

Table of Contents

File 1981-0106

Project Name: Green Valley Townhomes – Preliminary Plan & Rezone

Date 5/6/02

P **S** A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
r **e** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.
s **a** 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.
e **n**
n **e**
t **d**

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	X	Development Application – 12/1/81
X	X	Review Sheet Summary	X	Subdivision Summary Form – 11/30/81
X		Review Sheets	X	Preliminary Improvements Agreement – no signature
X	X	Letter from Katy McIntyre to Planning re: water rites – 12/2/81	X	Peak Demand – Data Sheet
X		Gamma Radiation Survey – 11/24/81 – no tailings	X	Policy of Title Insurance – Transamerica Title Ins. Co.
X	X	Letter from Andrew Porter to Binkley & Sons Painting to Geotechnical investigation – 2/12/80	X	Declaration of Covenants, Conditions and Restrictions
X	X	Planning Commission Minutes -**- 3/30/82, 5/25/82	X	Articles of Inc. of Association
X	X	Petition of those who oppose plans to opening up and using Lowell Lane as access to and from their housing – 4/20/82	X	Utility and Drainage Map
X		Letter from Katy McIntyre to Planning Dept. re: requesting meeting for next public hearing – 2/17/82	X	Letter from Thelma Moore concerned citizen regarding right of way and maintenance of the source of her irrigation – 3/20/82
X		Letter from Carl Hochmuth to Mary Ellen Binkley re: appraisal – 1/15/82	X	Site Plan and Landscape Plan
X	X	Public Notice Posting – 12/21/81	X	Ordinance No. 2053 - **

ZONE CHANGE REQUEST
AND
PRELIMINARY DEVELOPMENT PLAN
FOR
GREEN VALLEY TOWNHOMES
"A Planned Unit Development"

GENERAL

The enclosed maps and statements have been provided as a requirement of the Grand Junction Planned Development Regulations. This information is intended to provide the Planning Commission with sufficient background data to assess the relative merits of the Preliminary Plan and Change in Zoning. The site of the proposed development is located on the west side of 27½ Road approximately 330 feet north of Patterson Road in the City of Grand Junction. It is presently zoned RSF-8. The requested zone for the site is "Planned Residential" at a design density of 10.2 units per acre.

ZONE CHANGE REQUEST

Need for Change

The City of Grand Junction has adopted an aggressive annexation policy east along Patterson Road, leaving smaller undeveloped parcels that lie between the larger subdivided tracts. Development pressure presently being experienced in Mesa County and Grand Junction indicates that additional housing is required. In-filling, or development of these small tracts, is desirable from planning and utility standpoint.

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. 64% of these new households are projected to have current dollar incomes of \$25,000 per year or less. Housing for this income group can be well provided by higher density development in areas where utilities are already existing.

Surrounding Land Use

Areas adjoining Green Valley Townhomes are residential in nature. Spring Valley lies directly across 27½ Road. Crest View and Belridge Subdivisions lie approximately ¼ mile to the north, both along 15th Street and 27½ Road. The Intermountain Bible College Campus lies on the south side of Patterson Road immediately across from 27½ Road. There is a small shopping center, Centennial Plaza, located at 12th Street and Patterson Road. Another shopping center, Village Fair, is currently being developed at that same intersection.

Access

Access to this site is from 27½ Road, currently classified as a collector road. Lowell Lane is an existing local road to the west, which shall be continued through this site; thereby connecting 15th Street and 27½ Road. It can be anticipated that this project will generate approximately 300 vehicle trips per day. The majority, or approximately 75% of these trips shall be down Lowell Lane to 27½ Road and then south to Patterson Road.

Accessibility to Utilities

Electric, natural gas, telephone, and cable T.V. service are currently existing in 27½ Road. There is a 15" sanitary sewer main existing along the southern boundary of this property which flows east to 15th Street and then south to Patterson Road. 8" domestic water lines are currently found in Lowell Lane at the southwest corner of this site and in 27½ Road. Development of Green Valley Townhomes would generate approximately 9,750 gallons of sewage per day and an estimated 13,000 gallons per day of treated water would be required. The site is located within the Ute Water Conservancy District. Sanitary sewer service would be provided by the City of Grand Junction.

Neighborhood Services

As previously stated, there are two shopping/office complexes in some stage of development, located within one half mile of this site. Patterson Road and 12th Street provide ready access to downtown and the Horizon Drive areas of Grand Junction. The park at Spring Valley is located directly across the street from this property, and the recreational facilities of Mesa College lies within a one mile radius, as do Orchard Avenue and Tope Elementary Schools, Bookcliff Junior High and Grand Junction High School. St. Mary's Hospital is located within one mile of the site, as are many Churches.

Justification for Change in Zoning

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

- (1) The desireability of in-fill type development.
- (2) Access to major arterials by way of a collector road.
- (3) Presently, Grand Junction is realizing additional housing requirements due to energy and related growth, therefore affordable housing will soon be required for those individuals working in energy related and associated fields.
- (4) All the utility services required for development of this site are existing and available.
- (5) Existing and developing commercial nodes, schools, hospitals, and parks are located within one mile of this 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 Green Valley Townhomes

The site of this proposed development consists of 4.9 acres located 330 feet north of Patterson Road on the west side of 27½ Road. Currently there is one single family house on this property. The Preliminary Development Plan calls for construction of an additional 49 Townhome-type

units; the resulting density being 10.2 dwelling units per acre. Ownership of the townhome units would be similar to that type of ownership found in conventional residential detached housing subdivisions.

The Development Plan shows a dedicated 55 foot right-of-way for Lowell Lane extending through the site. Access to the townhome units comes from private drives off of the centrally located local right-of-way. Lowell Lane would be developed to City "local roadway" standards, which provides for 4' detached walks paralleling the roadway. Another independent pedestrian circulation system will also be provided for the residents of Grand Valley Townhomes. This shall provide for pedestrian circulation, both through the subdivision and internally, with a minimum of conflict between pedestrians and vehicles.

The townhomes would be two story, two or three bedroom units approximately 1,200 square feet in size. Private terraces and patios will be provided to all the units within the development. Each unit would have two off-street parking spaces immediately available, one covered and one uncovered for overflow or visitor parking.

Low intensity lighting will be utilized to light the drives, walkways, throughout the development. Trash pickup and collection areas will be screened and located at the driveway entrances. All open spaces within Green Valley Townhomes will be totally landscaped. A proposed planting list is included in the Preliminary Development Plan. It is anticipated that the City of Grand Junction will provide sanitary sewer service and the Ute Water Conservancy District, domestic water services. A pressurized irrigation system is also proposed to facilitate the watering of all open areas and the rear yards of the lots. A Homeowners Association shall be established for the maintenance of the common open space and of the proposed irrigation system.

The accompanying Preliminary Development Plan depicts the relationship of building sites to each other, parking areas, and circulation patterns.

Impact of Public Facilities

Some impact of 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 5% open space fee payment.

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

(3) Impact of police and fire protection are mitigated by providing proper access to all units.

(4) Impacts to adjoining roadways can be somewhat mitigated by the provision of the power of attorney for construction of, and/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.

Summary Schedule

Total Number of Units	= 49 proposed townhomes plus 1 existing single family for a total of 50 units.
Total Area	= 4.9 acres with a resultant density of 10.2 dwelling units per acre.
Area Dedicated Road Right-of-Way	= 1.2 acres or 24.5%
Area in Lots	= 1.6 acres or 32.6%
Area in Commonly Held Open Space	= 2.1 acres or 42.9%

Two offstreet parking spaces are provided per unit.

2945-013-00-037

Moore, John Barry Etal

612 27½ Road

Grand Junction, CO 81501

#100-81

2945-013-00-022

Ely, Lawrence & M

2738 F Road

Grand Junction, CO 81501

#100-81

2945-013-00-016

Mraule, Robert E. Etal

616 27½ Road

Grand Junction, CO 81501

#100-81

2945-013-03-006

Franks, Pete

504 Morning Glory Lane

Grand Junction, CO 81501

#100-81

2945-014-14-026

Paris, Donald K.

2057 Hawthorne

Grand Junction, CO 81501

#100-81

Mary Ellen Binkley

2957 N. Ave.

City 81501

#100-81

2945-014-10-001

Dill, Thomas E.

1902 Spring Valley Crle

Grand Junction, CO 81501

#100-81

Paragon Engineering

2784 Crossroads

City 81501

#100-81

2945-013-00-034

Howard, Marion L & E.F.

601 27½ Road

Grand Junction, CO 81501

#100-81

#100-81

Green Valley T.H.

Y

REVISED PRELIMINARY PLAN FOR:

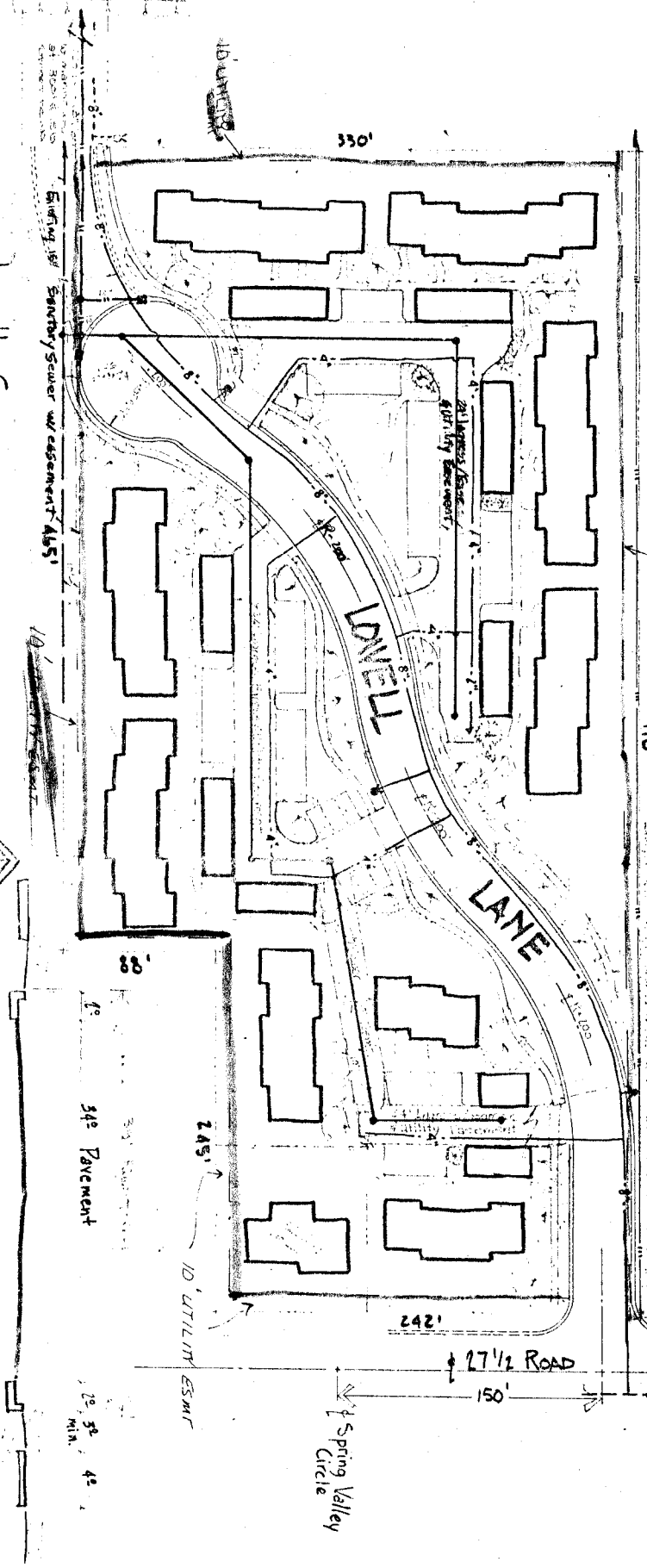
GREEN VALLEY TOWNHOMES

UTILITIES KEY

- Sanitary Sewer w/ manhole
- Domestic Water - size noted
- Fire Hydrant
- Storm Sewer Man - size noted
- Storm Sewer Inlet
- Irrigation Transmission (rain)

NOTE:

1. All utility lines shown on this plan are preliminary and subject to change. The utility lines shown on this plan are for informational purposes only and do not constitute a contract. The utility lines shown on this plan are for informational purposes only and do not constitute a contract. The utility lines shown on this plan are for informational purposes only and do not constitute a contract.



LAND USE SCHEDULE



Scale 1"=40'



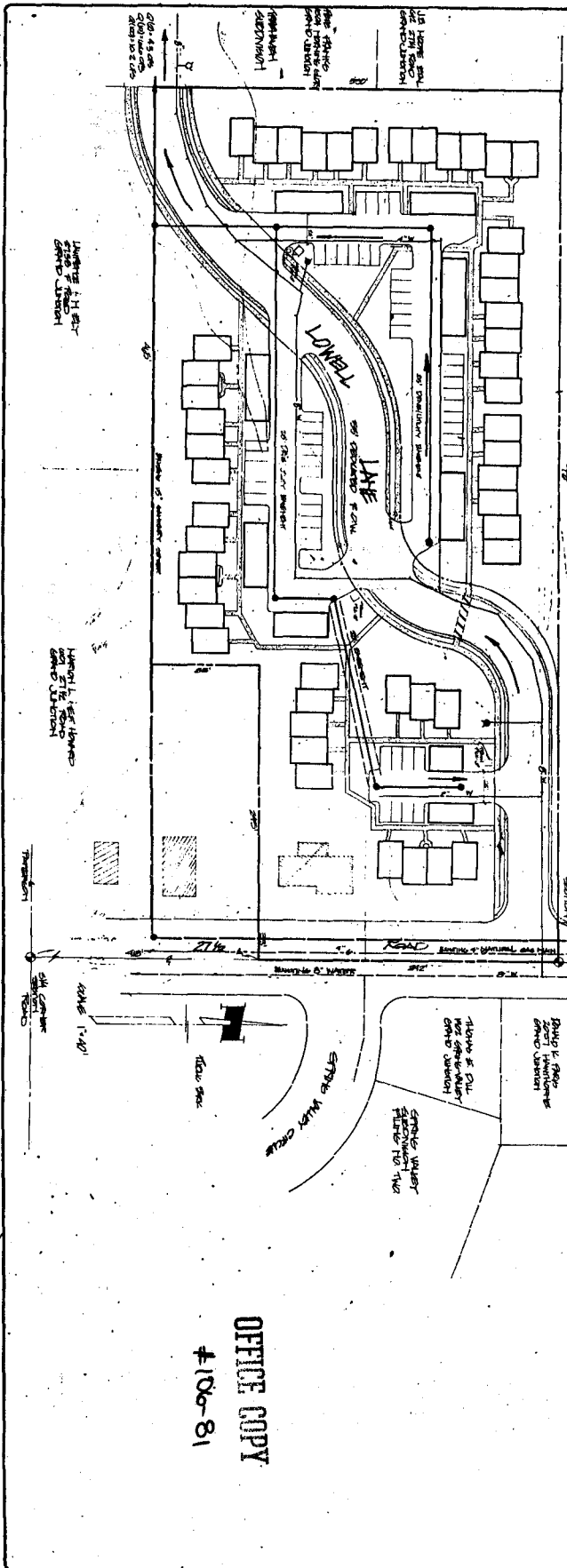
LOVELL LANE SECTION

Sheet 2-2



A PRELIMINARY PLAN FOR: **GREEN VALLEY TOWNHOMES**

106-81



- LEGEND**
- 1" = 1' - 0" Section of wall/floor and roof
 - 1" = 1' - 0" Section of floor
 - 1" = 1' - 0" Section of roof
 - 1" = 1' - 0" Section of foundation
 - 1" = 1' - 0" Section of driveway
 - 1" = 1' - 0" Section of sidewalk
 - 1" = 1' - 0" Section of utility lines

SECTION OF HOUSE AND DRIVEWAY

Drainage Notes:
This property drains from northward to southward as an existing drain to S 7th St. The water that flows to the street is collected in a storm drain. All roof water is collected in a storm drain and flows to the street. All water that flows to the street is collected in a storm drain and flows to the street. The water that flows to the street is collected in a storm drain and flows to the street.

Utilities and Drainage:
The utilities and drainage are shown on this plan. The utilities are shown in red and the drainage is shown in blue. The utilities are shown in red and the drainage is shown in blue. The utilities are shown in red and the drainage is shown in blue.

OFFICE COPY
#106-81

SHEET 2 OF SHEETS	GREEN VALLEY TOWNHOMES GRAND JUNCTION, COLORADO. UTILITIES AND DRAINAGE.		CHECKED DATE DRAWN DATE	REVISIONS NO. DATE BY
-----------------------------------	---	--	----------------------------------	--------------------------------

G **GEOTECHNICAL ENGINEERING AND MATERIALS TESTING**
LABORATORIES, INC.

February 12, 1980

Binkley & Sons Painting
2957 North Avenue
Grand Junction, Colorado 81501

Re: Preliminary geotechnical investigation on 5 acre site
at 609 27 $\frac{1}{2}$ Road, Grand Junction, Colorado.
Job # 1-29

Gentlemen:

We have completed our preliminary geotechnical investigation on the above referenced project. Two test holes were drilled on February 6, 1980, using a CME-55 Drill Rig with 4" Continuous Flight Auger. One test hole was placed at the west end of the property and the second test hole was placed in the approximate center of the property.

The site is heavily wooded with Russian Olive trees, Willows, brush, and grass. A depression runs approximately from the northeast to the southwest through the center of the property. The property is flat and shows slight drainage to the south. At one time the property was used as irrigated farm land.

This report is intended to be preliminary only and is not to be used for design or construction purposes.

Based on our laboratory and field analyses of the soils encountered, light weight residential houses with standard spread footings may be used. Moderate to heavily loaded structures on these soils should be founded on a structural raft or driven pile foundation. Based on our preliminary findings this property could be developed, although a more comprehensive geotechnical investigation should be done for design and construction purposes.

Enclosed on Figures 2 and 3 is a summary of our test holes and legend.

Our exploratory test holes were spaced as closely as feasible in order to obtain a comprehensive picture of the sub soil conditions; however, erratic soil conditions may occur between test borings; therefore, we emphasize a more comprehensive investigation should be conducted for construction and design purposes.

P.O. Box 3142 • 3224 Highway 6 & 24, No. 3 • Grand Junction, Colorado 81502 • 303 - 434-9873

Page 2.
Benkley & Sons Painting
February 12, 1980

Should you have any questions or if we can be of further assistance,
please call.

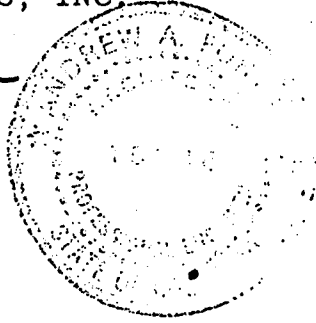
Prepared by: S. G. Rice
Secretary-Treasurer

GEO TESTING LABORATORIES, INC.

Andrew A. Porter

Andrew A. Porter, P.E.
President

AAP/ms



TH-

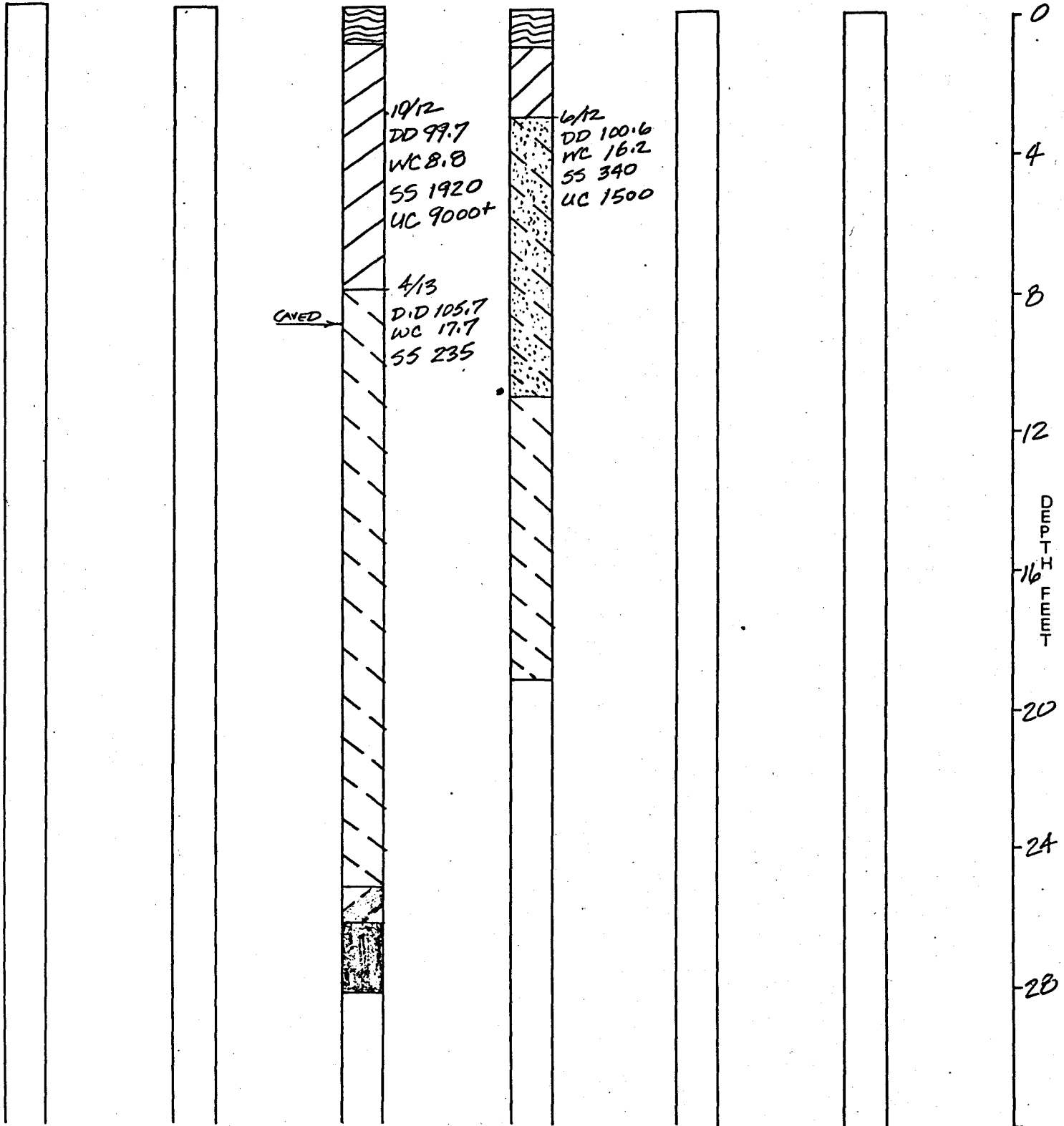
TH-

TH-1

TH-2





















TH-












TH-





GT GEO TESTING
 Geotechnical Engineering and Materials Testing
LABORATORIES, INC.
 609 27 1/2 ROAD.
 SUMMARY LOGS OF TESTS AND TEST HOLES

BINKLEY & SONS. PAINTING. Fig. 2

-  CL, CL-CH, CH
CLAY, medium stiff to very stiff
-  CL, CL-CH, CH
CLAY, soft to very soft
-  SP, SW, SP-SW, SP-SC, SP-SM, SW-SC, SW-SM
SAND, medium to very dense, clean to slightly dirty
-  SP, SW, SP-SW, SP-SC, SP-SM, SW-SC, SW-SM
SAND, loose to medium dense, clean to slightly dirty
-  SC, SC-SM
SAND, clayey, ~~loose~~ ^{DENSE} to ~~medium~~ ^{VERY} dense
-  SC, SC-SM
SAND, clayey loose to medium dense
-  ML, ML-CL
SILT, dense to very dense
-  ML, ML-CL
SILT, loose to medium dense
-  SM, SM-SC
SAND, silty, dense to very dense
-  SM, SM-SC
SAND, silty, loose to medium dense
-  GW-SW, GP-SP, GW, GP, SW-GW, SP-GP, GW-GC, GW-GM
GRAVEL and SAND, clean to slightly dirty, dense to very dense
-  GRAVEL and SAND, clean, loose to medium dense
-  GC-CL, GC
GRAVEL and SAND, very clayey, dense to very dense
-  GC-CL, GC
GRAVEL and SAND, very clayey, loose to medium dense
-  GM-ML
GRAVEL and SAND, very silty, dense to very dense
-  GM-ML
GRAVEL and SAND, very silty, loose to medium dense
-  CL-CH, CH, CL
CLAY (highly weathered claystone) or SHALE
-  SP, SM, SC, SW
SAND (highly weathered sandstone)
-  CLAYSTONE or SHALE firm to medium hard
-  SANDSTONE, firm to medium hard

-  SANDSTONE, CLAYSTONE, SHALE, or SILTSTONE, hard to very hard
-  CLAYSTONE, SHALE, or SILTSTONE, layered, firm to medium hard
-  SILTSTONE, firm to medium hard
-  CONCRETE or ASPHALT PAVING and BASECOURSE, etc.
-  TOPSOIL
-  FILL, man made, loose or unknown
-  FILL, man made, dense, controlled
-  GRANITE or similar hard competent rock
-  Gradual change in materials. Exact strata change not located.
-  Undisturbed sample taken by Shelby, Denison, Pitcher, etc.
-  Indicates practical Rig Refusal. More than one such symbol indicated depth in adjacent hole attempted at same location

-  Free water level and number of days after drilling that measurement was taken.
-  Indicated that 9 blows of a 140 pound hammer falling 30 inches were required to drive a 2-inch diameter sample 12 inches.
- WC = Water content percent
- DD = Dry density, PCF
- UC = Unconfined compression strength, PSF
- LL = Liquid limit, percent
- PI = Plasticity index, percent
- SS = Shear Stress, direct shear, torvane, etc. PSF
- 200 = Percent passing number 200 sieve

BILLINGS SILTY CLAY LOAM, 0 to 2 percent slopes, Class IIs Land (Bc)

This soil, locally called adobe, is one of the most important and extensive in the Grand Valley. It is derived from deep alluvial deposits that came mainly from Mancos shale but in a few places from fine-grained sandstone materials. The deposits ordinarily range from 4 to 40 feet deep but in places exceed 40 feet. The deposits have been built up from thin sediments brought in by the streams that have formed the coalescing alluvial fans or have been dropped by the broad washes that have no drainage channel. The thickest deposit, near Grand Junction, was built up by Indian Wash.

Although moderately fine textured, this Billings soil permits successful growth of deep-rooted crops such as alfalfa and tree fruits. Its permeability is normally not so favorable as that of the Mesa, Fruita, and Ravola soils. Its tilth and workability are fair, but it puddles so quickly when wet and bakes so hard when dry that good tilth can be maintained only by proper irrigation and special cultural practices. Runoff is slow and internal drainage is very slow.

Like all other soils in the area, this one has a low organic-matter content. Under natural conditions it contains a moderate concentration of salts derived from the parent rock (Mancos shale). In places, however, it contains so much salt that good yields cannot be used for crops. Generally, this soil is without visible lime, but it is calcareous. In many places small white flecks or indistinct light-colored streaks or seams indicate that lime, gypsum, or salts are present.

Soil limitations are classified as severe for local roads and streets (poor traffic-supporting capacity, moderate to high water tables common), shallow excavations (high water table common), and septic tank filter fields (slow permeability, poor internal drainage, seasonal high water table).

PERSAYO-CHIPETA SILTY CLAY LOAMS, 2 to 5 percent slopes, Class IVs (Pb)

In most features except slope, the soil of this complex are essentially like those of the complex of Persayo-Chipeta loams, 0 to 2 percent slopes. At least 80 percent of the complex is made up of the Persayo soil, and the rest of the Chipeta. The Chipeta soil occurs either on comparatively sharp rises or undulations having slopes of more than 5 percent that extend 4 to 6 feet above the prevailing level or in small irregularly shaped bodies on relatively smooth topography. Wherever the areas of Chipeta soil occur, they are too small and too intricately associated with the Persayo soil to be mapped separately.

Soil limitations are classified as severe for sanitary land fill (depth to rock, slope), septic tank absorption fields (depth to rock, slope), and sewage lagoons (depth to rock, slope). Limitations are moderate to severe for local roads and streets (shrink-swell, depth to rock and slope), shallow excavations (depth to rock, slope), dwellings with basements (shrink-swell, depth to rock, slope), and dwellings without basements (shrink-swell, depth to rock, slope).

REVIEW SHEET SUMMARY

FILE NO. 106-81 DUE DATE 12/14/81
 ACTIVITY Green Valley Townhomes
 PHASE Preliminary Plan and Rezone ACRES _____
 LOCATION W. of 27.5 Rd. and approx. 330' N. of Patterson Rd.
 PETITIONER Mary Binkley
 PETITIONER ADDRESS 2957 North Ave., Grand Junction, CO 81501
 ENGINEER Paragon Engineering

OVERALL CONSIDERATIONS

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

HAS NOT BEEN ADDRESSED
 HAS BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12/8/81	Comprehensive Planning	Re: Impact Statement - (P. 5) 1) If impact on sewer and water services can be offset by taxes and fees, please indicate through analysis of anticipated revenues and anticipated costs. 2) If overall impact on public facilities will be offset due to increased tax base, please indicate through analysis of anticipated tax revenue generated and short fall of facility cost. Recommend coordination with Treehaven Sub. and development of Lowell Lane to insure compatibility of Lowell Lane drainage and road widths between subdivisions. Proposed R.O.W. and roadway widths apparently are not the same Suggest reviewing Preliminary Plan to ensure that scale indicated is same as actual scale of plat.
12/10/81	Transportation Engineer	Most of the drives are on curves. This is not very safe and care should be taken with the landscaping to insure adequate sight distance. A much better (and safer) alignment of Lowell Lane would be to bring in into 27½ Road directly across from Spring Valley Circle. This eliminates the two off-set intersections on 27½ Rd. and the tight reverse curves (with no tangent between them) on Lowell Lane. The transition in widths of Lowell Lane between this project and Treehaven Condos. should be addressed and provisions for a cul-de-sac be made if for some reason Lowell Lane is not continued through to 15th St.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12/11/81	City Fire Dept.	<p>No Information submitted on square footage of building, type of construction, or number of stories. Fire flow cannot be computed. We show 1600 gpm flow at 15th and Lowell Ave., which may not be adequate. As stated in the Tree Haven Subdivision, directly west of this development, a line size increase may be necessary.</p> <p>We will require that fire hydrants on the utilities composit be relocated and one additional fire hydrant added.</p> <p>The fire flow on this line may be improved with development, since the 8 inch will complete a loop when connected to the 8 inch in 27½ Rd.</p>
12/14/81	City Utilities	<p>A better intersection would result if Lowell Lane intersected 27½ Rd. directly across from Spring Valley Circle.</p> <p>The sanitary sewer easement is labled as a 20 ft. easement but is shown (by scale) as a 10 ft. easement. The sewer line is shown as being 7 Ft. from the corner of a building. That section of sewer line should be relocated to the north to be in the center of a 20 ft. easement. The southernmost east - west sewer is located on the south 5 ft. of the 25 ft. drive/utility easement. It should be relocated 5 ft. northward which would still allow 10 ft. between water and sewer lines.</p>
12/14/81	Public Service	<p>Gas & Electric: Request all open areas be dedicated as utility easements. Request that developer contact P.S.Co. concerning loads and points of service prior to design of gas system for subdivision. Electric meter locations to be on front of all units.</p> <p>HT 12/3/81 THI 12/7/81</p>
12/15/81	G.V. Irrigation Water Users	<p>Presumably the developers of this tract are aware of their responsibility to arrange for irrigation water to continue to pass thru and across their tract to serve certain adjacent water-righted lands which have historically received irrigation water by such routing. If indeed said developers are not aware of the responsibility, facilities should be planned into the development to meet this historical practice.</p>
12/15/81	City Engineer	<p>Lowell Lane alignment is poor. Minimum curve allowed by adopted standards is 200 ft. radius and I see no logic for allowing less than that at this location. The street alignment looks "forced" to fit some building arrangement and results in driveways improperly located on horizontal curves which are too tight in the first place. Apparently part of Lowell Lane will require dedication of right-of-way off this property and pavement transitions to the Treehaven project. Provision should be made for a temporary cul-de-sac. Dedication of 33 ft. half right-of-way and power of attorney for street improvements on 27½ Road should be granted. The sanitary sewer layout doesn't fit the street and/or driveways layouts and results in lines too close to buildings and cutting across sidewalks and landscaped areas. 20 ft. easements should be provided along all sanitary sewers which are not in dedicated streets. Detailed plans for street improvements and sanitary sewers must be submitted to me for review and approval prior to constuction. A financial guarantee in accordance with Development Regulations Section 27-2.3 should be obtained for all public improvements. 20 ft. radii should be provided on the right-of-way at Lowell Lane and 27½ Road intersection.</p>

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12/14/81	Ute Water	<p>No objection to development.</p> <p>The Ute District has an 8" water main in 27$\frac{1}{2}$" Road as indicated and another 8" main in 15th Street, which could provide a loop system for the development.</p> <p>The 8" water line mentioned as existing in Lowell Lane at the S.W. corner of the site is a City of Grand Junction water line.</p> <p>On-site installation of 8" water lines must remain within the to-be-dedicated ROW of Lowell Lane. Domestic services will originate from the ROW located water line to a meter or meter cluster for each group of Townhomes.</p> <p>Policies and fees in effect at the time of application will apply.</p> <p>Multi family dwelling units are subject to a Development fee equal 80% of the standard tap fee, per dwelling unit.</p>
12/15/81	Staff Comments	<ol style="list-style-type: none"> 1) Trash pick-up needs to be coordinated with Bill Reeves. 2) Need a power of attorney for 27$\frac{1}{2}$ Rd. 3) Will need a plat plan at final. 4) Detailed signage needs to be submitted at final. 5) Minimum stall depth, as per regulation is 18'5". 6) In impact statement on page 4, it says "each unit would have 2 offset parkings spaces available, one covered, and one uncovered for overflow or visitor." Does this mean 4 per unit total? Unclear since only 102 spaces are shown. What about overflow - any anticipated? 7) Section 5-4-6 - need 5% appraisal "prior to submittal of preliminary plan" for open space. 8) Please show covered parking spaces (i.e. how many per lot).

*Site Review Sheet
Airport Authority
ms. Bell*

12/21/81 Petitioner + Engineer copy.

1/20/82 PULLED FROM THE AGENDA.
Minutes of 1/5/82

4/12/82 GJPC MINUTES OF 3/30/82

MOTION: (COMMISSIONER BILL O'DWYER): "ON #106-81, PRELIMINARY PLAN, GREEN VALLEY TOWNHOMES, IN VIEW OF THE MANY CONCERNS AND PROBLEMS WITH THE OVERALL DESIGN, STORM, AND OTEHR REVIEW AGENCY COMMENTS, I RECOMMEND WE PASS THIS ON TO CITY COUNCIL WITH THE RECOMMENDATION FOR DENIAL OF THE PRELIMINARY PLAN."

COMMISSIONER LITTLE SECONDED THE MOTION.

BOB GOLDIN ASKED FOR CLARIFICATION OF THE PROBLEMS.

COMMISSIONER O'DWYER ADDED, "RADIUS TURNS, ADDRESSING STORM RUNOFF, ALIGNMENT OF INTERSECTION, TRAFFIC IMPACT ON LOWELL LANE."

CHAIRWOMAN QUIMBY REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY.

MOTION: (COMMISSIONER DICK LITTLE): "I MAKE A MOTION ON REZONE REQUEST FROM RSF - 8 TO PR-12, ITEM 106-81, THAT WE FORWARD IT TO CITY COUNCIL RECOMMENDING APPROVAL, PER REVIEW AGENCY COMMENTS."

COMMISSIONER SUSAN RINKER SECONDED THE MOTION.

CHAIRWOMAN QUIMBY REITERATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY.

May 20, 1982

RESPONSE TO REVIEW SHEET COMMENTS

File No.: 106-81
Item: Green Valley Townhomes
Phase: Revised Preliminary Plan

Agency

Response

Grand Junction Fire Department

Indicated no objections to the revised preliminary.

Mountain Bell

Indicated their easement requests which shall be shown on the final plat.

Planning Staff

Noted that the rezone request was approved for PR-10.2.

1. States the issues are still:

a. Lowell Lane is shown in a geometric configuration that conforms with the City Standards.

b. Right-of-way has been shown for Lowell Lane extending west to the existing dedicated right-of-way for said street. The road improvements can be extended west when the existing road is upgraded.

c. The alignment of utilities in the streets conforms with the City Regulations in the most cost effective way possible.

d. As the nature of development which would occur to the north of this proposal is at this time totally unknown, perhaps the alignment of Lowell Lane immediately adjacent to this north property line is the most efficient, as it shall minimize the number of curb cuts necessary on 27½ Road.

e. The improvements to Lowell Lane to the west of this subdivision would occur as normal through the City I.D. process. At that time, it shall be the City's responsibility to obtain the additional right-of-way for Lowell Lane.

2. The avigation easement shall be granted as is customary with any subdivision being developed within the

Planning Staff - Continued

Area of Influence.

3. States the following are not resolved:

a. Parking - number of spaces as stated and shown on plan.

b. Drainage calculations - have not changed from the initial preliminary.

c. Rerouting - Don't know what they are talking about.

4. Review agency comments not specifically directed to this revised preliminary plan shall be taken into consideration and the response to those review agency comments outlined previously shall still hold.

5. The persons living along Lowell Lane west of this proposal were initially concerned by additional traffic which would be directed onto that street. They are delighted by the proposal of a cul-de-sac until Lowell Lane is improved.

Public Service

Open areas can be dedicated as utility easements or specific easements can be provided.

City Engineer

1. 27½ Road: 33' half right-of-way shall be dedicated at final. The collector street improvements can be installed by the petitioner if the City Engineer actually feels that this piece-meal approach to roadway development is appropriate.

2. States the alignment and street dimensions shown for Lowell Lane meet the City minimum standards and criteria.

3. Takes no exception to the offstreet sidewalks which shall be constructed to City standards, and located within a 6 foot dedication or easement.

4. States that sewer alignment shown is reasonable and that 20' sewer easements are required, which will be provided.

5. The storm drainage calculations are as per the original submittal. The entire site shall drain to the cul-de-sac.

City Engineer - Continued

The inlets and the 18" outlet pipe are the same as those proposed previously for Treehaven Subdivision which detailed an extension of Lowell Lane to the west of this project. The final drainage calculations are dependent upon the building layouts and shall be provided at final; this may alter the size of the outlet pipe.

6. States that although the intersections of Lowell Lane and Spring Valley Circle do not align, the proposal meets City Standards and is a better layout overall than the previous plans.

Grand Junction Public Works
and Utilities

States a better single intersection would result from the alignment of Lowell Lane and Spring Valley Circle on 27½ Road. The distance between these two intersections is 150'. The Grand Junction City Street Standards states that a minimum of 125' shall be provided between roadway centerlines if it is not possible that these centerlines match up.

Transportation Engineer

1. Please see Grand Junction Public Works and Utilities above.

2. Lowell Lane is an existing dedicated road west of Green Valley Townhomes to 15th Street. It is currently a gravel road serving an existing 8 to 10 houses. At the Planning Commission hearing, concern was expressed by these neighbors of the added traffic on this undeveloped City road. In answer to that concern, a temporary cul-de-sac shall be dedicated, and improved until Lowell Lane can be paved. Right-of-way shall be provided through to meet the existing right-of-way of Lowell Lane.

Grand Junction review

The attached application has been sent to your office for your review and comments. FAILURE TO OBJECT OR COMMENT BY 5/14/82 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.

TO

review agency

City Engineer

FILE NO. #106-81
ACTIVITY Revised Preliminary Plan - Green
PHASE Valley Townhome
LOCATION NW of 27.5 & F Rds
ENGINEER Paragon Engineering
PETITIONER Mary Ellen Binkley
ADDRESS 2957 N. Ave
PHONE NUMBER 243-8966 (Paragon)

REVIEW AGENCY COMMENTS 27 1/2 Roads should be dedicated to 33 ft. frontage

half right-of-way and curb, gutter and sidewalk to collector street standard should be installed by the petitioner. Proposed alignment and other street dimensions shown for Lowell Lane meet all minimum City standards and criteria. I take no exception to the proposed "off-street" sidewalks provided they are 4 ft. concrete and are located within a 6 ft. wide dedication or easement as per adopted City standards. Sanitary sewer service shown is reasonable with vehicular access to all manholes and most pipes routed through paved areas to avoid landscape drainage information was submitted but I assume the entire site including Lowell Lane is planned to slope to the cul-de-sac

RECEIVED
MAY 15 1982
CITY OF GRAND JUNCTION
20ft. easements will be needed on the corners. No storm

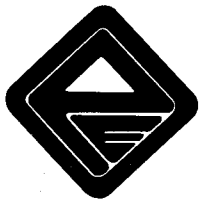
Use additional sheets if necessary and refer to File Number where they have located inlets. The Proposal ~~is~~ for the OVER
Reviewing Office City Engineer by Ron Nick Date 5-13-82

Return to: Planning Department, 559 White Avenue, Room 60, Grand Jct., Colorado, 81501

cc: Braadon, Patterson

petitioner to pipe the storm drainage to the outlet drain ditch on the west side of 15th street is responsible and acceptable to this office. I reserve comment on the proposed pipe size until I see some drainage calculations. Although the intersections of Lowell Lane and Spring Valley Circle do not align and although considerable traffic will have to outlet at 27 1/2 Road; the proposal meets City standards, makes provision for future connection to the street system to the west, and is a much better layout overall than the previous plans which have been routed to me.

Bob Rich
5-13-82



PARAGON ENGINEERING, INC.

2784 Crossroads Blvd., Suite 104
Grand Junction, Colorado 81501 (303) 243-8966

December 2, 1981

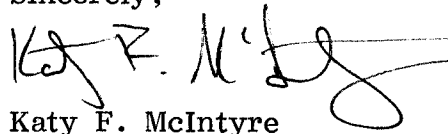
City of Grand Junction Planning Staff
Room # 60
Grand Junction, CO 81501

Re: Green Valley Townhomes

Ladies and Gentlemen:

The site of the above referenced project lies in Grand Valley Water Users Association (Highline) Irrigation District. In this district, irrigation water rights run covenant with the land and are non-transferable at the (1981) rate of 1/4 miner's inch per acre. Green Valley Townhomes therefore, has the legal right to 1.25 m.i. of irrigation water.

Sincerely,



Katy F. McIntyre

KFM:crl

RESPONSE TO REVIEW COMMENTS
FOR
GREEN VALLEY TOWNHOMES

File No. 106-81

Phase: Preliminary Plan and Rezone

Location: W of 27½ Road and approximately 330' N. of Patterson Road.

Agency

Response

Comprehensive Planning

1. The anticipated water tap fee for this project shall be \$102,900 (80% of \$2800 single meter). The sewer tap fee shall be \$34,740. As the mains shall be installed by the developer; the capital cost would be \$750 per person or \$95,550 total one time cost.

2. The undeveloped land would be assessed for no more than \$6,784 (1981) total. The developed (1983) valuation could be \$72,000 per lot or 352,800 total.

3. Lowell Lane is an existing dedicated road through the adjacent Treehaven Subdivision with 50' Right-of-Way. The proposed development at Treehaven specifies an additional 5' Right-of-Way dedication.

4. The Preliminary Plan is drawn at, and the scale is indicated as, 1 inch = 40 ft.

Transportation Engineer

The drives have been revised to intersect the roads at a perpendicular, and radial into curves. Landscaping around intersections shall be below eye level, or trees with leaf lines over eye level. While it would be safer and better to line Lowell Lane up with Spring Valley Circle, there is a house in the way. The offset between the two roads is at least 150 feet, the minimum allowed. The reverse curve along the North property line has flattened out as shown on the revised preliminary plan. Lowell Lane is already an existing

Transportation Engineer Cont.

dedicated street West of this project to 15th Street. If it is not improved and the private drives do not provide a sufficient turn around, a cul-de-sac can be provided as shown.

City Fire Department

The information submitted with the Preliminary Plan states the buildings shall be 1200 square feet, two story, ordinary construction buildings and the estimated fire flow is 1500 g.p.m.

If the two hydrants are relocated as shown, all units are within 150 feet of a hydrant.

City Utilities

1. There is an existing house located directly across 27½ Road from Spring Valley Circle.

2. Any sewer lines that are not in road right-of-way shall be in a 20 foot easement.

3. The sewer lines are relocated as mentioned on the revised plan.

Public Service

Gas & Electric: All open area can be dedicated as utility easements.

Grand Valley Irrigation Water Users

The existing irrigation ditch that crosses the site shall be piped and filled. It shall be incorporated into the irrigation system for Green Valley Townhomes, with the requisite amount of water passing downstream.

City Engineer

1. The centerline radii have been increased to a minimum of 100 feet on the revised plan. The driveways have also been revised to intersect at a perpendicular or radial line. This 100 foot radius is not out of line for local streets in the area, such as at Spring Valley and Crestview. The curvilinear street shall also help discourage through traffic from the East, and give cause for slower driving through the Subdivision.

2. If Lowell Lane is not improved west of the project, a cul-de-sac can be provided as shown.

City Engineer Continued

3. 33 feet of right-of-way shall be dedicated for 27½ Road and the power of attorney granted as requested.

4. Sanitary sewers that are not located in right-of-way, shall be in a 20 foot easement. Detailed construction plans shall be submitted of street and sewer improvements at final. A financial guarantee shall also be submitted.

5. The 20 foot radius is shown on the revised plan.

Ute Water

Water distribution mains shall be located within the right-of-way of Lowell Lane as requested.

Staff

1. Trash pick-up shall be coordinated

2. A power of attorney shall be given.

3. A plat shall be submitted at final.

4. A detail of the signage shall be submitted at final.

5. The stall depth has been increased to 18½ feet, and the aisle to 24 feet, on the revised plan.

6. There are two off-street parking spaces per unit provided. In addition, the 34 foot pavement mat on Lowell Lane allows for parking on both sides of the street, though this will be discouraged.

7. An appraisal has been ordered.

8. The covered parking spaces have been shown and are as indicated.

REVIEW SHEET SUMMARY

FILE NO. 106-81 TITLE HEADING Green Valley Townhomes DUE DATE 5/14/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Activity: Revised Preliminary Plan.

Petitioner: Mary Ellen Binkley. Location: West of 27.5 Road and approximately 330 feet north of Patterson Road. A request to revise a preliminary plan of 50 units in a planned residential zone with an approved density of 10.2 units per acre on 4.9 acres.

Consideration of revised preliminary plan.

PETITIONER ADDRESS 2957 North Avenue, Grand Junction, CO 81501

ENGINEER Paragon Engineering, 2784 Crossroads Blvd., Grand Junction, CO 81501

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5/10/82	G.J. Fire Dept.	This office has no objections of the revised preliminary plan. Fire hydrant spacing and line size appears to be adequate as shown.
5/12/82	Mountain Bell	The utility easements request by the telephone company are shown in red on the plat. If the area is to be common open space, and utilities can use this area, this would be sufficient.
5/12/82	Planning Staff Comments	Note: The rezone request was approved by City Council for PR-10.2. 1) The issues are still: a) The alignment of Lowell Lane. b) Extension of Lowell Lane to the west. c) Alignment of utilities in the street vs thru lots/ grounds etc. d) Development to the north uncertain, thus closeness to property line on north questionable. e) Future development of Lowell Lane to west as related to property on south side developing. 2) An avigation easement will be required prior to final approval. (Sec. 5-11) 3) This preliminary plan has not resolved the other comments re: Parking, drainage cal.'s, and re-routing etc. as to specifically where and how these issues will be resolved. 4) All other review agency comments still apply. 5) Have the adjacent property owners and neighborhood been contacted regarding the change?
5/12/82	Public Service	Gas and Electric: Request all open areas be dedicated as utility easements. Request that developer contact P.S. Co. concerning loads and points of service prior to design of gas and electric systems for subdivision.
5/13/82	City Eng.	27 1/2 Road frontage should be dedicated to 33 ft. half right of way and curb, gutter and sidewalk to collector street standard should be installed by the petitioner. Proposed alignment and other street dimensions shown for Lowell Lane meet all minimum City standards and criteria. I take no exception to the proposed "off street" sidewalks provided they are 4 ft. concrete and are located within a 6 ft. wide dedication or easement as per adopted City standards. Sanitary sewer service shown is reasonable with vehicular access to all manholes and most pipes routed through paved areas to avoid landscaping. 20 ft. easements will be needed on the sewers. No storm drainage information was submitted but I assume the entire site including Lowell Lane is planned to slope to the cul-de-sac where they have located inlets. The proposal for the petitioner to pipe the storm drainage to the outlet drain ditch on the west side of 15th Street is responsible and acceptable to this office. I reserve comment on the proposed pipe size until I see some drainage calculations. Although the intersections of Lowell Lane and Spring Valley Circle do not align and although considerable traffic will have to outlet at 27 1/2 Road, the proposal meets City standards, makes provision

106-81

Green Valley Townhomes

5/14/82

DATE REC.

AGENCY

COMMENTS

for future connection to the street system to the west, and is a much better layout overall than the previous plans which have been routed to me.

5/14/82

Public Works & Utilities

A better single intersection would result if Lowell Lane intersected 27 1/2 Road across from Spring Valley Circle.

5/14/82

Trans. Eng.

The situation of an unnecessary offset intersection still exists on 27 1/2 Rd. Some guarantee should be obtained for the continuation of Lowell Lane to the west, since a single access point serving 50 units is not adequate.

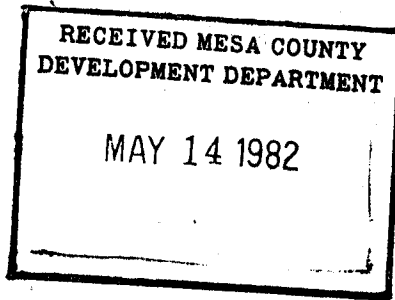
Review Sheet Summaries mailed 5/17/82

6/18/82 - City Parks - Late

6/8/82

GJPC Minutes
of 5/25/82

MOTION: (COMMISSIONER O'DWYER) "MADAM CHAIRMAN, I MOVE THAT WE FORWARD ITEM #106-81, REVISED PRELIMINARY PLAN -- GREEN VALLEY TOWNHOMES -- TO CITY COUNCIL WITH THE RECOMMENDATION OF DENIAL BASED ON NEIGHBORHOOD OPPOSITION, NONALIGNMENT OF LOWELL LANE WITH SPRING VALLEY CIRCLE AND OTHER CONCERNS REGARDING ACCESS, TRAFFIC CIRCULATION, ETC."
THE MOTION WAS SECONDED BY COMMISSIONER RINKER. CHAIRWOMAN QUIMBY REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY (5-0).



April 20, 1982

To:
Grand Junction Planning Commission

In reference to:
File #C40-82

We the undersigned land owners along Lowell Lane (1500 to 1650) wish to oppose any plans that the proposed Green Valley Sub-division has for opening up and using Lowell Lane as access to and from their housing.

Also, any efforts to extend Lowell Lane through to 27-1/2 Road would be objectionable, because of unwanted traffic-use generated by the heavy housing to the North. *Lowell Lane is a gravelled Rd.*

Respectfully,

The Moore Family

*Thelma G. Moore
John Barry Moore
Patricia G. Moore
Maurice W. Moore.*

612-27 1/4 Rd.

*Gregory C. Loughon
Leslie Morgan
Dennis F. Owen*

1531 Lowell Lane

606-27 1/4 R. d.

1511 Lowell Lane

*Leslie R. Williams
Margaret A. Williams*

1541 Lowell Lane

1541 Lowell Lane

FF ACTION SHEET

Acres ~~4.9~~ 4.9
 Units 49
 Density

rezone & preliminary plan

File No. #106-81
 Zone RSF-4
 Tax Parcel Number

Activity GREEN VALET TOWNHOMES - Rezone RSF-4 to PR 10.2
 Phase Preliminary Plan - ~~Final~~
 Common Location ~~W. of 27.5 Rd. & F Rds.~~ 330' N. of Patterson Rd.

Date Submitted 12/1/81 Date Mailed Out 12/2/81 Date Posted 12/2/81
 10 day Review Period Return by 12/14/81
 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.																																		
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 Dept.																																		
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																																		
Hack, Loma, Mesa, Collbran, Fruita, Palisade, Grand Jct.																																		
OTHER: AIRPORT AUTH																																		
PLANNING COMMISSION 7																																		
CIC 10																																		
client																																		
totals																																		

BOARDS	DATE	DATE	REMARKS
	1/5/82	GJPC	Full by staff's petitioners due to un-resolved alignment of P.O.W.
	3/20/82	GPCC	Denied 5-0 roadway, run off / neighborhood concern. Design Density of 10.2 at PR-12
	4/82	CC	sent back to PC for review
	5/25/82	GPCC	Denied neighborhood objection, # abig, 1 access etc.
	6/16/82	CC	Fact finding
STAFF	Legal OK	per AME	
	7/7/82	CC	Denied

Open Space Dedication (acreage) _____ 5% O. S. Fee Required \$ _____ Paid Receipt # _____
 Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____
 Date Resolution Mailed _____
 Pre-application Fee Receipt No. _____
 City County Development Department