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File 1990-0048 Name: Horizon Park – Rezones & Minor Subdivision – 27 Road between G Road & Horizon Drive

	Scanned	
		A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided. **Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.** **Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.**
X	X	**Table of Contents**
		Review Sheet Summary
		Application Form
		Review Sheets
		Receipts for fees paid for anything
		***Submittal checklist**
X	X	***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
		Reduction of any maps – final copy
X		***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 - approved – 2/6/91	X	x	Letter from Ralph G. Mock, Eng. Geologist to Jeff Williams, Bray & Co. re: soil and foundation conditions are relatively complex – 2/8/91
X	X	Review Sheet Summary	X		Checklist for Recording – 3/12/91
X		Review Sheets	X		Memo from Lynn Cudlip, Bio-Environs to Jeffrey Williams re: costs incurred for conducting wetland determination – 3/26/91
X	X	Development Summary – 12/4/90, 1/8/91	X	X	Memo from Lynn Cudlip to Jeff Williams re: wetland determination - 3/26/91
X	X	Ordinance No. 2508 - **	X	X	Letter from Grady McNure, Western Colorado Regulatory Office to Jeff Williams re: review of wetland mapping – wetland delineation is accurate - need to avoid and minimize impact to wetland– 4/23/91
X		Public Notice Posting	X	X	Document regarding Horizon Park Minor Subdivision is approved and signed by John L. Ballagh, Utility Coordinating Committee – 4/24/91
X		Land Appraisal Report – 10/26/90	X	X	Memo from Dan Wilson to Kathy Portner re: comments on Horizon Park Plat – 4/27/91
X		Commitment to Insure – 10/5/90	X		Letter from Dave Thornton to Jack Payne, resident at 680 Round Hill Dr. re: zoning of Lot 1 in Horizon Park – 9/14/93
X		Treasurer's Certificate of Taxes Due – 11/2/90			City Council Agenda Item Summary re: motion to delete the requirement of note #5 in Ordinance No. 2508 – 9/15/93

X		Notice of Public Hearing – 12/4/90	X	X	Plat with Changes in text regarding Ordinance # 2508
X		Horizon Drive Corridor Guideline	X		City Council Agenda – September 15, 1993
X		12TH Street Corridor Guideline	X		Letter from Katherine Portner to Jeffrey Williams re: deficiencies of the current application must be addressed – 11/28/90
X	X	City Sewer illustration	X	X	Letter from Ketherine Portner to Jeff Williams re: issues to be addressed – 12/14/90
		Recommendation to Council	X	X	Orthophoto Map
X	X	Conditions of Approval for File Sheet	X		Memo from Kathy Portner to Ken Jacobson, Corps of Engineers re: need to address wetlands issue – 1/4/91
X	X	Soils and Hydrology tests	X		Mesa County Planning Commission Agenda – 1/17/91
X		Development Application – 11/2/90, 11/26/90	X		Handwritten Notes to file
X		Improvements Agreement - incomplete	X		Mesa County 1991 Capital Expenditures – Division of Engineering and Design & Project Schedule
X		Notice of Public Hearing – 12/4/90	X		Commitment to Insure - Abstract & Title company of Mesa conty, Inc. – Transamerica Title Services – 10/30/90
X		Avigation Easement – (recorded original to City Clerk file)	X		Flood Zone Map
X		Detail Sheet			
X		Overlot Grading Plan			
X	X	Preliminary Site Plan			

#48 90

Mesa County Planning Department
P.O. Box 20000-5022
Grand Junction, CO 81502-5022

Horizon Park Subdivision
Project Narrative

As representative for First Interstate Bank of Denver; we are submitting a request for a Minor Subdivision and rezone for Horizon Park.

PROPOSED SUBDIVISION:

This proposed subdivision will consist of two, five acre lots bordering G Road, and one seventeen acre lot fronting Horizon Drive. We are also requesting a rezone from PR-8 and PB to RSF-8 and HO at the request of the Grand Junction Planning Department. This proposed rezone will be for the benefit of the Planning Department to allow review of any planned development that may occur in the future; within this subdivision. There are no current plans as to the development of these lots. This rezone and Minor Subdivision is required due to development transitions of this property.

PROPERTY LOCATION:

This property is located on Horizon Drive,27 Road and G Road. It consists of approximately twenty seven acres of undeveloped ground generally set aside for commercial use. This proposed rezone and Minor subdivision will be compatible to the surrounding area.

Utilities:

Sewer	-	City of Grand Junction
Water	-	Ute
Electricity	-	Public Servic
Gas	-	Public Service

F.M. Hockensmith
2700 G Rd 10-c
Grand Junction, CO 81506

Don Everhart
2700 G Rd 10-D
Grand Junction, CO 81506

M. Patsntaras
2700 G Rd 10-A
Grand Junction, CO 81506

Amora Bley
2700 G Rd 10-B
Grand Junction, Co 81506

W.E. Gardner
2700 G Rd 9-C
Grand Junction, Co 81506

Howard Motz
2700 G Rd 9-D
Grand Junction, CO 81506

Maurice Gardner
2700 G Rd 9-A
Grand Junction, CO 81506

Charles Woodard
2700 G Rd 9-B
Grand Junction, CO 81506

Darwin Wilcox
2700 G Rd 8-C
Grand Junction, CO 81506

R.W Scott
2700 G Rd 8-D
Grand Junction, Co 81506

Ray Meacham
702 Golfmore Dr
Grand Junction, CO 81506

H.H. Gilman
702 Golfmore Dr
Grand Junction, CO 81506

Joyce Berg
2715 G Rd
Grand Junction, CO 81506

Ladee Jensen
2713 G Rd
Grand Junction, CO 81506

Clifford Allison
2711 G Rd
Grand Junction, CO 81506

Don Tyre
694 Westcliff
Grand Junction, CO 81506

Betty Boberts
Rd #1 Box 9
Mount Union, PA 17066

Rowland & Owen Cato
Box 651
Grand Junction Co 81056

Bill Green
702 Golfmore Dr.
Grand Junction, CO 81506

Sherwood Snyder
702 Golfmore Dr.
Grand Junction, CO 81506

Ken Graves
702 Golfmore Dr.
Grand Junction, Co 81506

Bill Nelson
702 Golfmore Dr.
Grand Junction, CO 81506

H. B. Pilcher
702 Golfmore Dr.
Grand Junction, CO 81506

Dr. T.L. Denker
702 Golfmore Dr.
Grand Junction, CO 81506

ROUGH BROKEN LAND, CHIPETA AND PERSAYO SOIL MATERIALS, Class VIIIs (Rp)

This land type consists mainly of bare Mancos shale. The rather steep areas northeast of Grand Junction consist mainly of bare Chipeta soil-forming material, whereas those north of Mack have a thin to moderately thick mantle of gravelly clay loam, Fruita soil material, overlying the Mancos shale.

Some areas of this land type that have a mantle of soil material could be used for irrigated pasture. Most of the acreage, however, is steep and consists of raw shale. This land type is periodically grazed by sheep, normally late in the fall. The sparse cover consisting of saltsage, saltbush, some shadscale and ryegrass, and other plants provides browse of low value.

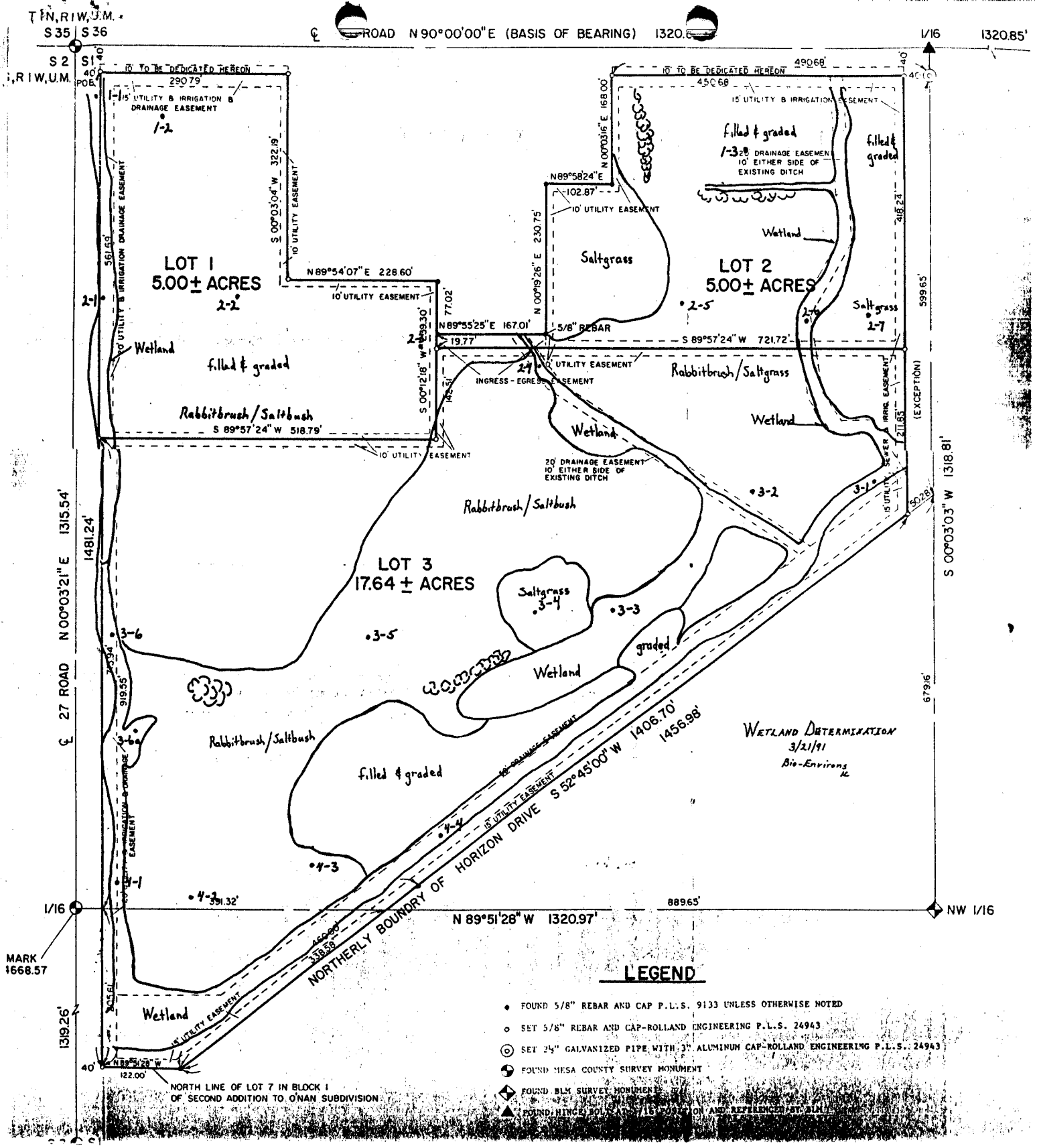
Soil limitations are classified as severe for local roads and streets (slopes), shallow excavations (slopes, depth to shale), dwellings (slopes, depth to shale), and sewage lagoons (slopes over 15%). the property is highly variable regarding its limitations for septic tank filter fields and requires on-site investigation.

CHIPETA-PERSAYO SILTY CLAY LOAMS, 5 to 10 percent slopes, Class VIe (Cc)

The soils are derived from material weathered from the thick Mancos shale formation. Except for their silty clay loam texture in the surface layer, the soils are very similar to those of the Chipeta-Persayo shaly loam complex on 5 to 10 percent slopes.

The Persayo soil in this complex contains somewhat more silt and fine sand and is slightly more permeable than the Persayo soil in the complex of Chipeta and Persayo shaly loams, but it is nonetheless highly erodible if cropped. In fact, the platy, compact, impervious shale under both soils of this complex permits so much erosion that only a sharp or choppy surface remains.

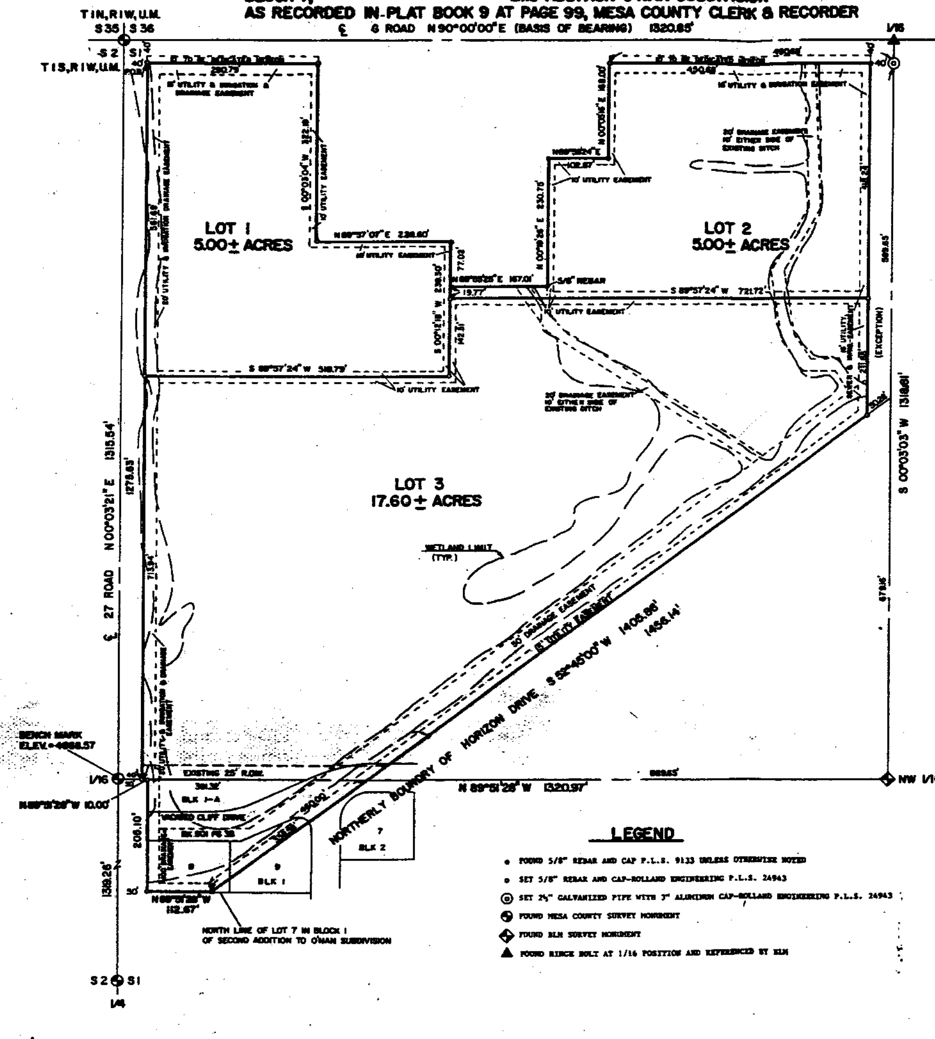
Soil limitations are classified as severe for local roads and streets (high plasticity index, shrink-swell), shallow excavations (shallow to consolidated shale), dwellings with basements (shallow to shale, shrink-swell), sanitary land fill (shallow to consolidated shale), septic tank absorption fields (slowly permeable, shallow), and sewage lagoons (slope, shallow to impervious layer).



NOTE: NO DEVELOPMENT MAY OCCUR ON LOTS 1, 2, OR 3 UNTIL SUCH TIME AS A FINAL DEVELOPMENT PLAN HAS BEEN APPROVED BY THE CITY OF GRAND JUNCTION.

HORIZON PARK SUBD.

ALSO A REPLAT OF BLOCK 1-A, AND PARTS OF LOTS 8 & 9 OF BLOCK 1, 2nd ADDITION O'NAN SUBDIVISION AS RECORDED IN PLAT BOOK 9 AT PAGE 99, MESA COUNTY CLERK & RECORDER



DEVELOPMENT NOTES AS REQUIRED BY THE CITY OF GRAND JUNCTION

1. Wetland limits as indicated on this plat are approximate only. Wetlands, as defined and administered by the U.S. Army Corps of Engineers, have been identified by others within these approximate limits. Any development on any lot of this Subdivision will be subject to the authority of the U.S. Army Corps of Engineers.
2. Possible development limitations may exist due to "complex soil and foundations" conditions as defined in the Geologic and Soils Report prepared by Chen and Associates dated February 27, 1981 and updated February 8, 1991.
3. The Horizon Drain runs through Lot 3 just north of the northerly boundry of Horizon Drive. A floodplain has been identified by others along this drain.
4. No lot can be developed or further subdivided untill half street improvements, in accordance with then applicable City laws, are provided for (i.e., either built or money paid to the City)(see ordinance 2808).
5. Final development plans for each lot shall be submitted on or before September 1, 1993. Failure to obtain approval of a final development plan for each of the Lots will cause this plat to be subject to reversion or vacation, and/or vacate all or a portion to one dwelling per lot.

KNOW ALL MEN THESE PRESENTS:

That the undersigned, ~~First Interstate~~ Bank of Denver, N.A., are the owners of a parcel of land situated in the Northwest ¼ of Section 1, Township 1 South, Range 1 West of the Ute Meridian and being more particularly described as follows:

Commencing At the Northwest Corner of said Section 1 whose North line is assumed to bear N90°00'00"E with all bearings contained herein relative thereto; thence N90°00'00"E 40 feet along said North line of Section 1; thence S00°03'21"W 40 feet to a point on the Southerly R.O.W. line of G Road the TRUE POINT OF BEGINNING; thence N90°00'00"E 290.79 feet along said Southerly R.O.W. of G Road; thence leaving said Southerly R.O.W. of G Road S00°03'04"W 322.19 feet; thence N89°57'07"E 228.60 feet; thence S00°12'18"W 77.02 feet; thence N89°55'25"E 167.01 feet; thence N00°19'26"E 230.75 feet; thence N89°58'24"E 102.87 feet; thence N00°03'16"E 168.00 feet to a point on the Southerly R.O.W. of G Road; thence along said Southerly R.O.W. of G Road N90°00'00"E 490.66 feet to a point on the East line of the NW¼NW¼ of said Section 1; thence along said East line of said NW¼NW¼ Section 1 S00°03'03"W 599.65 feet to a point on the Northerly R.O.W. line of Horizon Drive; thence along said Northerly R.O.W. line of Horizon Drive S52°45'00"W 1456.14 feet to a point on the North line of Lot 7 Block 1 of the Second Addition to O'Nan Subdivision; thence along said North line of Lot 7 N89°51'28"W 112.67 feet to a point on the East R.O.W. line of 27 Road; thence along said R.O.W. line of 27 Road N00°03'21"E 205.10 feet; thence N89°51'28"W 10.00 feet; thence N00°03'21"E 1275.63 feet to the TRUE POINT OF BEGINNING; EXCEPT that part of the East 40.00 feet of the NW¼NW¼ Section 1 situated herein for road Right-Of-Way.

That said Owners have caused the said real property to be laid out and surveyed as Horizon Park Subdivision, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.

That said owners do hereby dedicate and set apart all streets and roads as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever, and dedicate to the City of Grand Junction for the use of the public those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation, and drainage facilities, including but not limited to electrical lines, gas lines, and telephone lines, together with the right to trim interfering trees and brush, with perpetual rights of ingress and egress for the installation and maintenance of such lines; said easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be borne by the seller or purchaser, not the City of Grand Junction.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 24th day of April A.D. 1991.

Suzanne Book (Vice President First Interstate Bank of Denver, N.A.)

STATE OF COLORADO)
COUNTY OF MESA)ss

The foregoing instrument was acknowledged before me this 24th day of April A.D. 1991 by Suzanne Book, Vice President of First Interstate Bank of Denver N.A.
My commission expires [illegible]. Witness my hand and Seal.

Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)ss

I hereby certify that this instrument was filed in my office at 12:02 o'clock P M, this 1st day of May A.D. 1991 and is duly recorded as Reception Number 1569437 in Plat Book 13 at Page 513 thru ______ inclusive.

CITY APPROVAL

This plat of HORIZON PARK SUBDIVISION a subdivision of the City of Grand Junction, Mesa County, and State of Colorado was approved and accepted on this ______ day of ______________ AD 19__.

CITY OF GRAND JUNCTION

City Manager

President of City Council

City Planning Director

Chairman City Planning Commission

SURVEYOR'S CERTIFICATE

I, Cecil D. Caster, do hereby certify that the accompanying plat of Horizon Park Subdivision, City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direct supervision and accurately represents a field survey of the same, and that said plat and survey conform to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

4-24-91
DATE

Cecil D. Caster
Registered Professional Land Surveyor
P.L.S. Number 24943

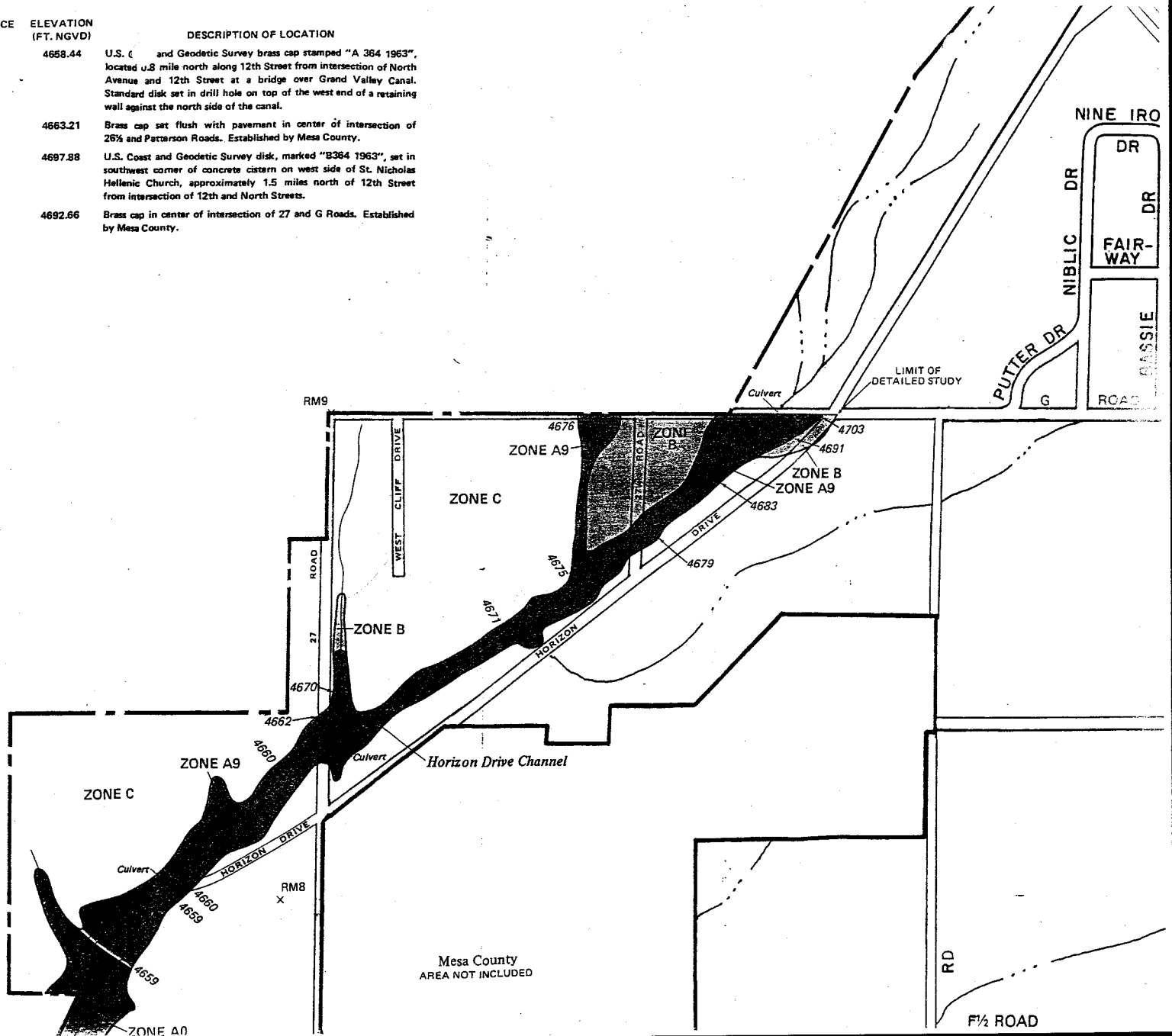
SCALE 1"=100'
50 0 50 100

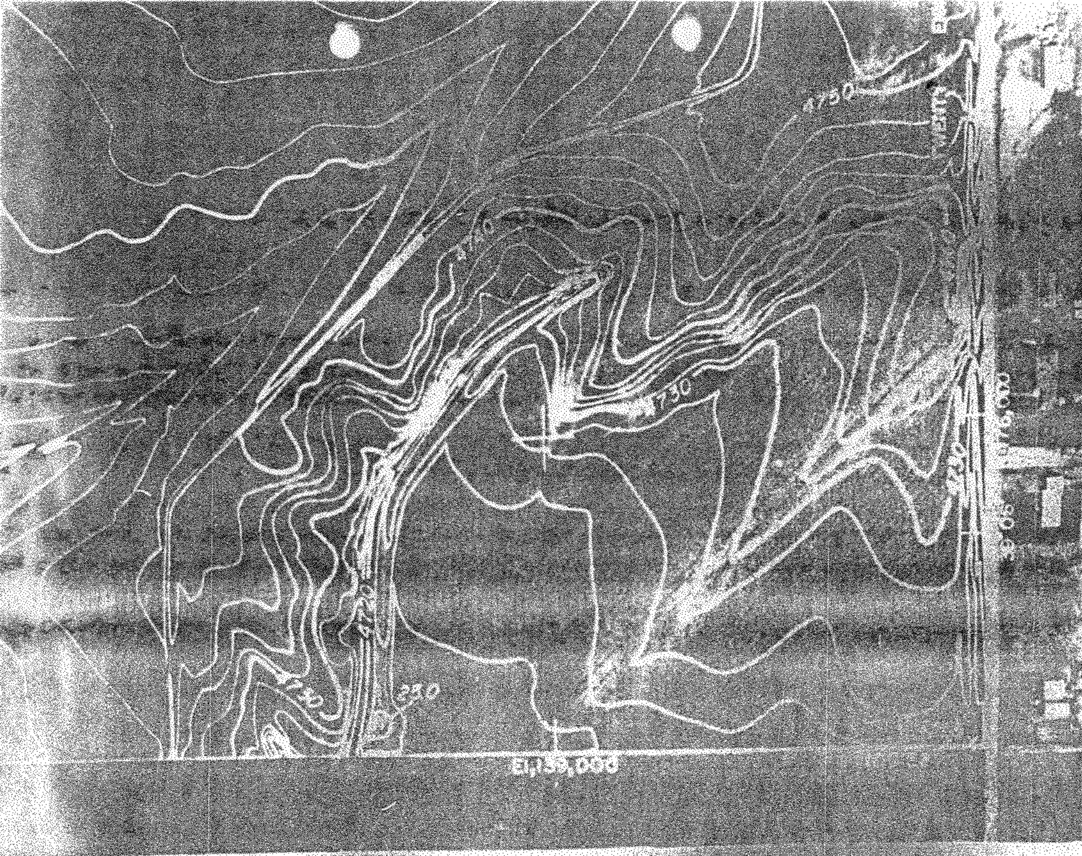
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

ROLLAND ENGINEERING
518 28 Road
Suite B-103
Grand Junction, Colorado 81501
(303) 243-8300

HORIZON PARK SUBDIVISION
LOCATED: NW 1/4, SEC 1, T1S, R1W, U.M.

REFERENCE MARK	ELEVATION (FT. NGVD)	DESCRIPTION OF LOCATION
RM2	4658.44	U.S. C and Geodetic Survey brass cap stamped "A 364 1963", located 0.8 mile north along 12th Street from intersection of North Avenue and 12th Street at a bridge over Grand Valley Canal. Standard disk set in drill hole on top of the west end of a retaining wall against the north side of the canal.
RM7	4663.21	Brass cap set flush with pavement in center of intersection of 26½ and Patterson Roads. Established by Mesa County.
RM8	4697.88	U.S. Coast and Geodetic Survey disk, marked "B364 1963", set in southwest corner of concrete cistern on west side of St. Nicholas Hellenic Church, approximately 1.5 miles north of 12th Street from intersection of 12th and North Streets.
RM9	4692.66	Brass cap in center of intersection of 27 and G Roads. Established by Mesa County.





0 200 400

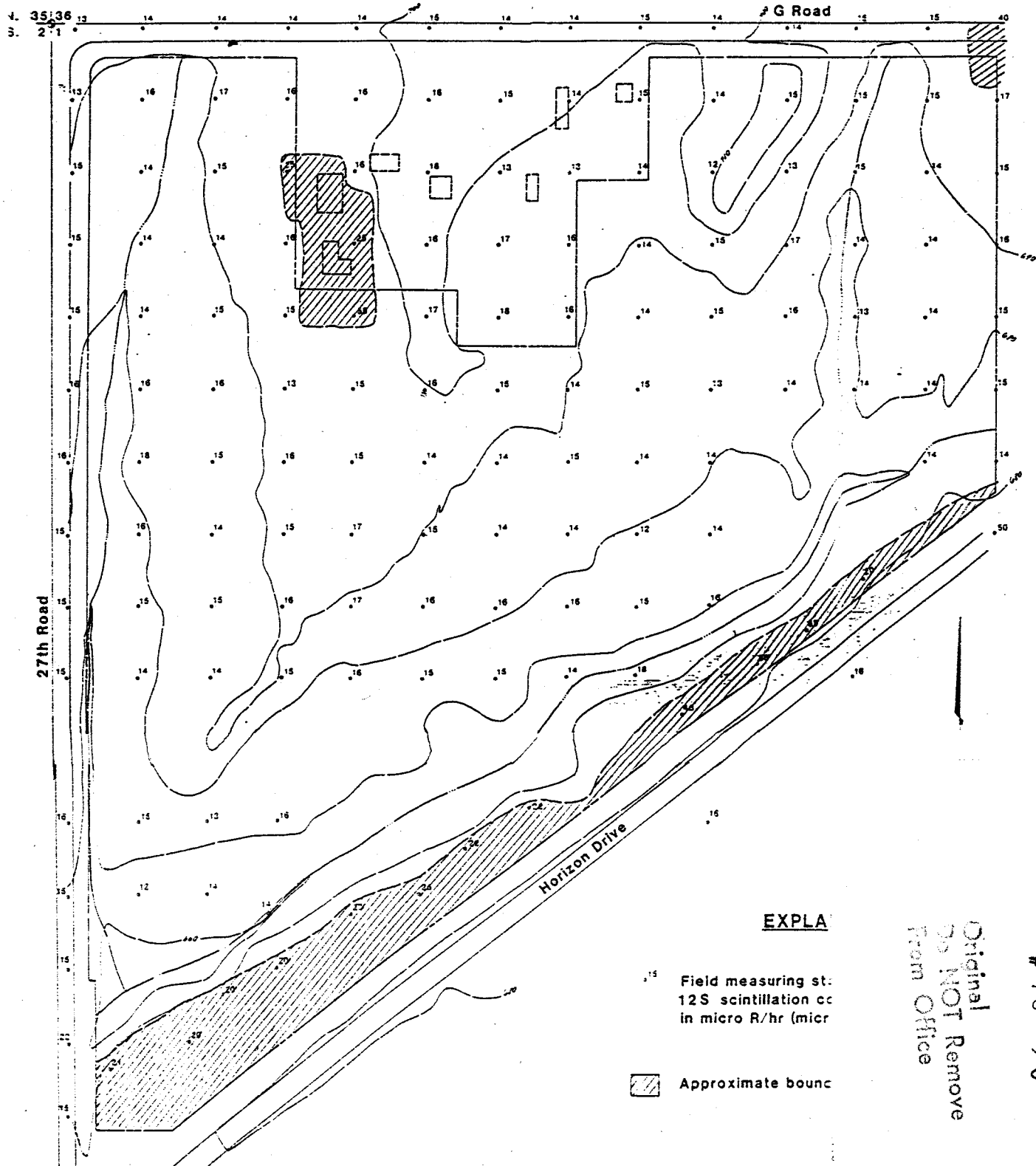
J.F. SATO AND ASSOCIATES, INC.,
CONSULTING ENGINEERS
5898 South Rapp St.
Littleton, Co. 80120

FLOOD INSURANCE STUDY WORK MAP
Mesa County, Colorado
Community: Grand Junction
Sheet 354

ORTHOPHOTO MAP
TOPOGRAPHY

TOPO: ______ SUBMITTED ______
INKED ______ RECOMMENDED ______
CHECKED ______ APPROVED ______

GRAND JUNCTION, COLORADO APRIL 13, 1975 SHEET 354 OF 488 | 1295-417-453

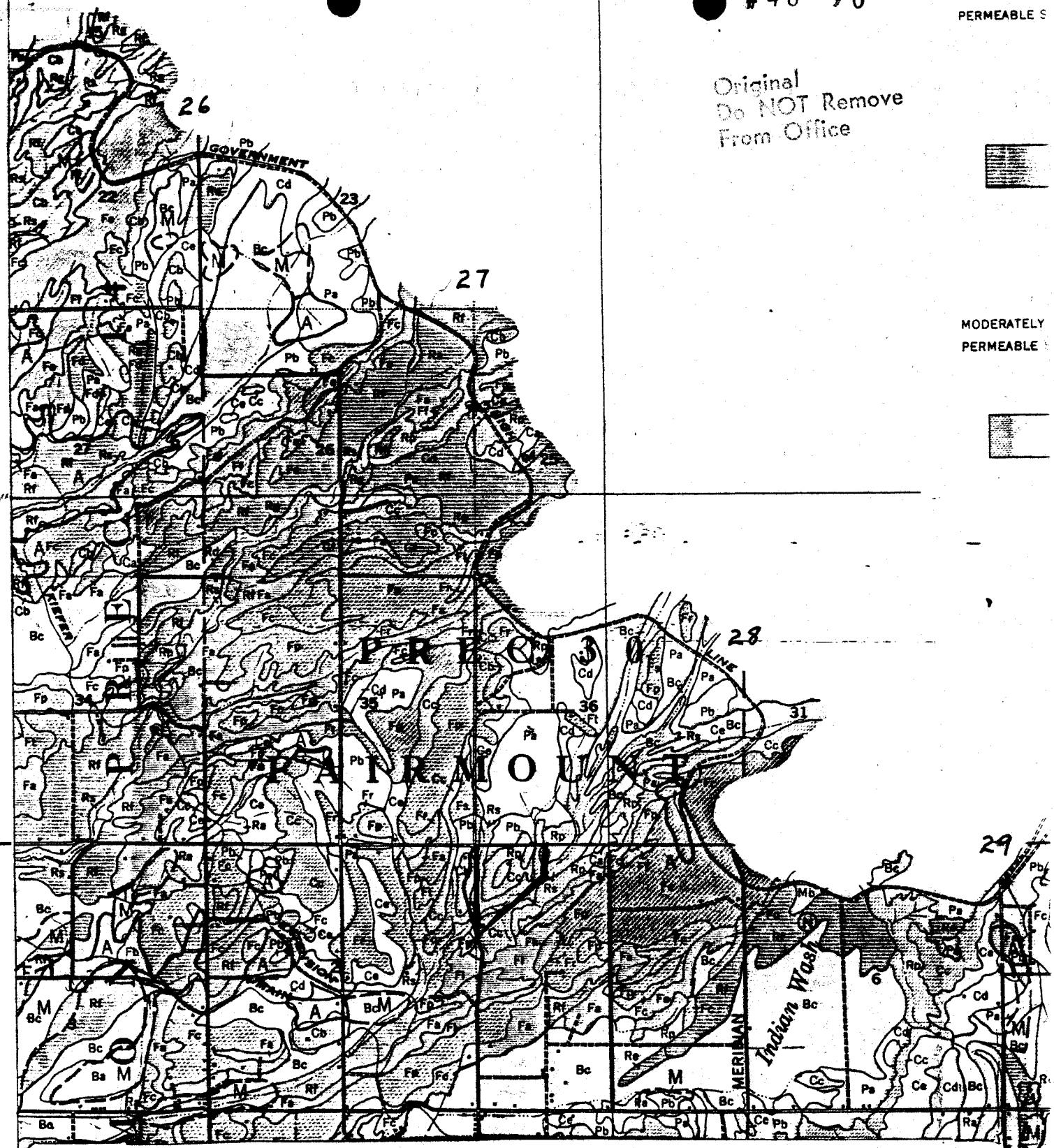


SOILS OF RECEN

MODERATELY
PERMEABLE S

#48 90

MODERATELY
PERMEABLE



SCS-CONS-15
OCTOBER 1974

U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

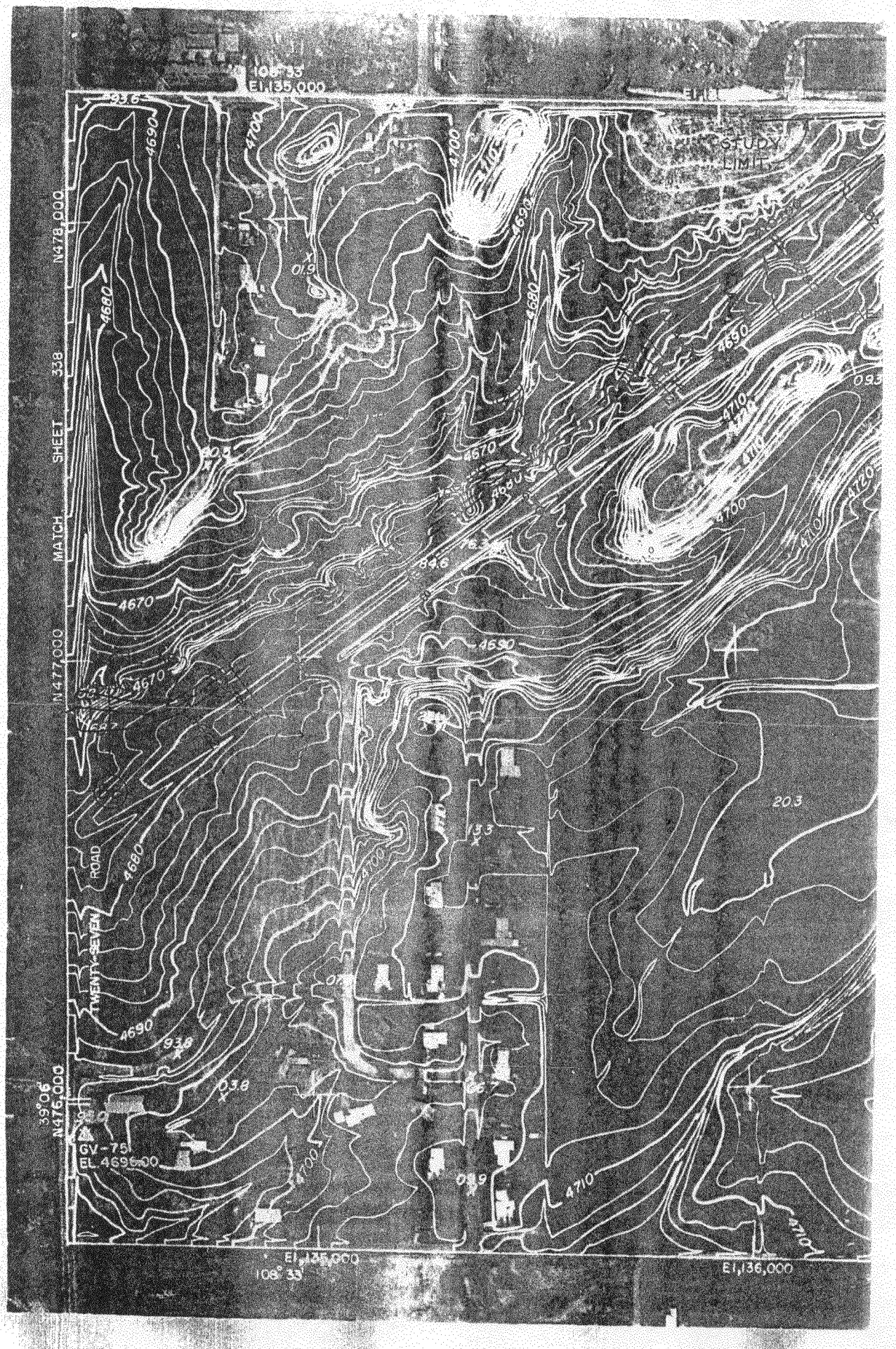
SOIL MAP

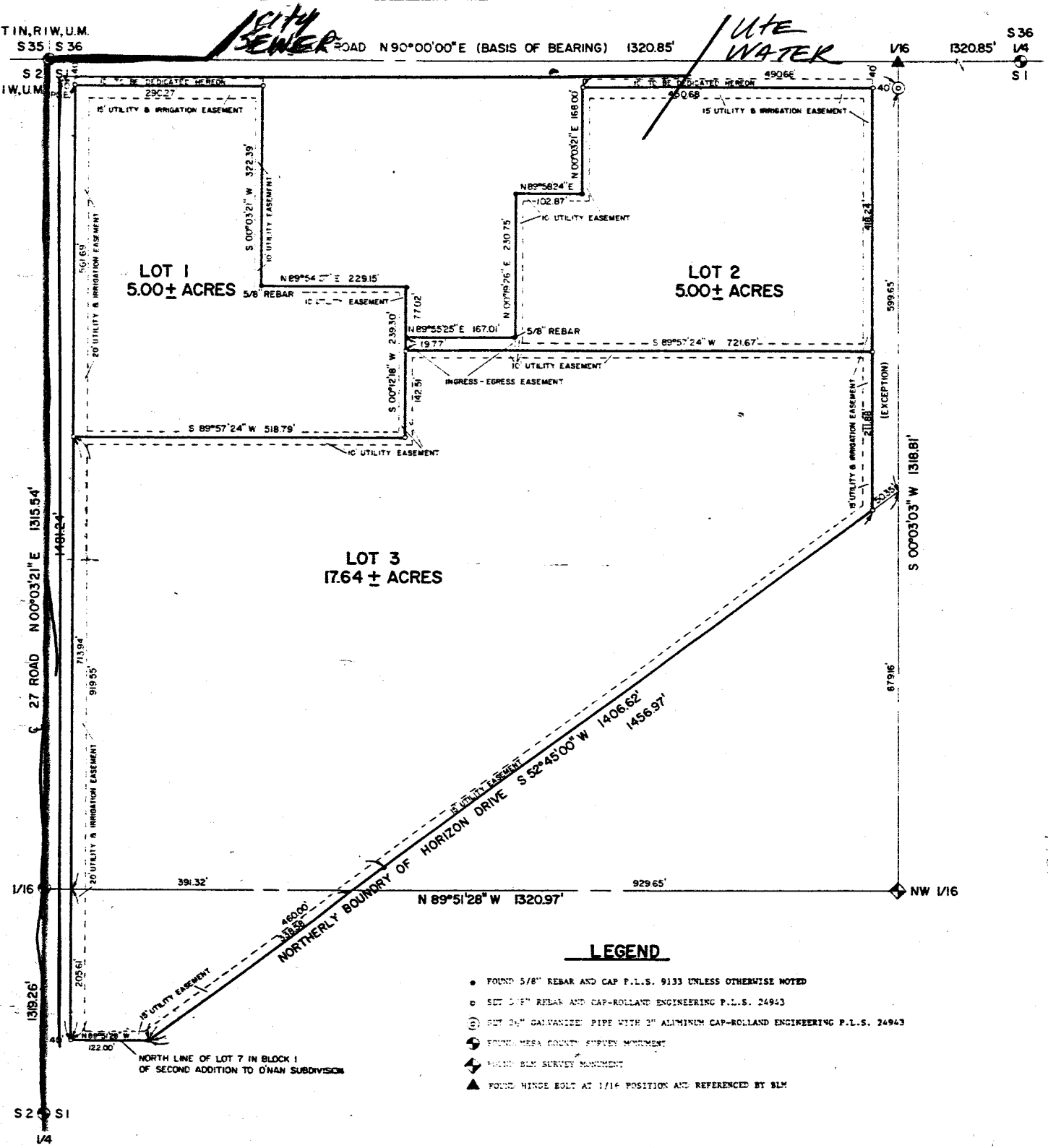
Owner _____ Operator _____

County _____ State _____

Soil survey sheet (s) or code nos. _____ Approximate scale _____

Prepared by U. S. Department of Agriculture, Soil Conservation Service cooperating with _____ Conservation District


108°33'
E1,135,000
E1,18
STUDY
LIMIT
N478,000
MATCH SHEET 338
N477,000
N476,000
39°06'
TWENTY-SEVEN ROAD
GV-75
EL. 4695.00
4670
4680
4690
4700
4710
4720
E1,125,000
108° 33'
E1,136,000



LEGEND

- FOUND 5/8" REBAR AND CAP P.L.S. 9133 UNLESS OTHERWISE NOTED
- SET 5/8" REBAR AND CAP-ROLLAND ENGINEERING P.L.S. 24943
- SET 3½" GALVANIZED PIPE WITH 3" ALUMINUM CAP-ROLLAND ENGINEERING P.L.S. 24943
- FOUND MESA COUNTY SURVEY MONUMENT
- FOUND BLM SURVEY MONUMENT
- FOUND HINGE BOLT AT 1/16 POSITION AND REFERENCED BY BLM

Original Document Removed from Office

4890

DATA FORM [1]
INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD
(Summary Sheet)

Field Investigator(s): L. Collip Date: 3/21/91
Project/Site: Hanson Drive State: _____ County: _____
Applicant/Owner: 1st Interstate Bank ✓
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method _____
Transect # 1 Plot # 1 Vegetation Unit #/Name: Cat-tail
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community?
Yes X No _____ (If no, explain on back)
Has the vegetation, soils, and/or hydrology been significantly disturbed?
Yes _____ No X (If yes, explain on back)

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. Salix exigua	OBL	S	14.		
2. Typha latifolia	OBL	H	15.		
3. Wheatgrass	-	H	16.		
4. Poa juncifolia	FAC	H	17.		
5. Elaeagnus angustifolia	FAC	T	18.		
6. Ulmus pumila	-	T	19.		
7. Chrysothamnus nau.	-	S	20.		
8. Tamarix ramosissima	FAC	S	21.		
9. Populus deltoides	FACW	T	22.		
10.			23.		
11.			24.		
12.			25.		
13.			26.		

Percent of dominant species that are OBL, FACW and/or FAC 67%

Is the hydrophytic vegetation criterion met? Yes X No _____

Is the hydric soil criterion met? Yes _____ No X

Is the wetland hydrology criterion met? Yes ✓ No _____

Is the vegetation unit or plot wetland? Yes X No _____

Rationale for jurisdictional decision: Drainage ditch which carries water; hydrophytic vegetation present

[1] This data form can be used for either the Intermediate-level Onsite Determination Method or the Comprehensive Onsite Determination Method. Indicate which method is used.

Similar sites: 2-1
3-6
3-6.a - Juncus present as well

DATA FORM [1]
INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD
(Soils and Hydrology)

Field Investigator(s): L. Cuddy Date: 3/21/91
Project/Site: Horizon Park State: CO County: Mesa
Applicant/Owner: 1st Interstate Bank
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method ____
Transect # 1 Plot # 1
Vegetation Unit #/Name: Willow / Cat-tail Sample # Within Veg. Unit: ____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

SOILS

Series/phase: Fruita Subgroup:[2] Typic Haplargid
Is the soil on the hydric soils list? Yes ____ No ____ Undetermined ____
Is the soil a Histosol? Yes ____ No X Histic epipedon present? Yes ____ No X
Is the soil: Mottled? Yes ____ No X Gleyed? Yes ____ No X
Matrix Color: 2.5Y 4/4 Mottle Colors: ____
Other hydric soil indicators: ____
Comments: ____

HYDROLOGY

Is the ground surface inundated? Yes ____ No X Surface water depth: ____
Is the soil saturated? Yes X No ____ - recent snow
Depth to free-standing water in pit/soil probe hole: —
Mark other field indicators of surface inundation or soil saturation below: NONE

___ Oxidized root zones
___ Water marks
___ Drift lines
___ Water-borne sediment deposits
___ Water-stained leaves
___ Surface scoured areas
___ Wetland drainage patterns
___ Morphological plant adaptations

Additional hydrologic indicators: - water does flow in this drainage during parts of the year - 2' depth

Comments: drainage ditch bottom; vegetation growing along ditch banks are hydric species.

[1] This data form can be used for both the Vegetation Unit Sampling Procedure and the Quadrat Transect Sampling Procedure of the Intermediate-Level Onsite Determination Method, or the Quadrat Sampling Procedure of the Compehensive Onsite Determination Method. Indicate which method is used.
[2] Classification according to "Soil Taxonomy."

Similar sites: 2-1.
3-6
3-6a - oxidized soils - standing water at sometime - wetland drainage patters water mark's
4-1 - ditch - flowing water

DATA FORM [1]
INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD
(Summary Sheet)

Field Investigator(s): L. Cudlip Date: 3/21/91
Project/Site: Horizon Park State: CO County: Mesa
Applicant/Owner: 1st Interstate Bank
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method ____
Transect # 1 Plot # 2 Vegetation Unit #/Name: Rabbitbrush / Saltbrush
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community?
Yes ✓ No ____ (If no, explain on back) - this area was filled at one time - plants now present are mature
Has the vegetation, soils, and/or hydrology been significantly disturbed?
Yes ✓ No ____ (If yes, explain on back)

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. Chrysothamnus nauseosus	-	S	14.		
2. Atriplex confertifolia	-	S	15.		
3. Bouteloua gracilis	-	H	16.		
4. Distichlis spicata	FAC	H	17.		
5. Tamarisk ramosissima	FACW	S	18.		
6. Astragalus sp.	-	H	19.		
7.			20.		
8.			21.		
9.			22.		
10.			23.		
11.			24.		
12.			25.		
13.			26.		

Percent of dominant species that are OBL, FACW and/or FAC 33%

Is the hydrophytic vegetation criterion met? Yes ____ No X — weeds species prevalent

Is the hydric soil criterion met? Yes ____ No X

Is the wetland hydrology criterion met? Yes ____ No X

Is the vegetation unit or plot wetland? Yes ____ No X

Rationale for jurisdictional decision: None of the criteria are met

[1] This data form can be used for either the Intermediate-level Onsite Determination Method or the Comprehensive Onsite Determination Method. Indicate which method is used.

Similar sites 2-2 - Atriplex confertifolia, no tamarisk } graded
3-2 - less vegetation, weed species - Chenopods
3-5 -
4-3

DATA FORM [1]
INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD
(Soils and Hydrology)

Field Investigator(s): L. Cuddy Date: 3/21/91
Project/Site: Horizon Park State: CO County: Mesa
Applicant/Owner: 1st Interstate Bank
Intermediate-level Onsite Determination Method √
Comprehensive Onsite Determination Method _____
Transect # 1 Plot # 2
Vegetation Unit #/Name: Rabbitbrush / Saltbush Sample # Within Veg. Unit: _____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

SOILS

Series/phase: Fausta Subgroup: [2] _____
Is the soil on the hydric soils list? Yes _____ No _____ Undetermined X
Is the soil a Histosol? Yes _____ No X Histic epipedon present? Yes _____ No X
Is the soil: Mottled? Yes X No _____ Gleyed? Yes ~ No X
Matrix Color: 2.5Y 5/4 Mottle Colors: 7.5YR 4/6
Other hydric soil indicators: NONE
Comments: - could be some fill material present

HYDROLOGY

Is the ground surface inundated? Yes _____ No X Surface water depth: _____
Is the soil saturated? Yes _____ No X –
Depth to free-standing water in pit/soil probe hole: _____
Mark other field indicators of surface inundation or soil saturation below: NONE

___ Oxidized root zones
___ Water marks
___ Drift lines
___ Water-borne sediment deposits
___ Water-stained leaves
___ Surface scoured areas
___ Wetland drainage patterns
___ Morphological plant adaptations

Additional hydrologic indicators: _____

Comments: _____

[1] This data form can be used for both the Vegetation Unit Sampling Procedure and the Quadrat Transect Sampling Procedure of the Intermediate-Level Onsite Determination Method, or the Quadrat Sampling Procedure of the Compehensive Onsite Determination Method. Indicate which method is used.
[2] Classification according to "Soil Taxonomy."

Similar sites:
2-2
3-2
3-5
4-3

DATA FORM [1]
INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD
(Summary Sheet)

Field Investigator(s): L. Cudlip Date: 3/21/91
Project/Site: Hacienda Park State: CO County: Mesa
Applicant/Owner: 1st Interstate Bank
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method ____
Transect # 1 Plot # 4 Vegetation Unit #/Name: Cat-tail / Tamarisk
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community?
Yes ____ No ____ (If no, explain on back)
Has the vegetation, soils, and/or hydrology been significantly disturbed?
Yes ____ No ____ (If yes, explain on back)

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. Typha latifolia	OBL	H	14.		
2. Thamnix ramosissima	FACW	S	15.		
3. Distichlis spicata	FAC	H	16.		
4. Populus deltoides	FACW	T	17.		
5.			18.		
6.			19.		
7.			20.		
8.			21.		
9.			22.		
10.			23.		
11.			24.		
12.			25.		
13.			26.		

Percent of dominant species that are OBL, FACW and/or FAC 100%

Is the hydrophytic vegetation criterion met? Yes ✓ No ____

Is the hydric soil criterion met? Yes ✓ No ____

Is the wetland hydrology criterion met? Yes ✓ No ____

Is the vegetation unit or plot wetland? Yes X No ____

Rationale for jurisdictional decision: ____

[1] This data form can be used for either the Intermediate-level Onsite Determination Method or the Comprehensive Onsite Determination Method. Indicate which method is used.

2-b- Juncus Baltic like sp - much gullying, but all regetated
no Populus seeps - Juncus

DATA FORM [1]
INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD
(Soils and Hydrology)

Field Investigator(s): L. Cuddy Date: 3/21/91
Project/Site: Horizon Park State: CO County: Mesa
Applicant/Owner: 1st Interstate Bank
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method _____
Transect # 1 Plot # 4
Vegetation Unit #/Name: Cat-tail / Tamarisk Sample # Within Veg. Unit: _____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

SOILS

Series/phase: Fruita Subgroup:[2] Typic Haplargid
Is the soil on the hydric soils list? Yes _____ No _____ Undetermined X
Is the soil a Histosol? Yes _____ No X Histic epipedon present? Yes _____ No X
Is the soil: Mottled? Yes _____ No X Gleyed? Yes _____ No X
Matrix Color: 2.5 Mottle Colors: _____
Other hydric soil indicators: - soil is under water
Comments: 2.5 Y 5/4 near drainage bottom

HYDROLOGY

Is the ground surface inundated? Yes X No _____ Surface water depth: 3"
Is the soil saturated? Yes X No _____
Depth to free-standing water in pit/soil probe hole: -
Mark other field indicators of surface inundation or soil saturation below:

___ Oxidized root zones
___ Water marks
___ Drift lines
___ Water-borne sediment deposits
___ Water-stained leaves
___ Surface scoured areas
X Wetland drainage patterns
X Morphological plant adaptations

Additional hydrologic indicators: flowing water in bottom of ditch

Comments: runoff from golf course

[1] This data form can be used for both the Vegetation Unit Sampling Procedure and the Quadrat Transect Sampling Procedure of the Intermediate-Level Onsite Determination Method, or the Quadrat Sampling Procedure of the Compehensive Onsite Determination Method. Indicate which method is used.
[2] Classification according to "Soil Taxonomy."

Similar sites: 2-6 - ponded water in places
3-1 - very productive cat-tail - drops off into other ditch

DATA FORM[1]
INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD
(Summary Sheet)

Field Investigator(s): L. Cardillo Date: 3/21/91
Project/Site: Horizon Park State: CO County: Mesa
Applicant/Owner: 1st Interstate Bank
Intermediate-level Onsite Determination Method V
Comprehensive Onsite Determination Method _____
Transect # 2 Plot # 3 Vegetation Unit #/Name: Foreground
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community?
Yes _____ No X (If no, explain on back) – completely cleared and graded
Has the vegetation, soils, and/or hydrology been significantly disturbed? almost devoid of vegetation
Yes X No _____ (If yes, explain on back)

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. Unidentifiable weed species	–	S	14.		
2. Chrysothamnus nauseosus	–	S	15.		
3. Atriplex canescens	–	S	16.		
4.			17.		
5.			18.		
6.			19.		
7.			20.		
8.			21.		
9.			22.		
10.			23.		
11.			24.		
12.			25.		
13.			26.		

Percent of dominant species that are OBL, FACW and/or FAC 0%

Is the hydrophytic vegetation criterion met? Yes _____ No X

Is the hydric soil criterion met? Yes _____ No X

Is the wetland hydrology criterion met? Yes _____ No X

Is the vegetation unit or plot wetland? Yes _____ No X

Rationale for jurisdictional decision: None of the criteria met

[1] This data form can be used for either the Intermediate-level Onsite Determination Method or the Comprehensive Onsite Determination Method. Indicate which method is used.

Similar site: 1-3

DATA FORM [1]
INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD
(Soils and Hydrology)

Field Investigator(s): L. Cadlie Date: 3/21/91
Project/Site: Horizon Park State: CO County: Mesa
Applicant/Owner: 1st Interstate Bank
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method ____
Transect # 2 Plot # 3
Vegetation Unit #/Name: Boreground Sample # Within Veg. Unit: ____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

SOILS

Series/phase: Fruita Subgroup:[2] Typic Haplargid
Is the soil on the hydric soils list? Yes ____ No ____ Undetermined X
Is the soil a Histosol? Yes ____ No X Histic epipedon present? Yes ____ No X
Is the soil: Mottled? Yes ____ No X Gleyed? Yes ____ No X
Matrix Color: 2.5 Y5/4 Mottle Colors: ____
Other hydric soil indicators: ____
Comments: ____

HYDROLOGY

Is the ground surface inundated? Yes ____ No X Surface water depth: ____
Is the soil saturated? Yes ____ No X
Depth to free-standing water in pit/soil probe hole: —
Mark other field indicators of surface inundation or soil saturation below: NONE

___ Oxidized root zones
___ Water marks
___ Drift lines
___ Water-borne sediment deposits
___ Water-stained leaves
___ Surface scoured areas
___ Wetland drainage patterns
___ Morphological plant adaptations

Additional hydrologic indicators: ____

Comments: ____

[1] This data form can be used for both the Vegetation Unit Sampling Procedure and the Quadrat Transect Sampling Procedure of the Intermediate-Level Onsite Determination Method, or the Quadrat Sampling Procedure of the Compehensive Onsite Determination Method. Indicate which method is used.
[2] Classification according to "Soil Taxonomy."

Similar site: 1-3

DATA FORM [1]
INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD
(Summary Sheet)

Field Investigator(s): L. Cuellio Date: 3/21/91
Project/Site: Horizon Park State: CO County: Mesa
Applicant/Owner: 1st Interstate Bank
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method _____
Transect # 2 Plot # 4 Vegetation Unit #/Name: Salt cedar
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community?
Yes X No _____ (If no, explain on back)
Has the vegetation, soils, and/or hydrology been significantly disturbed?
Yes _____ No X (If yes, explain on back)

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. Tamarix ramosissima	FACW	S	14.		
2. Populus deltoides	FACW	T	15.		
3. Typha latifolia	OBL	H	16.		
4. Poa pusilifolia	FAC	H	17.		
5. Elaeagnus angustifolia	FAC	T	18.		
6. Salix exigua	OBL	S	19.		
7. Juncus torreyi	FACW	H	20.		
8. Distichlis spicata	FAC	H	21.		
9.			22.		
10.			23.		
11.			24.		
12.			25.		
13.			26.		

Percent of dominant species that are OBL, FACW and/or FAC 100%

Is the hydrophytic vegetation criterion met? Yes X No _____

Is the hydric soil criterion met? Yes X No _____

Is the wetland hydrology criterion met? Yes X No _____

Is the vegetation unit or plot wetland? Yes X No _____

Rationale for jurisdictional decision: All 3 criteria met

[1] This data form can be used for either the Intermediate-level Onsite Determination Method or the Comprehensive Onsite Determination Method. Indicate which method is used.

DATA FORM [1]
INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD
(Soils and Hydrology)

Field Investigator(s): L. Gadlin Date: 3/21/91
Project/Site: Horizon Park State: CO County: Mesa
Applicant/Owner: 1st Interstate Bank
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method ____
Transect # 2 Plot # 4
Vegetation Unit #/Name: Salt Cedar Sample # Within Veg. Unit: ____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

SOILS

Series/phase: Fruita Subgroup:[2] Typic Haplargid
Is the soil on the hydric soils list? Yes ____ No ____ Undetermined X
Is the soil a Histosol? Yes ____ No Y Histic epipedon present? Yes ____ No X
Is the soil: Mottled? Yes ____ No X Gleyed? Yes ____ No X
Matrix Color: 2.5Y 5/4 Mottle Colors: ____
Other hydric soil indicators: ____
Comments: soil - dry under ste layer - recent snow

HYDROLOGY

Is the ground surface inundated? Yes ____ No X Surface water depth: ~
Is the soil saturated? Yes ____ No X
Depth to free-standing water in pit/soil probe hole: ~
Mark other field indicators of surface inundation or soil saturation below: N/A

___ Oxidized root zones
___ Water marks
___ Drift lines
___ Water-borne sediment deposits
___ Water-stained leaves
___ Surface scoured areas
___ Wetland drainage patterns
✓ Morphological plant adaptations

Additional hydrologic indicators: seep area near ditch (2' away) and ditch area - which carries water rarely

Comments: ____

[1] This data form can be used for both the Vegetation Unit Sampling Procedure and the Quadrat Transect Sampling Procedure of the Intermediate-Level Onsite Determination Method, or the Quadrat Sampling Procedure of the Compehensive Onsite Determination Method. Indicate which method is used.
[2] Classification according to "Soil Taxonomy."

DATA FORM [1]
INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD
(Summary Sheet)

Field Investigator(s): L. Cudlip Date: 3/21/91
Project/Site: Horizon Park State: CO County: Mesa
Applicant/Owner: 1st Interstate Bank
Intermediate-level Onsite Determination Method _____
Comprehensive Onsite Determination Method _____
Transect # 2 Plot # 5 Vegetation Unit #/Name: Saltgrass
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community?
Yes X No _____ (If no, explain on back)
Has the vegetation, soils, and/or hydrology been significantly disturbed?
Yes _____ No X (If yes, explain on back)

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. Distichlis stricta	FAC	H	14.		
2. Chenopod	-	H	15.		
3. Chrysothamnus hauseanus	+	S	16.		
4. Tamarix ramosissima	FACW	S	17.		
5. Atriplex canescens	-	S	18.		
6.			19.		
7.			20.		
8.			21.		
9.			22.		
10.			23.		
11.			24.		
12.			25.		
13.			26.		

Percent of dominant species that are OBL, FACW and/or FAC 40%

Is the hydrophytic vegetation criterion met? Yes _____ No X

Is the hydric soil criterion met? Yes _____ No X

Is the wetland hydrology criterion met? Yes _____ No X

Is the vegetation unit or plot wetland? Yes _____ No X

Rationale for jurisdictional decision: None of the criteria met

[1] This data form can be used for either the Intermediate-level Onsite Determination Method or the Comprehensive Onsite Determination Method. Indicate which method is used.

DATA FORM [1]
INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD
(Soils and Hydrology)

Field Investigator(s): L. Cudlip Date: 3/21/91
Project/Site: Horizon Park State: CO County: Mesa
Applicant/Owner: 1st Interstate Bank
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method _____
Transect # 2 Plot # 5
Vegetation Unit #/Name: Saltgrass Sample # Within Veg. Unit: _____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

SOILS

Series/phase: Fruita Subgroup:[2] Typic Haplargid
Is the soil on the hydric soils list? Yes _____ No _____ Undetermined X
Is the soil a Histosol? Yes _____ No X Histic epipedon present? Yes _____ No X
Is the soil: Mottled? Yes _____ No X Gleyed? Yes _____ No X
Matrix Color: 2.5Y5/4 Mottle Colors: _____
Other hydric soil indicators: _____
Comments: _____

HYDROLOGY

Is the ground surface inundated? Yes _____ No X Surface water depth: _____
Is the soil saturated? Yes _____ No X
Depth to free-standing water in pit/soil probe hole: —
Mark other field indicators of surface inundation or soil saturation below: NONE

___ Oxidized root zones
___ Water marks
___ Drift lines
___ Water-borne sediment deposits
___ Water-stained leaves
___ Surface scoured areas
___ Wetland drainage patterns
___ Morphological plant adaptations

Additional hydrologic indicators: _____
Comments: _____

[1] This data form can be used for both the Vegetation Unit Sampling Procedure and the Quadrat Transect Sampling Procedure of the Intermediate-Level Onsite Determination Method, or the Quadrat Sampling Procedure of the Compehensive Onsite Determination Method. Indicate which method is used.
[2] Classification according to "Soil Taxonomy."

DATA FORM [1]
INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD
(Summary Sheet)

Field Investigator(s): L. Cudlip Date: 3/21/91
Project/Site: Horizon Park State: CO County: Mesa
Applicant/Owner: 1st Interstate Bank
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method _____
Transect # 2 Plot # 7 Vegetation Unit #/Name: Saltgrass
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community?
Yes X No _____ (If no, explain on back)
Has the vegetation, soils, and/or hydrology been significantly disturbed?
Yes X No _____ (If yes, explain on back) - area cleared and graded to the north

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. Distichlis spicata	FAC	H	14.		
2. Tamarix ramosissima	FACW	S	15.		
3. Atriplex canescens	-	S	16.		
4. Chrysothamnus nauseosus	-	S	17.		
5. Asclepias speciosa	FACW	H	18.		
6.			19.		
7.			20.		
8.			21.		
9.			22.		
10.			23.		
11.			24.		
12.			25.		
13.			26.		

Percent of dominant species that are OBL, FACW and/or FAC 60%

Is the hydrophytic vegetation criterion met? Yes X No _____

Is the hydric soil criterion met? Yes _____ No X

Is the wetland hydrology criterion met? Yes _____ No X

Is the vegetation unit or plot wetland? Yes _____ No X

Rationale for jurisdictional decision: 2 of 3 criteria not met

[1] This data form can be used for either the Intermediate-level Onsite Determination Method or the Comprehensive Onsite Determination Method. Indicate which method is used.

DATA FORM [1]
INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD
(Soils and Hydrology)

Field Investigator(s): L. Cuellar Date: 3/21/91
Project/Site: Horizon Park State: CO County: Mesa
Applicant/Owner: 1st Interstate Bank
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method _____
Transect # 2 Plot # 7
Vegetation Unit #/Name: Saltgrass Sample # Within Veg. Unit: _____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

SOILS

Series/phase: Fruita Subgroup:[2] Typic Haplargid
Is the soil on the hydric soils list? Yes _____ No _____ Undetermined X
Is the soil a Histosol? Yes _____ No _____ Histic epipedon present? Yes _____ No X
Is the soil: Mottled? Yes _____ No X Gleyed? Yes _____ No X
Matrix Color: 2.5 Y 3/2 Mottle Colors: _____
Other hydric soil indicators: none
Comments: _____

HYDROLOGY

Is the ground surface inundated? Yes _____ No X Surface water depth: _____
Is the soil saturated? Yes _____ No X
Depth to free-standing water in pit/soil probe hole: _____
Mark other field indicators of surface inundation or soil saturation below: NONE

___ Oxidized root zones
___ Water marks
___ Drift lines
___ Water-borne sediment deposits
___ Water-stained leaves
___ Surface scoured areas
___ Wetland drainage patterns
___ Morphological plant adaptations

Additional hydrologic indicators: _____

Comments: graded and cleared area which grades into drainage area

[1] This data form can be used for both the Vegetation Unit Sampling Procedure and the Quadrat Transect Sampling Procedure of the Intermediate-Level Onsite Determination Method, or the Quadrat Sampling Procedure of the Compehensive Onsite Determination Method. Indicate which method is used.
[2] Classification according to "Soil Taxonomy."

DATA FORM [1]
INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD
(Summary Sheet)

Field Investigator(s): L. Cuillo Date: 3/21/91
Project/Site: Horizon Park State: CO County: Mesa
Applicant/Owner: 1st Interstate Bank
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method _____
Transect # 3 Plot # 3 Vegetation Unit #/Name: Cat-tail / Sedge
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community?
Yes X No _____ (If no, explain on back)
Has the vegetation, soils, and/or hydrology been significantly disturbed?
Yes _____ No X (If yes, explain on back)

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. Typha latifolia	OBL	H	14.		
2. Bolboschoenus maritimus	OBL	H	15.		
3. Distichlis spicata	FAC	H	16.		
4. Asclepias speciosa	FACW	H	17.		
5. Muhlenbergia asperifolia	FACW	H	18.		
6. Mint	?	H	19.		
7. Tamarix ramosissima	FACW	H	20.		
8. Populus deltoides	FACW	H	21.		
9. Juncus torreyi	FACW	H	22.		
10.			23.		
11.			24.		
12.			25.		
13.			26.		

Percent of dominant species that are OBL, FACW and/or FAC 100%

Is the hydrophytic vegetation criterion met? Yes X No _____

Is the hydric soil criterion met? Yes X No _____

Is the wetland hydrology criterion met? Yes X No _____

Is the vegetation unit or plot wetland? Yes X No _____

Rationale for jurisdictional decision: All 3 criteria met

[1] This data form can be used for either the Intermediate-level Onsite Determination Method or the Comprehensive Onsite Determination Method. Indicate which method is used.

DATA FORM [1]
INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD
(Soils and Hydrology)

Field Investigator(s): L. Cuellio Date: 3/21/91
Project/Site: Horizon Park State: CO County: Mesa
Applicant/Owner: 1st Interstate Bank
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method _____
Transect # 3 Plot # 3
Vegetation Unit #/Name: _____ Sample # Within Veg. Unit: _____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

SOILS

Series/phase: _____ Subgroup:[2] _____
Is the soil on the hydric soils list? Yes _____ No _____ Undetermined X
Is the soil a Histosol? Yes _____ No X Histic epipedon present? Yes _____ No X
Is the soil: Mottled? Yes _____ No X Gleyed? Yes _____ No X
Matrix Color: 2.5Y 5/2 Mottle Colors: _____
Other hydric soil indicators: saturated and inundated in some places
Comments: Low chroma

HYDROLOGY

Is the ground surface inundated? Yes X - in some places No _____ Surface water depth: 2"-6"
Is the soil saturated? Yes X No _____
Depth to free-standing water in pit/soil probe hole: -6"
Mark other field indicators of surface inundation or soil saturation below: NONE

___ Oxidized root zones
___ Water marks
___ Drift lines
___ Water-borne sediment deposits
___ Water-stained leaves
___ Surface scoured areas
X Wetland drainage patterns
X Morphological plant adaptations

Additional hydrologic indicators: standing water; seep area

Comments: _____

[1] This data form can be used for both the Vegetation Unit Sampling Procedure and the Quadrat Transect Sampling Procedure of the Intermediate-Level Onsite Determination Method, or the Quadrat Sampling Procedure of the Compehensive Onsite Determination Method. Indicate which method is used.
[2] Classification according to "Soil Taxonomy."

DATA FORM [1]
INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD
(Summary Sheet)

Field Investigator(s): L. Cudlip Date: 3/21/91
Project/Site: Horizon Park State: CO County: Mesa
Applicant/Owner: 1st Interstate Bank
Intermediate-level Onsite Determination Method _____
Comprehensive Onsite Determination Method _____
Transect # 3 Plot # 4 Vegetation Unit #/Name: Saltgrass
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community?
Yes X No _____ (If no, explain on back) - possibly some clearing done awhile ago
Has the vegetation, soils, and/or hydrology been significantly disturbed?
Yes _____ No X (If yes, explain on back)

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. Distichlis spicata	FAC		14.		
2.			15.		
3.			16.		
4.			17.		
5.			18.		
6.			19.		
7.			20.		
8.			21.		
9.			22.		
10.			23.		
11.			24.		
12.			25.		
13.			26.		

Percent of dominant species that are OBL, FACW and/or FAC 100%

Is the hydrophytic vegetation criterion met? Yes X No _____

Is the hydric soil criterion met? Yes _____ No X

Is the wetland hydrology criterion met? Yes _____ No X

Is the vegetation unit or plot wetland? Yes _____ No X

Rationale for jurisdictional decision: 2 of 3 criteria not met

[1] This data form can be used for either the Intermediate-level Onsite Determination Method or the Comprehensive Onsite Determination Method. Indicate which method is used.

DATA FORM [1]
INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD
(Soils and Hydrology)

Field Investigator(s): L. Cudlip Date: 3/21/91
Project/Site: Horizon Park State: CO County: Mesa
Applicant/Owner: 1st Interstate Bank
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method _____
Transect # 3 Plot # 4
Vegetation Unit #/Name: Saltgrass Sample # Within Veg. Unit: _____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

SOILS

Series/phase: _____ Subgroup:[2] _____
Is the soil on the hydric soils list? Yes _____ No _____ Undetermined _____
Is the soil a Histosol? Yes _____ No X Histic epipedon present? Yes _____ No _____
Is the soil: Mottled? Yes _____ No X Gleyed? Yes _____ No X
Matrix Color: 2.5Y5/4 Mottle Colors: _____
Other hydric soil indicators: _____
Comments: _____

HYDROLOGY

Is the ground surface inundated? Yes _____ No X Surface water depth: _____
Is the soil saturated? Yes X No _____ – recent snow melt
Depth to free-standing water in pit/soil probe hole: — drier at 6" depth
Mark other field indicators of surface inundation or soil saturation below:

___ Oxidized root zones	___ Water-stained leaves
___ Water marks	___ Surface scoured areas
___ Drift lines	X Wetland drainage patterns
___ Water-borne sediment deposits	___ Morphological plant adaptations

Additional hydrologic indicators: _____

Comments: receives drainage from graded land at higher elevations; recent snowmelt made sfc soil saturated; not saturated at depth.

[1] This data form can be used for both the Vegetation Unit Sampling Procedure and the Quadrat Transect Sampling Procedure of the Intermediate-Level Onsite Determination Method, or the Quadrat Sampling Procedure of the Compehensive Onsite Determination Method. Indicate which method is used.
[2] Classification according to "Soil Taxonomy."

DATA FORM [1]
INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD
(Summary Sheet)

Field Investigator(s): L. Cudlip Date: 3/21/91
Project/Site: Horizon Park State: CO County: Mesa
Applicant/Owner: 1st Interstate Bank
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method ____
Transect # 4 Plot # 2 Vegetation Unit #/Name: Rabbitbrush / Saltbrush
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community?
Yes X No ____ (If no, explain on back)
Has the vegetation, soils, and/or hydrology been significantly disturbed?
Yes X No ____ (If yes, explain on back) – grading occurred at one time

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. ~~Sarcobatus vermiculatus~~			14.		
2. Chrysothamnus nauseosus	–	S	15.		
3.			16.		
4. Atriplex confertifolia	–	S	17.		
5.			18.		
6.			19.		
7.			20.		
8.			21.		
9.			22.		
10.			23.		
11.			24.		
12.			25.		
13.			26.		

Percent of dominant species that are OBL, FACW and/or FAC 0 %

Is the hydrophytic vegetation criterion met? Yes ____ No X

Is the hydric soil criterion met? Yes ____ No X

Is the wetland hydrology criterion met? Yes ____ No X

Is the vegetation unit or plot wetland? Yes ____ No X

Rationale for jurisdictional decision: None of the criteria met

[1] This data form can be used for either the Intermediate-level Onsite Determination Method or the Comprehensive Onsite Determination Method. Indicate which method is used.

DATA FORM [1]
INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD
(Soils and Hydrology)

Field Investigator(s): L. Cudlip Date: 3/21/91
Project/Site: Horizon Park State: CO County: Mesa
Applicant/Owner: 1st Interstate Bank
Intermediate-level Onsite Determination Method V
Comprehensive Onsite Determination Method _____
Transect # 4 Plot # 2
Vegetation Unit #/Name: Rubbitbrush / Saltbush Sample # Within Veg. Unit: _____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

SOILS

Series/phase: Fruita Subgroup:[2] Typic Haplargid
Is the soil on the hydric soils list? Yes _____ No _____ Undetermined _____
Is the soil a Histosol? Yes _____ No X Histic epipedon present? Yes _____ No X
Is the soil: Mottled? Yes _____ No X Gleyed? Yes _____ No X
Matrix Color: 2.5 Y 5/4 Mottle Colors: _____
Other hydric soil indicators: _____
Comments: _____

HYDROLOGY

Is the ground surface inundated? Yes _____ No X Surface water depth: _____
Is the soil saturated? Yes _____ No X
Depth to free-standing water in pit/soil probe hole: -
Mark other field indicators of surface inundation or soil saturation below: NONE

___ Oxidized root zones
___ Water marks
___ Drift lines
___ Water-borne sediment deposits
___ Water-stained leaves
___ Surface scoured areas
___ Wetland drainage patterns
___ Morphological plant adaptations

Additional hydrologic indicators: _____

Comments: _____

[1] This data form can be used for both the Vegetation Unit Sampling Procedure and the Quadrat Transect Sampling Procedure of the Intermediate-Level Onsite Determination Method, or the Quadrat Sampling Procedure of the Compehensive Onsite Determination Method. Indicate which method is used.
[2] Classification according to "Soil Taxonomy."

DATA FORM [1]
INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD
(Summary Sheet)

Field Investigator(s): L. Cuellar Date: 3/21/91
Project/Site: Horizon Park State: CO County: Mesa
Applicant/Owner: First Interstate Bank
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method ____
Transect # 4 Plot # 4 Vegetation Unit #/Name: Cat-tail / Tamarisk
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community?
Yes X No ____ (If no, explain on back)
Has the vegetation, soils, and/or hydrology been significantly disturbed?
Yes ____ No X (If yes, explain on back)

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. Typha latifolia	OBL	H	14.		
2. Tamarix ramosissima	FACW	S	15.		
3. Distichlis spicata	FAC	H	16.		
4. Poa juncifolia	FAC	H	17.		
5. Elaeagnus angustifolia	FAC	T	18.		
6.			19.		
7.			20.		
8.			21.		
9.			22.		
10.			23.		
11.			24.		
12.			25.		
13.			26.		

Percent of dominant species that are OBL, FACW and/or FAC 100%

Is the hydrophytic vegetation criterion met? Yes X No ____

Is the hydric soil criterion met? Yes X No ____

Is the wetland hydrology criterion met? Yes X No ____

Is the vegetation unit or plot wetland? Yes X No ____

Rationale for jurisdictional decision: All 3 criteria met

[1] This data form can be used for either the Intermediate-level Onsite Determination Method or the Comprehensive Onsite Determination Method. Indicate which method is used.

DATA FORM [1]
INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD
(Soils and Hydrology)

Field Investigator(s): L. Cuddy Date: 3/21/91
Project/Site: Harrow Park State: CO County: Mesa
Applicant/Owner: 1st Interstate Bank
Intermediate-level Onsite Determination Method √
Comprehensive Onsite Determination Method _____
Transect # 4 Plot # 4
Vegetation Unit #/Name: _____ Sample # Within Veg. Unit: _____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

SOILS

Series/phase: Fruita Subgroup: [2] Typic Haplargid
Is the soil on the hydric soils list? Yes _____ No _____ Undetermined X
Is the soil a Histosol? Yes _____ No X Histic epipedon present? Yes _____ No X
Is the soil: Mottled? Yes _____ No X Gleyed? Yes _____ No X
Matrix Color: 2.5 YR 5/4 Mottle Colors: _____
Other hydric soil indicators: _____
Comments: - Contiguous to ditch - saturated

HYDROLOGY

Is the ground surface inundated? Yes _____ No X Surface water depth: _____
Is the soil saturated? Yes X No _____
Depth to free-standing water in pit/soil probe hole: 6-12" -
Mark other field indicators of surface inundation or soil saturation below:

___ Oxidized root zones
___ Water marks
___ Drift lines
___ Water-borne sediment deposits
___ Water-stained leaves
___ Surface scoured areas
___ Wetland drainage patterns
___ Morphological plant adaptations

Additional hydrologic indicators: drainage ditch runs through area

Comments: _____

[1] This data form can be used for both the Vegetation Unit Sampling Procedure and the Quadrat Transect Sampling Procedure of the Intermediate-Level Onsite Determination Method, or the Quadrat Sampling Procedure of the Compehensive Onsite Determination Method. Indicate which method is used.
[2] Classification according to "Soil Taxonomy."

CONDITIONS OF APPROVAL FOR FILE #48-90

1. A subsurface soils & geology report, sufficient to comply with section 5-6-2 of the Grand Junction Zoning and Development Code must be completed prior to May 1, 1991 and development limitations as indicated by the report noted or referenced on the plat.

2. Wetlands, as designated by the Corps of Engineers must be identified on the plat and development limitations noted.

3. Funds for half road improvements (based on costs current as of recording of plat), up to collector standards, for the portions of G Road, 27 Road and Horizon Drive adjacent to this property must be guaranteed prior to recording of the plat. The 27 1/4 Road right-of-way must be retained; however, road improvements will not be required at this time.

4. Parks and Open Space feeds, in effect at recording of plat, must be paid prior to recording of the plat.

5. No use or development is allowed on these lots at present. Before any uses are approved a detailed grading and drainage plan must be approved for the development.

6. An acceptable plan to sewer Lot 2 with appropriate easements must be reviewed and accepted by the Utility Engineer.

REVIEW SHEET SUMMARY

FILE NO. #48-90 **TITLE HEADING:** Horizon Park Subdivision

ACTIVITY: Rezone and Minor Subdivision

PETITIONER: Jeff Williams

RESPONSE NECESSARY
by NOV 30 1990

REPRESENTATIVE:

LOCATION: 27 Road / Between G Road and Horizon Drive

PHASE: Final **ACRES:** 27 acres

PETITIONER'S ADDRESS: 1015 North 7th Street, 242-3647

ENGINEER: Rolland Engineering

STAFF REPRESENTATIVE: ~~David Thornton~~ Kathy Portner

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

No problems noted that would negatively impact us.

COUNTY PLANNING 11/14/90
Keith Fife 244-1636

The material submitted for review is vague on proposed uses, development schedules, improvements, etc. Surrounding unincorporated properties are zoned R-1-B and R-3 (minimum lot sizes 1/2 acre and 1/4 acre respectively). RSF-8 does not allow multi-family uses, so why rezone to RSF and replat into 5 acres lots? Lower density residential would be better.

- Mesa County has no adopted area plans for this site.
- Which lots will be rezoned to which zone? Where is current zoning?
- Half road improvements to 27 and G Roads should be required as well as Horizon Drive which is a Principal Arterial on the Grand Junction Urbanized Area Functional Classification system.

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

1. Lot 2 cannot gravity feed into the sewer shown on the drawing. How is the lot going to be serviced for sanitary sewer? Additional easements across Lot 3 may be required.
2. Sewer service is available for Lots 1 and 3 from Horizon Drive or 27 Road.

CITY ENGINEER 11/14/90
J. Don Newton 244-1559

The property owner will be responsible for the improvement of all roads adjacent to the property.

CITY ENGINEER continued 11/14/90
J. Don Newton 244-1559

The road improvements may be designed and constructed to current City standards, and classifications or funds for the street improvements may be escrowed for future improvement of the streets by the City.

Will the previous drainage study and report be used for the proposed development? If not, the report should be revised and submitted for review.

CITY PARKS AND RECREATION 11/13/90
Don Hobbs 244-1545

Based upon appraisal of $284,000, the five percent open space fee due will be $14,200.

PUBLIC SERVICE 11/5/90
Carl Barnkow 244-2658
Dick Miller 244-2656

GAS & ELECTRIC: No objections to rezone. Would request to see original mylar for easement verification.

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

No comments at this time.

CITY ATTORNEY 11/2/90
Dan Wilson 244-1505

None.

UTE WATER 11/6/90
Gary Matthews 242-7491

Ute Water has a 18" main line on the South side of G Road and a 8" main which runs on the East side of this property in a easement. This line runs from Horizon Drive to G Road. Also a 10" and 3" in 27 Road.

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

We do not have a problem with this rezone/minor subdivision at this time. If any development is proposed, we would need to do a review to ensure Code compliance.

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

CITY TRAFFIC ENGINEER 11/20/90
David Tontoli 244-1567

No comment. Will review when development is started.

COMMUNITY DEVELOPMENT 11/23/90
Kathy Portner 244-1446

- The proposed subdivision is within Walker Field Airport's Area of Influence. An Avigation Easement will be required to be recorded with the plat. Medium density developments (4 - 8 units/acre) and most business and commercial developments are listed as compatible uses within the Area of Influence (Section 5-11-3.A.4).

- The development application with original signatures must be submitted.

- A full sized assessor map is needed for the file.

- An improvements agreement must be submitted for the half-street improvements required. An improvements guarantee must also be submitted for the City Attorney's review.

- The property is currently zoned PR-8 and PB. In the absence of a plan for the overall property, a rezone to appropriate "straight" zones is necessary to allow the subdivision.

- After further review of the surrounding residential zoning and uses, Staff recommends that the PR-8 zoning be rezoned to RSF-5. The lower density is more compatible with the surrounding area. A higher density may be considered in the future if the proposed plan fits the character of the area.

- Parks and Open Space fees, to be paid prior to recording, will be based on 5% of the appraised raw land value of Lot 3 and $225 each for Lots 1 & 2 (if zoned residential).

- Future development proposals for Lot 3 will be considered on a case by case basis based on the Horizon Drive Corridor Guidelines.

- The plat needs a city signature block with City Manager, City Engineer, President of Grand Junction City Council, Chairman of Grand Junction Planning Commission and City Planning Director. Utilities Coordinating Committee should not be on the plat for signature.

- The certification must include a statement that the plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations (Section 6-8-2.A.1.b).

- The measurements along the Northerly boundary of Horizon Drive are not clear. What is the 338.58' a distance between?

- Streets, rights-of-way, and easements should be dedicated to the City of Grand Junction for its use and the use of the public.

- An elevation benchmark is required on the plat (Section 6-8-2.A.3.c).

- What is the purpose of the flag of Lot 2 as an ingress-egress easement?

- The title commitment submitted is not complete. It appears to be only for Lot 2. Schedule A is also missing from what was submitted.

- Is additional right-of-way needed to the east of Lot 1 to access the adjoining properties?

- A floodplain analysis and drainage report were required and not submitted. A general report discussing the natural drainage of this property and constraints posed to future development is needed.

COMMUNITY DEVELOPMENT contined 11/23/90
Kathy Portner 244-1446

- The soils in this area have severe limitations for local roads and streets and dwellings with basements. Detailed subsurface soils reports will be required for any future development.

- Does this property have any tailings contamination?

- Because of the deficiencies of the application and because future plans for Lots 1 and 2 would require zones other than RSF-5, Staff recommends this application be pulled and resubmitted with plans for those lots so the appropriate zoning can be considered.

BRAY & REALTORS
COMMERCIAL

- SALES
- LEASING
- MANAGEMENT
- MARKETING
- ACQUISITION
- DEVELOPMENT
- CONSULTING

1015 N. 7TH ST.
GRAND JUNCTION,
COLORADO 81501
303/242-3647
303/242-0436 FAX

December 7, 1990

Kathy Portner
Community Development
250 North 5th
Grand Junction, Colorado 81501

RE: Written Response to Review Comments
Petitioner - Jeffrey K. Williams
First Interstate Bank
File #48-90

Kathy,

Enclosed are the necessary items to complete the submittal for Horizon Park. We would like to address our position on the zoning issue for this submittal. The petitioners would like the City Planning Department to allow lot one to be zoned as PR6 and lot two as B1. As we discussed in our meeting in November, we are agreeable to be required to re-submit our application upon completion of development plans. Enclosed is a preliminary drainage report. Petitioners will submit a more detailed drainage report upon completion of a development plan for each lot. Currently, lot one drains to the western side of the property into a drainage ditch which in turn spills into Horizon Gulch.

Drainage for lots two and three are to the southern property line in Horizon Gulch. With respect as to flood plain analysis, we are enclosing the J.F. Sato and Associates, Inc. flood study map. This study indicates that Horizon Gulch is self contained for flood waters. All necessary changes have been made to our plat map which is attached hereto. The flag lot between lots one and two is for a possible golf cart path in the future, for residents of lot one. We are not sure at this time if this arrangement is feasible. Access to adjoining eastern properties is via Westcliff Drive which will not be vacated for this submittal.

Petitioners are requesting this minor subdivision to enhance the property and the general area. We will make every effort to adhere to all Planning Department recommendations. With no specific policies adopted for this site, we respectfully submit our application for this minor subdivision.

County Planning
Kietl Fife

The purchasers of lots one and two do not have a development plan at this time. We are requesting zoning of PR-6 for lot one and B1 for lot two. The petitioners are requesting a two year time period to submit final development plats to the City Planning Department. We are also requesting the waiver of road improvements until such time as development occurs on these properties. See attached plat for current and proposed zoning for each lot.

City Utilities Engineer
Bill Cheney

The current drainage of the property requires an easement across lot three. Petitioners would agree to the use of this easement for sewer also.

City Engineer
J. Don Newton

The petitioners are requesting the City Planning Department to waive road improvement fees until there is development on these properties. In respect to Horizon Drive improvements, we request that being an an arterial roadway, that the city would develop Horizon Drive in accordance with Patterson Road, which had no assessments to the property owners.

Petitioners are submitting a preliminary drainage plan for this minor subdivision, with the agreement, that the final drainage plan will be included in the submittal when development plans are complete.

City Parks and Recreation
Don Hobbs

The petitioners are also asking the waiver of open space fee until such time as development occurs, or plats are recorded for proposed development.

F16

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

December 14, 1990

Jeffrey K. Williams
1015 N. 7th St.
Grand Junction, CO 81501

Dear Mr. Williams:

The supplemental submittal made on December 7, 1990 for File #48-90 does complete the application. However, I would like to clarify some of the issues.

Based on discussions with the City Attorneys, the developers, and the neighboring property owners, the Staff will support a PR-6 zoning on Lot 1. If approved any future development of Lot 1 will require review through the subdivision and planned development process.

A B-1 zoning on lot 2 cannot be considered at this time because the proposal was submitted and reviewed for a residential zoning. A new submittal would be required for a business zone to be considered.

The drainage report submitted is acceptable at this time. Future development of any of the properties will require a detailed drainage report and plan. The drainage easements must be surveyed in and described on the plat. The 20' easement shown along the west property line needs to be widened to contain the existing drain ditch. There may be wetlands issues on what is being proposed as lot 3. Before the January 8, 1990 Planning Commission hearing, please contact Ken Jacobson of the Corps of Engineers, 243-1199, to discuss wetlands identification and mitigation requirements for future development.

As per City policy and past practice, funds for half road improvements will be required for Horizon Drive, 27 Road and G Road. Although Horizon Dr. is classified as a principal arterial and 27 Road and G Road are classified as minor arterials, the developer is only required to pay for the cost of half road improvements up to a collector standard. Parks and Open Space fees will be required to be paid prior to recording the plat.

If you have any questions, please call me at 244-1446.

Sincerely,

Katherine M. Portner

Katherine M. Portner
Senior Planner

xc: Suzanne Book, First Interstate Bank
John Shaver, Assistant City Attorney
Grand Junction Planning Commission

F — ACTION SHEET

Reversion of PR-8 Zone & *

MINOR SUBDIVISION

Original
Do NOT Remove
From Office

ACRES 27

UNITS

DENSITY

ACTIVITY 3 Lot MINOR SUB

PHASE FINAl

COMMON LOCATION 27 Rd - G Road - Horizon Drive

DATE SUBMITTED

DATE MAILED OUT

DATE POSTED

DAY REVIEW PERIOD

RETURN BY

OPEN SPACE DEDICATION (acreage)

OPEN SPACE FEE REQUIRED $

PAID RECEIPT #

RECORDING FEE REQUIRED $

PAID (Date)

DATE RECORDED

FILE NUMBER #48 90

ZONE PR-8-PB

TAX SCHEDULE # 2945-012-00-099

REVIEW AGENCIES

Agency	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
⊗ 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 → Grand Valley	●	●	●										●	●	●	●			●	●		●							●	●			
○ 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	●	●	■												●	●													●	●			
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TOTALS																																	

BOARDS	DATE	
PC	12/4/90	Tabled until Jan. 8th mtg (1 month)
PC	1/8/91	Recommend rezone to PR for lots 1&2; H.O. for lot 3 (4-0)
		Approve subdivision plat subject to conditions as proposed
STAFF		
CIC	1/16/91	Recommend that fee request deferral (Open Space + road fees) ... approval of rezone + deferral of ... road imp. fees
CIC	2/6/91	Approved ordinance

APPLICATION FEE REQUIREMENTS

225.00 + 10.00 (2 res. lots) + 225.00 Acreage Fees

Tot = 460.00

GRAND JUNCTION PLANNING

development summary

File # 48-90 Name Horizon Park Minor Sub. Date 12/04/90

PROJECT LOCATION: Bounded by Horizon Drive, 27 Road, G Road and 15th Street.

PROJECT DESCRIPTION:

A request for a rezone from Planned Residential (PR-8) and Planned Business (PB) to Residential Single Family (RSF-5) and Highway Oriented (HO) Zones for the Horizon Park Subdivision, and a request for a Minor Subdivision with three lots on approximately 27 acres.

REVIEW SUMMARY (Major Concerns)

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

* See explanation below

STATUS & RECOMMENDATIONS:

Staff recommended tabling the item for one month so that outstanding issues might be resolved.

Planning Commission Action

Tabled until the January 8, 1991 meeting (Vote 5-0).

development summary

File # 48-90 Name Horizon Park Subdivision Date 01/08/91

PROJECT LOCATION:

27 Road / Between G Road and Horizon Drive

PROJECT DESCRIPTION:

A request for a rezone from Planned Residential (PR-8) and Planned Business (PB) to Planned Residential (PR-6) and Highway Oriented (HO) Zones and a request for a Minor Subdivision with three lots on approximately 27 acres.

REVIEW SUMMARY (Major Concerns)

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

* See explanation below

- This 27 acre parcel was zoned Planned Residential (PR-8) and Planned Business (PB) with an approved plat & plan in 1981. The plat & plan were never recorded and have, therefore, lapsed. The current owner has buyers for two five-acre parcels along G Road and one 17-acre parcel along Horizon Drive requiring a minor subdivision. Because there is no specific development plans for the parcels, the original request was to rezone to the most similar "straight" zone to allow the subdivision. Staff recommended a RSF-5 zone for Lots 1 & 2 and HO zone for Lot 3.
- The petitioner is asking for deferral of the required parks & open space fee and the half-road improvements for G Road, 27 Road and Horizon Drive.
- The petitioner has not satisfactorily responded to the Utility Engineer's concern about sewering Lot 2.
- The petitioner is asking that the PR zone be retained on Lots 1 & 2, reducing the density from 8 to 6 units per acre.

STATUS & RECOMMENDATIONS:

- Applicant must justify the rezone using the criteria set forth in Section 4-4-4 of the Zoning and Development Code.
- If approved, staff recommends the attached list of conditions be required prior to recording the plat.
- Staff supports a rezone to PR-6 for Lots 1 and 2.
- If approved, any further subdivision of lots and/or development will require a review process.

Planning Commission Action

- Planning Commission recommends approval on Rezones of PR-6 on Lots 1 & 2 and HO on Lot 3. VOTE 4-0.
- Planning Commission approved the Minor Subdivision (see list of conditions placed on approval) VOTE 4-0.
- Planning Commission recommends the waiver of fees be denied. VOTE 4-0.

Chen Northern, Inc.

Consulting Engineers and Scientists

96 South Zuni Street
Denver, Colorado 80223

303 744-7105
303 744-0210 Facsimile

See file #35-81 for original Study

February 8, 1991

Bray & Company
1015 North 7th Street
Grand Junction, Colorado 81501

Attention: Mr. Jeff Williams

Subject: Review of 30-Acre Parcel, Northeast of the Intersection of 27th Road and Horizon Drive, Grand Junction, Colorado

Job No. 1 272 91

Gentlemen:

It is our understanding that you represent a client who is considering the purchase of a 30-acre parcel located northeast of the intersection of 27th Road and Horizon Drive in Grand Junction, Colorado, and your client has been requested by the Grand Junction Planning Commission to provide a review and update of our previous Geologic and Preliminary Soil and Foundation Investigation for the property. It is our understanding that the parcel will be subdivided into three lots which will be developed at a later date. The specific nature of the future development is uncertain at this time.

As requested, we have reviewed our previous Geologic and Preliminary Soil and Foundation Investigation for the property which was submitted to Victoria Investment Company on February 27, 1981 (Job Number 21,644). The previous study consisted of a site reconnaissance and subsurface conditions were explored by drilling twelve borings and excavating thirty-seven backhoe pits. A laboratory testing program was performed to evaluate the engineering characteristics of the on-site soils.

The review of our previous study indicates that soil and foundation conditions on the 30-acre parcel are relatively complex. Soft organic soils and shallow ground water are present along the drainages, and these areas may require ground improvement to provide suitable construction sites. The overburden soils and claystone bedrock at the site are moderately expansive and may require drilled pier foundations, depending on the type of development proposed. Uranium mill tailings may be present on the property and may require removal.

The basic data presented in the February, 1981 report should not have substantially changed. In our opinion, it can still be used to characterize the general geotechnical conditions at the property, but the recommendations will not be appropriate for a different development plan. It is uncertain if grading was done on the property since our preliminary report was submitted.

Considering the complexities of the soil and foundation conditions and uncertainties about site grading, which may have altered the topography and subsurface conditions to some extent; it is recommended that geotechnical studies be made to address specific new development planned on the property. These investigations, at a minimum, should include a site reconnaissance and review of development plans, and may require subsurface exploration, depending on the development proposed.

If there are any questions regarding this review, please contact us.

Respectfully submitted,

Chen-Northern, Inc.

Ralph G. Mock
Engineering Geologist

Reviewed by:

David A. Glater, P.E.
RGM/kd

April 24, 1991

Kathy Portner
Community Development Department
250 N 5th
Grand Jct. CO. 81501

RE: HORIZON PARK SUBDIVISION/SEWER EASEMENT

Ms. Portner -

As per Community Development's request we have provided a sewer easement along the west line of lot three to provide access for sewer to lot two.

Bill Cheney 4-24-91
Bill Cheney (date)

April 24, 1991

Kathy Potner
Community Development Department
250 N. 5th
Grand Jct. CO. 81501

RE: HORIZON PARK SUBDIVISION/ DRAINAGE

The current drainage plan as submitted covers existing conditions and drainage courses and facilities. Any development on these lots will be subject to all drainage requirements.

Don Newton
City Engineer

4-24-91
(date)

HORIZON PARK SUBDIVISION
CHECK-LIST FOR RECORDING
3/12/91

1. Statement on the plat that no development can occur on any of the lots without the approval of a subsequent plat and/or plan by the Grand Junction Planning Commission.

2. City Parks and Open Space fees must be paid.

3. The limits of the wetlands must be shown on the plat and approved by the Army Corps of Engineers. Development limitations of the wetlands must be noted on the plat.

4. An acceptable plan to sewer Lot 2 must be reviewed and accepted by the City Utility Engineer. A sewer easement across Lot 3, for the benefit of Lot 2 must be shown on the plat. Written approval of the location of the easement must be obtained from the City Utility Engineer.

5. The current and updated Geologic and Subsurface Soils report must be submitted and approved by Community Development. Development limitations as indicated by the report must be noted or referenced on the plat.

6. A drainage plan must be submitted and approved in writing by the City Engineer.

7. Any other areas which are presently unusable or undevelopable must be delineated on the plat, including the floodplain/floodway.

8. The plat must include a statement that half road improvements for perimeter roads of each lot are due at the time each lot develops.

9. The plat must include a statement that a plan of development for each of the lots shall be submitted on or before September 1, 1993.

March 26, 1991

TO: Jeff Williams
Bray Realtors
First Interstate Bank of Denver
FROM: Lynn Cudlip

RE: Wetland Determination of Horizon Park Property, Grand Junction

An intermediate level wetland determination of the Horizon Park Property was conducted on March 21, 1991. The property, approximately 28 acres, is bordered by Horizon Drive, 27 Road and G Road. The northern portion of the property and exit areas from Horizon Drive have been filled, graded, and cleared of original vegetation (see map for specific areas). Four transects were established on the property, and individual sampling sites were arbitrarily chosen to define the wetland boundaries. Several ditches either border the property or run through it. At the time of review, two ditches had flowing water in them: the ditch that borders Horizon Drive and a ditch running from north to south on the east side of the property. The water flowing in the latter ditch emanates from the Bookcliff Country Club golf course.

The soils according to the Soil Conservation Service survey of Grand Junction are in the Fruita series. These soils have formed in old alluvial deposits which overlie shale. In most cases the soil appeared to be a fine sandy loam. It was not determined whether these soils are listed officially as hydric soils. In most cases the soil color was 2.5Y5/4 with no mottling.

In general, the vegetation on the graded and non-disturbed upland areas consists of Rabbitbrush (Chrysothamnus nauseosus), saltbushes (Atriplex canescens, and A. confertifolia), some Saltgrass (Distichlis spicata ssp. stricta), and a small variety of herbaceous annual species. Surrounding the ditches are Salt cedar (Tamarix ramosissima), cottonwood (Populus deltoides), Cat-tail (Typha latifolia), Saltgrass (Distichlis spicata ssp. stricta), Russian Olive (Elaeagnus angustifolia), Chinese Elm (Ulmus pumila), and various grass species. Localized areas that form as offshoots from the ditches and serve as an apparent collection site for waters which seep into the area harbor sedge and rush species. These sites border Horizon Drive (refer to map). Dominant species are Cat-tail, Saltgrass, the rush Juncus torreyi, and the sedge Bolboschoenus maritimus, and grass species. Surrounding the area are Salt Cedar and cottonwood. At the time of observation two ponds of standing water (2"-6" depth) were present. This area and the ditch areas were delineated as wetlands based on their vegetation, hydrology, and in some cases soils. In most cases the wetland areas which border the ditches are very narrow ranging from 4' to 6' in width. Only at the southwest corner where a culvert carries water under 27 Road does a wide expanse of Cat-tail exist.

At this time the land is not surveyed and therefore exact boundaries and acreage of the wetlands cannot be drawn or determined. The accompanying map identifies the wetland areas. Again, these areas are restricted to the drainage sites and to a small area bordering Horizon Drive.

DEPARTMENT OF THE ARMY
SACRAMENTO DISTRICT CORPS OF ENGINEERS
650 CAPITOL MALL
SACRAMENTO, CALIFORNIA 95814-4794

REPLY TO
ATTENTION OF

April 23, 1991

Regulatory Section (199100377)

Mr. Jeffrey K. Williams
Bray and Company
1015 North 7th Street
Grand Junction, Colorado 81501

Dear Mr. Williams:

This concerns a development known as the Horizon Park Subdivision in Grand Junction, Colorado. We understand that specific development plans are not available at this time.

Mr. Ken Jacobson of this office reviewed your wetland mapping and we verify that the wetland delineation is accurate. The wetlands jurisdictional delineation is valid for a period of three years from the date of this letter unless new information warrants revision of the delineation before the expiration date.

In accordance with Section 404 of the Clean Water Act, the Corps of Engineers regulates the discharge of dredged material and fill material in waters of the United States which includes wetlands. Placing such materials in a water of the United States without prior authorization from the Corps of Engineers is a violation of the Clean Water Act.

While we understand that plans for development are unspecified at this time, we will expect you to re-initiate contact with this office when these plans are available so we may determine permit needs. I advise you to avoid and minimize impacts to these wetlands to the maximum extent practicable. Receiving approval to fill wetlands for non-water dependent activities such as housing, can be very difficult.

To: KATHYP
From: DANW
Subject: horizon park plat .
Date: 04-27-91 Time: 2:33p

Cc: TIMW, BENNETTB, JOHNS

1. The top note should read in the disjunctive not the conjunctive: No development may occur on Lots 1 2 OR 3...
2. Tim's comments are appropriate and should be corrected/dealt with before the process goes any further.
3. Note 4 of the development notes doesn't make sense to me: if I know what is intended then it might read: No lot can be developed or further subdivided until half street improvements, in accordance with then applicable city laws, are provided for (i.e., either built or money paid to the City).
4. Re note 5: Add a sentence: Failure to obtain approval of a final development plan for each of the lots will cause this plat to be subject to reversion or vacation, and/or rezone all or a portion to 1 dwelling per ~~acre~~ lot.

Tom Rolland
243-8300

1569438 12:03 PM 05/01/91
MONIKA TODD CLK&REC MESA COUNTY CO

Development File #48-90, Horizon Park Minor Subdivision, bounded by Horizon Drive, 12th Street and G Road in the City of Grand Junction has been reviewed and approved by the Utility Coordinating Committee.

John L. Ballagh
Chairman

April 24 1991
Date

1569439 12:03 PM 05/01/91
MONIKA TODD CLK&REC MESA COUNTY CO
EXEMPT

AVIGATION EASEMENT

THIS EASEMENT is made and entered into by and between the WALKER FIELD, COLORADO, PUBLIC AIRPORT AUTHORITY, a body corporate and politic and constituting a political subdivision of the State of Colorado, hereinafter called GRANTEE, and First Interstate Bank of Denver, N.A. hereinafter, GRANTOR;

WHEREAS, Grantee is the owner and operator of Walker Field Airport situated in the County of Mesa, State of Colorado, and in close proximity to the land of Grantor, and Grantee desires to obtain and preserve for the use and benefit of the public a right of free and unobstructed flight for aircraft landing upon, taking off from, or maneuvering about said airport; and

WHEREAS, Grantor is the owner in fee simple of that certain parcel of land situated in the County of Mesa, State of Colorado, to wit: see Exhibit A attached hereto

NOW, THEREFORE, in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor, for himself, his heirs, administrators, executors, successors and assigns, does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, for the use and benefit of the public, an easement and right of way appurtenant to Walker Field Airport, for the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any device known or hereafter invented, used or designed for navigation or flight in the air) by whomsoever owned and operated, in the navigable airspace above the surface of Grantor's Property to an infinite height above said Grantor's property, together with the right to cause in said airspace such noise and vibrations, smoke, fumes, glare, dust, fuel particles and all other effects that may be caused by the normal operation of aircraft landing at or taking off from or operating at or on said Walker Field Airport, and Grantor hereby waives, remises and releases any right or cause of action which Grantor now has or which Grantor may have in the future against Grantee, its successors and assigns, due to such noise, vibrations, smoke, fumes, glare, dust, fuel particles and all other effects caused by the normal operation of such aircraft.

FURTHER, Grantor hereby covenants, for and during the life of this easement, that Grantor:

(a) shall not hereafter construct, permit or suffer to maintain upon said land any obstruction that extends into navigable airspace required for use of said airport runway surfaces; (Navigable airspace is defined for the purpose of this instrument

as airspace at and above the minimum flight altitudes, including take off and landing, as prescribed in Federal Aviation Administration Federal Air Regulations Part 91, and as such regulations are amended.)

(b) shall not hereafter use or permit or suffer use of said land in such a manner as to create electrical or electronic interference with radio communication or radar operation between the installation upon Walker Field Airport and aircraft, or to make it difficult for flyers to distinguish between airport lights and others or to result in glare in the eyes of flyers using the said airport, or to impair visibility in the vicinity of the airport, or otherwise to endanger the landing, taking off or maneuvering of aircraft.

Grantor agrees the aforesaid covenants and agreements shall run with the land for the benefit of Grantee, its successors and assigns, until said airport shall be abandoned and shall cease to be used for public airport purposes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this 24 day of April, A.D. 1991.

ITS: VICE PRESIDENT
(Title)

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 24 day of April, A.D. 1991, by Suzanne K. Book, Vice President of First Interstate Bank of Denver N.A.

My Commission expires: 1/12/95

Notary Public

SCOTT D. WILLIAMS NOTARY PUBLIC STATE OF COLORADO

KNOW ALL MEN THESE PRESENTS:

That the undersigned, First Interstate Bank of Denver, N.A., are the owners of a parcel of land situated in the Northwest ¼ of Section 1, Township 1 South, Range 1 West of the Ute Meridian and being more particularly described as follows:

Commencing at the Northwest Corner of said Section 1 whose North line is assumed to bear N90°00'00"E with all bearings contained herein relative thereto; thence N90°00'00"E 40 feet along said North line of Section 1; thence S00°03'21"W 40 feet to a point on the Southerly R.O.W. line of G Road the TRUE POINT OF BEGINNING; thence N90°00'00"E 290.79 feet along said Southerly R.O.W. of G Road; thence leaving said Southerly R.O.W. of G Road S00°03'04"W 322.19 feet; thence N89°57'07"E 228.60 feet; thence S00°12'18"W 77.02 feet; thence N89°55'25"E 167.01 feet; thence N00°19'26"E 230.75 feet; thence N89°58'24"E 102.87 feet; thence N00°03'16"E 168.00 feet to a point on the Southerly R.O.W. of G Road; thence along said Southerly R.O.W. of G Road N90°00'00"E 490.68 feet to a point on the East line of the NW¼NW¼ of said Section 1; thence along said East line of said NW¼NW¼ Section 1 S00°03'03"W 599.65 feet to a point on the Northerly R.O.W. line of Horizon Drive; thence along said Northerly R.O.W. line of Horizon Drive S52°45'00"W 1456.14 feet to a point on the North line of Lot 7 Block 1 of the Second Addition to O'Nan Subdivision; thence along said North line of Lot 7 N89°51'28"W 112.67 feet to a point on the East R.O.W. line of 27 Road; thence along said R.O.W. line of 27 Road N00°03'21"E 205.10 feet; thence N89°51'28"W 10.00 feet; thence N00°03'21"E 1275.63 feet to the TRUE POINT OF BEGINNING; EXCEPT the East 40.00 feet of the NW¼NW¼ Section 1 for road Right-of-Way.

Recorder's Note: Poor Legibility On Document Provided For Recording.