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File 1990-0047

Name: Micaela's Village PMH - Rezone Preliminary Plat & Plan -NW 27 Rd/UnawEEP Wilson Dills & T Logue

**S**  
**c**  
**a**  
**n**  
**n**  
**e**  
**d**

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	<b>Table of Contents</b>
		Review Sheet Summary
		Application Form
		Review Sheets
X		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
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		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
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 - DENIED - 12/4/90	X	X	Letter from Dave Thornton to Tom Logue, Armstrong Consultants, Inc. re: Preliminary Plat and Plan and Rezone from RSF-8 to PR approved with conditions - 1/18/91
X	X	Review Sheet Summary	X		Personal Representative's Deed - Book 1790 / Page 537
X		Review Sheets	X	X	Improvements Agreement - unsigned - 10/90
X	X	Development Summary - 12/19/90			
X	X	Planning Commission Minutes - ** - 12/4/90			
		Public Notice Posting - 3/1/90			
X	X	Preliminary Plan			
X		Champion Home Builders Company - Double Section Homes Features			
X	X	Micaela's Village - Drainage Report - 10/90			
X	X	Geologic Hazards Report - 10/90			
X		Declaration of Covenants, Conditions and Restrictions			
X	X	City Council Minutes - ** - 12/19/90			
X	X	Minimum Dwelling Standards for Manufactured Housing			
X		Letter from Jeanette Helm to Planning re: complaint letter to rezone - 12/12/90			
X		Code - Manufactured Homes - Restrictive Placement Found Unconstitutional - 389 S.E.2d 329 (1990) - 3/15/91			

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Loma, CO 81524

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Fruita CO 81521

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Grand Junction, CO 81501

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Grand Junction, CO 81503

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Phillip Armour  
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Dixon Incorporated  
287 27 Road  
Grand Junction, CO 81503

Charles & Mable Lange  
311 Pinion Street  
Grand Junction, CO 81503

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Elzie & Lorene Goss  
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Grand Junction, CO 81503

William & Paula Hayes  
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1179 Olson  
Grand Junction, CO 81503

LAMP LITE PARK  
FILING NO. ONE

PHASE I  
16 LOTS

PHASE II  
21 LOTS

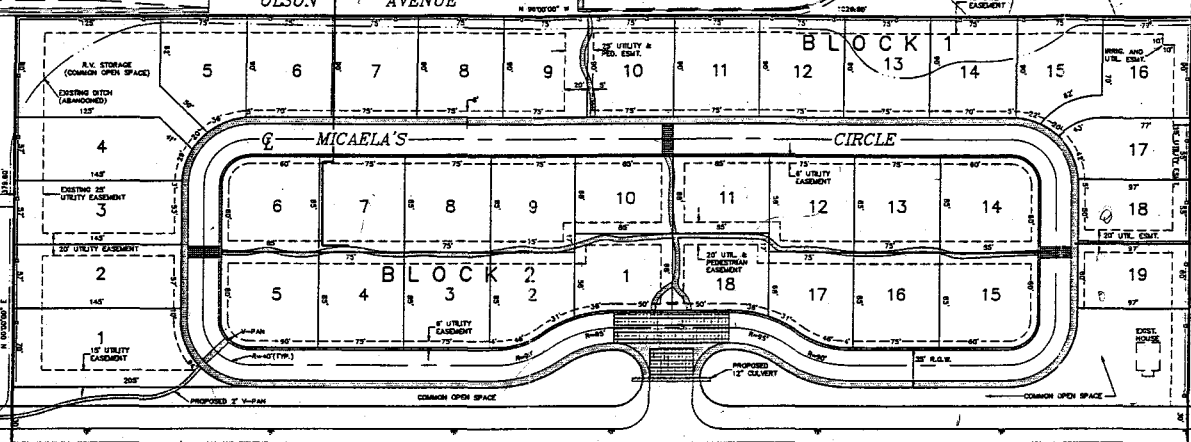
OLSON AVENUE

LAMP LITE ROAD

OLSON AVENUE

COLUMBUS  
ELEMENTARY  
SCHOOL

ROUBIDEN ST.



PHASE II  
21 LOTS

PHASE I  
16 LOTS

UNAWEEP

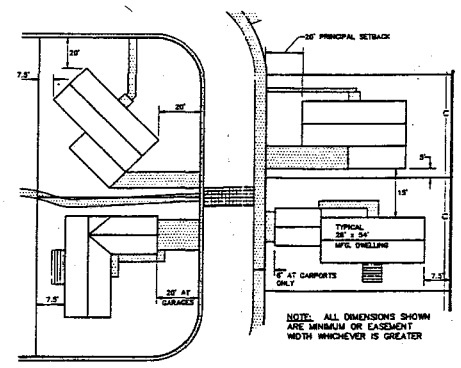
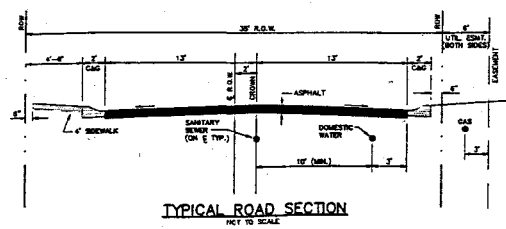
AVE. ("C" ROAD)

LINDEN AVE.

DAVID ST. II

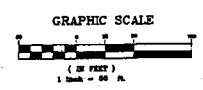
BACON ST. II

27<sup>1</sup>/<sub>2</sub> ROAD



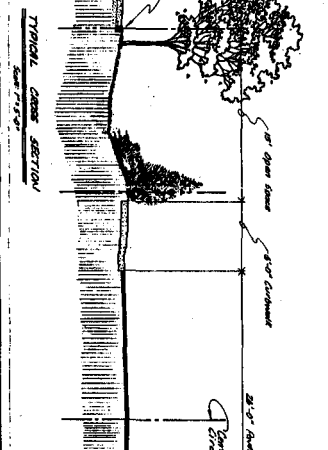
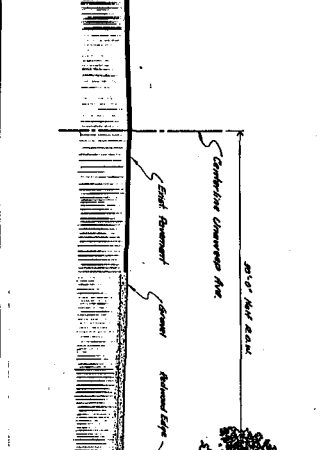
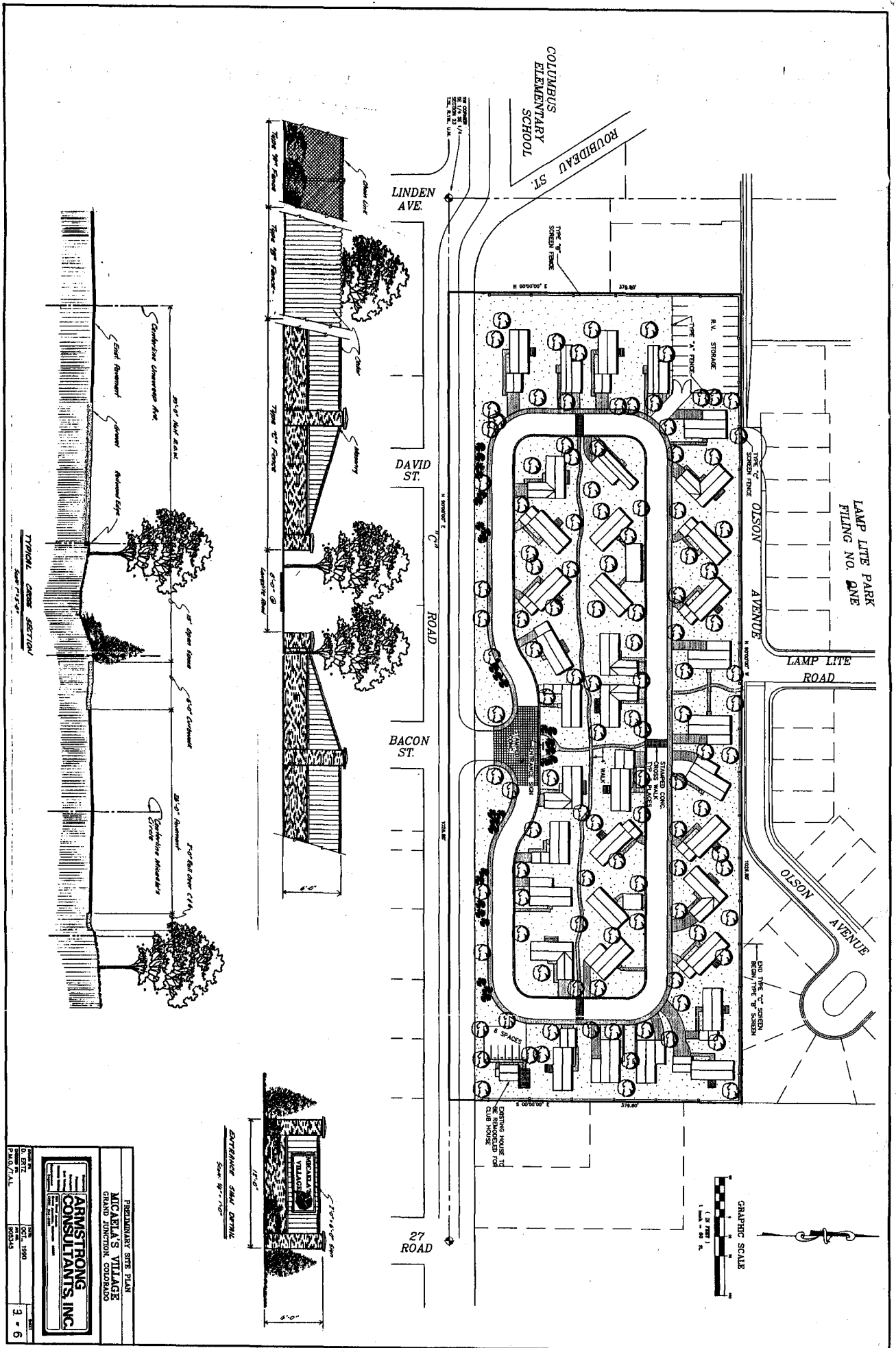
LAND USE SUMMARY

AREA IN LOTS	5.1 Acres
AREA IN DEDICATED R.O.W.	2.3 Acres
AREA IN COMMON OPEN SPACE	0.6 Acres
<b>TOTAL</b>	<b>8.0 Acres</b>
TOTAL LOTS = 37	
DENSITY = 4.0 #/ac.	



PRELIMINARY PLAN  
**MICHAELA'S VILLAGE**  
GRAND JUNCTION, COLORADO

NOTE: ALL DIMENSIONS SHOWN  
ARE MINIMUM OR EXACT  
WITH WHICHEVER IS GREATER



<b>ARMSTRONG CONSULTANTS, INC.</b> GRAND JUNCTION, COLORADO	
PRELIMINARY SITE PLAN <b>MICHAEL'S VILLAGE</b> GRAND JUNCTION, COLORADO	DATE: 1990 DRAWN BY: [Name] PROJECT NO.: [Number]
3 OF 6	

**MICAELA'S VILLAGE  
MINIMUM DWELLING STANDARDS  
FOR  
MANUFACTURED HOUSING**

1. Must be permanently attached to visible foundation.
2. Identical units must be separated by at least two lot widths in all directions.
3. Minimum unit width is 14 ft. 24
4. Must have standard roof pitch. Minimum 1 ft. vertical per 4 ft. horizontal.
5. Must have asphalt shingles or Cedar Shakes.
6. Must have wood or masonry exteriors.
7. Minimum living areas is 900 SF.
8. Front yard landscaping installed within 90 days of occupancy.
9. No fencing, other than development perimeter fencing, is permitted.
10. Minimum of two off street parking spaces.

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**GEOLOGIC HAZARDS REPORT  
FOR  
MICAELA'S VILLAGE**

**GRAND JUNCTION, COLORADO  
OCTOBER, 1990**

**Prepared by:**

Joe G. Barnes, Consultant  
Engineering Geology  
2325 Elderberry Court  
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303-242-8655

**Prepared for:**

Armstrong Consultants, Inc.  
861 Rood Avenue  
Grand Junction, CO 81501  
303-242-0101  
ACI Project #905345

**GEOLOGIC HAZARDS REPORT  
FOR  
MICAELA'S VILLAGE**

**MESA COUNTY, COLORADO  
OCTOBER, 1990**

**INTRODUCTION**

The proposed Micaela's Village is a parcel of land of about 9 acres located in part of the SE 1/4 of Section 23, Township 1 South, Range 1 West, Ute Principal Meridian, Mesa County, Colorado. The property is in the south portion of the City of Grand Junction in an area known as Orchard Mesa, and is bounded on the south by Unaweep Avenue (also known as C Road) and on the north by Olson Avenue.

The subdivision is being created to form 37 lots for manufactured homes. The land has been utilized for irrigated crops in the past but is presently fallow and occupied only by a row of 4 mobile homes and one residence along the east edge of the parcel.

The purpose of this report is to identify geologic hazards, particularly hazards that might have an adverse effect on the various features of a residential subdivision, and is based on a surface reconnaissance of the property and adjacent terrain. No subsurface exploration was conducted for this study. References used included USGS Professional Paper 451, Colorado Geological Survey Bulletin 48, and soils mapping by the Soil Conservation Service (SCS). The entire parcel is mapped by the SCS as Mesa clay loam.

**REGIONAL GEOLOGY**

The property is located on the northeast flank of the Uncompahgre Uplift where the underlying sedimentary beds dip about 3° to the northeast into the Piceance Basin. The site is on a stream terrace known as Orchard Mesa within the extensive Grand Valley which has been eroded into Mancos Shale of Cretaceous age by the Colorado River. The sedimentary layers beneath the Mancos range in age from Triassic to Cretaceous, and igneous and metamorphic rocks of Precambrian age lie beneath the sedimentaries.

Mancos Shale is a marine deposit and consequently contains soluble salts. The formation was originally about 4,000 feet in thickness, but the Mancos under the subject parcel is now about 100 to 200 feet thick due to erosion of the valley. The shale is dark gray, thin bedded, and composed mainly of clay and silt particles.

The Grand Valley has a history of minor seismic activity and the seismic risk is low. Recent and nearby earthquakes occurred on November 12, 1971, and January 30, 1975. The 1971 earthquake had a Richter magnitude of 4.0 and was located 13 miles southwest of Grand Junction. The 1975 earthquake had a magnitude of 4.4 and was located 14 miles northwest of Grand Junction. A mild quake of 2.5 magnitude occurred near Palisade on October 20, 1990. No damage was reported from any of these events.



## SITE GEOLOGY

The Micaela's Village site is located on a gently sloping stream terrace south of the Colorado River known as Orchard Mesa. The nearby area is used for a small amount of irrigated croplands but is mostly occupied by residences, schools, and commercial buildings.

The property consists entirely of very gentle slopes (1 to 2 percent) on a stream terrace. The site is located about 320 feet south of a steep bluff which drops down 70 feet in elevation to the Colorado River. Exposures at various locations along the bluff show an upper layer of 2 to 5 feet of silt and clay, a layer of silty gravel from 10 to 25 feet thick, and underlying bedrock of Mancos Shale. Approximately the same sequence of materials can be expected underneath the subject property. Subsurface exploration such as drilling or augering would be necessary to determine the exact depths of materials and their other characteristics. The upper silt and clay is believed to be wind-blown and alluvial origin from mostly Mancos Shale parent material. The silty gravel is of stream terrace origin from an ancestral Colorado River when the river was at a higher elevation.

No stability problems exist at this site due to the 1 to 2 percent slopes and the distance from the bluff of the Colorado River to the north. At its nearest point, the bluff is 320 feet horizontally from the Micaela's Village property. A landslide does exist on this portion of the river bluff and involves a residential area known as Lamplite Park. The history and geology of this landslide is discussed in Colorado Geological Survey Bulletin 48. A row of houses built in about 1983 on the north side of Santa Clara Avenue experienced severe damage when the landslide began to move about one year after construction. By 1988, 8 of the 12 affected structures had been removed from the site. The cause of the slope failure was the weight of fill placed out over the head of an old landslide and increased soil moisture. There is little likelihood of the landslide head scarp advancing far enough south to affect the subject property; the slide would undoubtedly stabilize itself before extending for the horizontal distance of about 300 feet.

The depth to ground water under the Micaela's Village site is unknown. It is expected that a perched water table does exist in the underlying silty gravel due to irrigation in the area and the likelihood that the Mancos Shale bedrock would act as a barrier to water movement. The position of the water table during the various seasons of the year should be determined prior to design of any structure that could be adversely affected by a high water table. (Sewage from this development will be conveyed offsite to the Persigo Waste Water Treatment Facility.)

Due to the topography of this site, there is no flood or erosion hazard. The Colorado River is located about 550 feet to the north, but is about 70 feet lower in elevation than the property. Onsite runoff such as from thunderstorms would be conveyed through the subdivision streets.

## CONCLUSIONS

A surface reconnaissance was conducted on October 22, 1990, at the Micaela's Village site to identify geologic hazards to subdivision development. The hazards and recommendations are summarized as follows:

1. The potential for expansive clays that could adversely effect foundations exists in Mancos Shale and soils derived from the shale.
2. The wind-blown and alluvial soils could experience settlement under heavy loading and/or saturation.
3. Due to the topography, no flood hazard exists on this property.
4. The depth to water table should be considered in the design of any large structures or basements.
5. Mancos Shale and soils derived from the shale contain sulfate salts due to the marine origin of the Mancos. Sulfate resistant cement should be used where concrete would contact the shale or soil.
6. No landslide or erosion hazard exists on the property due to the gentle slopes (1 to 2 percent). A landslide 300 feet offsite to the north would undoubtedly stabilize and cease its headward advance before becoming a hazard to this parcel.
7. Commercial mineral resources of metallic or non-metallic nature are not found in the immediate area. The underlying gravel layer contains too high a percentage of silt and clay to be of value for concrete aggregate. A small possibility of the occurrence of natural gas from underlying sedimentary formations exists; the likelihood of gas is diminished by the relatively thin sequence of sedimentaries in the subsurface.
8. The area has a low probability of destructive seismic events.

Site-specific investigations in accordance with the type of structure contemplated should precede any construction at this subdivision to allow design considerations in accordance with subsurface conditions, but no serious geologic hazards have been identified.

Prepared by:

*Joe G. Barnes*

Joe G. Barnes, Consultant  
Engineering Geology

**MICAELA'S VILLAGE  
DRAINAGE REPORT  
OCTOBER, 1990**

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Micaela's Village encompasses 9 acres consisting of approximately 90% fallow ground and 10% developed land (4 mobile homes and a residential structure). A composite runoff coefficient of  $C = 0.40$  is assumed for this existing condition. A developed coefficient of  $C = 0.50$  is assumed for the proposed subdivision.

Ground slopes in the vicinity are generally to the southwest at 0.5%. Offsite runoff does not affect the project. The adjacent property to the north (Lamplite Park) discharges north to the river and the adjacent property to the east discharges south to C Road. Site observations reveal that portions of C Road are very flat in relation to the shoulders and adjacent ground to the north (especially in the vicinity of the southeast corner of the project). This indicates that runoff from northeastern offsite basins would not be deflected west by C Road but would more likely sheet flow across the roadway and continue in a southwesterly direction.

Stormwater runoff and irrigation tailwater from the site has historically been discharged from the southwest corner of the site into an existing 10" culvert. This culvert is located at the driveway approximately 50' west of the southwest property corner. It runs diagonally under the intersection of C Road and Linden Avenue where it discharges into an existing ditch sloping west along the south side of C Road. At a slope of 0.6%, this pipe has a capacity of approximately 1.0 CFS when full.

The Rational Method was used to calculate stormwater runoff:

A = 9.0 Acres

**Historic:** C = 0.40

Tc = Overland for 1100' @ S = 0.6%

Tc =  $1.8 (1.1-0.40) (1100)^{1/2} / (0.6)^{1/3} = 50$  min.

I<sub>10</sub> = 1.05

I<sub>100</sub> = 1.65

Q<sub>10</sub> = 0.40 (1.05) (9.0) = 3.8 CFS

Q<sub>100</sub> = 0.40 (1.65) (9.0) = 5.9 CFS

Developed: C = 0.50

$T_c = \text{Overland for } 120' @ S = 0.6\% + 1200' \text{ Gutter Flow @ } 2.5 \text{ ft./sec.}$   
 $T_c = 14 + 8 = 22 \text{ min.}$

$I_{10} = 1.70$                        $I_{100} = 2.70$

$Q_{10} = 0.50 (1.70) (9.0) = 7.6 \text{ CFS}$   
 $Q_{100} = 0.50 (2.70) (9.0) = 12.2 \text{ CFS}$

Stormwater detention is recommended given the increase in runoff developed by the proposed subdivision, the low capacity of the discharge culvert, and the flat surrounding street grades. The enclosed calculations show a need for approximately 13,000 cubic feet of storage assuming a 10 year frequency storm for 1/2 hour, an outlet discharge of 1.0 CFS, and a desire to not exceed the culvert capacity. This approach actually reduces peak discharge to values below historic flowrates. The storage volume has been approximated (by average end area method) to be contained within the proposed elevation 4632 contour as shown on the grading plan. Storage to this elevation would create street ponding to the top of curb in the southwest corner of the project.

### APPENDIX

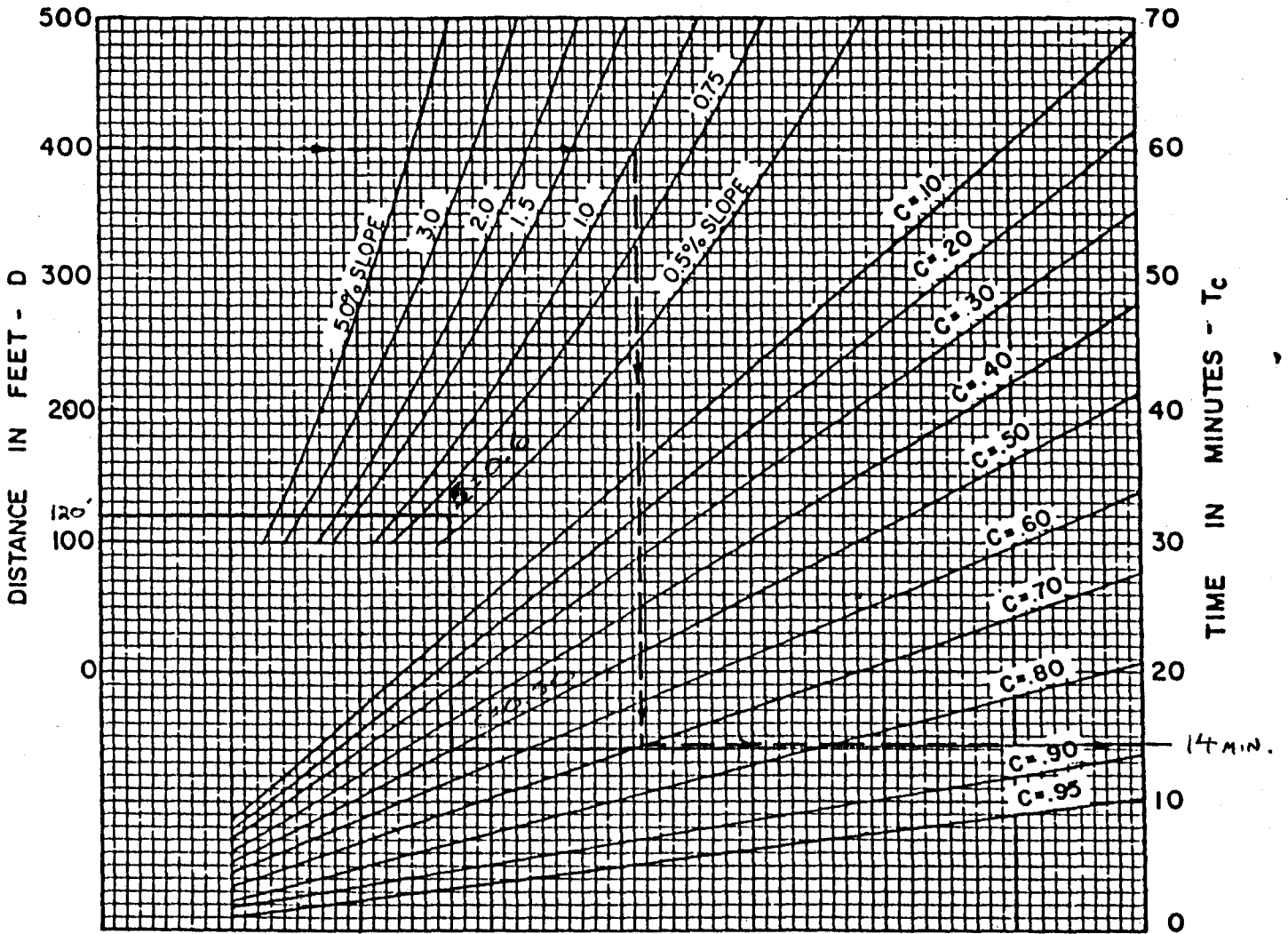
i . . . . .	Rational Runoff Coefficients
ii . . . . .	Time of Concentration Nomograph
iii . . . . .	Intensity - Duration Curves (Grand Junction)
iv . . . . .	Detention Volume Calculations
v . . . . .	Offsite Topography - Foldout

RUNOFF COEFFICIENTS FOR RATIONAL METHOD

LAND USE OR SURFACE CHARACTERISTICS	PERCENT IMPERVIOUS	C, Runoff Coefficients			
		FREQUENCY			
		2	5	10	100
<b>Business:</b>					
Commercial Areas	95	.87	.87	.88	.89
Neighborhood Areas	70	.60	.65	.70	.80
<b>Residential:</b>					
<u>Single-Family DEVELOPED</u>	40	.40	.45	.50	.60
Multi-Unit (detached)	50	.45	.50	.60	.70
Multi-Unit (attached)	70	.60	.65	.70	.80
½ Acre Lot or Larger	30	.30	.35	.40	.60
Apartments	70	.65	.70	.70	.80
<b>Industrial:</b>					
Light Areas	80	.71	.72	.76	.82
Heavy Areas	90	.80	.80	.85	.90
<u>Parks, Cemeteries: HISTORIC (COMPOSITE)</u>	7	.10	.10	.35	.60
Playgrounds:	13	.15	.25	.35	.60
Schools:	50	.45	.50	.60	.70
Railroad Yard Areas:	40	.40	.45	.50	.60
<b>Undeveloped Areas:</b>					
Historic Flow Analysis-	2	(See "Lawns")			
<u>Greenbelts, Agricultural HISTORIC (COMPOSITE)</u>					
Offsite Flow Analysis (when land use not defined)	45	.43	.47	.55	.65
<b>Streets:</b>					
Paved	100	.87	.88	.90	.93
Gravel	13	.15	.25	.35	.65
Drive and Walks:	96	.87	.87	.88	.89
Roofs:	90	.80	.85	.90	.90
Lawns, Sandy Soil:	0	.00	.01	.05	.20
Lawns, Clayey Soil:	0	.05	.10	.20	.40

MICHAELA'S VILLAGE - O.M.

TIME OF CONCENTRATION  $\approx T_c$   
FOR OVERLAND FLOW



BASED ON EQUATION

$$T_c \approx \frac{1.8 (1.1 - C) \sqrt{D}}{\sqrt[3]{S}}$$

- C = Coefficient of runoff
- D = Distance of flow in feet
- S = Slope in %

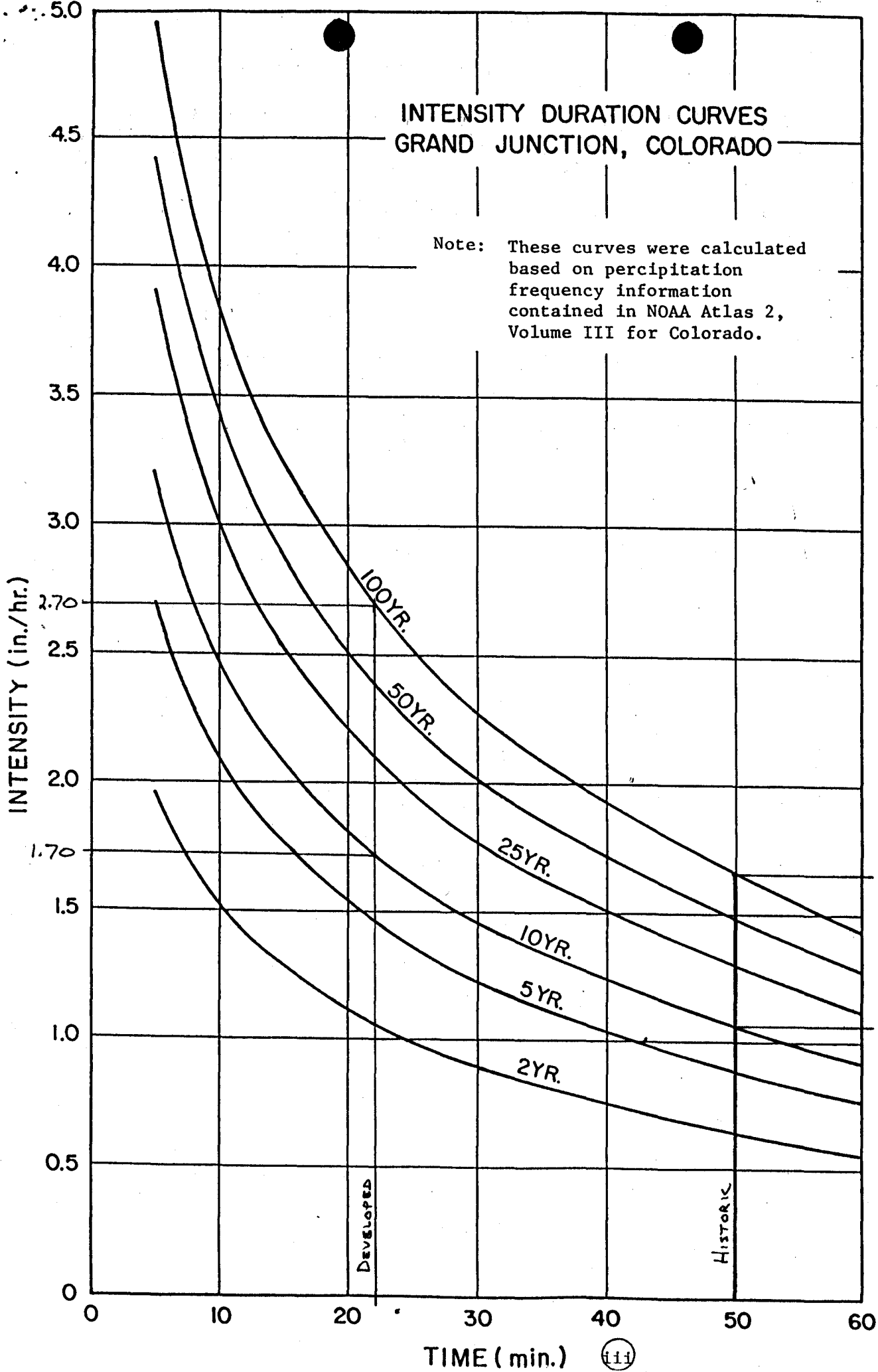
EXAMPLE

- D = 400'
- S = 1%
- C = 0.70
- $T_c = 15$  Minutes

MICHAEL'S VILLAGE - O.M.

# INTENSITY DURATION CURVES GRAND JUNCTION, COLORADO

Note: These curves were calculated based on percipitation frequency information contained in NOAA Atlas 2, Volume III for Colorado.



MICAELA'S VILLAGE - O.M.

1.65

1.05

DEVELOPED

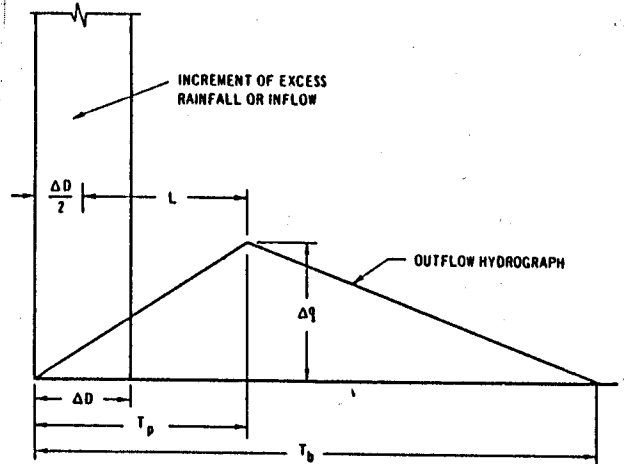
HISTORIC

### WATERSHED LAG AND TIME OF CONCENTRATION

The average slope within the watershed together with the overall length and retardance of overland flow are major factors affecting the runoff rate through the watershed.

Time of concentration ( $T_c$ ) is the time it takes for water to travel from the most hydraulically distant point in a watershed to its outlet. Lag ( $L$ ) can be considered as a weighted time of concentration. When runoff from a watershed is nearly uniform it is usually sufficient to relate lag to time of concentration as follows:

$$L = 0.6 T_c \quad (5)$$



$$\Delta q = \frac{2.48 A (\Delta D)}{\Delta t} \text{ in C.F.S.} = Q_{10} \text{ by rational method}$$

where:

- $\Delta D$  = INCREMENT OF STORM PERIOD IN HOURS = 1/2 hour
- $\Delta Q$  = RUNOFF IN INCHES DURING PERIOD  $\Delta D$
- $\Delta q$  = PEAK DISCHARGE IN C.F.S. FOR AN INCREMENT OF RUNOFF
- $A$  = DRAINAGE AREA IN SQUARE MILES
- $T_p$  = TIME TO PEAK ( $= \frac{\Delta D}{2} + L$ ) IN HOURS
- $T_b$  = TIME OF BASE ( $= 2.67 T_p$ ) IN HOURS

Figure 5.--Triangular hydrograph relationships.

$$\Delta D = 30 \text{ MINUTES (GIVEN BY CITY OF G.J.)}$$

$$\Delta q = Q_{10} = 7.6 \text{ CFS (" " " )}$$

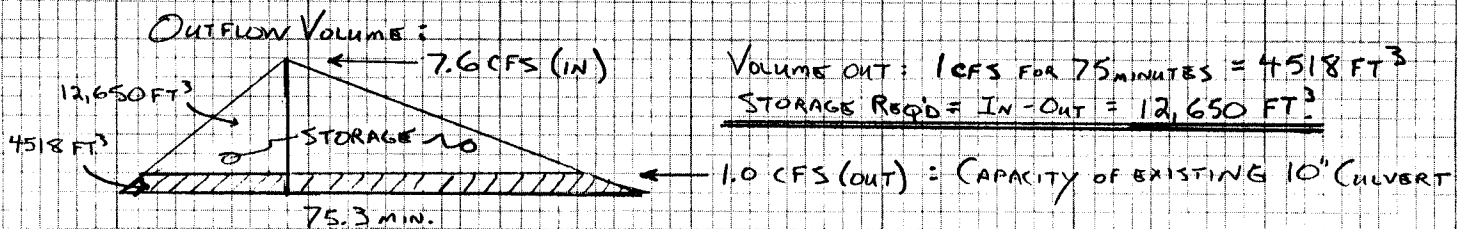
$$L = 0.6 T_c = 0.6 (22 \text{ MIN.}) = 13.2 \text{ MIN.}$$

$$T_p = \frac{\Delta D}{2} + L = 15 + 13.2 = 28.2 \text{ MINUTES}$$

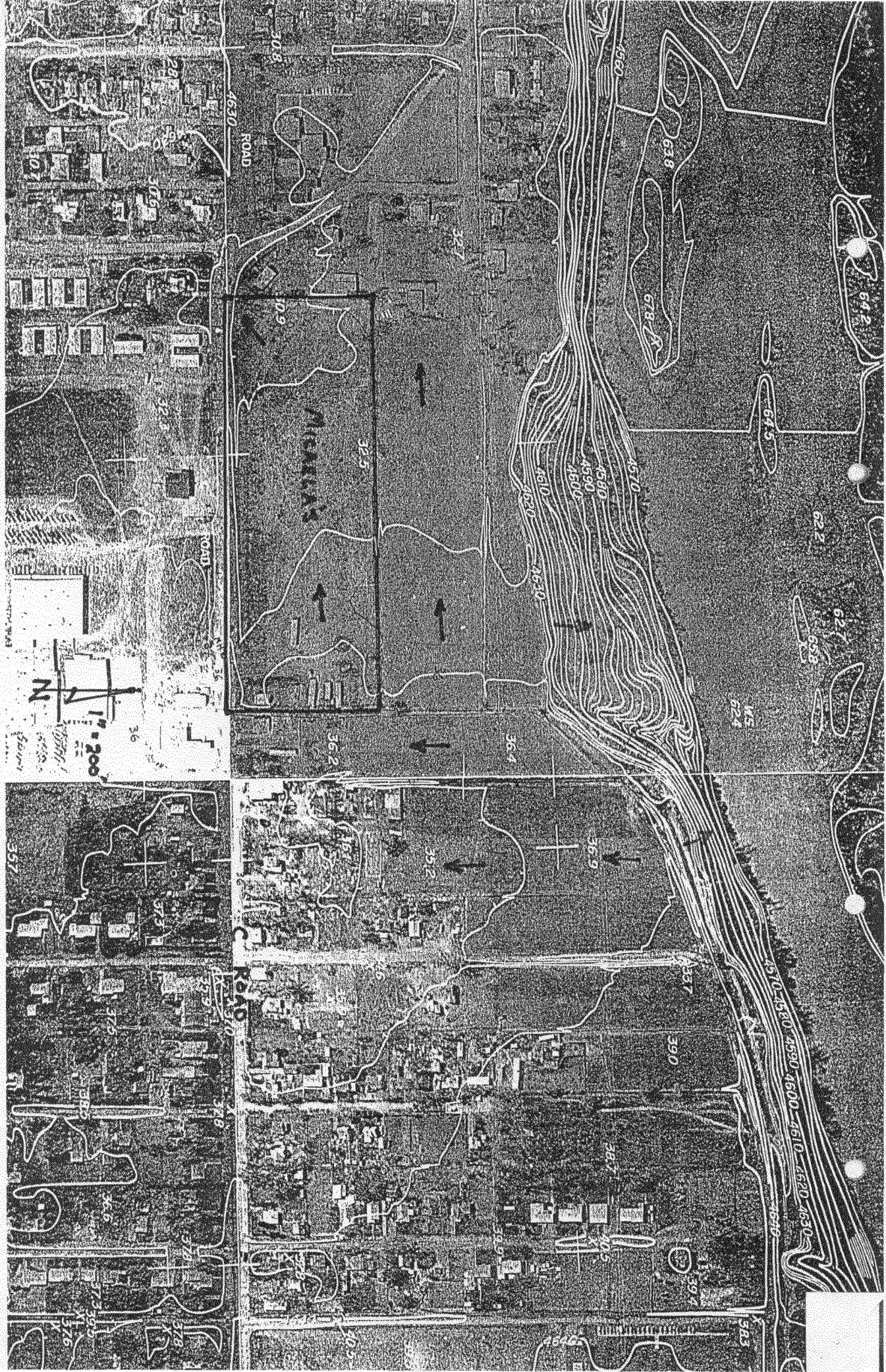
$$T_b = 2.67 T_p = 2.67 (28.2) = 75.3 \text{ MINUTES}$$

$$\therefore \text{INFLOW VOLUME} = \frac{1}{2} (T_b) (\Delta q) = \frac{1}{2} (75.3 \text{ MIN.}) (7.6 \text{ FT}^3/\text{SEC.}) (60 \text{ SEC./MIN.})$$

$$= \underline{\underline{17,168 \text{ FT}^3}}$$







DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS

Original  
DO NOT Remove  
From Office

THIS DECLARATION is made on the date hereafter set forth  
by (Insert Owners name)

#47 90

WITNESSETH:

WHEREAS, (Insert Owners Name is) the owner of certain property  
in the County of Mesa, State of Colorado, which is more particularly  
described as all lots within the subdivision named Micaela's Village

NOW, THEREFORE, (Insert Owners Name) 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 Micaela's Village  
Association, 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 per-  
formance of an obligation.

Section 3. "Properties" shall mean and refer to that certain  
real property hereinbefore described.

Section 4. "Common Area" shall mean all real property owned  
by the Association for the common use and enjoyment of the Owners.

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. "Irrigation Water System" shall mean and refer  
to the entire system constructed, maintained, and used for the  
delivery of irrigation water to each Lot within the subdivision  
and those Common Areas as determined by the Association, including,  
but not by way of limitation, lines and pumps.

Section 7. "Declarant" shall mean and refer to (Insert Owners  
Name)

ARTICLE II

Property Rights

Section 1. Common Area. The rights and obligations in  
regard to use of any common area within the Properties shall be  
defined by the Association. With respect to the recreational vehicle  
parking area, the size thereof prohibits the use by all lot owners.  
The Association may make such rules and regulations for use thereof,  
as it deems proper and may make a monthly rental charge for the use  
thereof, the income from which shall be used for such purposes as  
the Association may determine.

ARTICLE III

Membership and Voting Rights

Section 1. Every Owner of a Lot 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 among themselves 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 votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of of the following event

A. when the total votes outstanding in the Class A membership equal or exceed the total votes outstanding in the Class B membership;

ARTICLE IV

Covenant for Assessments

Section 1. Section of the Lien and Personal Obligation for Assessments. The undersigned, for each Lot owned within the Properties, hereby covenant, on 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) monthly assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The monthly 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 at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be for the following purposes:

A. operation and maintenance of the irrigation water system within the subdivision;

B. maintenance of street lights and payment for power therefor;

C. maintenance and improvements to the recreational vehicle storage area and other common areas in the subdivision;

D. creation and continuation of a reasonable reserve;

E. to defray the cost of any other repair or improvement approved by the Board of Directors of the Association to promote the recreation, health, safety, welfare of the residents in the subdivision, including, but not by way of limitation, entry signs and subdivision perimeter fences.

F. to acquire and improve property to be used as common area.

Section 3. Special Assessments for Capital Improvements.

In addition to the monthly assessments authorized above, the Association may levy a special assessment for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement within the Properties. Any such assessment shall have the assent of two-thirds of the votes of each class of members who are voting in person or by proxy at the meeting duly called for this purpose.

Section 4. Notice and Quorum for Any Action Authorized under Section 3. Written notice of any meeting called for the purpose of making a special assessment under Section 3 shall be sent to all members not less than thirty days nor more than sixty days in advance of the meeting. At the first such meeting called, the presence of seventy-five percent of 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 fifty percent of the votes of each class of membership. No such subsequent meeting shall be held more than sixty days following the preceding meeting.

Section 5. Uniform Rate of Assessment. All assessments must be fixed at a uniform rate for all Lots.

Section 6. Effect of Nonpayment of Assessments; Remedies of the Association. Any assessment not paid within thirty days after the due date shall bear interest from the due date at a rate to be set annually by resolution of the Board of Directors not to exceed fifteen 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 any Common Area or abandonment of his Lot.

Section 7. Subordination of the Lien to Mortgages and Deeds of Trust. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage or deed of trust. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to the foreclosure of a first mortgage or first deed of trust 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 therefor.

ARTICLE V

Architectural Control,  
Building and Use Restrictions

*Micaela's Village* shall be subject to the following architectural control, building and use restrictions:

Section 1. Right of Occupancy. No person or persons under the age of 50 years shall be permitted as permanent resident within the Properties; and no person or persons renting from an Owner shall be permitted to reside in or on the Properties who are under the age of 50 years; provided, however, if a husband and wife reside on a Lot and either shall be 50 years of age or older, this covenant shall be deemed as satisfied.

Section 2. Land Use and Building Type. (A) Each Lot shall be used solely for the placing of a *mfg.* home thereon, plus appurtenances thereto, which home shall be used only as a single-family residence.

(B) Principal structures shall have exterior materials of wood or other natural materials or shall be of other composition to assimilate natural materials; roofs should be pitched and shingled;

appurtenant structures must be of like materials and construction as the principal structure;

(C) Fences on any Lot shall be restricted to enclosure of the patio area but this provision shall not apply to any fencing installed on the perimeter of the subdivision.

Section 3. 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 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 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. Approval by the Architectural Control Committee shall be an irrebuttable presumption of compliance with Section 2 next above, except the provision therein limiting the use to a single-family residence.

Section 4. Lot Maintenance and Improvement. Standard patio-type furniture and one storage unit approved in accordance with Section 3 above, shall be the only items permitted outside the mobile home on each Lot. Mfg. homes shall have skirting approved by the Architectural Control Committee installed within thirty days after the mobile home is placed on the Lot. No changes or alterations shall be made by any Owner with respect to any of the gas, electrical, water or sewer facilities or equipment.

Section 5. Pets. Domestic household pets shall be allowed on the Properties only in accordance with the following:

A. Pets that are constantly confined within the principal residence on a Lot shall be permitted. For example, but not by way of limitation, fish and birds shall be allowed.

B. Cats shall be permitted but no more than one cat may be maintained in any residence.

C. Dogs shall be permitted but no more than one dog may be maintained in any residence; provided, however, that no dog shall be permitted outside of the principal residence unless such dog be on a leash and attended by a person.

Section 6. Nuisances. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Section 7. Landscaping. Each Owner shall maintain the Lot in an orderly manner and provide proper care for the shrubbery and lawns including the watering and cultivating thereof.

Section 8. Signs. No Owner shall display a sign of any kind to the public view on any Lot except one sign of not more than five square feet which may be used to advertise for the sale of the Lot or a mobile home located on the Lot.

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 ten years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of five years. This Declaration may be amended during the first ten-year period by an instrument signed by not less than ninety percent of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five percent of the Lot Owners. Any amendment must be recorded.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this \_\_\_\_ day of \_\_\_\_\_, 19\_\_.

BY (Insert Owners Name)

**ROUGH DRAFT**

FILE NO. #47-90

TITLE HEADING: Micaela's Village

ACTIVITY: Rezone and Preliminary Plan and Plat

PETITIONER: Wilson &amp; Betty Dills

REPRESENTATIVE: Tom Logue

LOCATION: North of UnawEEP, West of 27 Road at 2694 UnawEEP Avenue

PHASE: Preliminary

ACRES: 9 acres

PETITIONER'S ADDRESS: 2017 Terrace Way, Santa Rosa, CA 95472

ENGINEER: Armstrong Consultants

STAFF REPRESENTATIVE: David Thornton

RESPONSE NECESSARY

by NOV 30 1990

-----  
 NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED  
 A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.  
 -----

CITY POLICE DEPARTMENT 11/14/90  
J.E. Hall 244-3577

The proposed density of 37 buildings on 9 acres might have some impact on our calls for service and cause traffic flow problems on 27 Road and UnawEEP. Density needs to be monitored for road improvements.

CITY UTILITIES ENGINEER 11/15/90  
Bill Cheney 244-1590

1. No comment on concept or utility configuration.
2. Sewer/water plan and profiles will be required on "Final" submittal.
3. Preliminary "Improvements Agreement" for water and sewer appears to be adequate.

FIRE DEPARTMENT 11/6/90  
George Bennett 244-1400

Fire Flow: The fire hydrant placement appears adequate, and line size also appears adequate. A minimum of 1,000 gpm is required.

Access: This appears adequate at this time - parking will need to be limited to maintain adequate access for emergency vehicles.

If you have any questions, please contact our office. 244-1400.

CITY ENGINEER 11/8/90  
J. Don Newton 244-1559

The proposed street section and right-of-way width for Micaela's Circle do not meet minimum standards for a residential street. The minimum acceptable pavement width is 32 feet and the minimum right-of-way width is 42 feet.

**CITY ENGINEER continued 11/8/90**  
**J. Don Newton 244-1559**

I have no objections to the proposed configuration of sidewalks; however, the City will not maintain any sidewalks that are not accessible from the street. (City maintenance of sidewalks does not include snow and ice removal.) Several of the off-street sidewalks are shown off of the pedestrian easements and on Lots 10, 18, and 1.

The entrance onto UnawEEP and the four 90 degree corners on Micaela's Circle do not accommodate the turning movements for trucks. Moving vans, fire trucks, etc. will need to have access to the lots.

Half-street improvements to collector standards will be required along the property frontage on UnawEEP Avenue. Funds for these improvements can be escrowed in lieu of constructing them. Street lights need to be added to the improvements agreement.

Alternate access should be provided by connecting Micaela's Circle to Lamplite Road.

**UTE WATER 11/13/90**  
**Gary R. Matthews 242-7491**

The project is within the Ute Water Conservancy District service area and will receive adequate fire and domestic water needs from the existing 8 inch water line in Lamplite Road.

The 8 inch water line through the proposed 20' easement should be installed in the center of the easement and no interference of future maintenance would be allowed within the easement.

Connection of the projects water system with the City's existing water line in UnawEEP Avenue will require the installations of a directional flow control valve.

POLICIES AND FEES IN EFFECT AT THE TIME OF APPLICATION WILL APPLY.

**PUBLIC SERVICE 11/5/90**  
**Carl Barnkow - Gas Engineer 244-2658**  
**Dick Miller - Electric 244-2656**

**GAS & ELECTRIC:** Request 10' front lot easements if electric is to go joint trench.

Phasing should be discussed at time of application - could make difference in costs to customer. Electric will prefer to go with front lot line construction.

**CITY ATTORNEY 11/21/90**  
**Dan Wilson 244-1505**

1. Is it planned to restrict sales/occupancy to retirees? The traffic analysis seems to suggest so. If not, the traffic review should reflect "normal" residential use/traffic. If so, I'd like to see developer's attorney's opinion about how to do so and whether such a proposed restriction meets current constitutional standards.
2. Given the Lamplite history, a very close scrutiny should be given to the possibility of irrigation water flowing north and causing more ill effects on Lamplite. Perhaps Geologic Survey should review this application.
3. Do surfaced areas such as the RV parking count towards open space? Same question for the clubhouse developed site.



**CITY ATTORNEY continued** 11/21/90  
**Dan Wilson** 244-1505

4. Should the street lights be paid for by the homeowners association or is this something City policy dictates the tax payers fund?
5. Is it useful to look at a bike path along UnawEEP Avenue?
6. Since the CBR's are "rough draft" I'll not look at these until final. <sup>Coverment, conditions + Notations</sup> Improvements Agreement form needs to provide for landscaping.

**U.S. WEST** 11/2/90  
**Leon Peach** 244-4964

New or additional telephone facilities necessitated by this project may result in a "contract" and upfront monies required from developer prior to ordering or placing of said facilities. For more information, please call: Leon Peach 244-4964.

**ORCHARD MESA IRRIGATION** 11/16/90  
**Paul H. Calder, Manager** 464-7885

This subdivision should not be approved until specific plans are developed to take care of the irrigation delivery system. We do not want a repeat of the Village Nine Subdivision situation. We will be happy to meet with your staff and describe what the problem is. We also have some concern where the storm drainage ends up and would like to discuss this also since OMID is responsible for some of the drainage channels in the area.

**CITY TRANSPORTATION ENGINEER** 11/7/90  
**David Tontoli** 244-1567

1. 40 foot radius only accommodates 9.49 M.P.H.
2. Entryway off of UnawEEP radii should accommodate for minimum S.U. 30 emergency vehicles. (40 ft. minimum)
3. Micaela's Circle right-of-way for residential should be 42 feet minimum.
4. Sidewalk not present inside Micaela's Circle.
5. Utility easement should be 10 ft.
6. Need signing plan.
7. Handicap ramps?

**COMMUNITY DEVELOPMENT DEPARTMENT** 11/19/90  
**David Thornton** 244-1447

1. When will the existing mobile homes be removed?
2. Improvement Agreement will have to provide for landscaping.
3. A landscaping plan will be required at Final.
4. Lots 1, 10, and 18 have a portion of the pedestrian path located outside of the easements for them.
5. Emergency access needs to be provided in some fashion as an alternate to the Main Entrance.

**COMMUNITY DEVELOPMENT DEPARTMENT continued 11/19/90**  
**David Thornton 244-1447**

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6. All Review Agency Comments must be addressed. A written response is due in our office by Friday, November 30 at 5:00 p.m.
7. We appreciate the detail and completeness in this submittal for preliminary approval. GOOD JOB!

**ORCHARD MESA SEWER DISTRICT 11/7/90**  
**Deborah Davis 245-0033**

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Area does not lie within District boundaries - no lines servicing within the area - no comment.

# ARMSTRONG CONSULTANTS, INC.

861 Rood Avenue — Grand Junction, Colorado — (303) 242-0101 — FAX (303) 241-1769

November 27, 1990

David Thorton  
Community Development Dept.  
5th Street  
Grand Junction, CO 81501

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

NOV 27 1990

RE: File No. 47-90, Micaela's Village  
Armstrong Project #905345

Dear Mr. Thorton:

The petitioner, Mr. Wilson Dills, has authorized us to respond to staff and review agency comments which we received November 21, 1990.

The following agency comments were informational in nature and do not require a response or modifications to the submitted Preliminary Plan.

City Police Department  
Fire Department  
U.S. West  
Orchard Mesa Sewer District

Agency comments which require a response follow:

**CITY UTILITIES ENGINEER:**

Detailed water and sewer construction plans and specifications will be submitted for review and comment with the final plat and plan in accordance with the City's Development Regulations.

**CITY ENGINEER:**

The street section proposed in the initial application was based on Exhibit "B", Residential Street Standards, Dated May 8, 1990, Residential Lane or Court Section. The proposed entrance street section and right-of way width meets the minimum standards established for Local Residential Streets.

Maintenance of sidewalks which are not adjacent to dedicated streets will be the responsibility of the proposed Home Owners Association. All off-street sidewalks will be constructed within designated pedestrian easements. The sidewalks at Lots 1, 10 and 18 will be moved onto the easement.

**CONSULTING ENGINEERS**

Turning radii at the entrance to Micaela's Village and the internal 90 degree corners will be sufficient to accommodate S.U. 30 emergency vehicles. Any required modifications to the street system will be submitted with the final plat and plan for review.

Funds for half street improvements on Unawep Ave. will be provided to the City for deposit in an escrow account prior to recording of the final plat. Street lighting will be added to the final Subdivision Improvements Agreement.

It is the petitioner's desire to not provide a connection of Micaela's Circle to Lamplite Road for vehicle traffic. The Preliminary Development Plan indicated a pedestrian connection to Lamplite.

#### UTE WATER

Although the property is within the Ute District, the City has historically provided domestic water service to the property. It is the petitioner's desire to continue utilizing water service provided by the City. The existing City water main located within Unawep Ave. is sufficient in size to adequately provide water for fire protection services without an interconnection to the existing Ute main in Lamplite Road. Therefore, the final construction plans for the water distribution system will not provide a connection between the two water systems.

#### PUBLIC SERVICE

Requested easements will be provided on the final plat.

#### CITY ATTORNEY

1. The submitted covenants for Micaela's Village indicate that the minimum age for all residents of the subdivision is 50 years. According to Colorado's Fair Housing Act, Title 24, Article 34, C.R.S., 24-34-502, age of individuals having rights to ownership or possession of housing does not constitute discriminate practice. A copy of the act is transmitted under separate cover. An attorney's opinion regarding the petitioner's proposal and The Fair Housing Act referencing age will be submitted for City Review with the final plat and other associated final documents.
2. The subject property has intermittently been irrigated crop land prior to this proposal. A Geologic Hazards Report was submitted with the initial application. The hazard report utilized data prepared by the State Geologist's office for Lamplite Park Subdivision. The landslide area within Lamplite Park is more than 300 feet North of the subject property.
3. The Area Summary submitted with the Preliminary Plan includes the R.V. Storage and clubhouse area as part of the total area designated as

Private Open Space. A breakdown of each Private Open Space Area follows:

R.V. Storage	0.28 Acre
Clubhouse Site	0.22 Acre
UnawEEP Ave. Buffer	0.10 Acre

4. According to the Public Service Co. of Colorado, street lighting expense will be included as part of the developer's total expense for electric service to each lot. Energy costs for street lights will be paid by the City as part of their franchise agreement with Public Service Co.
5. Half street improvements funds will be escrowed (see City Engineer's comments response). A bikeway may be included in the ultimate corridor improvements depending on the City's plans.

#### ORCHARD MESA IRRIGATION

Specific irrigation construction plans will be provided for review with the final plat and plan. Input from the District will be sought as part of the final design phase for the irrigation system and the drainage outlet system.

#### CITY TRANSPORTATION ENGINEER

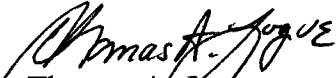
1. The street circulation plan was laid out in order to discourage high speed traffic.
2. The entryway off of UnawEEP will be modified as requested.
3. See response to City Engineer's Comments
4. Off street sidewalks shown on plan are in lieu of street sidewalks.
5. Utility easements will be 10 feet minimum.
6. A street and traffic control signage plan will be submitted for review with the final street construction plans and specifications.
7. Handicap Ramps will be provided at all street intersections and at the detached walkway at 3 other locations.

#### COMMUNITY DEVELOPMENT DEPT.

1. The existing mobile homes will be removed prior to the completion of Phase II improvements.
2. The final Improvement Agreement will include landscaping.

3. A landscape plan identifying specific types and quantities of landscaping will be provided with the final plan.
4. The pedestrian path will be constructed entirely within pedestrian easements.
5. A secondary emergency access to the development can be accommodated by utilizing "Grass-crete" drive between the Clubhouse Parking lot and Unawep Ave. Construction details will be provided with the submission of the final landscaping plan.

Respectfully,

  
Thomas A. Logue  
Product Manager



REZONE AND PRELIMINARY

NOV 1 1990

ACRES 9, FILE NUMBER #47 90, ZONE RSF-8 to PMH-8, TAX SCHEDULE #2945-234-00-017, ACTIVITY Rezone to PMH-8 and Preliminary Plat & Plan, PHASE Preliminary, COMMON LOCATION North side of Unawep at 2694 Unawep, DATE SUBMITTED Nov 1, 1990, DATE MAILED OUT, DATE POSTED, OPEN SPACE DEDICATION (acreage), OPEN SPACE FEE REQUIRED \$, PAID RECEIPT #, RECORDING FEE REQUIRED \$, PAID (Date), DATE RECORDED

REVIEW AGENCIES

APP. New Sum. A B C, Title & Sub. Plans E F G H, J, Int. M, Sub. Plat. S, Plat. Cont. U, G.P.D. V, Unawep W, P.R. X, Y, Z, BB CC DD EE FF GG

Grid of review agencies including Planning Department, City Engineer, Transportation Engineer, City Parks/Recreation, City Fire Department, City Police Department, County Planning, County Engineer, County Health, Floodplain Administration, G.J. Dept. of Energy, Walker Field, School District, Irrigation, Drainage, Water (Ute, Clifton), Sewer Dist. (FV, CGV, OM), U.S. West, Public Service (2 sets), State Highway Department, State Geological, State Health Department, City Property Agent, City Utilities Engineer, City Attorney, Building Department, DDA, GJPC (7 packets), CIC (11 packets), Other.

TOTALS 31, 5, 3, 2, 2, 0, 3, 14, 39, 16, 14, 34, 5, 13, 5, 39, 5, 5, 31, 34, 34

BOARDS DATE, P.C. 12-4-90

Denied 5-0. 1) NO Error in Existing Zone. 2) The zone would be altering the traditional character of neighborhood. 3) Neighborhood is unfavorable of propose. bldg type. 4) STREET LAYOUT IS UNUSUAL.

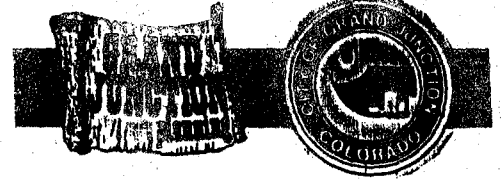
STAFF



APPLICATION FEE REQUIREMENTS \$500.00 + acreage fees (\$125.00) due at submittal TOTAL = 625.00

\$50 SIGN DEPOSIT

# development summary



File # 47-90 Name Micaela's Village Date Dec. 19, 1990

**PROJECT LOCATION:** North side of UnawEEP and West of 27 Rd.  
at 2694 UnawEEP Avenue.

**PROJECT DESCRIPTION:** A request for a rezone from Residential Single Family (RSF-8) to Planned Mobile Home (PMH) and consideration of a Preliminary Plat and Plan on approximately 9 acres.

## REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO*		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED*	
Complies with adopted policies	X		Streets/Rights Of Way	Prel	minar
Complies with adopted criteria	X		Water/Sewer	X	
Meets guidelines of Comprehensive Plan			Irrigation/Drainage	Prelim	
			Landscaping/Screening	X	
			Other: _____		

\* See explanation below

Petitioner is willing to make necessary changes to proposed street layout in the preliminary plan for Final Plan/Plat review.

**STATUS & RECOMMENDATIONS:** The petitioner formally appealed the Planning Commission's decision. A full public hearing for the rezone and the consideration of the preliminary plan and plat is scheduled for City Council.

A favorable vote of five members of the Council is required to overturn Planning Commission's decision for denial of the rezone.

**Planning Commission Action** Denied 5 - 0, for the following reasons:  
1) There is no error in existing zoning, 2) The rezone would be altering the traditional character of neighborhood, 3) Neighborhood is unfavorable of the building type, 4) Street layout is awkward.



January 18, 1991 .

Tom Logue  
Armstrong Consultants, Inc.  
861 Rood Avenue  
Grand Junction, Colorado 81501



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

Dear Mr. Logue:

As you know, on December 19, 1990, Grand Junction City Council approved the Preliminary Plan and Plat, and Rezone from RSF-8 to PR with a maximum density of 4.1 units per acre, for Micaela's Village with the following conditions:

--- Please see attached excerpt from the minutes of the Dec. 19, 1990 City Council meeting. ---

Due to concerns addressed in conversation and at both Planning Commission and City Council hearings, the following items need special attention before the project can be approved and before you may proceed:

1) A soils report/analysis by a professional Geologist which specifically addresses the concern that this project will effect properties to the north of Lamplite. State Geological Survey will need to review this report and respond in writing with their recommendations. They require a fee for this service. For their review and ours, Colorado State Senate Bill 35 State Geologic Study by a professional Geologist is required.

2) A study on how this development will impact Orchard Mesa Jr. High and Columbus Elementary schools, including proposed solutions to identify these impacts.

3) A traffic analysis on the impact this development will have on Unaweep Avenue along with any solutions you propose.

You need to call to schedule a pre-application meeting prior to submittal of application for final approval. At that time we will go over other necessary paperwork and fees that will be required for final submittal.

If you have any questions, please contact me at your earliest convenience.

Respectfully,

A handwritten signature in cursive script that reads "Dave Thornton".

Dave Thornton  
Planner

dlt

Enclosure

cc: Wilson Dills, Property Owner/Developer  
Dan Wilson, City Attorney  
File

HEARING #47-90 - MICAELA'S VILLAGE

Upon motion by Councilman Nelson, seconded by Councilman Theobald and carried, the concept of the preliminary plan was approved subject to the zone being designated Planned Residential at 4.1 units per acre and that the development meet minimum dwelling standards for manufactured housing including the following:

1. Homes must be permanently attached to visible foundation;
2. Identical units must be separated by at least two lot widths in all directions;
3. Minimum unit width shall be 24 feet and that the homes placed there meet Uniform Building Code (UBC) Standards;
4. Must have a standard roof pitch called a look alike. Minimum 1 foot vertical per 4 foot horizontal;
5. Must have asphalt shingles or Cedar Shake roofs;
6. Must have wood or masonry exteriors;
7. Minimum living areas must be 900 square feet;
8. Front yard landscaping shall be installed within 90 days of occupancy of each unit;
9. No fencing other than development perimeter fencing is permitted;
10. Each unit will have a minimum of two (2) off-street parking spaces;
11. Streets to be a minimum of 32 feet in width;
12. Curbs are to be 45 degrees radii;
13. Petitioner shall provide a sidewalk along the property as it fronts Unawep, and they can provide specific detail on that at the final plat stage;
14. Fences, entrance signs, and other improvements that will be made to this Subdivision shall be constructed in a timely manner as the project is being worked on and not left to the end of the construction phase. The petitioner's representative and Planning Staff can work out an agreeable schedule that Council can review at a later time;

and the proposed ordinance was passed for publication.

**PRELIMINARY**  
CITY OF GRAND JUNCTION IMPROVEMENTS PERMITS

RE: MICHAELA'S VILLAGE NW 27 Road & Utraweeep Ave  
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 Micaela's Village date Oct. 1990, 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.

Do NOT Remove  
From Office # 47 90

Improvements	Quantity and Unit Costs	Estimated Cost	Estimated Completion Date
Street Grading	2475 cy @ 3 <sup>00</sup>	7425.00	1992
Street Base <i>N.A. Full Depth Pmnt.</i>			
Street Paving	1425 ton @ 35 <sup>00</sup>	49,875.00	1992
Curbs and Gutters	2300 LF @ 8 <sup>00</sup>	18,400.00	1992
Sidewalks (6' Curbwalk)	1925 LF @ 22 <sup>00</sup>	42,350.00	1992
Storm Sewer Facilities <i>4' Sidewalk</i>	1000 LF @ 15 <sup>00</sup>	15,000.00	1992
Sanitary Sewers Manholes	7 ea. @ 1000 <sup>00</sup>	7,000.00	1992
Mains	1810 LF @ 10 <sup>00</sup>	18,100.00	1992
Laterals/House Connections	1500 LF @ 5 <sup>00</sup>	7,500.00	1992
On-site Sewage Treatment <i>NA</i>			
Water Mains 8" & 6"	2080 LF @ 12 <sup>00</sup>	24,960.00	1992
Fire Hydrants	4 ea. @ 1500 <sup>00</sup>	6,000.00	1992
On-site Water Supply <i>NA</i>			
Survey Monuments <i>NA</i>			
Street Lights <i>NA.</i>			
Street Name Signs	2 @ 150 <sup>00</sup>	300.00	1992
Construction Administration		5900.00	1992
Utility Relocation Costs <i>None</i>			
Design Costs		10,000.00	1992
<b>SUB TOTAL</b>		<b>212,810.00</b>	<b>1992</b>

Supervision of all installations (should not normally exceed 4% of subtotal) \$ 8500.00

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION: \$ 221,310.00

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 the subdivision plat.

Preliminary  
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