6" VERTICAL CURB
1"=1'

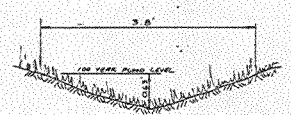
CROSS PAN SECTION
OFFSET FLOW LINE
SCALE 1"=2'



RUSTY SUN CIRCLE & COURT
STREET X-SECTION
1"=4'



GRASS SWALE
PROFILE
1"=5' VERT 1"=30' HORIZ.



GRASS SWALE
1"=1'-0"

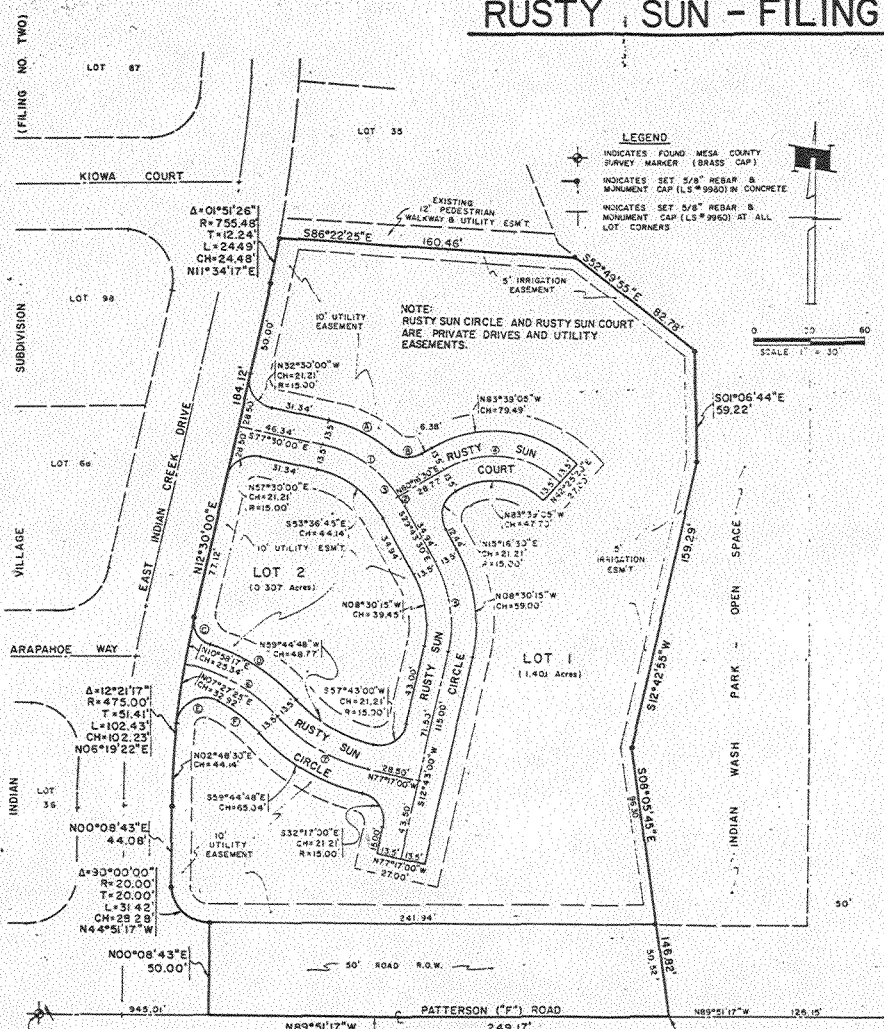
OFFICE COPY
#85-81
Revised

KEP
JANUARY, 19
AS SHOWN

RUSTY SUN - FILING NO. ONE
CITY OF GRAND JUNCTION, COLORADO
BOUNDARY PLAT

1
11

RUSTY SUN - FILING NO. ONE



PRIVATE DRIVE & CURVE DATA

CURVE	Δ	R	L	CH	BEARING
①	42°42'46"	68.00'	50.69'	49.53'	S56°08'37"E
②	05°03'44"	68.00'	6.01'	6.01'	S32°15'22"E
③	47°46'30"	68.00'	56.70'	55.07'	S53°36'45"E
④	72°08'50"	54.00'	68.00'	63.59'	S83°38'05"E
⑤	42°58'30"	68.00'	50.97'	49.78'	S08°30'15"E
⑥	35°19'05"	93.71'	57.77'	56.86'	N59°52'07"W
⑦	35°04'25"	94.42'	57.80'	56.90'	N59°44'47"W

PRIVATE DRIVE R.O.W. CURVE DATA

CURVE	Δ	R	L	CH	BEARING
⑧	26°49'39"	81.50'	38.16'	37.81'	N84°05'11"W
⑨	69°03'09"	15.00'	18.08'	17.00'	N85°11'56"W
⑩	84°23'44"	12.40'	18.27'	16.66'	N29°41'52"W
⑪	29°41'09"	107.21'	55.55'	54.93'	N57°03'09"W
⑫	112°48'38"	15.00'	29.53'	24.99'	N61°32'35"E
⑬	19°30'30"	80.21'	27.31'	27.18'	S51°57'50"E

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Rusty Sun LTD. is the owner of that real property situated in the City of Grand Junction County of Mesa, State of Colorado and being a part of the SE¼ SE¼ of Section 6, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Commencing at the SE Corner of said Section 6; Thence S 89°51'17" E along the South line SE¼ SE¼ of said Section 6 a distance of 126.15 feet to the TRUE POINT OF BEGINNING; Thence continuing S 89°51'17" E along said South line SE¼ SE¼ of Section 6 a distance of 249.17 feet; Thence N 00°08'43" E 50.00 feet; Thence along the arc of a curve to the right whose radius is 20.00 feet and whose long chord bears N 44°51'17" W 28.28 feet; Thence N 00°08'43" E 44.08 feet; Thence along the arc of a curve to the right whose radius is 475.00 feet and whose long chord bears N 06°19'22" E 102.23 feet; Thence N 12°30'00" E 184.12 feet; Thence along the arc of a curve to the left whose radius is 755.48 feet and whose long chord bears N 11°34'17" E 24.48 feet; Thence S 86°22'25" E 160.46 feet; Thence S 52°49'55" E 82.78 feet; Thence S 31°39'05" E 91.74 feet; Thence S 01°06'44" E 59.22 feet; Thence S 12°42'25" W 130.38 feet; Thence S 08°05'45" E 146.82 feet to the TRUE POINT OF BEGINNING. Containing 2.319 acres.

That said owner has caused the said real property to be laid out and surveyed as Rusty Sun, Filing No. One, a subdivision of a part of the City of Grand Junction, Mesa County, Colorado.

That said owner does hereby dedicate to the use of the streets and roads as shown on the accompanying plat; the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, sanitary sewer and water lines, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush; with reference right of ingress and egress for installation and maintenance of said lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

The irrigation in Private Drives are dedicated to the owners of the property within said Rusty Sun, Filing No. One for purposes of ingress and egress for themselves and the general public, including postal services, trash, fire police, and emergency services.

IN WITNESS WHEREOF said owner has caused its name to be hereunto subscribed this _____ day of _____ A.D., 1982.

Rusty Sun, LTD:

_____ _____
Jim Tindell, Managing General Partner — Dale W. Reese, Managing General Partner

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 1982 by Jim Tindell and Dale W. Reese Managing General Partners of Rusty Sun, LTD.

Witness my hand and official seal. My commission expires: _____

_____ Notary Public

CITY APPROVAL

This plat of Rusty Sun, Filing No. One, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is accepted this _____ day of _____ A.D., 1982.

_____ _____ _____
City Manager — President of Council — Chairman, Grand Junction City Planning Commission

_____ _____
Director of Development — Grand Junction City Engineer

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at _____ o'clock ____.M. this _____ day of _____ A.D., 1982 and is duly recorded in Plat Book _____, Page _____.

_____ Fees: $ _____
Clerk and Recorder — Deputy

SURVEYORS CERTIFICATE

James T. Patty Jr., do hereby certify that the accompanying plat of Rusty Sun, Filing No. One is a true and correct copy of the subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

_____
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960

AREA QUANTITIES

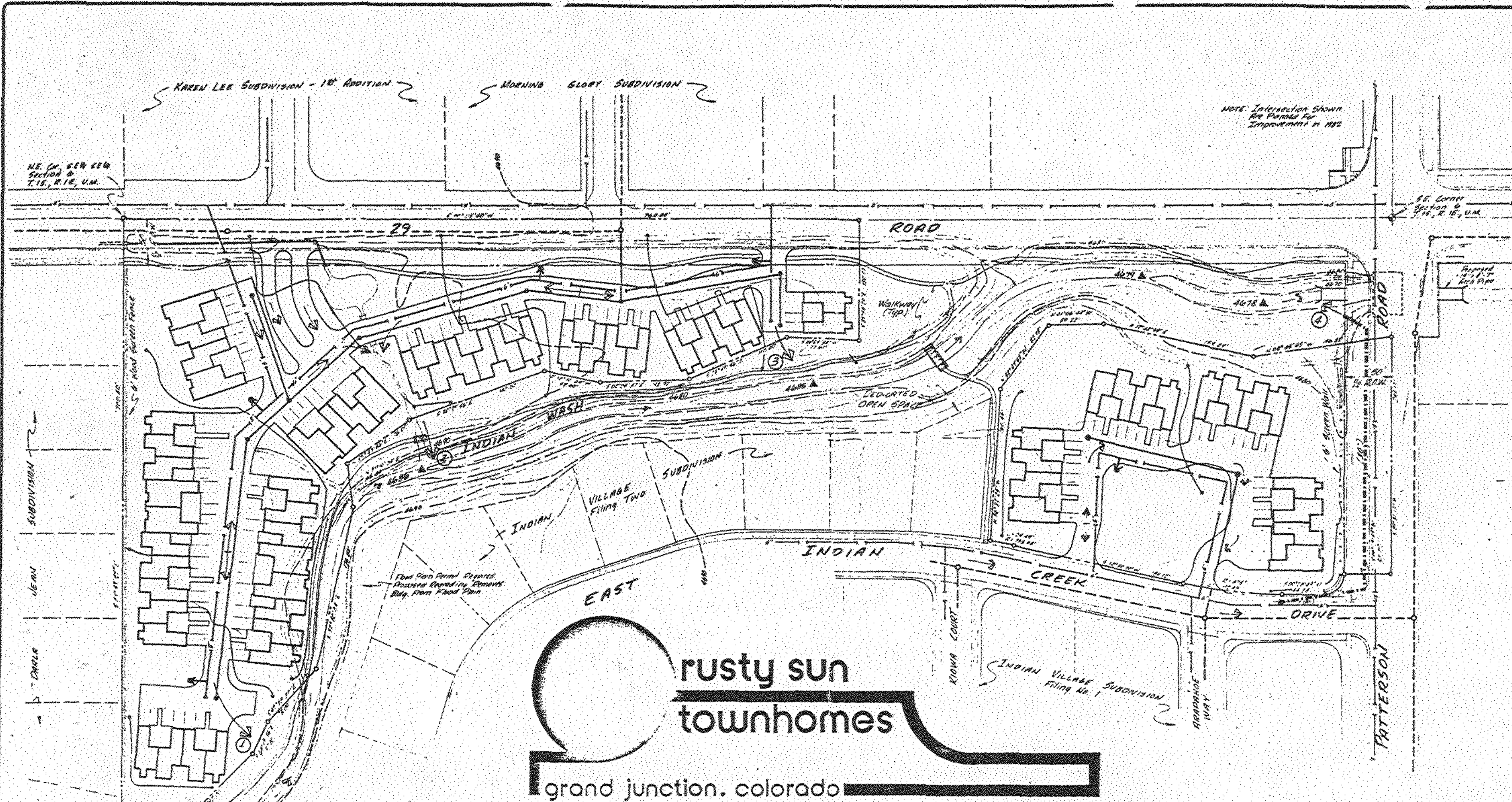
AREA IN LOTS	1.708 Ac. OR	73.65%
AREA IN PRIVATE ROADS	0.329 Ac. OR	14.19%
AREA IN DEDICATED RIGHT OF WAY	0.282 Ac. OR	12.16%
TOTAL AREA	2.319 Ac. OR	100.00%
TOTAL NUMBER OF LOTS = 2		

OFFICE COPY
#85-81 Revised

RUSTY SUN-FILING NO. ONE

PARAGON ENGINEERING, INC.

837-001



rusty sun townhomes

grand junction. colorado

Drainage Legend

- Existing 2 Ft. Contours
- Direction of Surface Drainage
- (3) Design Point
- 4686 ▲ 100 yr. Flood High Water Elev.
- Existing Storm Sewer & Size
- Proposed 24" Culvert
- Proposed 2 Ft. Countours
- Limits 100 yr. Flood Plain

General Notes

1. This Development is Located in Part of The SE¼ of Section 6, T.1S, R.1E, U.M.
2. Total Area = 7.4 acres
3. Total Units = 62
4. Density = 8.4 du/ac.
5. Area In Roads & Drives = 3.0 acres 40.5%
6. Area In Dedicated Open Space = 3.0 ac
7. Area In Private Open Space = 2.5 acres 33.8%

Drainage Notes

The Development is Located [illegible] The 100 yr Flood Plain [illegible] By The U.S. Army Corps of Engineers Flood Hazard Report of [illegible] 1976.

Historic Runoff [illegible] To The Indian Wash To The [illegible]

[illegible] The Spillway Capacity of The Spillway Structure Is 800 cfs.

The Mesa County Road Dept. Calculated High Water [illegible] Storm [illegible] According To The Mesa County Road Dept.

Existing Drainage Structure [illegible] The 29 [illegible] at 29 & Patterson Roads, [illegible] Scheduled To Be Replaced [illegible]

	Design Point	Area (Ac)	Tc (Min)	I (in/hr)	C	Cf	Q cfs
Historic	North Parcel	5.1	35	2.1 (100) 1.4 (10)	0.2 0.2	1.25 1.0	2.7 1.4
Historic	South Parcel	2.3	35	2.1 (100) 1.4 (10)	0.2 0.2	1.25 1.0	1.2 0.6
Developed	(1)	0.9	15	3.4 (100) 2.2 (10)	0.7	1.25 (100) 1.0 (10)	2.7 1.4
Developed	(2)	1.8	15	3.4 (100) 2.2 (10)	0.7	1.25 (100) 1.0 (10)	5.3 2.8
Developed	(3)	0.4	15	3.4 (100) 2.2 (10)	0.7	1.25 1.0	1.2 0.6
Developed	(4)			3.4 (100) 2.2 (10)	0.7	1.25 1.0	3.9 2.1

Drainage Calculations = Rational Method Used Q = CfCIA

Utility Notes

- Existing San. Sewer Main
- Proposed San. Sewer Main
- Existing Domestic Water Main
- Proposed Domestic Water Main and Fire Hydrant

This Development Is Located In The Ute Water Conservancy Dist.

This Development Is Located In The Central Grand Valley Sanitation Dist.

OFFICE COPY
#85-81

Scale 1" = 50'

Checked	TRL
Date	August 1981
Scale	1" = 50'
Revisions	By

PARAGON ENGINEERING, INC.

PRELIMINARY DEVELOPMENT PLAN

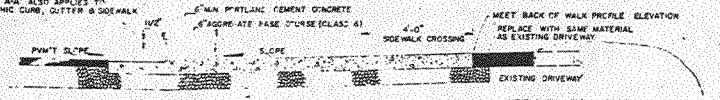
RUSTY SUN TOWNHOMES

GRAND JUNCTION, COLORADO

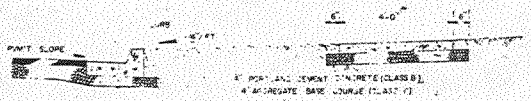
GRADING, DRAINAGE AND UTILITY PLAN

Sheet 1 of 1 Sheets

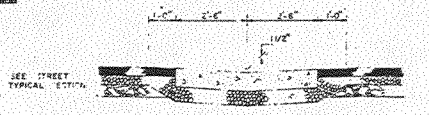
NOTE:
SECTION A-A ALSO APPLIES TO MONOLITHIC CURB, GUTTER & SIDEWALK



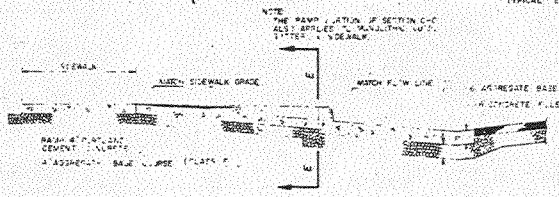
SECTION A-A



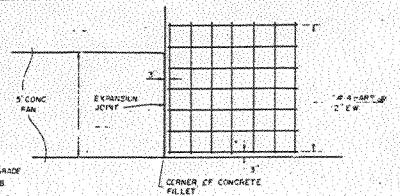
SECTION B-E



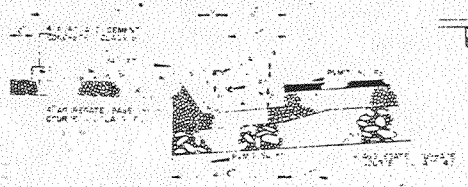
SECTION D-D

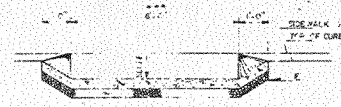


SECTION C-C



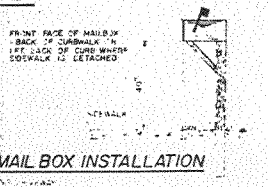
DETAIL A



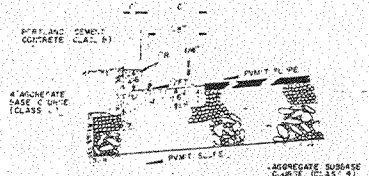


SECTION E-E

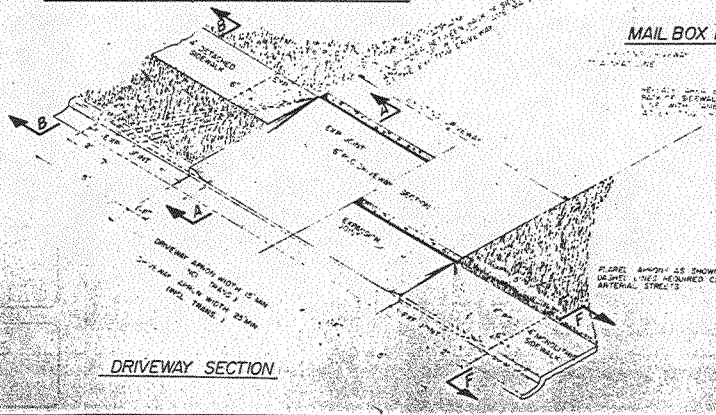
SECTION F-F
MONOLITHIC CURB, GUTTER & SIDEWALK



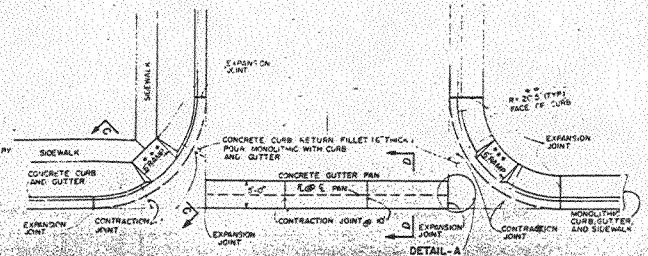
MAIL BOX INSTALLATION



CURB & GUTTER



DRIVEWAY SECTION



STREET INTERSECTION DETAIL

GENERAL NOTES:

1. ALL PORTLAND CEMENT CONCRETE SHALL BE COLORADO DIVISION OF HIGHWAYS CLASS "B" (SECTION 601.02).
2. ANY EXISTING PAVEMENT NOT DESIGNATED FOR REMOVAL WHICH IS DISTURBED BY CONSTRUCTION SHALL BE REPLACED IN-KIND BY CONTRACTOR.
3. ALL CONCRETE CURB, GUTTER, AND SIDEWALK SHALL BE UNDERLAID WITH A MINIMUM OF FOUR INCHES (4") OF AGGREGATE BASE COURSE (CLASS 6) COMPACTED TO AT LEAST 90% OF AASHTO T-180 MAXIMUM DENSITY.
4. ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE PERFORMED BY A LICENSED CURB, GUTTER, AND SIDEWALK CONTRACTOR.
5. ALL DRIVEWAY CONCRETE (APRON OR SIDEWALK CROSSING) SHALL BE AT LEAST SIX INCHES (6") THICK AND UNDERLAID WITH A MINIMUM OF SIX INCHES (6") AGGREGATE BASE COURSE (CLASS 6) COMPACTED TO AT LEAST 90% OF AASHTO T-180 MAXIMUM DENSITY.
6. EXPANSION JOINTS SHALL BE PROVIDED IN ALL CURB, GUTTER, AND SIDEWALKS AT BOTH ENDS OF STREET INTERSECTION CURVES AND AT EDGES OF DRIVEWAY SECTIONS AS SHOWN BELOW. CONTRACTION JOINTS SHALL BE PROVIDED IN CURB, GUTTER, AND SIDEWALK AT A SPACING OF TEN FEET (10').
7. DETACHED SIDEWALKS ARE PREFERRED WITH THE CURB, GUTTER AND SIDEWALKS APPLY ONLY WHERE RIGHT-OF-WAY IS LIMITED OR WHERE MATCHING EXISTING SIDEWALK.
8. MOUNTABLE CURBS ARE NOT A CITY STANDARD. REQUESTS FOR MOUNTABLE CURBING SHALL BE REVIEWED ON A CASE BY CASE BASIS BY THE CITY ENGINEER FOR PUBLIC WORKS.
9. VEHICULAR TRAFFIC SHALL BE KEPT OFF NEW CONCRETE FOR A MINIMUM OF 7 DAYS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

* 5' MINIMUM ON ARTERIAL STREETS
** 24.5' MINIMUM ON ARTERIAL STREETS
*** CURB CURB RAMPS ARE NOT TO BE USED, OTHERWISE DIMENSIONED ON PLANS

OFFICE COPY
#85-81
Revised

CONTRACTION JOINT | EXPANSION JOINT

CURB, GUTTER, & SIDEWALK

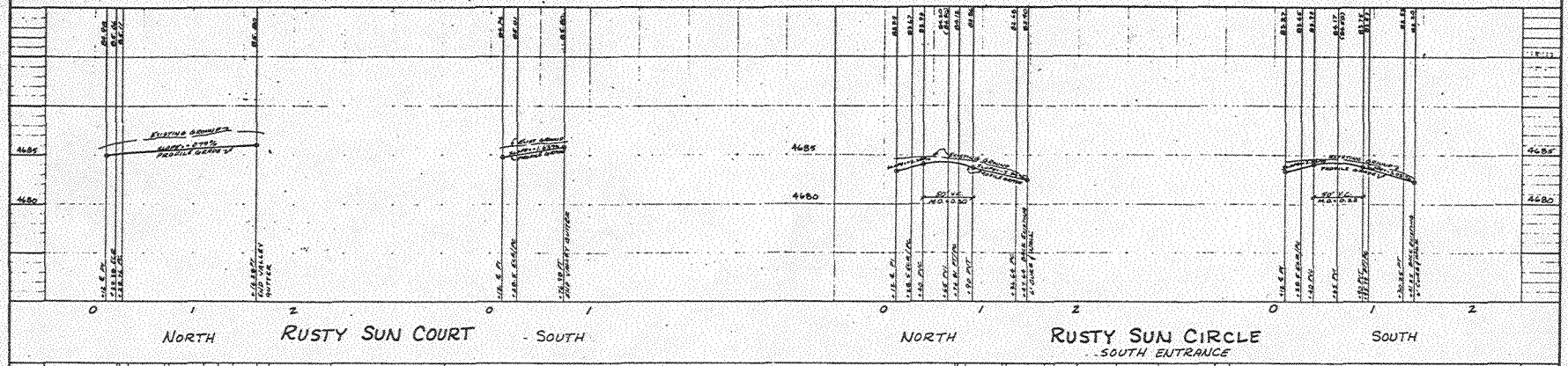
CHECKED
KEP
DATE
JANUARY 1982
SCALE
AS SHOWN

REVISIONS	BY

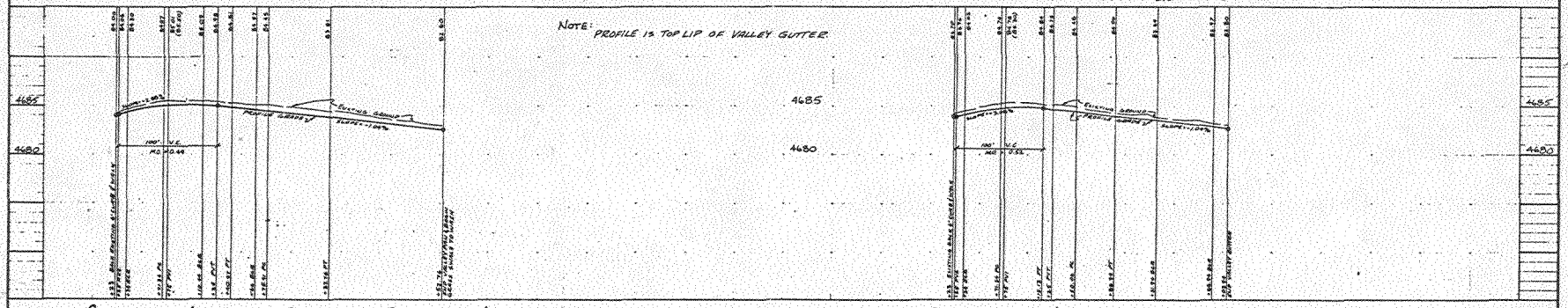
PARAGON ENGINEERING, INC.

RUSTY SUN - FILING NO. ONE
CITY OF GRAND JUNCTION COLORADO
ROADWAY DETAILS

SHEET 3 OF 11 SHEETS



NOTE: PROFILE IS TOP LIP OF VALLEY GUTTER.



OFFICE COPY
#85-81
Revised

CHECKED
DATE
1-28-82
SCALE
1"=5' VERT. 1"=1

REVISIONS

PARAGON ENGINEERING INC.

RUSTY SUN - FILING NO. ONE
CITY OF GRAND JUNCTION, COLORADO
ROAD PROFILE

SHEET
2
OF 11 SHEETS

2943-064-10-014 & 11-001, 031
Nolan Arnett
601 Arapahoe Way
Grand Junction, CO 81501
#85-81

2943-064-09-018,017,016 & 015
Sego Services
130 North 4th Street
Grand Junction, CO 81501
#85-81

2943-064-09-014
Roger Birks
941 23 Road
Grand Junction, CO 81501
#85-81

2943-064-09-013,012,011,010,009
Sego Services
130 North 4th Street
Grand Junction, CO 81501
#85-81

2943-064-09-008
George P. Gruber
618 East Indian Creek
Grand Junction, CO 81501
#85-81

2943-064-09-007
Sego Services
130 North 4th Street
Grand Junction, CO 81501
#85-81

2943-064-04-007
Joseph C. Claussen
2887 F¼ Road
Grand Junction, CO 81501
undeliverable
#85-81

2943-064-04-006
Jeffry L. Catt
2889 F¼ Road
Grand Junction, CO 81501
#85-81

2943-064-04-005
Charles A. Schmaltz
2891 F¼ Road
Grand Junction, CO 81501
#85-81

2943-064-04-004
Michael J. Deisher
2893 F¼ Road
Grand Junction, CO 81501
#85-81

2943-064-04-003
Jack E. Souri
2895 F¼ Road
Grand Junction, CO 81501
#85-81

2943-064-04-002
Joe R. Marsh
2897 F¼ Road
Grand Junction, CO 81501
#85-81

2943-064-04-001
Charles C. Mathis
2899 F¼ Road
Grand Junction, CO 81501
#85-81

2943-053-18-001
Kenneth M. Henrickson
2902 Hermosa Court
Grand Junction, CO 81501
#85-81

2943-053-18-016
Robert Faussone
618 29 Road
Grand Junction, CO 81501
#85-81

2943-053-24-010
Charles V. Wright
2902 Bonita
Grand Junction, CO 81501
#85-81

2943-053-24-011
A.L. Partee c/o J.J.Nicholson
2901 Bonita
Grand Junction, CO 81501
#85-81

2943-053-00-060
Citizens Finance Co.
c/o Sidney R. Stogsdill
612 29 Road
Grand Junction, CO 81501
#85-81

2943-053-00-061
Eliane Dinan Greene
561 Teller Avenue
Grand Junction, CO 81501
#85-81

2943-053-00-062
George Gonzales, et al
309 Cedar
Grand Junction, CO 81501
undeliverable
#85-81

2943-071-00-050
William W. Graff
581 29 Road
Grand Junction, CO 81501
#85-81

2943-071-00-004
Lois S. Burns, Trustee, et al
596 Rio Grande Drive
Grand Junction, CO 81501
#85-81

Sego Services
c/o Jim Lundell
842 25 Rd.
City, 81501
#85-81

Paragon
2784 Crossroads Blvd.
City. 81501
#85-81

Rusty Sun

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.

DECLARATION

OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION, made on the date hereinafter set forth by _____ _____, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in _____ _____, County of _____, State of _____, which is more particularly described as:

(Insert legal description)

NOW THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

DEFINITIONS

Section 1. "Association" shall mean and refer to _____ _____, its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the owners. The Common Area to be owned by the Association at the time of the conveyance of the first lot is described as follows:

Section 5. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 6. "Declarant" shall mean and refer to _____ _____, its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

ARTICLE II

PROPERTY RIGHTS

Section 1. Owners' Easements of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) the right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;

(b) the right of the Association to suspend the voting rights and right to use of the recreational facilities by an owner for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed 60 days for any infraction of its published rules and regulations;

(c) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members.

No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by 2/3rds of each class of members has been recorded.

Section 2. Delegation of Use. Any owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

Section 1. Every owner of a lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or

(b) on _____, 19___.

ARTICLE IV

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided.

The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area.

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be _____ dollars ($) per Lot.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than 5% above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above 5% by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (½) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting.

Section 6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis.

Section 7. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall commence as to all Lots on the first day of the month following the conveyance of the Common Area. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a lot is binding upon the Association as of the date of its issuance.

Section 8. Effect of Nonpayment of Assessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of 6 percent per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in

lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE V

ARCHITECTURAL CONTROL

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

ARTICLE VI

GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during

the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners. Any amendment must be recorded.

Section 4. Annexation. Additional residential property and Common Area may be annexed to the Properties with the consent of two-thirds (2/3) of each class of members.

Section 5. FHA/VA Approval. As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: Annexation of additional properties, dedication of Common Area, and amendment of this Declaration of Covenants, Conditions and Restrictions.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this _____ day of _____, 19___.

_____
Declarant

By: _____

_____

(Add appropriate acknowledgment)

ARTICLES OF INCORPORATION

OF

_____

ASSOCIATION

In compliance with the requirements of _____ (reference to statute under which incorporation is sought), the undersigned, all of whom are residents of _____ and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is _____, hereafter called the "Association".

ARTICLE II

The principal office of the Association is located at _____.

ARTICLE III

_____, whose address is _____, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as:

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of _____ and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) borrow money, and with the assent of two-thirds (2/3) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of _____ by law may now or hereafter have or exercise.

ARTICLE V

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI

VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or

(b) on _____, 19____.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of nine (9) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

SH-SM 0-77-3

NAME	ADDRESS

At the first annual meeting the members shall elect three directors for a term of one year, three directors for a term of two years and three directors for a term of three years; and at each annual meeting thereafter the members shall elect three directors for a term of three years.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX

DURATION

The corporation shall exist perpetually.

ARTICLE X

AMENDMENTS

Amendment of these Articles shall require the assent of 75 percent (75%) of the entire membership.

ARTICLE XI

FHA/VA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of _____, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this _____ day of _____, 19____.

_____

_____

_____

_____

_____

(Add appropriate acknowledgment)

PETITION

We the undersigned, are opposed to the planned proposal of the September 29, 1981 Grand Junction Planning Commission Agenda Item # 85-81: "Zoning of Rusty Sunn Annexation to PR. 8.4 and Rusty Sunn Subdivision Preliminary Plan. Petitioner: Sego Services/Jim Lindell. Location: Northwest corner of 29 and F Roads. A request to zone annexation to planned residential at 8.4 units per acre on 7.43 acres."

NAME	ADDRESS	PHONE
Lois Hinton	634 29½ Rd.	243-4684
Joe W Duvall	2845 Nath Ave	243-0118
Sylvia Coley	2938 F ½ Rd	243-5057
Charles Moore	675 31½ Rd	434-6303
Rhonda Holmes	31½ & G Rd.	241-5669
Elayne Moore	675 31½ Rd	434-6303
Carl Coley	2938 F½ Rd	243-5057
William Hinton	634-29½ Rd.	243-4684
Wanda Faussone	618- 29 Rd.	243-9245
Lillianne Henrikson	2902 Hermosa Ct.	241-1096
Saundra Hobby	2902½ Hermosa Ct	245-6355
Wes Bullock	2906 Hermosa Ct	243 8617
Linda Berg	2909 Hermosa Ct	243-5126
Tony Serna	2906½ Hermosa Ct.	245-2978
Steven Hogdill	612-29 Road	243-2275
Thomas P. Campbell	2909 Bonita Ave	243-6676

PETITION FOR #85-81

We, the undersigned, oppose the zoning of Rusty Sunn Annxation to PR 8.4 and Rusty Sunn Subdivision Preliminary Plan.

Petitioner: Sego Services/Jim Lindell. Location: Northwest corner of 29 and F Roads. A requeste to zone annexation to planned residential at 8.4 units per acre on 7.43.

NAME	ADDRESS
Linda Showalter	2885 Darla Dr
Robert A. Showalter	" " "
Bruce Queen	2883½ Darla Dr.
Cindy Queen	2883½ Darla Dr.
P. Upshaw	2880½ Darla Dr
Linda Petty	2880 Darla Dr.
William C Minton	2880½ Darla Dr.
Russell Park	2965½ Sandra Dr.
Jenny Park	2965½ Sandra Dr.
Tom Petty	2880 Darla Dr

PETITION FOR #85-81

We, the undersigned, oppose the zoning of Rusty Sunn Annxation to PR 8.4 and Rusty Sunn Subdivision Preliminary Plan.

Petitioner: Sego Services/Jim Lindell. Location: Northwest corner of 29 and F Roads. A request to zone annexation to planned residential at 8.4 units per acre on 7.43 acres.

	NAME	ADDRESS
1.	R. A. Jenkins	2903 Bonita Ave.
2.	Barbara Jenkins	2903 Bonita Ave.
3.	J. J. Nicholson	2901 Bonita Ave
4.	John Nicholson	2901 Bonita Ave
5.	Donna Garwood	2907 Bonita Ave
6.	Larry Garwood	2907 Bonita Ave
7.	Janice E Logan	2910 Bonita Ave.
8.	Erwin L Logan	2910 Bonita ave
9.	Helen C Jordan	2911 Bonita ave.
10.	Annie C Isaacs	2912 Bonita ave.
11.	Marjorie A Danielle	2904 Bonita Ave
12.	Robert Wallin	2908 Bonita Ave.
13.	Mary J. Kline	2908 Bonita ave.
14.		
15.		
16.		
17.		
18.		
19.		
20.		
21.		
22.		
23.		
24.		
25.		

PETITION FOR #85-81

We, the undersigned, oppose the zoning of Rusty Sunn Annxation to PR 8.4 and Rusty Sunn Subdivision Preliminary Plan.

Petitioner: Sego Services/Jim Lindell. Location: Northwest corner of 29 and F Roads. A request to zone annexation to planned residential at 8.4 units per acre on 7.43.

	NAME	ADDRESS
1.	W. L. Craig	2798½ F ¾ Rd.
2.	Geo Lancaster	2110 N 15
3.	Sidney Stogsdill	612-29 Rd. 2432275
4.	Jane Lobaco	2919 Dawn Drive
5.	J. P. Marks	2891 Kiowa Way
6.	Linda Marks	2891 Kiowa Way
7.	William A Bishop	2892 Kiowa Ct
8.	Janice M. Bishop	2892 Kiowa Ct.
9.	Kurt N. Newton	607 East Indian Creek Drive
10.	Margaret Wilda	613 Arapahoe Wy
11.	Lucy Last	609 E. Indian Creek Dr.
12.	Howard Last	609 E. Indian Creek Dr.
13.	John L Trotter	613 E. Indian Cr. Dr.
14.	Lubrant Van Dyke	611 E. Indian Cr.
15.	Cheryl Van Dyke	" " "
16.	Paul Lancaster	2939 ½ Rd
17.	Thelma Stogsdill	612 - 29 - Rd.
18.	Ray Peck	2885 ½ Darla
19.	Lonnie Peck	2885 ½ Darla
20.	Randall Price	2905 Bonita
21.	Mary Ann Price	2905 Bonita
22.	Barbara J Nesmith	617 Arapahoe
23.	Arlene King	618 W. Indian Creek Drive
24.	David L. King	" " " "
25.	JoAnn Mabon	620 Arapahoe Dr.

PETITION FOR #85-81

We, the undersigned, ~~oppose~~ the zoning of Rusty Sunn Annexation to PR 8.4 and Rusty Sunn Subdivision Prelimanary Plan.

Petitioner: Sego Services/Jim Lindell. Location: Northwest corner of 29 and F Roads. A request to zone annexation to planned residential at 8.4 units per acre on 7.43.

NAME	ADDRESS
Richard Mausbach	621 ARAPAHOE
Carol Mausbach	621 Arapahoe
Dennis Phillips	619 E. Indian Cr. Dr.
Clarlotte L. Gebhardt	617 E. Indian Creek Dr.
Edwin P. Gebhardt	617 E. Indian Cr. Dr.
George P. Gruber	618½ E Indian Creek Dr
Tom Mayhill	612-29 Rd. 243-2275

PETITION

We the undersigned, are opposed to the planned proposal of the September 29, 1981 Grand Junction Planning Commission Agenda Item # 85-81: "Zoning of Rusty Sunn Annexation to PR. 8.4 and Rusty Sunn Subdivision Preliminary Plan. Petitioner: Sego Services/Jim Lindell. Location: Northwest corner of 29 and F Roads. A request to zone annexation to planned residential at 8.4 units per acre on 7.43 acres."

NAME	ADDRESS	PHONE
Charles + Paulette Schmaltz	2891 F¼ Rd. G.J.	243-0438
Jeff + Teresa Catt	2889 F¼ Rd GJ.	241-0436
Willis + April Blank	2887 F¼ Rd. GJ.	243-7836
Sandra Deusher	2893 F¼ Rd GJ.	245-2814
Kent + Juli Henrikson	2902 Hermosa Ct	241-1096
James Patten	2890 F¼ Rd., G.J.	245-4768
Anton + Mildred Brandstetter	607 Partee Dr.	243-7015
Jeri Whiteside	2897 Darla	245-9127
Don Whiteside (DW)	2896 Darla	245-9127
Don Whiteside (DW)	2895 Darla	245-9127

Rusty Sun File

2890 F 1/4 Road
Grand Junction, Colo. 81501
November 11, 1981

George Orbanek, Editorial Page Editor
The Daily Sentinel
734 South 7th St.
Grand Junction, Colo. 81501

Dear Mr. Orbanek:

Enclosed is a letter which I would like to have you consider for inclusion in your Speaking the Public Mind section of the Editorial page.

I think that it is an important issue, of interest to the general public and worthy of publication. I have made an effort to keep it non-technical in nature, so as to be of interest to the layman.

Although I have edited as much as possible, I realize that the letter may be rather long for this section. Should further editing by your staff be necessary for publication, please do so without distorting its content and perspective.

Thank you.

Yours very truly,

James E. Patton

James E. Patton, PE-LS

xc: City Council w/enc.
✓City Planning Commision w/enc.
City Attorney w/enc.

This letter concerns some disturbing aspects of the City of Grand Junction's subdivision planning practices. As an example, consider the recent (November 4, 1981) approval of the Rusty Sun Subdivision's zoning and preliminary plan by the City Council.

This planned unit subdivision, located at the northwest corner of F and 29 Roads, consists of two tracts of land (7.43 acres total) separated by the Indian Wash; and will be expected to accommodate 62 units for a density of 8.4 units per acre. Although not opposed to a planned unit development at this location, I am opposed to the density and certain defects in the plan, including stormwater detention, and voiced this opposition to both the City Planning Commision and City Council members, as did others.

Rather than discuss each objection, for brevity, I shall limit detailed discussion to the inadequate provision for stormwater detention; both for its importance and its illustration of the short-sightedness of the Council in its planning decisions.

As is unfortunately common throughout the City and County, no provisions were made by the Petitioner, Sego Services Inc,, or its Engineer for stormwater detention facilities. Stormwater detention is extremely important for developmental planning. Due to the impervious nature of developed surfaces, the rate of runoff is higher, which causes the peak flow from a development to be much greater in magnitude (volume) than from the same area in an undeveloped state. Previous to development, natural detainment by plants, porous soil and rough contoured slopes results in a comparitive slow runoff rate. After development, the runoff will flow rapidly across building and asphalt surfaces creating a higher peak flow. Detention facilities, properly designed, would arrest the increased runoff; detain it through storage and gradually release it to the drainage channel. This would mitigate the adverse impact from the development as regards runoff and could significantly reduce downstream pipe and channel size requirements. Without stormwater

detention and with continued improperly planned development along waterways, flooding will occur to downstream properties as water overflows channel banks and washes out pipes and bridges no longer adequate for the major storm events.

These matters, along with a petition of 86 signatures against the development, were discounted by the Council in light of the City Attorney's, Gerald Ashby's, opinion that the municipality is not required by Colorado statute to have the developer provide detention facilities. In essence, downstream flooding of property is not a concern of the Council when compared with an increase in the City's tax base by catering to the developer.

This example is merely typical of the frustrations which others have faced in dealing with the City Council and its favoritism for the developer.

Along these lines, I would suggest that Mr. Ashby review these applicable Colorado court decisions:

Hankins v. Borland, 163 Colo. 575, 431 P. 2nd 1007 (1967);

City of Englewood v. Linkenheil, 146 Colo. 493, 362 P. 2nd 186 (1961);

Ambrosio v. Perl-Mack Co., 143 Colo. 49, 351 P. 2nd 803 (1960);

City of Boulder v. Boulder & White Rock Ditch and Reservoir Co., 73 Colo. 426, 216 P. 553 (1923);

Calvaresi v. Brannan Co., 35 Colo. App. 271, 534 P. 2nd 652 (1975);

Aicher v. Denver, 10 Colo. App. 413, 52 P. 86 (1897); and

Denver v. Stanley Aviation Corp., 143 Colo. 182 at 186-188 (1961).

A review of these decisions may reveal who is responsible for downstream flooding due to development. The Council may want to reconsider their decision based upon this revelation.

James E. Patton,
Professional Engineer and
Land Surveyor 242-2862
2890 F 1/4 Road Design
Grand Junction

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

In re: RUSTY SUN FILING ONE N.W. Corner 29 Rd & Patterson Rd.
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	DNA		
Street base	"		
Street paving	"		
Curbs and Gutters	"		
Sidewalks	"		
Storm Sewer facilities	"		
Sanitary sewers	6 manholes @ $750	4500	July 1983
Mains	490 l.f. @ $10	4900	"
Laterals or house connections	20 lots @ $150	3000	"
On-site sewage treatment	DNA		
Water mains	408 l.f. @ $12	4896	"
Fire hydrants	1 @ $1200	1200	"
On-site water supply	DNA		
Survey monuments	"		
Street lights	"		
Street name signs	"		
SUB TOTAL		18,496	

Supervision of all installations (should normally not exceed 4% of subtotal) $740.

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION $ 19,236.00

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___

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

In re: Rusty Sun Filing One — N.W. corner 29 & Patterson Rds.
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 _____ (name of subdivision) date _____ 19____, the 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	NA		
Street base	"		
Street paving	"		
Curbs and Gutters	"		
Sidewalks	"		
Storm Sewer facilities	"		
Sanitary sewers	5 manholes @ 750	3750	July 1983
Mains	480 l.f. @ 10	4800	"
Laterals or house connections	16 @ 150	2400	"
On-site sewage treatment	NA		
Water mains	550 l.f. @ 12	6600	"
Fire hydrants	2 @ 1200	2400	"
On-site water supply	NA		
Survey monuments	"		
Street lights	"		
Street name signs	"		
SUB TOTAL		19,950	

Supervision of all installations (should normally not exceed 4% of subtotal) $800.

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION $ 20,750

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____

F

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

In re: RUSTY SUN — N.W. Corner 29RD & Patterson Rd
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 RUSTY SUN SUBDIVISION (name of subdivision) date 8-31 1981, the following improvements to City of Grand Junction standards and to furnish an Improvements Guarantee in the form acceptable to the City for these improvements.

70' 2"/RD

Improvements	Quantity and Unit Costs	Estimated Cost	Estimated Completion Date
Street grading (PATTERSON & 29 RDS)			
Street base			
Street paving	1085 L.F. @ $30.-	$32,550.-	1983
Curbs and Gutters			
Sidewalks			
Storm Sewer facilities	—	—	
1445 ✓Sanitary sewers			
Mains	1445 L.F. @ $10.-	$14,450.-	"
Laterals or house connections	—	—	
On-site sewage treatment	—	—	
✓Water mains	1560 L.F. @ $12.-	$18,720.-	"
Fire hydrants	5 @ 1400.-	$7,000.-	"
On-site water supply	—	—	
Survey monuments	—	—	
Street lights	—	—	
Street name signs	—	—	
SUB TOTAL		$72,720.-	

Supervision of all installations (should normally not exceed 4% of subtotal) $2910.-.

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION $ 75,630.-

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____

Lincoln DeVore

1441 Motor
Grand Junction, Colo 81501
(303) 242-8968

January 5, 1982

Jim Lindell
843 25 Road
Grand Junction, CO 81501

RE: PRELIMINARY

SUBSURFACE SOILS INVESTIGATION

RUSTY SUN SUBDIVISION

GRAND JUNCTION, COLORADO

Gentlemen:

Transmitted herein are the results of a Preliminary Subsurface Soils Investigation and Foundation Recommendations for the proposed Rusty Sun Subdivision near Grand Junction, Colorado.

Respectfully submitted,

LINCOLN-DeVORE TESTING LABORATORY, INC.

By: Gary M. Krzysnik
Gary M. Krzysnik, P.E.
Grand Junction Office

Reviewed by: [signature]

GMK/jb

LDTL Job No. 42187J

MORRIS REGISTERED PROFESSIONAL ENGINEER STATE OF COLORADO

ABSTRACT:

The contents of this report are a Preliminary Subsurface Soils Investigation and Foundation Recommendations for the proposed Rusty Sun Subdivision near Grand Junction, Colorado.

Topographically, the site is predominantly level at both parcels, except for the edge along Indian Wash. Both surface and subsurface drainage are fair to poor.

After consideration of the investigation and testing program described herein, it appears that either a shallow foundation system of more or less conventional design or a grade beam and drilled pier system would be appropriate for portions of this development. Depending on local soil conditions, maximum allowable pressures of 2000 to 3000 psf on the native alluvial soils and 5000 psf on the underlying shale bedrock would be appropriate for foundation design. Minimum pressures required to resist possible swell are 500 to 2100 psf, respectively.

Because of the expansive nature of the foundation materials, we would recommend that the foundation system be well balanced and heavily reinforced.

All floor slabs on grade must be constructed to act independently of other structural portions of the buildings.

Adequate drainage must be provided at all times. Water should never be allowed to stand or pond above the foundation materials. A subsurface peripheral drain should be placed around the exterior of the structure at the foundation level, connected to the bottom of floor slabs or surface of the ground with a gravel-vertical drain.

A Type II Cement would be recommended in all concrete in contact with the soil on this site.

More detailed recommendations can be found within the body of this report. All recommendations will be subject to the limitations set forth herein.

The information contained herein has been obtained to provide a general and preliminary indication of the soils which will probably be found under presently unknown types of structures proposed for the site. Site specific information must be obtained beneath each proposed structure after its exact location is determined, since the soil types and conditions differ across the overall site and the types of structure proposed are unknown.

This report is intended to identify general soil conditions on the site, as requested. Five (5) test borings spread over a 8 acre site, can only be used as an over-view of the soil conditions and not for site specific design purposes.

GENERAL:

The purpose of this investigation was to determine the general suitability of the site for construction of the Rusty Sun Subdivision, parcels 60 and 61 of Filing 2 of the Indian Village Subdivision, Grand Junction, Colorado.

Although Lincoln-DeVore has not seen a set of construction drawings for any of the residential units proposed, we believe that they will be basically frame structures of more or less conventional design. Foundation loads for structures of this nature are normally light to medium weight in magnitude.

The topography of the site is flat and low lying. The parcels are located adjacent to Indian Wash on the alluvial plain of the Colorado River. The site has a general slope to the south, so that surface runoff will eventually reach the river. The exact direction of drainage will be controlled by local streets and ditches around the area of the structure, but in general, will be toward the south. Both surface and subsurface drainage range from fair to poor.

The foundation soils encountered on this site consisted predominantly of alluvial deposits. The

deposits are placed by past flooding action from the Colorado River, with the more granular surficial soils placed by the relatively more recent flood action of Indian Wash. These soils were deposited over bedrock of the Mancos Shale Formation.

The Mancos Shale can broadly be described as a thin-bedded, drab, light to dark gray marine shale, with thinly interbedded fine grain sandstone and limestone layers. Some portions of the Mancos Shale are bentonitic, and therefore, are highly expansive. The majority of the shale, however, has only a moderate expansion potential. Formational shale was encountered in Test Boring No. 1 through 3, inclusive, at a depth of 3 to 13 feet. It is anticipated that this formational shale will directly and significantly effect the construction and the performance of the foundations on the site.

At this time, it is not known if any portions of either parcel actually lie within the 100 year flood hazard zone of Indian Wash, although the parcels are believed to be generally outside of such a hazard zone, if any. We understand that a flood hazard study was done recently by the Corps of Engineers of which we have not, as yet, obtained a copy. We strongly urge review of the results of this study, if available, or a study specific to this site to determine if any

hazard exists for parcels 60 and 61. Mitigation methods can then be developed, if necessary, that are consistent with state and local ordinances relating to such matters.

BORINGS, LABORATORY TESTS AND RESULTS:

Five (5) test borings were placed on the site, at locations indicated on the attached Test Boring Location Diagram. These test borings were placed in such a manner as to obtain a reasonably good profile of the proposed construction site subsurface soils. Some variations were noted in the soil profile, but in general, the profile was found to be fairly uniform, so that further test borings were not deemed necessary at this time. All test borings were advanced with a power-driven, continuous auger drill and samples were taken with the standard split-spoon sampler and by bulk methods.

The precise gradational and plasticity characteristics associated with the soils encountered during drilling can be found on the attached summary sheets. The representative number for each soil group is indicated in a small circle immediately below the sampling point on the Drilling Logs. The following discussion of the soil groups will be general in nature.

The soils profile found on this site can be broadly described as a two layer system. The upper 3 to 13 feet of the profile was found to be moderate to low density alluvial soils at parcel 60. Beneath this surface

layer, the soils were found to consist of Mancos Shale bedrock. At parcel 61, the alluvial deposits extended to a depth of 25 feet where the borings ended without encountering bedrock.

Soil Type No. 1 classified as a sandy silt (ML) of fine to medium grain size. Soil Type No. 1 is moist, of very low plasticity and of moderate to low density. In themselves, these soils will have virtually no tendency to expand upon the addition of moisture nor to long-term consolidation under applied foundation stresses. Granular materials, such as these, do have a tendency to rapidly settle under the initial application of static foundation pressures. However, these settlements are characteristically fairly rapid in nature and should be virtually complete by the end of construction. In any event, if the allowable bearing values given in this report are not exceeded, and if recommendations pertaining to inspection, reinforcing, balancing and drainage are followed, it is felt that differential movement can be held to a tolerable magnitude. At shallow foundation depths across the site, these soils were found to have an average allowable bearing capacity on the order of 2000 to 3000 psf. Pending site specific examination of soils, a maximum pressure of 2000 psf would be appropriate for the preliminary design of foundations at this

site. Due to the proximity of firm, wet silty clay of some expansion potential below the Type No. 1 soil, a minimum pressure of 500 psf will be required in most areas.

Soil Type No. 2 classified as a silty clay (CL) of fine grain size. Soil Type No. 2 is plastic, generally of high moisture content and of low to moderate density. These soils have a distinct tendency to expand upon the addition of moisture with swell pressures on the order of 2065 psf being considered typical when soils are in the dry state. Approximately 500 psf swell pressure required in the wet state in which the soil was found. While this magnitude of expansion should not be sufficient to affect the heavy structural members of the building, it can cause some movement beneath light structural members and floor slabs on grade. These soils will have a moderate tendency to long-term consolidation under applied foundation pressures. However, if the allowable bearing values given are not exceeded, we feel that differential movement would be tolerable. This soil group was found to have an allowable bearing value on the order of 1500 to 2000 psf maximum where it occurred in parcel 61 (Test Hole Nos. 4 and 5). At parcel 60, Soil Type No. 2 occurred in a very low density state and would not be recommended for direct foundation support. Wherever foundations bear on or close to this soil type, a minimum pressure of 500 psf will be required to resist the remaining swell potential of this generally wet material.

Soil Type No. 3 classified as silty clay (CL) of fine grain size. Soil Type No. 3 is typical of the formational shale which underlies the site and serves as bedrock in the area. Soil Type No. 3 is plastic, of very low permeability and of high to very high density. The shales are expansive in nature with swell pressures on the order of 2110 psf being measured. Should drilled piers be used for the building, the expansive nature of the fine grained bedrock must be given consideration. Owing to its initial high density condition, these soils would have virtually no tendency to long-term consolidate. At a penetration of 5 feet into the shale layer, tip bearing capacities on the order of 10,000 to 12,000 psf could be achieved. It is important to note that a small water-bearing fracture zone occurred at a depth of 18 feet in Test Hole No. 1. Such fractures, if detected by a more detailed investigation at any specific site, may necessitate the use of a lower maximum allowable bearing pressure than recommended herein in order to minimize settlement due to compression of the fractures. Also, a minimum pressure of 2100 psf must be maintained to resist the potential swell of the fine-grained bedrock. Where this shale occurs at very shallow depths, resulting in the use of a pad and grade beam type of

foundation, a maximum allowable pressure of 5000 psf would be appropriate for preliminary foundation design. Soil Type No. 3 was found to contain sulfates in detrimental quantities.

Free water was found at parcel 60 at a depth of 18 feet in Test Hole Nos. 1 and 2, with no free water in Test Hole No. 3. It is felt that rather than being a true free water surface, the moisture encountered was actually perched above the formational shale materials and was traveling through the fractures in the weathered zone. This is substantiated by the fact that moisture was noted in the fractures of the weathered shale. Due to the seepage encountered in this weathered shale zone, as well as the potential for seepage in the overlying materials, subsurface peripheral drains around the structures are strongly recommended. Additionally, water may be encountered during construction, especially in deeper excavations and dewatering techniques may be necessary. It is felt that the quantities of water to be anticipated can be handled by sump pits and pumps during construction.

At parcel 61, the deeper soils were of very high moisture content, believed to be due to the proximity of the site to Indian Wash and the Colorado River as well as to past and present irrigation practices in the general area (the site is between the Highline and Grand Valley Canals).

Such moisture conditions will directly affect basement construction by necessitating the use of dampproofing materials and peripheral drains. In addition, the nature of the foundation soils in the area is such that the formation of areas of perched water is quite possible. If these wet areas are encountered during foundation excavation, some pumping is possible. This is a temporary, quick condition caused by vibration of the equipment on the site. If this should occur, it can be stopped by removal of the equipment and greater care taken in the excavation process. If this does not stop the pumping, properly placed coarse rock should be worked into the soil or properly designed geotechnical fabric could be applied to the earth face. The foundations could also be redesigned based upon lower bearing values if large amounts of seepage are encountered. It is emphasized that minor pumping is a temporary, quick condition and should not affect the structure after it is completed.

CONCLUSIONS AND RECOMMENDATIONS:

Since the exact magnitude and nature of the foundation loads are not precisely known at the present time, the following recommendations must be somewhat general in nature. Any special loads or unusual design conditions should be reported to Lincoln-DeVore so that changes in these recommendations may be made, if necessary. However, based upon our analysis of the soil conditions and project characteristics previously outlined, the following recommendations are made.

In general, the soils found across the subdivision will form a reasonably good base for the proposed residential structures. Moderate density sandy silts were encountered at or near the present ground surface in the region of the majority of the test borings drilled. For these non-expansive (or low expansive) areas, spread footings of various widths, in conjunction with a reinforced concrete grade beam stem wall, will probably be the most suitable foundation type, if the higher expansive clays are not located within 3 feet of the bottom of the foundations.

For those areas of the subdivision where the clays or shale bedrock are encountered, foundations must be designed with the expansive potential of the subsurface

soils in mind. The foundation configuration which can be used on the expansive materials will depend upon the magnitude of foundation loads exerted by the residential units as well as the exact degree of expansion anticipated from the soils. Several foundation types are acceptable for use on the materials. These foundation configurations would include, but are not limited to:

1) The most common option would consist of the engineered no footing design, with the stem wall resting directly on the ground surface. The judicious use of voids would be employed to balance the structure and to increase the contact stresses beneath any very light walls. For most moderately loaded foundation systems, this voided stem wall design would probably prove satisfactory considering the magnitude of expansion pressures encountered across the subdivision, and the anticipated foundation loads for these residential dwelling units. We would anticipate that the majority of the foundation systems used on the clays across the subdivision will fall into this category.

2) The second option would consist of a drilled pier and grade beam system with the drilled piers extended to bear in the underlying Mancos Shale. This option would be useful in areas of parcel 60 where shale is 5 feet or more below grade, no basement construction is planned and the overburden soils are of low density. The expansive clays do have side frictional effects which must be taken into account when designing the drilled piers. The diameter and length of the pier must be balanced so that the appropriate load carrying capacity is developed while maintaining enough minimum pressure to prevent upward movement of the piers as a result

of expansive action. The grade beam would span from pier to pier and be continually voided between these bearing points.

3) A balanced pad and grade beam type of foundation system would form the third general foundation option. This alternative would involve the use of small bearing pads beneath a reinforced concrete grade beam. The grade beam would be continually voided between pads with the foundation loads being transferred by the pads only, and not the grade beam between pads. Such a foundation system would be appropriate in parcel 60 where shale is at or very close to footings either because of the shallow depth to the shale (as at Test Hole No. 3) or due to planned basement construction. This configuration generally allows the designer to maintain a fairly high minimum dead load pressure.

4) The final foundation configuration would essentially be a combination of one of the preceding alternatives in conjunction with an overexcavated, compacted, granular pad. The depth of overexcavation would be related to the expansion potential of the clays as well as the nature of the residential units. Typical depths of overexcavation should range from about 2 to 5 feet. After overexcavation, a compacted granular pad using non-expansive, non-free draining soils could be constructed, maintaining a minimum of 95% of the soils standard maximum Proctor dry density, ASTM D-698. The purpose of this compacted pad is not to entirely overcome the expansive potential of the clays, but rather to provide a "buffer" zone between the clays and the foundations. A designed foundation system, similar to one of the preceding alternatives, would then be constructed on top of the granular pad. Frequent density tests would be required during pad construction to ensure that an adequate density level is being maintained. This option would also be used if any areas of uncontrolled fill are encountered during the excavation process.

If it is desirable to design the foundation systems for several standard model residences which are planned for this development, some preliminary design parameters could be used. Based upon the results of our exploration program, it would appear that the engineering characteristics of the soils encountered during drilling can be divided into alluvial soil and shale for purposes of preliminary design.

Type Of Bearing Material	Allowable (Presumptive Design) Pressures, Psf		Foundation Types
	Maximum	Minimum	
Alluvial Soils	2,000	500	"Conventional" or Options 1 or 4
Shale	5,000	2,100	Options 3 or 4
Shale	10,000	2,100	Option 2

These design values should be interpreted as preliminary in nature only. The open foundation excavation should be inspected to precisely determine the design parameters for each particular lot.

Regardless of the foundation type used, it is recommended that the foundation components be balanced to lower the possibility of differential movement. This balancing will help the buildings move more or less as single units, rather than in a differential manner. The foundation system should be proportioned such that the pressure on

the soil is approximately the same throughout the building. The judicious use of voids beneath very light walls will help balance the structure, as well as to develop the minimum design pressures dictated by the expansive clays. Using the criterion of dead load plus approximately one-half the live load, the contact pressures should be balanced to within ±300 psf beneath all load bearing walls throughout the residential units. For the sandier soils, isolated interior column pads should be designed for pressures of slightly less than the average selected for the bearing walls. On the clays, isolated pads should be designed for pressures of slightly more than the exterior wall average. Using whichever criterion is applicable, we would recommend balancing these internal pads on pressures of approximately 150 psf more or less than the average of the exterior walls.

To help ensure that the structure moves more or less as a single unit rather than in a differential manner, we would recommend that all stem walls be supported by a grade beam capable of spanning at least 15 feet. This grade beam would apply to both interior and exterior load bearing walls. Such a grade beam should be horizontally reinforced continuously around the structure with no gaps or breaks

in reinforcing steel unless they are specially designed. Beams should be reinforced at both the top and the bottom with the major reinforcement being at the top. All interior bearing walls should rest on a grade beam and foundation system of their own and should not be allowed to rest on a thickened slab section or "shovel" footing.

A reinforced concrete grade beam is recommended to carry the exterior wall loads in conjunction with the aforementioned drilled pier or pad and grade beam foundation alternatives. This grade beam should be designed to extend from bearing point to bearing point and should not be allowed to rest upon the ground surface between these two points. In the case of very long spans (25-foot or greater), the grade beam could be designed to only span half the distance between the bearing points with some load transfer being allowed near mid-span. In all cases, the grade beam should be horizontally reinforced continuously around the structure with no gaps or breaks in the reinforcing steel unless they are specially designed. Beams should be reinforced at both the top and the bottom with major reinforcement in all cases being placed in the bottom of the structure.

Where the stem walls are relatively shallow, vertical reinforcing will probably not be necessary.

However, where the walls retain soil in excess of about 5 feet in height, vertical reinforcing may be necessary to resist the active pressure of the soils along the wall exterior. To aid in designing such vertical reinforcing, the following equivalent fluid pressures can be utilized:

35 pcf for well-drained granular backfill from offsite borrow
45 pcf for native (onsite borrow) materials

It should be noted that the above values should be modified to take into account any surcharge loads applied at the top of the walls as a result of stored goods, live loads on the floor, machinery, or any other externally applied forces. The above equivalent fluid pressures should also be modified for the effects of any free water table.

The bottom of all foundation components should rest a minimum of 1½ feet below finished grade or as required by the local building codes. Foundation components must not be placed on frozen soils.

All floor slabs on grade must be constructed to act independently of the other structural portions of the building. These floor slabs should contain deep construction or contraction joints to facilitate even breakage and to help minimize any unsightly cracking which could result from

differential movement. Floor slabs on grade should be placed in sections no greater than 25 feet on a side. Prior to constructing slabs on grade, all existing topsoil and organics must be removed from the building interior. Likewise, all foundations must penetrate the topsoil layer. On the more expansive materials, particularly shale, we suggest using at least 12 inches of drained granular fill to help mitigate the possible effects of soil expansion.

Where floor slabs are used, they may be placed directly on grade or over a compacted gravel blanket of 4 to 6 inches in thickness. Under no circumstances should this gravel pad be allowed to act as a water trap beneath the floor slab. A vapor barrier is recommended beneath any and all floor slabs on grade which will lie below the finished exterior ground surface. All fill placed beneath the interior floor slabs must be compacted to at least 90% of its maximum Proctor dry density, ASTM D-698.

Any interior, non-load bearing partitions which will be constructed to rest on the floor slab should be constructed with a minimum space of 1½ inches (2 inches where the slab is within 2 feet of the much more expansive Mancos Shale) at either the top or bottom of the wall. The

bottom of the wall would be the preferred location for this space. This space will allow for any future potential expansion of the subgrade soils and will prevent damage to the wall and/or roof section above which could be caused by this movement.

Adequate drainage must be provided in the foundation area both during and after construction to prevent the ponding of water. The ground surface around the building should be graded so that surface water will be carried quickly away from the structure. The minimum gradient within 10 feet of the building will depend upon surface landscaping. Bare or paved areas should maintain a minimum gradient of 2%, while landscaped areas should maintain a minimum gradient of 5%. Roof drains must be carried across all backfilled areas and discharged well away from the structure.

The existing drainage in the area must either be maintained or improved. Water should be drained away from the structures as rapidly as possible and should not be allowed to stand or pond in the area of the buildings. The surface drainage across the entire property must be carefully controlled to prevent the infiltration and saturation of the foundation soils. All backfill around the buildings should be

compacted to a minimum of 90% of its maximum Proctor dry density, ASTM D-698. Roof drains must be carried across all backfilled regions and discharge well away from the structure.

A subsurface peripheral drain, including an adequate gravel collector, sand filter and perforated drain pipe, should be constructed around the outside of the building at foundation level. Dry wells should not be used anywhere on this site. The discharge pipe should be given a free gravity outlet to the ground surface. If "daylight" is not available, a sealed sump and pump should be used.

The recommendations pertaining to backfill, drainage, floor slab construction, etc., given in conjunction with the shallow foundation alternative would also apply to the drilled pier alternative.

Due to the lower density, wet condition of the soil materials encountered at parcel 61 and parts of parcel 60, construction of basements may be difficult and dewatering techniques may be necessary during construction. Additionally, problems with basement foundations may be encountered during periods of strong seepage due to uplift against the foundation and the possibility of seepage into the basement. While we would not entirely recommend against the construction of basements on this site, it is strongly recommended

that basement or half basement foundations be well sealed and that they be provided with the peripheral drains and underslab drainage layers described in this report. It is extremely important that the subsurface drains be properly installed and in good working order.

Samples of the soil in the paved areas have been evaluated using the Hveem-Carmany method to determine their support characteristics. These soils were found to have a Hveem (R) value of 5. This would indicate that a pavement section consisting of 2 inches of asphaltic concrete surfacing overlying 9½ inches of compacted aggregate base would be adequate. This design is based upon assumed traffic values. If accurate traffic data is available, some modification of these numbers may be required. All base and fill in the parking areas should be compacted to at least 90% of its modified maximum Proctor dry density (ASTM D-1557).

No major difficulties are anticipated in the course of excavating into the surficial site soils that consist of moderate to low density, fine grained soils. The upper few feet of the shale can generally be excavated by conventional methods due to its weathered state. Penetration of more than 4 to 6 feet into formational material could require

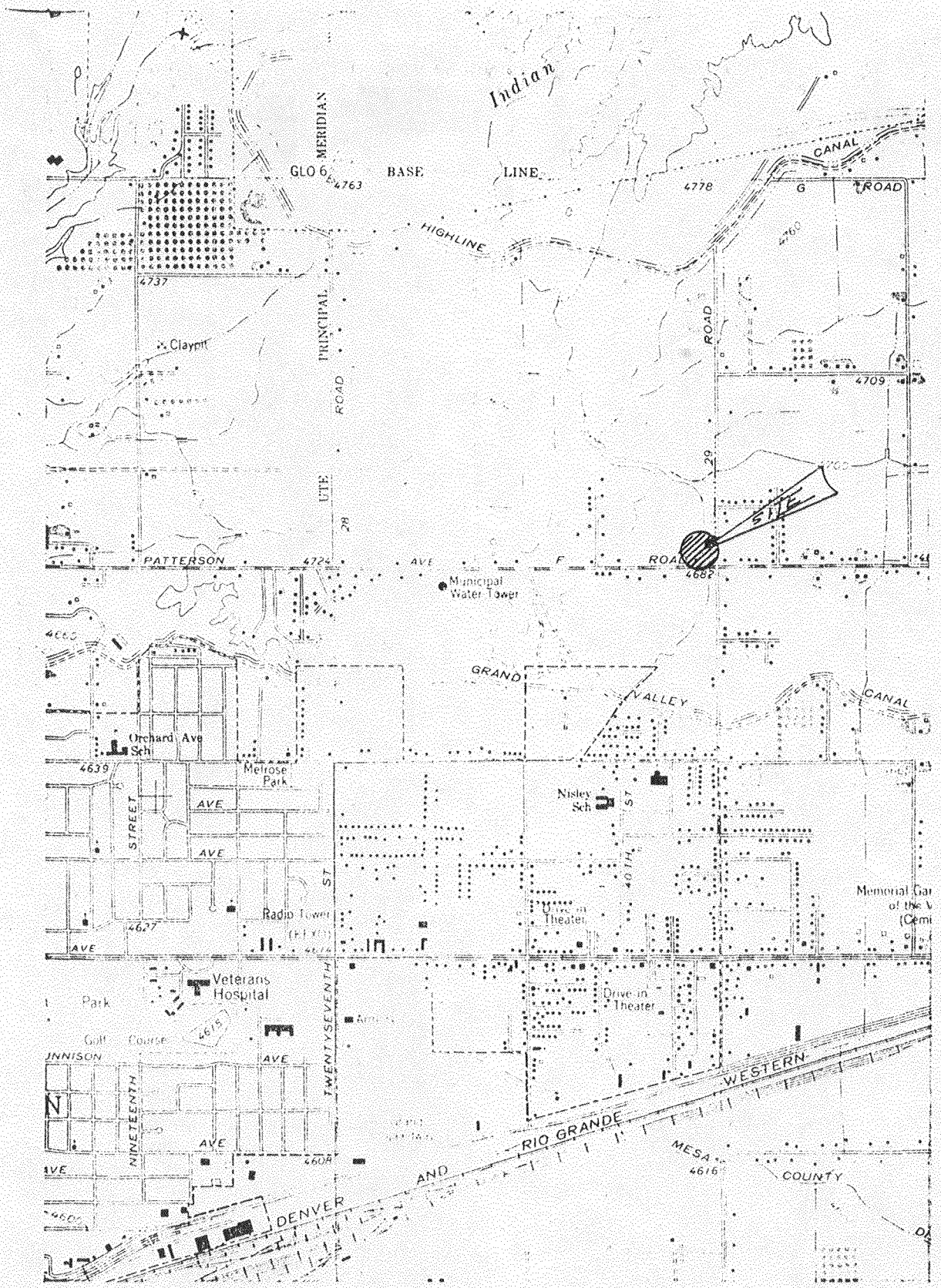
using "ripping" methods. Because alluvial soils such as were encountered in this investigation typically cave or slough from the sides of deeper excavations, it is possible that some safety privisions such as the sloping or bracing of the sides of excavation over 5 feet deep could be necessary. Any such safety provisions should conform to reasonable industry safety practices and applicable OSHA regulations.

The soils on this site were found to contain sulfates in detrimental quantities. Therefore, a Type II Cement would be recommended in all concrete in contact with the soil. Under no circumstances should calcium chloride ever be added to a Type II Cement. In the event that Type II Cement is difficult to obtain, a Type I Cement may be used, but only if it is protected from the soils by an impermeable membrane.

The open foundation excavation must be inspected prior to the placing of forms and pouring of concrete to establish that adequate design bearing materials have been reached and that no debris, soft spots or areas of unusually low density are located within the foundation region. All fill placed below the foundations must be fully controlled and tested to ensure that adequate densification has occurred.

It is extremely important due to the nature of data obtained by the random sampling of such a heterogeneous material as soil that we be informed of any changes in the subsurface conditions observed during construction from those outlined in the body of this report. Construction personnel should be made familiar with the contents of this report and instructed to relate any differences immediately if encountered.

It is believed that all pertinent points concerning the subsurface soils on this site have been covered in this report. If questions arise or further information is required, please feel free to contact Lincoln-DeVore at any time.



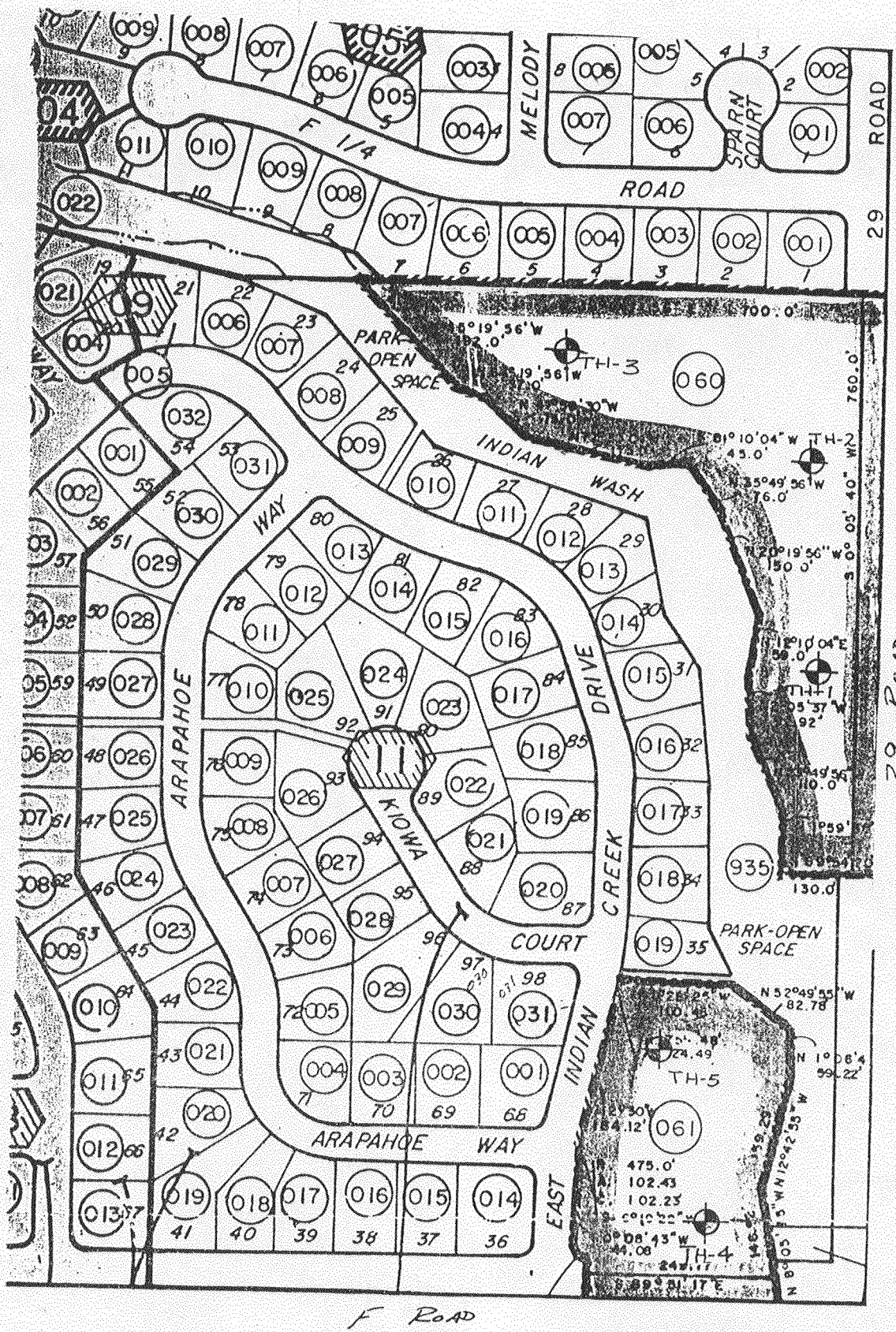
LDTL #42187.5

GENERAL SITE LOCATION - RUSTY SUN

SUB - INDIAN VILL. LOTS 60 & 61 - GRAND JCT., COLO.

LINCOLN DeVORE ENGINEERS-GEOLOGISTS

COLORADO: COLORADO SPRINGS, PUEBLO, GLENWOOD SPRINGS, GRAND JUNCTION, MONTROSE; WYOMING: ROCK SPRINGS



LDTL #42187 J

Soil Boring Logs - Rusty Sun - Parcels 60 & 61 of Indian Village Sub. - Grand Jct., Colo.

LINCOLN DeVORE ENGINEERS • GEOLOGISTS

COLORADO: COLORADO SPRINGS, PUEBLO, GLENWOOD SPRINGS, GRAND JUNCTION, MONTROSE, WYOMING: ROCK SPRINGS

SOILS DESCRIPTIONS:

SYMBOL	USCS	DESCRIPTION
		Topsoil
		Man-made Fill
	GW	Well-graded Gravel
	GP	Poorly-graded Gravel
	GM	Silty Gravel
	GC	Clayey Gravel
	SW	Well-graded Sand
	SP	Poorly-graded Sand
	SM	Silty Sand
	SC	Clayey Sand
	ML	Low-plasticity Silt
	CL	Low-plasticity Clay
	OL	Low-plasticity Organic Silt and Clay
	MH	High-plasticity Silt
	CH	High-plasticity Clay
	OH	High-plasticity Organic Clay
	Pt	Peat
	GW/GM	Well-graded Gravel, Silty
	GW/GC	Well-graded Gravel, Clayey
	GP/GM	Poorly-graded Gravel, Silty
	GP/GC	Poorly-graded Gravel, Clayey
	GM/GC	Silty Gravel, Clayey
	GC/GM	Clayey Gravel, Silty
	SW/SM	Well-graded Sand, Silty
	SW/SC	Well-graded Sand, Clayey
	SP/SM	Poorly-graded Sand, Silty
	SP/SC	Poorly-graded Sand, Clayey
	SM/SC	Silty Sand, Clayey
	SC/SM	Clayey Sand, Silty
	CL/ML	Silty Clay

ROCK DESCRIPTIONS:

SYMBOL	DESCRIPTION
	SEDIMENTARY ROCKS
	CONGLOMERATE
	SANDSTONE
	SILTSTONE
	SHALE
x x x x x x	CLAYSTONE
	COAL
	LIMESTONE
	DOLOMITE
	MARLSTONE
	GYPSUM
	Other Sedimentary Rocks
	IGNEOUS ROCKS
	GRANITIC ROCKS
	DIORITIC ROCKS
	GABBRO
	RHYOLITE
	ANDESITE
	BASALT
	TUFF & ASH FLOWS
	BRECCIA & Other Volcanics
	Other Igneous Rocks
	METAMORPHIC ROCKS
	GNEISS
	SCHIST
	PHYLLITE
	SLATE
	METAQUARTZITE
	MARBLE
	HORNFELS
	SERPENTINE
	Other Metamorphic Rocks

SYMBOLS & NOTES:

SYMBOL	DESCRIPTION
	9/12 Standard penetration drive Numbers indicate 9 blows to drive the spoon 12" into ground.
	ST 2-1/2" Shelby thin wall sample
	W_o Natural Moisture Content
	W_x Weathered Material
Free water	Free water table
	γ^o Natural dry density
	T.B. – Disturbed Bulk Sample
	② Soil type related to samples in report
15' W_x Form.	Top of formation
	Test Boring Location
	Test Pit Location
	Seismic or Resistivity Station. Lineation indicates approx. length & orientation of spread (S = Seismic, R = Resistivity)

Standard Penetration Drives are made by driving a standard 1.4" split spoon sampler into the ground by dropping a 140 lb. weight 30". ASTM test des. D-1586.

Samples may be bulk, standard split spoon (both disturbed) or 2-1/2" I.D. thin wall ("undisturbed") Shelby tube samples. See log for type.

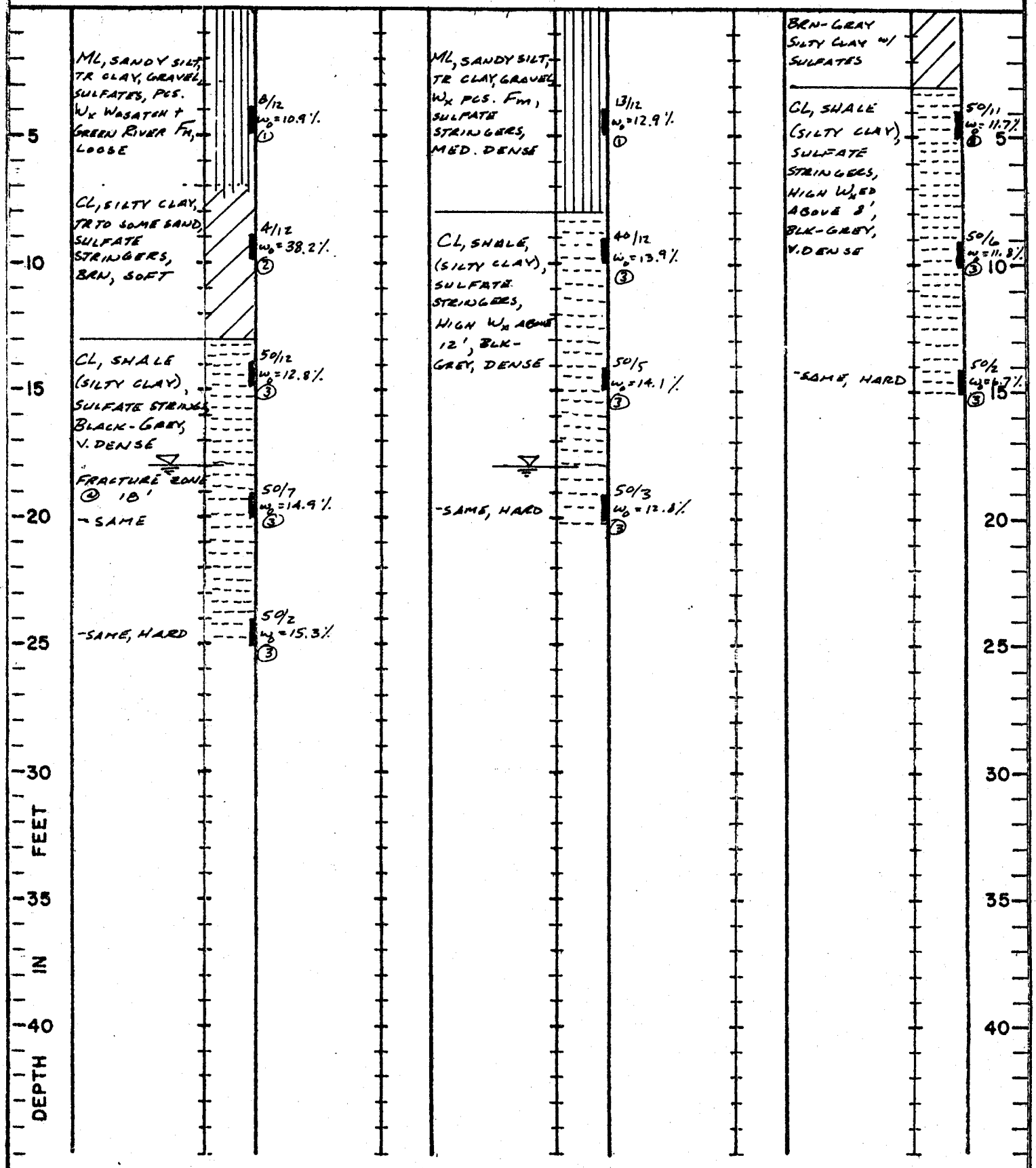
The boring logs show subsurface conditions at the dates and locations shown, and it is not warranted that they are representative of subsurface conditions at other locations and times.

LINCOLN DeVORE TESTING LABORATORY

COLORADO: Colorado Springs, Pueblo, Glenwood Springs, Montrose, Gunnison, Grand Junction. – WYO. – Rock Springs

EXPLANATION OF BOREHOLE LOGS AND LOCATION DIAGRAMS

TEST HOLE NO. 1 2 3
TOP ELEVATION

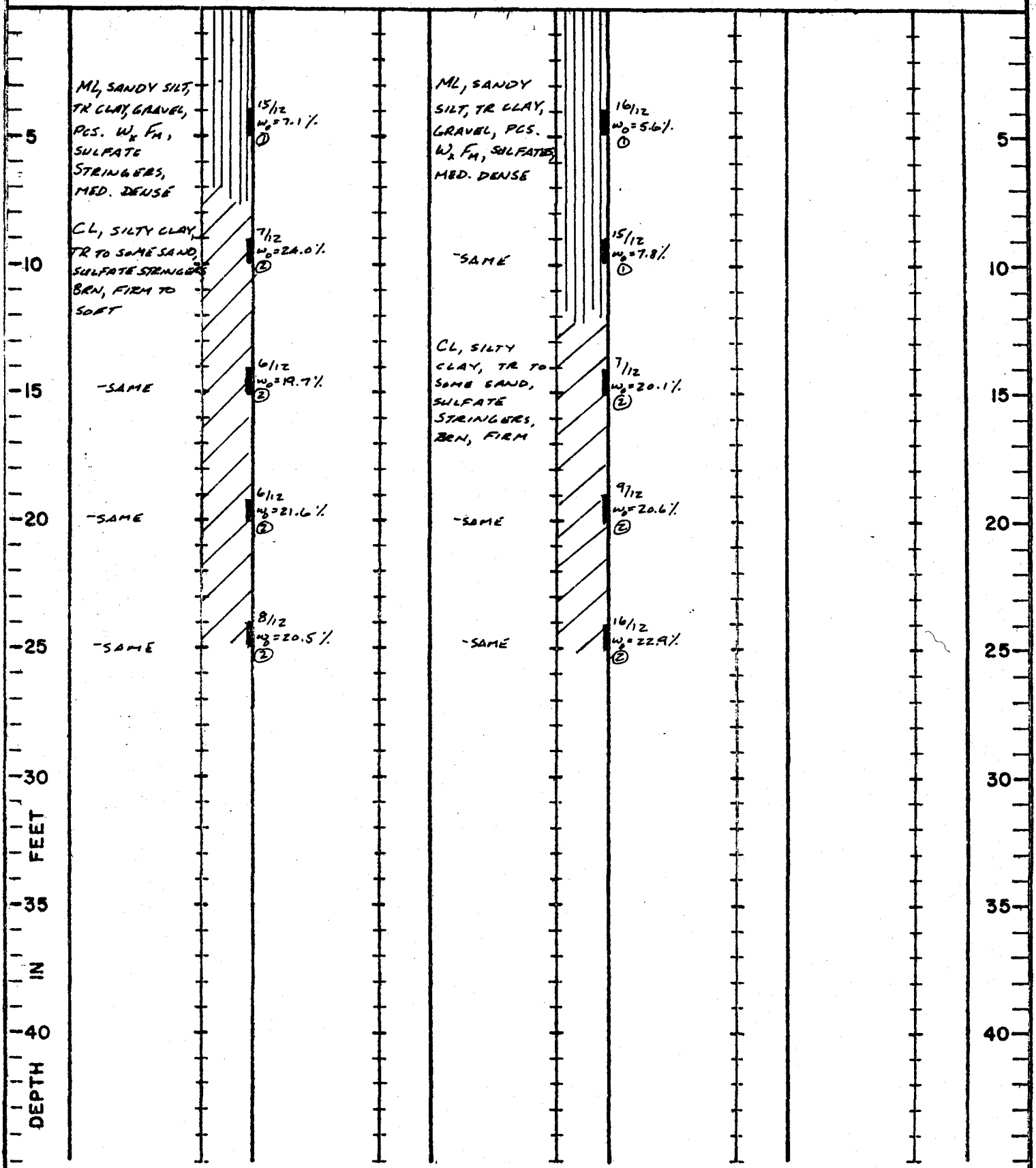


DRILLING LOGS

LINCOLN DeVORE ENGINEERS · GEOLOGISTS

COLORADO: COLORADO SPRINGS, PUEBLO, GLENWOOD SPRINGS, GRAND JUNCTION, MONTROSE,
WYOMING: ROCK SPRINGS

TEST HOLE NO. 4 5
TOP ELEVATION



DRILLING LOGS

LINCOLN DeVORE ENGINEERS · GEOLOGISTS

COLORADO: COLORADO SPRINGS, PUEBLO, GLENWOOD SPRINGS, GRAND JUNCTION, MONTROSE, WYOMING: ROCK SPRINGS

SUMMARY SHEET

Soil Sample ML SANDY SILT- TR CLAY Test No. 42187 J

Location PARCELS 60 & 61 - INDIAN VILLAGE - GRAND JCT, COLO. Date 12-24-81

Boring No. _____ Depth _____

Sample No. 1 Test by DOS

Natural Water Content (w) _____ %

Specific Gravity (Gs) _____ In Place Density (γ_o) _____ pcf

SIEVE ANALYSIS:

Sieve No.	% Passing
1 1/2"	
1"	
3/4"	
1/2"	
4	100.0
10	98.0
20	94.6
40	91.2
100	79.0
200	55.8

HYDROMETER ANALYSIS:

Grain size (mm)	%
0.02	25.5
0.005	3.6

Plastic Limit P.L. 19.2 %

Liquid Limit L. L. 22.0 %

Plasticity Index P.I. 2.8 %

Shrinkage Limit _____ %

Flow Index _____

Shrinkage Ratio _____ %

Volumetric Change _____ %

Lineal Shrinkage _____ %

MOISTURE DENSITY: ASTM METHOD

Optimum Moisture Content - w_o _____ %

Maximum Dry Density - γ_d _____ pcf

California Bearing Ratio (av) _____ %

Swell: _____ Days _____ %

Swell against _____ psf Wo gain _____ %

BEARING:

Housel Penetrometer (av) _____ psf

Unconfined Compression (qu) _____ psf

Plate Bearing: _____ psf

Inches Settlement _____

Consolidation _____ % under _____ psf

PERMEABILITY:

K (at 20°C) _____

Void Ratio _____

Sulfates _____ ppm.

SOIL ANALYSIS

LINCOLN-DeVORE TESTING LABORATORY
COLORADO SPRINGS, COLORADO

LDV-09
MID WEST PRINTERY

SUMMARY SHEET

Soil Sample CL SILTY CLAY - TR TO SOME SAND Test No. 42187 J

Location PARCEL 60 + 61 - INDIAN VILLAGE - GRAND JCT. COLO. Date 12-29-81

Boring No. _____ Depth _____

Sample No. 2 Test by RKL

Natural Water Content (w) _____ %

Specific Gravity (Gs) _____ In Place Density (γ_o) _____ pcf

SIEVE ANALYSIS:

Sieve No.	% Passing
1 1/2"	
1"	
3/4"	
1/2"	100.0
4	99.3
10	95.0
20	98.7
40	98.1
100	94.0
200	82.4

HYDROMETER ANALYSIS:

Grain size (mm)	%
0.02	54.9
0.005	33.3

Plastic Limit P.L. 20.3 %

Liquid Limit L. L. 29.4 %

Plasticity Index P.I. 9.1 %

Shrinkage Limit _____ %

Flow Index _____

Shrinkage Ratio _____ %

Volumetric Change _____ %

Lineal Shrinkage _____ %

MOISTURE DENSITY: ASTM METHOD

Optimum Moisture Content - w_o _____ %

Maximum Dry Density - γ_d _____ pcf

California Bearing Ratio (av) _____ %

Swell: _____ Days _____ %

Swell against 2065 psf Wo gain 16.2 %

BEARING:

Housel Penetrometer (av) _____ psf

Unconfined Compression (qu) _____ psf

Plate Bearing: _____ psf

Inches Settlement _____

Consolidation % under psf

PERMEABILITY:

K (at 20°C) _____

Void Ratio _____

Sulfates ppm.

SOIL ANALYSIS

LINCOLN-DeVORE TESTING LABORATORY
COLORADO SPRINGS, COLORADO

LDV-09
MID WEST PRINTERY

SUMMARY SHEET

Soil Sample CL - SHALE (SILTY CLAY- TR SAND) Test No. 42187 J

Location PARCELS 60+61 - INDIAN VILLAGE - GRAND JCT., COLO. Date 12-29-81

Boring No. _____ Depth _____

Sample No. 3 Test by RKL

Natural Water Content (w) _____ %

Specific Gravity (Gs) _____ In Place Density (γ_o) _____ pcf

SIEVE ANALYSIS:

Sieve No.	% Passing
1 1/2"	
1"	
3/4"	
1/2"	
4	100.0
10	99.8
20	99.6
40	95.4
100	97.9
200	93.8

HYDROMETER ANALYSIS:

Grain size (mm)	%
0.02	91.4
0.005	71.6

Plastic Limit P.L. 25.5 %

Liquid Limit L. L. 38.4 %

Plasticity Index P.I. 12.9 %

Shrinkage Limit _____ %

Flow Index _____

Shrinkage Ratio _____ %

Volumetric Change _____ %

Lineal Shrinkage _____ %

MOISTURE DENSITY: ASTM METHOD

Optimum Moisture Content - w_o _____ %

Maximum Dry Density - γ_d _____ pcf

California Bearing Ratio (av) _____ %

Swell: _____ Days _____ %

Swell against 2110 psf Wo gain 17.0 %

BEARING:

Housel Penetrometer (av) _____ psf

Unconfined Compression (qu) _____ psf

Plate Bearing: _____ psf

Inches Settlement _____

Consolidation _____ % under _____ psf

PERMEABILITY:

K (at 20°C) _____

Void Ratio _____

Sulfates _____ ppm.

SOIL ANALYSIS

LINCOLN-DeVORE TESTING LABORATORY
COLORADO SPRINGS, COLORADO

LDV-09

REVIEW SHEET SUMMARY

FILE NO. 85-81 DUE DATE 9/14/81

ACTIVITY Rusty Sun Subdivision

PHASE Preliminary Plan & Annexation to PR 8.4 ACRES

LOCATION NW corner 29 Rd. & F Rd.

PETITIONER Sego Services c/o Jim Lindell

PETITIONER ADDRESS 842 25 Road, Grand Junction, CO 81501

ENGINEER Paragon Engineering, Inc.

OVERALL CONSIDERATIONS

☐ ☐ OVERALL COMPATABILITY

☐ ☐ CONSISTENCY

☐ ☐ ADJACENT PROPERTY

☐ ☐ CHANGE IN THE AREA

☐ ☐ TRAFFIC IMPACT

HAS BEEN ADDRESSED

HAS NOT BEEN ADDRESSED

Surrounded by County R-2 built out to approximate 4 units to an acre on North & West side.
Vacant land existing on South and East. Impact on the intersection 29 & Patterson Rd. is a major consideration, not just for this proposal but all development in this area. It is a change to higher density from what is existing. This is an annexation, serviced by Ute Water and City services, creating additional impact on the city itself.

DATE REC.	AGENCY	COMMENTS
9/8/81	City Parks & Rec.	No comment.
9/8/81	Floodplain Admin. County	No flood hazard assessment and the influence of the flood hazard on this development was submitted. Grading & drainage plan states under Drainage Notes, that this development isn't located in a flood hazard area. Contrary to the drainage notes, the preliminary plan shows units to be located within the existing drainage channel and a floodplain permit will be required. What is the situation? Preliminary plan submittal must include a flood hazard assessment. Recommend no further action on this until flood hazard is assessed and preliminary plan is clarified.
9/10/81	City Police	This development will create additional vehicles at 29 Rd. intersection with additional accidents likely. Need additional information on security lighting outside.
9/10/81	Comprehensive Planning	Re: Impact statement - character of immediate neighborhood has not changed significantly to warrant a density of 8.4 units per acre. All surrounding zoning and densities have 4 units per acre or less. A reduction in density to conform with the existing developments would be more acceptable.
9/11/81	G.J. Drainage	Drain parallel with 29 Road along east boundary must be tiled with 24" concrete pipe. Contact this office for detail.

DATE REC.	AGENCY	COMMENTS
9/11/81	Ute Water	No objections to Preliminary Plan. Existing water systems indicated on the plan are correct. All on-site water lines greater than 4" will be Class 150 AC pipe installed to Ute Water specifications. No water line will be installed in common or landscaped areas when they could be placed in street or roadways. This correction requirement for the 6" line serving that section North of Patterson & West of Indian Wash and the 6" line at the North access to 29 Road must be indicated on the FINAL presentation for UCC Sign-off. Detailed water line construction drawings must include all valves, service lines, proposed meter locations, and typical detail blow ups, and must be submitted to Ute Water for review and approval prior to construction. Policies and fees in effect at the time of application will apply.
9/14/81	Mountain Bell	Mountain Bell will utilize open space and street easements for placement of utilities.
9/14/81	Floodplain Admin. City	Due to the indication of regrading of the channel, a floodplain analysis will be required to show the effects of both up and down stream prior to preliminary approval. A floodplain permit will be required prior to any construction. All construction will have to conform to Grand Junction Floodplain regulations. Also there are indications of bridges (pedestrian?) across the wash, thus size, dimensions etc. of piping, channel, modifications is required and will need to be approved by the appropriate agencies prior to final approval. May be required to go thru 404 permit process.
9/14/81	City Fire	Hydrant locations as shown on utility plan are ok. The water line on development off 29 Rd. to be 8". The looped 6" line off East Indian Creek is OK. We will need address system on buildings. Hydrants will have to be installed before construction starts on the different phases. Fire flow will be required. This office has no objections to preliminary plan and rezone, if above conditions are met.
9/14/81	City Engineer	I am not sure if the street improvements shown at 29 & F Roads fit Mesa County's proposed intersection improvements. I assume a power of attorney will be granted for that portion of 29 Road which is not improved as part of the intersection and that the property will be assessed for the 29 & F Road intersection improvements. Access and internal traffic circulation look reasonable. Pedestrian circulation looks good. I assume an easement will be granted for Indian Wash as a public drainway. Internal sanitary sewer layout looks fine. These sewers should be 8 inch public sewers located in 20 ft. wide easements. Some of the buildings proposed are in the designated 100 year floodplain and a permit will be required. Hydraulic analysis of Indian Wash must accompany the permit application.
9/15/81	City Utilities LATE	None.
9/15/81	Transportation Engineer LATE	Developer should be aware of Mesa County's Plans for a raised median on Patterson Rd. that would preclude left turns from Indian Creek Dr. onto Patterson and would impact traffic flow in Indian Village.

DATE REC.	AGENCY	COMMENTS
9/15/81	Staff Comments	1. Power of Attorney for ½ Street improvements on Patterson & 29 Road. 2. Does the petitioner intend to develop the County Park land. 3. Does the petitioner own Indian Village File 1 & 2? 4. Pedestrian circulation through the County Park land, has this been coordiated with County Parks and Rec. 5. Is the 6' wood fence along the northern property line a solid wood fence? 6. Need detail landscaping on County Park land. 7. Need elevation drawing of typical building. 8. Need to detail open space. 9. Need to detail traffic circulation. 10. 100 year floodplain needs to be designated. 11. Need detail amendities. 12. Need lighting detail. 13. Trash pick-up coordinated with Bill Reeves. 14. Bike racks? 15. Will parking be designated for individual units? 16. All parking areas to be striped & paved. 17. Any over flow parking? 18. Low profile bushies/growies at entrys. 19. Fire access ok? 20. Will need floodplain analysis. 21. Will this be 2 separate filings or phasing involved? 22. Any covenents? 23. How will landscaping be maintained. 24. How about neighborhood imput? Project must obtain Building Permit within 1 year of approval or be scheduled for a rehearing.
9/18/81	Public Service LATE	Electric & Gas: Private drives, open space and common area be designated as open space and utility easement. LLW 9/12/81 HT 9/16/81
9/21/81	County Parks LATE	Monies on him or property. We feel this should be under private open space.
	SIC	1) Too small and inaccessible. 2) More appropriate as private open space. 3) Wash needs to be improved in coordinate with drainage district, since more user access would be available.
9/21/81	Additional Staff Comments	1) Half street improvements on 29 Road and Patterson Rd. should occur at the time of development. 2) What is the proposal to the drainage ditch that lies in the Right-Of-Way on 29 Rd.? It should match the existing pipe drainage to the north. 3) What is the intent of the petitioner to mitigate the intersection on 29 Rd. and Patterson Rd.? This proposal will impact it significants. 4) How is the proposed site going to drain? This information should have been submitted at preliminary, but shall be submitted at final. 5) Need a clarification of units that is proposed. In the impact statement it states that 46 units will access off of 29 Rd., 12 units access onto East Indian Creek Dr. and 12 units on East Indian Creek Rd and Patterson. These add up to 70 units as opposed to 62 units on the site plan. 6) Also impact statement says that 12 units will access into East Indian Creek Dr., but the plan doesn't show any.
9/29/81	TRANSMEIER/DUNIVENT PASSED 3-2 (RINKER AND LITLE AGAINST) A MOTION TO SUBMIT #85-81 PRELIMINARY PLAN, RUSTY SUNN SUBDIVISION, BY SEGO SERVICES/JIM LINDELL, LOCATED AT THE NORTHWEST CORNER OF 29 AND F ROADS, TO THE CITY COUNCIL FOR CONSIDERATION, WITH A RECOMMENDATION OF APPROVAL, SUBJECT TO STAFF COMMENTS. TRANSMEIER/DUNIVENT PASSED 3-2 (RINKER AND LITLE AGAINST) A MOTION TO SUBMIT #85-81, ZONING OF RUSTY SUNN ANNEXATION TO PR 8-4 TO CITY COUNCIL FOR CONSIDERATION, WITH A RECOMMENDATION OF APPROVAL, SUBJECT TO STAFF COMMENTS.	

RESPONSE TO REVEIW SHEET COMMENTS

File No.: 85-81
Item: Rusty Sun Subdivision
Phase: Preliminary Plan and Annexation to PR8.4
Location: North West Corner 29 and Patterson Road

Agency	Response
City Parks and Recreation	Had no comment at this time.
County Flood Plain Administrator	The submitted development plan does not lie within a flood hazard area as identified by the United States Army Corp of Engineers. Several of the units within the site were initially submitted lying within the 100 year flood plain. Referring to the subsequent plan shows some revisions that removes all residential structures and one pedestrial bridge from the 100 year flood plain limits due to the Indian Wash. Detailed flood hazard assessments will be submitted with a final development plan. This is due primarily to the nature of the planned unit development review process. Any changes made by review agencies or planning commission could result to changes in a submitted flood hazard assessment.
City Police	City Police comments were informational in nature revolving around additional traffic at 29 and Patterson Roads. Petitioner will submit detailed information on security lighting with the Final Development Plan.
Comprehensive Planning	The impact statement clearly indicates the changes of the immediate neighborhood. These include: 1) The establishment and approval of the existing Indian Village, Darla Jean, and Karen Lee Subdivisions. 2) The establishments and their approvals of multiple family zones within one half mile of radius of the site, including Sunrise Gardens, Pepperidge, and Woodsmoke. 3) Sanitary sewer mains and domestic water mains have been extended into the area. 4) 29 and Patterson Roads have been classified as major arterials. 5) The establishment of a neighborhood commercial shopping center located South East of 29 and Patterson Roads.
Grand Junction Drainage	Drain ditch paralleling 29 Road will be abandoned and diverted to a point further North of its present discharge. As indicated on the submitted grading and drainage plan. Any tiling will be done with a 24" concrete pipe.
Ute Water	Ute water had no objections to the Preliminary Plan. The balance of their comments were informational in nature to be utilized in the preparation of the Final Construction Drawings.

Agency	Response
Mountain Bell	Comments were informational in nature.
City Flood Plain Administrator	Refer to response to comments previously stated to the County Flood Plain Administrator. Additionally, the southerly most bridge has been removed from the development plans.
City Fire	Had no objections to the Preliminary Plan and Rezoning and found the hydrant locations shown on the utility plan to be ok.
City Engineer	The proposed street improvements shown on 29 and Patterson Roads, fit the Mesa County proposed intersection improvements. It is petitioners intention to construct the additional roadway requirements for 29 Road adjoining the site in question. The balance of 29 Road along the Wash will be part of the County street improvement plans for 1982. Easements will be granted for the drainage channels to the Indian Wash. Revised plan indicated that all buildings are removed from the designated 100 year flood plain.
City Utilities	Had no comment.
Transportation Engineer	Petitioner is aware of Mesa County's plans for street intersection improvements to Patterson Road and 29 Road.
Public Service	Comments were informational in nature.
City Parks	It is the petitioner's desire to maintain the smaller open areas as private open space. It is the petitioner's intention to maintain the existing County Park as public lands. Further, to improve that area with a pedestrian walkway and removal of some of the vegetation, in particular, the under growth.
Planning Staff	1) Petitioners are willing to do actual half street improvements adjoining subject property along Patterson and 29 Roads. 2) Petitioner intends to develop the public park land by installing a pedestrian walk way and general clean up, pruning and removal of undesireable vegetation. 3) The petitioner does not own Indian Village Filings one and two. Most lots within filings one and two have been sold and owned by numerous different individuals. 4) Pedestrian circulation through the park land was coordinated with the County Parks and Recreation at the time of the Indian Village approval several years ago. 5) The six foot wood screen fence along the Northerly property line is to be a solid cedar wood fence.

Agency	Response
Planning Staff Cont.	6) Landscaping on the public park land will consist of pruning and maintenance of existing trees and shrubbery presently located within the site. 7) Find attached elevation perspective drawing of a typical building. 8) Detailed landscaping plans will be provided with the Final Development Plan. 9) Traffic circulation can be found on the previously submitted Preliminary Development Plan. 10) The 100 year flood plain is designated on the submitted grading and drainage plan. 11) As previously stated, landscaping details will be submitted with the Final Development Plan. 12) Parking lot lighting as well as walk lighting details will be provided with the Final Development Plan. 13) The Final Development Plan will indicate the trash pick-up locations as coordinated with Bill Reeves. 14) Bike racks will not be provided within the development. 15) Parking will be designated for the individual units. 16) All parking areas will be striped and paved. 17) Overflow parking can be found adjacent to each individual unit. 18) Landscaping plan and final development will indicate low profile landscaping at entries. 19) Fire Department has indicated far access is ok. 20) Additional detailed flood plain analysis will be provided with the final plat and plan. 21) Final Development Plan will be submitted for the entire site . 22) Covenants, conditions and restrictions will be recorded with the Final Plat and Plan. These will be completed in accordance with suggested FHA VA guide lines. 23) Landscaping will be maintained by the Corporate Homeowners Association. 24) The Petitioner has met with the neighbors on an individual basis and received their imput. Generally their imput consists of a concern over the total number of units proposed.
Additional Staff Comments	1) It is the petitioner's intention to construct half street improvements on 29 Road and Patterson Roads adjoining the site in question during time of development. 2) The submitted grading and drainage plan shows that the drainage ditch that lies within the right-of-way of 29 Road will be foreshortened and discharged to the Indian Wash utilizing a 24" concrete pipe matching the existing drainage pipe to the north. 3) It should be pointed out that Mesa County has completed site development plans for major intersection improvements to 29 and Patterson Roads. This intersection includes signalization and total channalization.

Agency	Response
Additional Staff Comments Cont.	Once this improvement is completed, additional traffic generated by this development could adequately be handled. 4) The submitted grading and drainage plan shows that the site draining at four various points along Indian Wash. Also, accompanying the submitted grading and drainage plan are detailed drainage calculations. Additional refined grading and drainage plans will be submitted with the Final Development Plan. 5) Sixteen townhome units are planned to access East Indian Creek Drive. Forty-six townhome units are planned to access from 29 Road bringing the total requested units to sixty-two.

ction sheet

rezone & preliminary plan

Acres 7.43
Units 62
Density PR 8.4

File No. 85-81
Zone Annex-
Tax Parcel Number

Activity: Rusty Sunn - Zone of Annexation to PR8.4
Phase:
Common Location: N.W. corner 29 Rd. & ~~E~~ F Rd.

Date Submitted 9/1/81 Date Mailed Out 9/3/81 Date Posted 9/18/81 called 9/16
10 day Review Period Return by 9/14/81 MCC Information Sent
Date Adjacent Property Owners Notified of MCPC/GJPC Date Adjacent Property Owners Notitfied of MCC/CIC

review agencies

Agency	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
Development Dept.	●	●	●		●	●		●	●		●	●		●		●	●	●	●		●		●	●			●	●	●			●	
County Road	●	●	●		●	●		●	●					●			●										●						
County Health	●	●	●		●	●		●	●		●	●															●			●			
County Surveyor	●	●	●		●	●																					●						
County Parks/Recreation	●	●	●		●	●										●											●						
County Engineer	●	●	●		●	●		●	●			●		●			●										●						
Transportation Engineer	●	●	●		●	●											●										●						
City Engineer	●	●	●		●	●		●	●			●		●			●										●						
City Utilities	●	●	●		●	●								●													●						
City Parks/Recreation	●	●	●		●	●										●											●						
City Police Dept.	●	●	●		●	●																					●						
County Sheriff	●	●	●		●	●																					●						
Floodplain Administration	●	●	●		●	●						●															●						
Comprehensive Planning	●	●	●		●	●																					●						
G.J. Dept. of Energy	●	●	●		●	●																					●						
Fire City	●	●	●		●	●													●								●		●	●			
Irrigation Highland/Price	●	●	●		●	●								●													●		●	●			
Drainage GJ	●	●	●		●	●						●		●													●		●	●			
Water (Ute Clifton)	●	●	●		●	●													●								●		●	●			
Sewer Central Grand V	●	●	●		●	●													●								●		●	●			
G.V. Rural Power	●	●	●		●	●																					●		●	●			
Mountain Bell	●	●	●		●	●																					●		●	●			
Public Service (2 sets)	●	●	●		●	●																					●		●	●			
Soil Conservation	●	●	●		●	●			●																		●						
State Highway Dept.	●	●	●		●	●		●	●					●			●										●						
State Geological	●	●	●		●	●		●	●					●													●						
State Health Dept.	●	●	●		●	●		●	●		●																●						
Transamerica	●	●	●		●	●															●			●			●						
Water & Power Resources	●	●	●		●	●																					●						
Mack, Mesa, Collbran, Palisade, Fruita, DeBeque, G.J. (Mesa Cnty)	●	●	●		●	●										●	●										●						
OTHER:	●	●	●		●	●																					●						
GJPC (7)	●	●			●						●							●					●				●			●			
CC (7)	●	●			●						Anything else												●				●			●			
Client	●	●	●		●	●		●	●		●	●		●		●	●	●	●	●	●		●	●	●		●		●	●		●	
totals	35	35	[illegible]		35	33		2	2		1	7		5		4		4	5	2	3		4	3	2		35	1	11	24		2	

BOARDS	DATE	
GJPC	~~[struck]~~ 8/29/81	Appl - subject to review comments - zone
		Look into 29 Rd & Patterson on Co. T.P. analysis
		Appl - sub to review comments
CC	11/4/81	Zoning to PR 8.4 approved No action on plan
CC	1-6-82	Appr. per resolution of Indian Wash.

THIS ITEM IS IN THE PROCESS OF ANNEXATION TO THE CITY OF GRAND JUNCTION. PLEASE CONSIDER THIS PROJECT WITHIN THE CITY LIMITS, FOR REVIEW PURPOSES.

STAFF
above stmt. was attached to review packets at time of dl
+ Need to sent copys to Co Parks & Rec.
+ Need a new ownership deed.

Open Space Dedication (acreage) ______ 5% O. S. Fee Required $ ______ Paid Receipt # ______
Recording Fee Required $ ______ Paid (Date) ______ Date Recorded ______
Date Resolution Mailed ______

City County Development Department

REVIEW SHEET SUMMARY

FILE NO. 85-81 DUE DATE 1/15/82

ACTIVITY Rusty Sun Filing #1

PHASE Final Plan ACRES

LOCATION NW corner of 29 Rd. and Patterson Rd.

PETITIONER Sego Services c/o Jim Lindell

PETITIONER ADDRESS 843 25 Rd., Grand Junction, CO 81501

ENGINEER Paragon Engineering

OVERALL CONSIDERATIONS

HAS BEEN ADDRESSED	HAS NOT BEEN ADDRESSED	
☐	☐	OVERALL COMPATABILITY
☐	☐	CONSISTENCY
☐	☐	ADJACENT PROPERTY
☐	☐	CHANGE IN THE AREA
☐	☐	TRAFFIC IMPACT

DATE REC.	AGENCY	COMMENTS
	Staff Comments	1) This filing #1 is quite different than the approved preliminary plan. If approved per preliminary why the change? It is ridiculous to spend time reviewing a preliminary under the assumption the final will have little or minor changes. There are major changes here which will require full re-review by the various agencies. This creates problems which the agencies shouldn't be forced to do. They make their recommendations based on the preliminary plan to be incorporated into the final plan. The changes on filing #1 are not the result of the review agencies comments, but in fact are changes by the petitioner. The quality of this filing #1 is not of final phase development and should be considered a preliminary phase 1.
		2) Need to resolve parkway issue per CC prior to final submittal to Grand Junction Planning Commission.
		For example: 16 approved units now requesting 21 units
		1) No parking on private drive should be allowed.
		2) Realignment of roads needs re-review, from 2 to 1 access.
		3) Turn-around needs re-review.
		4) No dimensions for drive provided and some driveways inadequate.
		5) Set-backs have changed from 17' to 10' on north side.
		6) Signage may have sight-distance problem.
		7) No detailed signage submitted.
		8) Under utilities notes - it states "locations shown are proposed and do not reflect the final design" This is the final plan and plat.

Continued on next page

DATE REC.	AGENCY	COMMENTS
	Staff Comments Continued	9) The 1st drive-way has changed from 35' to 20' off intersection of E. Indian Ck Dr. and private drive. There are more problems which haven't been resolved prior to final and thus this proposal should not be considered for final recommendation.
1/12/82	City Fire	We would request that the proposed private street be interconnected to Patterson Rd., allowing two means of emergency access to the development and one additional fire hydrant be installed where the private drive connects to Patterson. The dead end 8 inch line to be interconnected to the existing 18 inch main in Patterson to provide a looped line. Your estimate fire flow of 1500 GPM is not adequate. We believe an estimated flow of 3000 GPM must be provided. Building plan showing construction, type, sq. footage, site, etc., must be provided so a fire flow can be computed. The 22 ft. finish mat is not of a sufficient width, must be increased to allow 30 ft. finished mat.
1/12/82	G.J. Drainage	O.K. need tiling agreement for balance of Sub.
1/14/82	Mountain Bell	Easements are adequate as shown.
1/15/82	City Engineer	Public Improvements Guarantee is on Mesa County form and not to the City. Neither Improvements Agreement nor Guarantee are signed by anyone. This layout is totally different from the Preliminary Plan submitted in September 1981, and is much poorer design from standpoint of access and vehicular internal circulation. Some of the parking stalls will require very awkward manuevers to enter and/or leave. No pedestrian facilities are included with this filing, therefore if other filings do not occur, no pedestrian facilities will be available. As stated in September comments, the floodplain of Indian Wash must be respected and addressed via permit procedure. Two accesses to Indian Creek Drive should be provided as indicated on the Preliminary Plan. Power of Attorney for F Road Improvements should be granted. The last manhole and part of the sanitary sewer penetrates Lot 8 so an easement will be necessary there. The waterline with this new plan is not looped as was shown on the preliminary. The sanitary sewer as shown on this latest plan will require cutting F Road which I understand was awarded for construction last week (29 & F Road Intersection). In my opinion this plan is significantly different from the Preliminary Plan.

LATE REVIEW SHEETS

1/18/82	Transportation Engineer
1/18/82	City Utilities
1/19/82	Mailed Summary to Petitioner and Engineer.
1/22/82	Ute #20
1/20/82	Public Service

February 22, 1982

RESPONSE TO REVIEW SHEET COMMENTS

File: #85-81
Phase: Final
Item: Rusty Sun, Filing No. One

Agency	Response
City Utilities	1. A concrete trash pad will be provided at the entrance to "Rusty Sun Court". There will be no need for a trash truck to enter the court. An insert in the Covenants will be made. 2. As per discussions 2-22-82 with the Planning Department, sidewalks will not be provided as per the final site plan. 3. There is no on-street parking proposed. None shall be allowed on the private roadways. 4. The sewer plans have been revised, eliminating the taps into manholes. 5. The sewer mains as shown lie in easements. 6. The structural section is engineered for the private roadways just as it is for dedicated city streets. 7. The private roadways are designated as ingress, egress and utility easements.
City Fire	Indicated their acceptance of the plans as presented.
City Police	Had no objections.
Ute Water	Indicated no objection to the project and that minor technical discrepancies would be resolved.
Transportation Engineer	1. Because of the limited amount of traffic on Rusty Sun Circle, the developer elected to propose overflow parking spaces, located at 90° on a curve. 2. A "back-in" turn-around is shown on the plans to facilitate exiting from Rusty Sun Court for lots 6, 7, and 8. Indian Wash area. 3. See "Transportation Engineer (1) response. 4. As noted in "Transportation Engineer (2)", the back-in space shown shall facilitate movement in Rusty Sun Court. 5. A 6-foot wood fence shall be installed along the 160 foot north property line. The berming and heavy landscaping shown

Transportation Engineer Continued	3. The center line of Rusty Sun Circle is radial to the curve on East Indian Creek at the intersection point.
Floodplain Administration	The developer is not proposing any construction, modification, or alterations to the Indian Wash channel for Filing No. One
City Engineer (Late)	1. Indian Wash shall not be improved by the petitioner in any way other than "clean up"
	2. The developer shall escrow $60.00 per undeveloped centerline foot for Patterson Road improvements (see attached letter) drainage, irrigation, signage.
	3. Editorial comments on driveways and sewer layouts were made.
	4. Mesa County is reconstructing the 29 and F Road intersection at this time. As a part of that work, they are regrading Indian Wash adjacent to Rusty Sun, Filing No. One. When the reconstruction is complete, the flood plain will have been modified so that the development site is not impacted. The channel shall be surveyed and a new flood plain exhibit shall be drafted.
	5. A guarantee of public improvements shall be recorded with the final plat for Rusty Sun, Filing No. One.
Staff	1. Minimum setbacks can be shown on the plan; however, the developer intends to re-plat around the units after they are built.
	2. The developer wishes to cleanup the Indian Wash area.
	3. See "Transportation Engineer (1) response.
	4. As noted in "Transportation Engineer (2)", the back-in space shown shall facilitate movement in Rusty Sun Court.
	5. A 6-foot wood fence shall be installed along the 160 foot north property line. The berming and heavy landscaping shown

Staff (Continued)

5. (Continued) on the plan shall provide buffering from Patterson Road.

6. Building heights shall not exceed 25 feet.

7. Curbside trash pickup has been approved by Bill Reeves. Units 5, 6, 7, & 8 (fourplex in NW Corner) will carry thier trash to end of private drive where developer will create a pad for trash cans to set, only on trash pickup days. Covenants will be changed to cover this situation. Therefore, the trash truck will not have to back up drive.

8. No improvements shall be made in Indian Wash with Filing No. One.

9. There is an existing pedestrian walkway from Indian Wash to East Indian Creek Drive immediately north of Rusty Sun Filing No. One.

10. The Fire Department has indicated their acceptance of unit, main & hydrant layout for Rusty Sun Filing No. One.

11. Yes - Covenants will be amended to cover part seven above. This will require residents of units 5, 6, 7, and 8 to carry trash cans down their drive to a specially designated area (perhaps a small concrete pad) on trash days. There will not be any park improvements to Phase One.

12. Building permits shall be applied for immediately upon approval of the final plat and plan.

OFFOOOOOOC)OOOOOOOOOction sheet(

Acres 2.04
Units 16
Density 7.84

final plat/PLAN

File No. #85-81
Zone PR 8.4
Tax Parcel Number 2943-064-00-061

Activity Rusty Sun - Filing # 1
Phase Final
Common Location NE cor. of East Indian Creek Dr & Patterson Rd.

Date Submitted 2/11/82 Date Mailed Out 2/2/82 Date Posted 2/11/82 called 2/18
10 day Review Period Return by 2/15/82 MCC Information Sent
Date Adjacent Property Owners Notified of MCPC/GJPC Date Adjacent Property Owners Notified of MCC/CIC

review agencies

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
Development Dept.	•		•	•	•	•		•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•			X			•	•	•
County Road	•			•	•	•		•	•			•	•	•		•	•															
County Health	•			•	•	•		•			•	•																		•		
County Surveyor	•			•	•	•																										
County Parks/Recreation	•			•	•	•										•				•												
County Engineer	•			•	•	•		•	•		•	•	•	•		•	•															
Transportation Engineer	•			•	•	•								•		•	•															
City Engineer	•			•	•	•		•	•		•	•	•	•		•	•															
City Utilities	•			•	•	•			•			•	•	•		•	•															
City Parks/Recreation	•			•	•	•										•				•												
City Police Dept.	•			•	•	•																										
County Sheriff	•			•	•	•																										
Floodplain Administration	•			•	•	•						•																				
Comprehensive Planning	•			•	•	•																										
G.J. Dept. of Energy	•			•	•	•																										
Fire CITY	•			•	•	•						•		•		•		•												•		
Irrigation G.V. Water Users	•			•	•	•						•	•	•						•										•		
Drainage " " "	•			•	•	•						•	•	•						•										•		
Water (Ute) Clifton)	•			•	•	•						•		•					•	•										•		
Sewer	•			•	•	•						•	•	•																•		
G.V. Rural Power	•			•	•	•						•													•					•		
Mountain Bell	•			•	•	•						•																		•		
Public Service (2 sets)	•			•	•	•						•																		•		
Soil Conservation	•			•	•	•			•	•				•																		
State Highway Dept.	•			•	•	•			•	•		•	•	•	•	•																
State Geological	•			•	•	•			•	•				•																		
State Health Dept.	•			•	•	•			•			•																				
Transamerica	•			•	•	•														•				•								
Water & Power Resources	•			•	•	•								•																		
Mack, Mesa, Collbran, Palisade, Fruita, DeBeque, G.J., Mesa Cnty.	•			•	•	•																										
OTHER:	•			•	•	•								•																		
GJPC - 7	o				o																									o	o	
CIC - 10	o				o																									o	o	
client	o		o	o	o		o		o	o		o	o	o	o	o	o	o	o	o	o	o	o	o	o	o				o	o	o	o
totals	34		17	17	34	17	2		4	5		4	11	6	9	3	7	6	4	5	3	2	2	3	2				19	25	2	2

BOARDS

	DATE	
GJPC	2-23-82	Rec. approval of final plat and plan subject to staff
CIC	3/17/82	Approved - subj. to all review comments/comments & GJPC recommendations. - Petitioner will pmt fee for open space as per letter in file.
GJPC	3/20/84	REC. EXTENSION TO APRIL 1ST 1985
CIC	4/19/84	Appr.

STAFF

File # 85-81
GJPC 4/30/85 rec. 1 year extension

Open Space Dedication (acreage) _____ St. O. S. Fee Required $_____ Paid Receipt #_____
Recording Fee Required $_____ Paid (Date) _____ Date Recorded _____
Date Resolution Mailed _____

City County Development

REVIEW SHEET SUMMARY

FILE NO. 85-81 DUE DATE 2-15-82

ACTIVITY Rusty Sun - Filing #1

PHASE Final ACRES

LOCATION NE corner of East Indian Creek Drive & Patterson

PETITIONER Jim Lindell

PETITIONER ADDRESS 843 25 Road

ENGINEER Paragon

OVERALL CONSIDERATIONS

HAS BEEN ADDRESSED	HAS NOT BEEN ADDRESSED	
☐	☐	OVERALL COMPATABILITY
☐	☐	CONSISTENCY
☐	☐	ADJACENT PROPERTY
☐	☐	CHANGE IN THE AREA
☐	☐	TRAFFIC IMPACT

1. Setbacks (min.) be shown on plat.
2. Parks issue needs to be resolved.
3. Some on street parking in question.
4. Is there adequate traffic movement in NE corner to prevent backing out into each other?
5. Any screening/buffering along north prop. line?, along Patterson?
6. Need max. hts. stated. (i.e. "not exceed (x) ft.)
7. Trash p/u coordinated with city sant. eng.
8. Any lighting proposed along the wash?
9. Any common access through filing #1 to the wash from the west to the east except along Patterson? (public/private?)
10. Fire access to units 6, 7, and 8 need to be checked.
11. Any change in covenants for park or other items in question? If so need amended copy.
12. Project must obtain building permit within 1 year of final approval or be scheduled for a rehearing.

DATE REC.	AGENCY	COMMENTS
2/16/82	City Utilities	The City will not be able to provide trash pick-up on the portion of the driveway called Rusty Sun Court. There is no place for the trash truck to turn around. Pedestrians will have to walk in the private driveways. Will parking be allowed along the edge of the private driveways? If so it will be a problem for traffic circulation. Sewer taps are not allowed into manholes. Easements should be provide for sewer lines. City will not be responsible for repair of private driveways due to damage from heavy trash trucks and sewer maintenance vehicles. Ingress-Egress easements must be provided for trash service.
2/16/82	City Fire	This office will accept the final plans as submitted on second review on final plat plans Feb. 2, 1982.
2/16/82	City Police	We have no objections.
2/16/82	Ute Water	No objections to project. A direct communique will be sent to the engineer to correct minor discrepancies between the presentation and Ute specifications. Policies and fees in effect at the time of application will apply.
2/16/82	Transp. Engr.	20 degree parking on a street (even a "private" drive) is not very good, but is even worse on a curve. Rusty Sun Court is a dead end with no turn-around. Is it necessary for the south entrance onto E. Indian Creek Dr. be skewed?

85-81 Rusty Sun Filing One 2/15/82

Date Rec.	Agency	Comments
2/16/82	Floodplain Adm.	Because there will be development and possible modification to Indian Wash within a 100-year FP, a City Floodplain Permit will be required prior to any construction, modification or alteration of Indian Wash and Rusty Sun. A Floodplain Permit application can be picked up from the FP Adm. in the Development Dept. A $40.00 FP Permit fee is required as well as FP analysis. This should be submitted prior to final plat recording and no building permits can be issued prior to securing the permit.

2/16/82 Mailed Summary
2/19/82 Late- P.S.Co.
" Mtn. Bell
2/23/82 Late Parks & Rec

3/5/82	GJPC Minutes of 2/23/82	MOTION: (COMMISSIONER LITLE) "IN REGARD TO FILE #85-81, RUSTY SUN SUBDIVISION FILING #1, FINAL PLAT, I RECOMMEND THE FILE BE FORWARDED TO CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL SUBJECT TO CONSIDERATIONS OF STAFF." THE MOTION WAS SECONDED BY COMMISSIONER O'DWYER. CHAIRWOMAN QUIMBY REPEATED THE MOTION AND CALLED FOR A VOTE. THE MOTION WAS APPROVED BY A VOTE OF 5-1. (COMMISSIONER RINKER OPPOSED) MOTION: (COMMISSIONER LITLE) "MADAM CHAIRMAN, IN THE CASE OF FILE #85-81, RUSTY SUN SUBDIVISION FILING #1, CONSIDERATION OF FINAL PLAN, I RECOMMEND THAT WE FORWARD TO CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL WITH CONSIDERATION OF STAFF COMMENTS." COMMISSIONER O'DWYER SECONDED THE MOTION. CHAIRWOMAN QUIMBY REPEATED THE MOTION AND CALLED FOR A VOTE WHICH CARRIED 5-1. (COMMISSIONER RINKER WAS OPPOSED)

OFF OOOOOO( )OOOOOOOOO. ction sheet C

Acres 2.04
Units
Density

final plat/PLAN

File No. #85-81
Zone PR 8.4
Tax Parcel Number

Activity Rusty Sun Filing #1
Phase
Common Location NW of Patterson Rd & 29 Rd

Date Submitted 11/4/82 Date Mailed Out 11/5/82 Date Posted
10 day Review Period Return by 11/15/82 MCC Information Sent
Date Adjacent Property Owners Notified of MCPC/GJPC Date Adjacent Property Owners Notified of MCC/CIC

review agencies

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
Development Dept.	●		●	●	●	●		●	●	●		●	●	●	●	●	●	●	●	●	●	●	●	●			X			●	●	●	●
County Road	●			●	●	●			●	●			●	●	●		●	●															
County Health	●			●	●	●			●		●	●																			●		
County Surveyor	●			●	●	●																											
County Parks/Recreation	●			●	●	●										●				●													
County Engineer	●			●	●	●			●	●		●	●	●	●		●	●															
Transportation Engineer	●			●	●	●									●		●	●															
City Engineer	●			●	●	●			●	●		●	●	●	●		●	●															
City Utilities	●			●	●	●			●				●	●	●		●	●															
City Parks/Recreation	●			●	●	●										●				●													
City Police Dept.	●			●	●	●																											
County Sheriff	●			●	●	●																											
Floodplain Administration	●			●	●	●						●																					
Comprehensive Planning	●			●	●	●																											
G.J. Dept. of Energy	●			●	●	●																											
Fire CITY	●			●	●	●							●		●		●														●		
Irrigation G.V. Water Users	●			●	●	●							●	●	●					●											●		
Drainage " " "	●			●	●	●							●	●	●					●											●		
Water (Ute) Clifton)	●			●	●	●							●		●				●	●											●		
Sewer	●			●	●	●							●	●	●																●		
G.V. Rural Power	●			●	●	●							●																		●		
Mountain Bell	●			●	●	●							●																		●		
Public Service (2 sets)	●			●	●	●							●																		●		
Soil Conservation	●			●	●	●			●	●				●																			
State Highway Dept.	●			●	●	●			●	●		●	●	●	●		●																
State Geological	●			●	●	●			●	●				●																			
State Health Dept.	●			●	●	●			●			●																					
Transamerica	●			●	●	●															●				●								
Water & Power Resources	●			●	●	●							●																				
Mack, Mesa, Collbran, Palisade, Fruita, DeBeque, G.J., Mesa Cnty.	●			●	●	●																											
OTHER:	●			●	●	●							●																				
BIRC - 7	◐			○	◐																										◐	◐	
CIC - 10	◐			○	◐																										◐	◐	
client																																	
totals	34																																

BOARDS DATE

STAFF File # 85-81

Open Space Dedication (acreage) 5% O. S. Fee Required $ Paid Receipt #
Recording Fee Required $ Paid (Date) Date Recorded
Date Resolution Mailed

City County Development Department