Table of Contents

Fil	e_19	090-0048 Name: <u>Horizon Park – Rezo</u>	ones & l	<u>Min</u>	or Subdivision – 27 Road between G Road & Horizon Drive						
	S c a n e d	A few items are denoted with an asterisk (*), which means instances, not all entries designated to be scanned by the d specific to certain files, not found on the standard list. For the Remaining items, (not selected for scanning), will be mar guide for the contents of each file. Files denoted with (**) are to be located using the ISYS full, as well as other entries such as Ordinances, Resolutions	they lepart his re ked p Quer , Boa	are tme aso ore: ry S	e to be scanned for permanent record on the in some ent are present in the file. There are also documents on, a checklist has been provided. sent on the checklist. This index can serve as a quick System. Planning Clearance will need to be typed in of Appeals, and etc.						
A	Χ	Table of Contents									
		Review Sheet Summary									
		Application Form									
		Review Sheets									
	Ì	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			<u>y</u>						
		*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 a	pprov	al	(pertaining to change in conditions or expiration date)						
		DOCUMENTS SPECIFIC TO T	<u>HIS D</u>	DEN	VELOPMENT 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:						
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			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 re- quirement of note #5 in Ordinance No. 2508 – 9/15/93						

X	T	Notice of Public Hearing – 12/4/90	X	x	Plat with Changes in text regarding Ordinance # 2508
v		Horizon Drive Corridor Guideline	v		City Council Agenda - Sentember 15, 1003
		1012011 Drive Contact Outdelline	v	-+	Letter from Katherine Dortner to Jaffrey Williams revide fisionsiss of
A		12 Succi Contaol Guidenne	Λ		the surrent application might be addressed 11/09/00
					the current application must be addressed – 11/28/90
X		City Sewer illustration	X	Х	Letter from Ketherine Portner to Jeff Williams re: issues to be ad-
					dressed – 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
v	Y	Soils and Hydrology tests	x		Mesa County Planning Commission Agenda – 1/17/91
-	Λ			-+	Mesa County Flamming Commission Agenda – 1/1///
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	Χ		Commitment to Insure - Abstract & Title company of Mesa conty,
		•		1	Inc. – Transamerica Title Services – 10/30/90
x		Avigation Easement – (recorded original to City Clerk file)	x		Flood Zone Man
v	╞──┟	Detail Sheet			
A		Ourseled Creating Dian	_		
Α		Overlot Grading Plan		_	
X	X	Preliminary Site Plan			
	LΠ	,			
	<u>†</u>		_		
<u> </u>	<u>⊢</u> †			\vdash	
<u> </u>	┝─┤			\vdash	
	\vdash			┝─┤	
L	ļ				
					
<u> </u>				┝─┤	
L				┝─┤	
				\vdash	
	[
	<u> </u>				
·····					
			<u> </u>	┝─┤	
J			<u> </u>		
					· · · · · · · · · · · · · · · · · · ·
					U
	1				
\vdash	<u> </u>		t—		
			 _	+	Anna Anna Anna Anna Anna Anna Anna Anna
⊢	+			┢-──┤	
<u> </u>	+	· · · · · · · · · · · · · · · · · · ·	┣──	\vdash	
	+			<u> </u>	
	_			<u> </u>	
L					
	1		1		
\vdash	+		1		
	+		+	+	
	+		-	+-	
	+		<u> </u>		
L	1.		1	1	
L			ļ		
	1			F	
h	1		t	1	
	+		\vdash	1	
			\vdash	+-	
┣_			ł	+	
	· — -		+	+	
			1	1	
	Τ				
			Γ		
	-		1	1	
			+	1-	
			+	+-	······
	+		+	<u> </u>	
	-		1	<u> </u>	
	1		1	1	
	T				
_	<u> </u>		-		

#48 90

Original Con 2007 Remove Crom Office

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 Ray Meacham Ken Graves 2700 G Rd 10-c 702 Golfmore Dr 702 Golfmore Dr. Grand Junction, CO 81506 Grand Junction, CO 81506 Grand Junction, Co 81506 2700 G Rd 10-D H.H. Gilman Bill Nelson 702 Golfmore Dr Grand Junction, CO 81506 702 Golfmore Dr. Grand Junction, CO 81506 Grand Junction, CO 81506 M. Patsntaras Joyce Berg 2700 G Rd 10-A H. B. Pilcher 2715 G Rd Grand Junction, CO 81506 702 Golfmore Dr. Grand Junction, CO 81506 Grand Junction, CO 81506 Amora Bley Ladee Jensen Dr. T.L. Denker 2700 G Rd 10-B 2713 G Rd Grand Junction, Co 81506 702 Golfmore Dr. Grand Junction, CO 81506 Grand Junction, CO 81506 W.E. Gardner 2700 G Rd 9-C Clifford Allison Grand Junction, Co 81506 2711 G Rd Grand Junction, CO 81506 Howard Motz Don Tyre 694 Westcliff 2700 G Rd 9-D Grand Junction, CO 81506 Grand Junction, CO 81506 Maurice Gardner Betty Boberts 2700 G Rd 9-A Rd #1 Box 9 Grand Junction, CO 81506 Mount Union, PA 17066 Charles Woodard Rowland & Owen Cato 2700 G Rd 9-B Box 651 Grand Junction, CO 81506 Grand Junction Co 81056 Darwin Wilcox Bill Green 2700 G Rd 8-C 702 Golfmore Dr. Grand Junction, CO 81506 Grand Junction, CO 81506 R.W Scott Sherwood Snyder 2700 G Rd 8-D 702 Golfmore Dr. Grand Junction, Co 81506 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).





Y

いに

											· · · ·	3			
								•	►.						
	1														
												,			
						i -		•							
		•			REFEREN	ICE ELEVATION		DESCRIPTION OF LO	CATION						
					MARK RM2	(P1. NGVD) 4658.44	U.S. (and Ge	odetic Survey brass ca	ap stamped "A 364 1963",					1:	// ``
	T					.	Avenue and 12th Standard disk set	Street at a bridge in drill hole on top of	over Grand Valley Canal.						
						4652 01	wall against the no	rth side of the canal.	center of intermetion of		~				NINE IRO
					HM17	4003.21	26% and Patterson	Roads. Established by	y Mesa County.						DR
					RMS	4697.88	Southwest corner Hellenic Church,	operic Survey disk, ma of concrete cistern on approximately 1.5 m	west side of St. Nicholas niles north of 12th Street			1 a.			DR
		ļ			8M9	4692.66	from intersection of Brass cap in center	of 12th and North Street of intersection of 27	ets. and G Roads. Established						DR
							by Mesa County.						1		U FAIR-
		:								1			/	//	YAW G
									•	3	·	K			2
										×			·///	HE OF	
									DMO			Cuiver	DETAIL	ED STUDY	G BOAD
	•										4676				
	⁷⁶ .			•					DAIV	ZONE	A9-		4691		/
									L / L	· .			ONE B JE A9		
	4								5	ZONE C		4683		-	
								1				SAL	/		
		• .						1	W	-	16-15 15	4679			
•								1		a 🖉			1		
•									ZONE B		101		وينظمنا البريد ويستقل		
										THE REAL PROPERTY IN THE REAL PROPERTY INTO THE REAL PR					
					-			ļ	4670						
						·	·	4662							· · · · · · · · · · · · · · · · · · ·
	* 1					1	7		Cuivert	Horizon Drive Chan	nel			Π	
						i .	2	ONE AS		Horizon Drive Chan	<i></i>				
						2	UNEC								
		ţ.						DP DF	IVE	:					
							Cuivert	HORIEOL							
			•					RI X	MB			1		-	
						¦ 💊		2 0				ſ			
										Mesa County				a .	
		1					⁶ 39			REA NOT INCLUDED				· · · ·	
											4]		F1/2 ROAD	,)

and a state of the state of the

•

0 200 400 FLOOD INSURANCE STUDY WORK MAR J.F. SATO AND ASSOCIATES, INC., CONSULTING ENGINEERS viesa County, Colorado 5898 South Rapp St VIIUUUUUU 00100 Littleton, Co. 80120 8... 8 WI/2 SEC. Orand Junction 1 TT S, R I W UTE TE 09040 ANTIN CLOBOO APRIL 13, 1975 12954-01 488 1295-417-453 CHECKED 1090S ないのもよしていいの 這種語言的是在個個的情報和自然的語言的 WERTHIN THE LAND A THE WAR TOPOGRAPHY A COMMENCE STREET ORTHOPHOID, MAP (Hadada) A. dave A. ave 「ない」はないとないで、ためのない 1.1.1 1 1W 31. 1.1.1 · ; · ; · ; THE ADDRESS THE The submit is the second second いいい 04 ようの X RUNI 194 200 200 181 State. WIND AND THE surfactoria 100 A CONTRACTOR No. All









Field Investigator(s):	. Cullip		States	Date:	3/21/9	<u> </u>
Applicant/Owner: <u>15+ International</u> intermediate-level Onsite Determination Comprehensive Onsite Determination Transect # <u>1</u> Plot # <u>1</u> <i>Note:</i> If a more detailed site description	ation Method on Method /egetation otion is nec	Unit #/Nanessary, use	ne: <u>Cut-+</u>	کری۔ اعلم form or a field	notebook.	
Do normal environmental conditions Yes <u>X</u> No (If no, explain Has the vegetation, soils, and/or hy Yes <u>No (If yes, explain</u>	s exist at th n on back) drology be n on back)	ne plant co en significa	 mmunity? antly disturbed	?		
Dominant Plant Species	Indicator Status	Stratum	Dominant Pla	ant Species	Indicator Status	Stratum
1. Salix exigua 2. Typha laktoph 3. Whaterass 4. Por juncitation 5. Elasamus mancholia	OBL OBL FAC		14 15 16 17 18			
6. <u>Illmus pumila</u> 7. <u>Chausuthannus naus</u> 8. <u>Tamarix ranosissima</u> 9. <u>Reputas deltoidas</u>	FACU	T S S T	19 20 21 22			· · · · · · · · · · · · · · · · · · ·
10 11 12 13			23 24 25 26			
Percent of dominant species that a lis the hydrophytic vegetation criter	are OBL, F rion met?	ACW and/ Yes <u>X</u>	or FAC <u>67</u>	<u>~</u>		
Is the hydric soil criterion met? Ye	95	No_ <u>×</u>	-			
Is the wetland hydrology criterion	met? Yes	<u> </u>	o			
is the vegetation unit or plot wetla	nd? Yes_	<u>X</u> No		• /	1.	
Rationale for jurisdictional decision repetation present	n: <i>lra</i> u	rage dit	ch which	corries wells	: hydrophy	<u>hc</u>
1 This data form can be used for sit	her the Inte	ermediate-	evel Onsite De	etermination Metho	od or the Com	orehensive

ġ ų

4 -

1.1

1.1.1.1.1.

「「「「「「「「「「「「「」」」」

B-8

	DATA FORM ¹ INTERMEDIATE JEVEL ONSITE DETERMINATION METHOD OR	
	COMPREHENSIVE ONSITE DETERMINATION METHOD (Solis and Hydrology)	
·	Field Investigator(s): Date: Date:	
,	Project/Site: Horizon Polk State: CO County: Misc	-
	Intermediate-level Onsite Determination Method	
	Comprehensive Onsite Determination Method Transect #/ Plot # _/	
	Vegetation Unit #/Name: <u>Willow Cot-tail</u> Sample # Within Veg. Unit: <u>Note:</u> If a more detailed site description is necessary, use the back of data form or a field notebook.	
	SOILS	
	Series/phase: <u>Fruita</u> Subgroup: ² /you Haplorgid	- 45 V) - 41
	Is the soil on the hydric soils list? Yes No Undetermined // No Yes	
	Is the soil: Mottled? Yes No X Gleyed? Yes No X	Sec. 3
	Other hydric soil indicators:	
		ر از این کار این ک <mark>ست.</mark> بر این کار این کار این مست. چه معین این کور این
	HYDROLOGY	
. .	Is the ground surface inundated? Yes No X Surface water depth: Is the soil saturated? Yes X No regent Shew Depth to free-standing water in pit/soil probe hole: Mark other field indicators of surface inundation or soil saturation below: NONCE	-
	Oxidized root zones Water-stained leaves	
	Water marks Surface scoured areas Drift lines Wetland drainage gatterns	
	Water-borne sediment deposits Morphological plant adaptations	7 (5) 17 August (5) 18 August (5)
	Additional hydrologic indicators: - water does flow in this drainage during	
		-
	Comments: drainage ditch bottom; regetation growing along, ditch banks	-
	- Max reports	
		-
4		
	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 Compenensive Onsite Determination Method. Indicate which method is used.	ha j
د 	Classification according to "Soil Taxonomy."	
lar sites:	3-6 3-6	
	3-60 - 0x10' was series sing water mark's water mark's	
	1 1 - dubb - there was a second s	

Field Investigator(a);	ITERMEDIATE-LEVEL ONSITE DET COMPREHENSIVE ONSITE DETI (Summary Sh	ERMINATION METHOD O ERMINATION METHOD leet)	R 15.101
Project/Site: Project/Site: Applicant/Owner:1 Intermediate-level Onsite Comprehensive Onsite D Transect # Plot Note: If a more detailed a	Park Park State Trk-shik Bank Determination Method Park Determination Method Park State State	County: <u>Rebb. + brash</u> / Salte back of data form or a field	Mesa Mesa notebook.
Do normal environmenta Yes <u>V</u> No (If Has the vegetation, soils Yes <u>V</u> No <u>V</u> (If	I conditions exist at the plant commur no, explain on back) and/or hydrology been significantly of yes, explain on back)	ity? -this area was disturbed? the - pla ar	s filled at one to now prosen motoure
Dominant Plant Species	Status Stratum Dom	inant Plant Species	Status Stratum
2. Attiplet con 3. Burney tee	forth for - 5 15. for un - H 16.		
4. Aistichtis spice 5. Tremonist ra	mosissima FACU S 18.		
6. <u>Atshagalus sp</u> 7	<u>. </u>		······································
8 9 10	21. · 22. · 23.		
10 11 12.	24 25.		
13.	26.	· · · · · · · · · · · · · · · · · · ·	
Percent of dominant sp	ecies that are OBL, FACW and/or FA	c <u>33%</u>	le sparses pre
Is the hydrophytic vege	tation criterion met? Yes No	» <u>X</u> W	eer oper p
	on met? Yes No _X	,	
Is the hydric soil criteric	ly criterion met? Yes No		
Is the hydric soil criteric			
Is the hydric soil criteric Is the wetland hydrolog Is the vegetation unit of	r plot wetland? Yes No _X	H	.7
Is the hydric soil criteric Is the wetland hydrolog Is the vegetation unit of Rationale for jurisdiction	r plot wetland? Yes No _X nal decision:	the criteria are m	<u>ل</u>
Is the hydric soil criteric Is the wetland hydrolog Is the vegetation unit of Rationale for jurisdiction	r plot wetland? Yes No _X nal decision:7	He criteria are m	<u>ل</u>
Is the hydric soil criteric Is the wetland hydrolog Is the vegetation unit of Rationale for jurisdiction ¹ This data form can be a Onsite Determination N	r plot wetland? Yes No _X nal decision: <i>Nime of 7</i> used for either the Intermediate-level (<i>A</i> ethod. Indicate which method is used	<u>He crikná are m</u> Onsite Determination Metho	od or the Comprehensive

ŝ,

B-8

· ·	DATA FORM ' INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD	
	(Solls and Hydrology)	
,	Field Investigator(s): LI Code Date: 3/21/91	
	Applicant/Owner:12 Enderstate Bank	
	Intermediate-level Onsite Determination Method	
	Transect # Plot # Vegetation Unit #/Name: <u>Robbitorush</u> /Saltbush'Sample # Within Veg. Unit: Note: If a more detailed site description is necessary, use the back of data form or a field notebook.	
		
	Series/nhase: Trusta Subgroup?	
	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 _X No Gleyed? Yes, No _X	
*	Matrix Color: <u>2.5 Y.5/4</u> Other hydric soil indicators: <u>Market</u> Mottle Colors: <u>7:5 YA 4/6</u>	
	Comments: - could be some fill material present	
		ورونه و المحمد و الم المحمد و المحمد و الم
	HYDROLOGY	
а		•••••••••••••••••••••••••••••••••••••••
	Is the soil saturated? Yes No Surface water depth:	
	Depth to free-standing water in pit/soil probe hole:	
	Oxidized root zones Water-stained leaves Water marks Surface scoured areas	
	Drift lines Water borns sodiment denosite Morphological plant adaptations	
	Additional hydrologic indicators:	
	Comments:	
	¹ This data form can be used for both the Vegetation Unit Sampling Procedure and the Quadrat Transe Sampling Procedure of the Intermediate-Level Onsite Determination Method, or the Quadrat Sampling Procedure of the Competensive Onsite Determination Method. Indicate which method is used.	ct D
	∼ Classification according to "Soli Laxonomy."	
ur sites;		그 아이들은 그 말 다.
ur sites;	3-2	
ar sites;	3-2 3-5	14 - 14 - 14 - 15 - 14 - 14 - 14 - 14 - 14 - 14 - 14
ur sites;	3-2 3-5 4-3	62 - 19 6 00 (1993) - 1993
ur sites;	3-2 3-5 4-3	a Angent (a) a

INTERME COMI	DATA FORM ¹ DIATE-LEVEL ONSITE DETERMINATION METH PREHENSIVE ONSITE DETERMINATION METH (Summary Sheet)	HOD OR IOD	
Field Investigator(s): Project/Site:Bacconstructure Applicant/Owner:12F Inter Intermediate-level Onsite Determ	Date: <u>Laboration Date:</u> <u>Laboration Date:</u> <u>Country D</u>	3/21/91 ny: <u>Misa</u>	
Comprehensive Onsite Determina Transect # Plot # Note: If a more detailed site desc	ation Method	narich. a field notebook.	
Do normal environmental condition Yes No (If no, expl Has the vegetation, soils, and/or Yes No (If yes, expl	ons exist at the plant community? ain on back) hydrology been significantly disturbed? lain on back)		
Dominant Plant Species	Indicator Statue Stratum Dominant Plant Species	Indicator Status Stratum	
1. Typhe lattoka	$- \underbrace{\partial \mathcal{B}}_{\mathcal{E}} \underbrace{\mathcal{H}}_{\mathcal{E}} 14$		
2. James ramosis	$ \underline{FAC} = \underbrace{H}_{16.} \underbrace{H}_{16.}$		
4. <u>Populus autories</u> 5	<u> </u>	······	
6 7	19 20	· · · · · · · · · · · · · · · · ·	¥.
*8	21		
10	23 24		
12.	25		
10			
Percent of dominant species that	at are OBL, FACW and/or FAC "		
Is the hydrophytic vegetation cri	terion met? Yes V No		
Is the hydric soil criterion met?	Yes No		
is the wetland hydrology criterio	n met? Yes <u>V</u> No		
Is the vegetation unit or plot wet	land? Yes X No		
Rationale for jurisdictional decis	ion:		1. 19
¹ This data form can be used for a Onsite Determination Method. In 2-12-7	either the Intermediate-level Onsite Determination ndicate which method is used. nuch gullying, but all regetate	Method or the Comprehensive	
no Populus	seeps - Junius		
		1 State of the second s Second second secon second second sec	State Ast

٠.

DATA FORM¹ INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD (Solis and Hydrology) Field Investigator(s): . Date: Project/Site:_ - State: County Theretak Barl Applicant/Owner: Intermediate-level Onsite Determination Method **Comprehensive Onsite Determination Method** 1 Plot # 4 Transect # lamarist Sample # Within Veg. Unit: Vegetation Unit #/Name: Note: If a more detailed site description is necessary, use the back of data form or a field notebook. SOILS Series/phase: -.Subgroup:² Undetermined X Is the soil on the hydric soils list? Yes No Is the soil a Histosol? Yes No X Histic epipedon present? Yes X Is the soil: Mottled? Yes No Gleyed? Yes No Matrix Color: __ろう Mottle Colors: under water 50 Other hydric soil indicators: 2.5 Y 51 rear drainage bo Comments: ____ HYDROLOGY Is the ground surface inundated? Yes X No _____ Surface water depth: Is the sojl 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-stained leaves Surface scoured areas Water marks Wetland drainage patterns **Drift lines** Morphological plant adaptations Water-borne sediment deposits water in better of. Additional hydrologic indicators: _ golf con runott from 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: 2-6 - ponded water in places 3-1 - very productive cati-tail - drops off into other ditch B-7

INTERM COI	DATA FORM EDIATE-LEVEL ONSITE DETE MPREHENSIVE ONSITE DETER (Summary She	۲ RMINATION METHOD O MINATION METHOD	R	
Field Investigator(s):	indijo	Date: <u>3</u>	121/91	
Project/Site:	Back State:	County:'	Mesa	
Intermediate-level Onsite Determi	mination Method	•		
Transect # 2 Plot # 3	Vegetation Unit #/Name:	Breground		
Note: If a more detailed site des	cription is necessary, use the ba	ck of data form or a neigh	notebook.	
Do normal environmental condit YesNo \times (If no, exi Has the vegetation, soils, and/c YesNo (If yes, exi	tions exist at the plant community plain on back) - complete r hydrology been significantly dis cplain on back)	ly cleared and grad	ed id of regetation	
	Indicator	· · · ·	Indicator	
Dominant Plant Species	Status Stratum Domin	ant Plant Species	Status Stratum	
2. Cheusethamus menune	<u>Sus</u> 15			
3. <u>Attriptes</u> contentorio				
5	18 19)
o	20			
89	21 22 22			
10	23 24		······································	
12.	25 26			
13				
Percent of dominant species the	hat are OBL, FACW and/or FAC	070		
Is the hydrophytic vegetation c	riterion met? Yes No	X		and the second second
Is the hydric soil criterion met?	? YesNo_X			
is the wetland hydrology criter	ion met? Yes No ×	and the second sec		
In the uppotation unit or plot w				
18 (ne vegeration unit of plot m		·	L	
Rationale for jurisdictional dec	ision:	he crinena men		
¹ This data form can be used for	r either the intermediate-level Or	site Determination Methc	od or the Comprehensive	
	Indicate which method is used.	1		
si t ";1 "				
				Sec. Sec.

	DATA FORM ¹
	INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR
	COMPREHENSIVE ONSITE DETERMINATION METHOD
•	Field Investigator(s): Date: Date:
	Applicant/Owner: 1st Twark & Bank
	Intermediate-level Onsite Determination Method
	Comprehensive Onsite Determination Method
	Iransect # <u></u> Plot # <u></u> Vegetation Unit #/Name: <u></u> Sample # Within Veg. Unit:
· · ·	Note: If a more detailed site description is necessary, use the back of data form or a field notebook.
	SOILS TILL
	Series/phase:
	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: Mottle Colors:
	Comments:
	· · · · · · · · · · · · · · · · · · ·
	HYDROLOGY
	Is the around 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: NONC
	Ovidized root zones Water-stained leaves
	Water marks / Surface scoured areas
	Drift lines Wetland drainage patterns
	Water-borne sediment deposits Morphological plant adaptations
	Additional hydrologic indicators:
	Comments:
	and the second
	and a start of the set. And a start of the set of the set Set of the set of the s
	This data form can be used for both the Vegetation Linit Sampling Procedure and the Quadrat Transact
	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.
	Classification according to "Soil Taxonomy."
S	imiliar sike: 1-3
	에는 것은
	이 같은 것 같은

ţ

		~		
INTERME	DATA DIATE-LEVEL ONSITE PREHENSIVE ONSITE	A FORM ¹ E DETERMINATION METHOD E DETERMINATION METHOD	DR	
Field Investigator(s): <u> </u>	(Summa Allia	- State: Date: - State: County:	3/21/91 Mesa	
Applicant/Owner: <u>Drye</u> Intermediate-level Onsite Determin Comprehensive Onsite Determin	ination Method			
Note: If a more detailed site desc	ription is necessary, us	the back of data form or a field $$	I notebook.	
Do normal environmental condition Yes <u>V</u> No (If no, expinential condition) Has the vegetation, soils, and/or Yes No Y (If yes exp	ons exist at the plant co ain on back) hydrology been signific lain on back)	ommunity? cantly disturbed?		
	Indicator		Indicator	
Dominant Plant Species	<u>Status</u> Stratum	Dominant Plant Species	Status Stratum	i Gele
1. Tomorix ramosissima	FACW S	14		dan 1947 Gali
3. Typhe latitolia	OBL H	. 15 . 16		
4. Pon junititalia	- FAC +	17		
5. <u>Flaeronus anguentalio</u> 6. <u>Salix exigua</u>	OBL S	. 18 19		्रि इ.स. ११
17. Juncu's torreyi	FACW H	20		
8. Disticuits spilat		21		
10				
11 12		24		
13		26		
Percent of dominant species that	at are OBL, FACW and	/or FAC / 00 70_		
le the hydrophytic vegetation or	torion mot? Yos X	No		- 1994 94 9 97 9
is the hydrophytic vegetation ch				
Is the hydric soil criterion met?	Yes <u>X</u> No	-		
Is the wetland hydrology criterio	n met? Yes <u>X</u> N	lo		
Is the vegetation unit or plot we	land? Yes <u>X</u> No)		
Rationale for jurisdictional decis	ion: All 3 cri	kria met		
· · · · · · · · · · · · · · · · · · ·		·		

na seconda da seconda En esta da seconda da s En esta da seconda da s

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 FODIA 1	
	INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR	9 9 9
	COMPREHENSIVE ONSITE DETERMINATION METHOD (Soils and Hydrology)	
	3/21/41	
۰,	Project/Site Horizon Park State: CO County:	
	Applicant/Owner: 1t Therstate Bank	
	Intermediate-level Onsite Determination Method	
	Transect # Plot #	
	Vegetation Unit #/Name: <u>Solf Golo</u> Sample # Within Veg. Unit:	
		- - -
•	soils	
•	Series/phase:Subgroup:	
	is the soil a Histosol? Yes No Histic epipedon present? Yes No X	ningson Singson
	Is the soil: Mottled? Yes No X Gleyed? Yes No X	م می کار محمد کار با می کار مور با می کار می
	Matrix Color: Mottle Colors:	
	Comments: soil-dry under ste layer - reant snow	.
	- HYDROLOGY	:
· •	Is the ground surface inundated? Yes No X Surface water depth:	- 100 - 100 - 100
	Is the soil saturated? Yes No	Side and a second se
	Mark other field indicators of surface inundation or soil saturation below: A 32	
	Oxidized root zones Water-stained leaves Surface scoured areas	
	Drift lines Wetland drainage patterns	
	Water-borne sediment deposits	
	Additional hydrologic indicators: <u>Seen area Near diftich (2'away</u>)	
	and ditch ana-which carries water rarely	- 30940000 - 4450400 - 4550400
	Comments:	
	a a server a server. La server de la serv	
	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."	Alter and a second
÷.		
013		
ì từ 🖉		
A State		a hiran ing partition

•

ield Investigator(s):, Cud	(Summ //	ary Sheet)	Date:	3/21/91	
roject/Site: Horizon Po	the Back	- State: <u>CO</u>	_ County: _	Mesa	
pplican/Owner:	ination Method	-			
Comprehensive Onsite Determina	ation Method	ma Saltaria			
lote: If a more detailed site desc	ription is necessary, u	se the back of data	form or a field	d notebook.	
o normal environmental condition	ons exist at the plant c	ommunity?			
es X No (If no, expl	ain on back)	eenthe disturbed 2			
es <u>No X</u> (if yes, exp	lain on back)	Cantiny disturbed?			
	Indicator			Indicator	「東京ない」。 武士が行った
Dominant Plant Species	Status Stratun	Dominant Plant	Species	Status	Stratum
1. Distichlis stricta	FAC FH	_ 14	······		
2. <u>Chenoport</u>	<u>+</u>	_ 15			
4 Tomorix rampsissima	FACU 3	_ 16			· <u> </u>
5 Adripter conescens		_ 18			
6í		_ 19		 " 	
8		_ 20			
9		_ 22			
0		_ 23			
2		_ 24	<u></u>		
3		_ 26			
Percent of dominant species that	at are OBL. FACW and	d/or FAC 40%			
		V			
is the hydrophytic vegetation cri	terion met? Yes	No			
Is the hydric soil criterion met?	Yes No Y			•	
• • • • • • • • •					
is the wetland hydrology criterio	n met? Yes	No <u>~</u>	4		
is the vegetation unit or plot wet	land? Yes N	lo X			
	<u></u>		1		
Bationale for jurisdictional decis	ion: None .	F the criterio	i met_		
	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·		· · · ·	ی <u>در در دورد.</u> هر از در دور مرد

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.

DAT INTERMEDIATE-LEVEL ONSI	TA FORM ¹ ITE DETERMINATION METHOD OR
COMPREHENSIVE ONSI (Solis at	TE DETERMINATION METHOD
L. Cadlin	sur sladal
rield Investigator(s): Horizon Park	State: (A) County Mesu
Applicant/Owner: 1 - Interstate Bank	
ntermediate-level Onsite Determination Method	
Comprehensive Onsite Determination Method	~ ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
Vegetation Unit #/Name:Selta rass	Sample # Within Veg. Unit:
Note: If a more detailed site description is necessary	r, use the back of data form or a field notebook.
sc	JII S / / / / / / / / / / / / / / / /
Sorias/nhasa. Truita	Subroup:2 Typic Haplorond
Is the soil on the hydric soils list? Yes No	
Is the soil a Histosol? Yes No X Histic	; epipedon present? Yes No _X
Is the soil: Mottled? Yes No X Gieye	ed? Yes No _X
Other hydric soil indicators:	S:
Comments:	
HYDR	IOLOGY
	a and a start a A start a start A start a start
Is the ground surface inundated? Yes No No No No No Depth to free-standing water in pit/soil probe hole:	Surface water depth:
Is the ground surface inundated? Yes No Is the soil saturated? Yes No Depth to free-standing water in pit/soil probe hole: Mark other field indicators of surface inundation or s	oil saturation below: NONE
Is the ground surface inundated? Yes No Is the soil saturated? Yes No Depth to free-standing water in pit/soil probe hole: Mark other field indicators of surface inundation or s	Surface water depth:
Is the ground surface inundated? Yes No Is the soil saturated? Yes No Depth to free-standing water in pit/soil probe hole: Mark other field indicators of surface inundation or s Oxidized root zones Water marks	Surface water depth: ioil saturation below: NONら Water-stained leaves Surface scoured areas
Is the ground surface inundated? Yes No Is the soil saturated? Yes No Depth to free-standing water in pit/soil probe hole: Mark other field indicators of surface inundation or s Oxidized root zones Water marks Drift lines	Surface water depth: toil saturation below: NONE Water-stained leaves Surface scoured areas Wetland drainage patterns
Is the ground surface inundated? Yes No Is the soil saturated? Yes No Depth to free-standing water in pit/soil probe hole: Mark other field indicators of surface inundation or s Oxidized root zones Water marks Drift lines Water-borne sediment deposits	Surface water depth:
Is the ground surface inundated? Yes No Is the soil saturated? Yes No Depth to free-standing water in pit/soil probe hole: Mark other field indicators of surface inundation or s Oxidized root zones Water marks Drift lines Water-borne sediment deposits Additional hydrologic indicators:	Surface water depth:
Is the ground surface inundated? Yes No Is the soil saturated? Yes No Depth to free-standing water in pit/soil probe hole: Mark other field indicators of surface inundation or s Oxidized root zones Water marks Drift lines Water-borne sediment deposits Additional hydrologic indicators:	Surface water depth: toil saturation below: NONE Water-stained leaves Surface scoured areas Wetland drainage patterns Morphological plant adaptations
Is the ground surface inundated? Yes No Is the soil saturated? Yes No Depth to free-standing water in pit/soil probe hole: Mark other field indicators of surface inundation or s Oxidized root zones Water marks Drift lines Water-borne sediment deposits Additional hydrologic indicators:	Surface water depth: toil saturation below: NONE Water-stained leaves Surface scoured areas Wetland drainage patterns Morphological plant adaptations
Is the ground surface inundated? Yes No Is the soil saturated? Yes No Depth to free-standing water in pit/soil probe hole: Mark other field indicators of surface inundation or s Oxidized root zones Water marks Drift lines Water-borne sediment deposits Additional hydrologic indicators: Comments:	Surface water depth:
Is the ground surface inundated? Yes No Is the soil saturated? Yes No Depth to free-standing water in pit/soil probe hole: Mark other field indicators of surface inundation or s Oxidized root zones Water marks Drift lines Water-borne sediment deposits Additional hydrologic indicators: Comments:	Surface water depth:
Is the ground surface inundated? Yes No Is the soil saturated? Yes No Depth to free-standing water in pit/soil probe hole: Mark other field indicators of surface inundation or s Oxidized root zones Water marks Urift lines Water-borne sediment deposits Additional hydrologic indicators: Comments:	Surface water depth:
Is the ground surface inundated? Yes No Is the soil saturated? Yes No Depth to free-standing water in pit/soil probe hole: Mark other field indicators of surface inundation or s Oxidized root zones Water marks Drift lines Water-borne sediment deposits Additional hydrologic indicators: Comments:	Surface water depth:
Is the ground surface inundated? Yes No Is the soil saturated? Yes No Depth to free-standing water in pit/soil probe hole: Mark other field indicators of surface inundation or s Oxidized root zones Water marks Drift lines Water-borne sediment deposits Additional hydrologic indicators:	Surface water depth:
Is the ground surface inundated? Yes No Is the soil saturated? Yes No Depth to free-standing water in pit/soil probe hole: Mark other field indicators of surface inundation or s Oxidized root zones Water marks Drift lines Water-borne sediment deposits Additional hydrologic indicators: Comments:	Surface water depth:
Is the ground surface inundated? Yes No Is the soil saturated? Yes No Depth to free-standing water in pit/soil probe hole: Mark other field indicators of surface inundation or s Oxidized root zones Water marks Drift lines Water-borne sediment deposits Additional hydrologic indicators: Comments: This data form can be used for both the Vegetation	Surface water depth: soil saturation below: NONE Water-stained leaves Surface scoured areas Wetland drainage patterns Morphological plant adaptations
Is the ground surface inundated? Yes No Is the soil saturated? Yes No Depth to free-standing water in pit/soil probe hole: Mark other field indicators of surface inundation or s Oxidized root zones Water marks Drift lines Water-borne sediment deposits Additional hydrologic indicators: Comments: This data form can be used for both the Vegetation Sampling Procedure of the Intermediate-Level Onsite	Surface water depth: soil saturation below: NONE Water-stained leaves Surface scoured areas Wetland drainage patterns Morphological plant adaptations
Is the ground surface inundated? Yes No Is the soil saturated? Yes No Depth to free-standing water in pit/soil probe hole: Mark other field indicators of surface inundation or s Oxidized root zones Water marks Drift lines Water-borne sediment deposits Additional hydrologic indicators: Comments: This data form can be used for both the Vegetation Sampling Procedure of the Intermediate-Level Onsit Procedure of the Compehensive Onsite Determinati	Surface water depth: noil saturation below: NONE Water-stained leaves Surface scoured areas Wetland drainage patterns Morphological plant adaptations
Is the ground surface inundated? Yes No Is the soil saturated? Yes No Depth to free-standing water in pit/soil probe hole: Mark other field indicators of surface inundation or s Oxidized root zones Water marks Drift lines Water-borne sediment deposits Additional hydrologic indicators: Comments: Comments: This data form can be used for both the Vegetation Sampling Procedure of the Intermediate-Level Onsit Procedure of the Compehensive Onsite Determinati Classification according to "Soil Taxonomy."	Surface water depth: soil saturation below: MONE Water-stained leaves Surface scoured areas Wetland drainage patterns Morphological plant adaptations
Is the ground surface inundated? Yes No Is the soil saturated? Yes No Depth to free-standing water in pit/soil probe hole: Mark other field indicators of surface inundation or s Oxidized root zones Water marks Drift lines Water-borne sediment deposits Additional hydrologic indicators: Comments: Comments: This data form can be used for both the Vegetation Sampling Procedure of the Intermediate-Level Onsit Procedure of the Compehensive Onsite Determinati Classification according to "Soil Taxonomy."	Surface water depth: soil saturation below: MONE Water-stained leaves Surface scoured areas Wetland drainage patterns Morphological plant adaptations
Is the ground surface inundated? Yes No Is the soil saturated? Yes No Depth to free-standing water in pit/soil probe hole: Mark other field indicators of surface inundation or s Oxidized root zones Water marks Drift lines Water-borne sediment deposits Additional hydrologic indicators: Comments: This data form can be used for both the Vegetation Sampling Procedure of the Intermediate-Level Onsit Procedure of the Compehensive Onsite Determinati Classification according to "Soil Taxonomy."	Surface water depth: soil saturation below: MONE Water-stained leaves Surface scoured areas Wetland drainage patterns Morphological plant adaptations
Is the ground surface inundated? Yes No Depth to free-standing water in pit/soil probe hole; Mark other field indicators of surface inundation or s Oxidized root zones Water marks Drift lines Water-borne sediment deposits Additional hydrologic indicators: Comments: Comments: This data form can be used for both the Vegetation Sampling Procedure of the Intermediate-Level Onsit Procedure of the Compehensive Onsite Determinati Classification according to "Soil Taxonomy."	Surface water depth: soil saturation below: NONS Water-stained leaves Surface scoured areas Wetland drainage patterns Morphological plant adaptations

٩,

B-7

DATA FORM ¹	
INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD C)R
COMPREHENSIVE ONSITE DETERMINATION METHOD (Summary Sheet)	
	alalar
eld investigator(s): Date: Date: Date:	S/2/19/ Mesa
pplicant/Owner:I= Interstate Bank,	
termediate-level Onsite Determination Method	•
ransect # _ 2 Plot # _ 7 Vegetation Unit #/Name: Scitzones s	
ote: If a more detailed site description is necessary, use the back of data form or a field	notebook.
	
o normal environmental conditions exist at the plant community?	
as the vegetation, soils, and/or hydrology been significantly disturbed?	
es X No (If yes, explain on back) - area cleared and graded to t	he north
Indicator	Indicator
Cominant Plant Species Status Stratum Dominant Plant Species	Status Stratum
1. Districtures Spirate FAC H 14.	
3. Atripler conescensS 16.	
4. <u>Arysothammus Raiss.</u> <u>-</u> <u>S</u> 17	
6 19	
7 20	
8 21 22	
0 23 23	
24 25.	
2 25 3 26	
	
Percent of dominant species that are OBL, FACW and/or FAC	1
is the hydric soil criterion met? Yes No _X	
s the hydric soil criterion met? Yes No _X	그는 것이 아파 가지 않는 것이 많이
s the hydric soil criterion met? Yes No _X s the wetland hydrology 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	
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: Z of S criteria with met	

'This data form can be used for either the Intermediate-level Onsite Determination Method or the Comprehensiv Onsite Determination Method. Indicate which method is used.

	EVEL ONSITE DETERMINATION METHOD OR
	ISIVE ONSITE DETERMINATION METHOD ON
COMPRENEN	(Solle and Hydrology)
Field Investigator(s):	2 Date: <u>3/2//9/</u>
Project/Site: Horizon tack	State: <u>CO</u> County: <u>//lesa</u>
pplicant/Owner:	ke Bank
ntermediate-level Onsite Determination	Method/_
Vegetation Unit #/Name:Salta	rass Sample # Within Veg Unit:
Vote: 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
s the soil on the hydric soils list? Yes	No Undetermined
s the soil a Histosol? Yes No	Histic epipedon present? Yes No X
s the soil: Mottled? Yes No	X Gleyed? Yes No X
Matrix Color:2,5 Y 3 2	Mottle Colors:
Other hydric soil indicators:	
Comments:	
	HYDROLOGY
s the ground surface inundated? Yes	No X Surface water depth:
s ine soil saturated (Yes No	
Mark other field indicators of surface inu	Indation or soil saturation below: No NF
Oxidized root zones	Water-stained leaves
Water marks	Surface scoured areas
Drift lines	Wetland drainage patterns
Water-borne sediment deposits	Morphological plant adaptations
· · · · · · · · · · · · · ·	
Additional hydrologic indicators:	han bereiten er en
· · · · · · · · · · · · · · · · · · ·	
	ja, ⁶ n eren en eren eren eren eren eren eren
Comments: graded and dene	lace which andes into drainage a ca
	No. To preserve and the
	and a state of the
,	a de la companya de l La companya de la comp

• e.

`,'

×,

.

. •

B-7

4

•

. .

eld Investigator(s): L. C.	(Summa	ry Sheet) I State: (Date:	21/91 Misa		
pplicant/Owner:	ation Method on Method /egetation Unit #/Nan tion is necessary, use	he: $Cat-tul/c$ the back of data for	Fedge n or a field no	ntebook.		
o normal environmental conditions es \underline{X} No $$ (If no, explain as the vegetation, soils, and/or hy es $$ No \underline{X} (If yes, explain	s exist at the plant con n on back) drology been significa n on back)	mmunity? antly disturbed?		indicator		
Dominant Plant Species 1. Typha Juty Folia 2. Rolboschoenus marting 3. Sistichlis Spicato Andrews Spicato	$\begin{array}{c c} Status \\ Status \\ \hline OBL \\ H \\ \hline OJ3 \\ \hline PAL \\ \hline H \\ \hline FAC \\ H \\ \hline H \\$	Dominant Plant Spe 14. 15. 16. 17	Cies	Status	Stratum	
5. Mullesburge aspen Kota 6. Mint 7. Tomorix ramosissma 8. Populus deltoides 9. Juncus torregi	FACW H FACW H FACW H FACW H FACW H	17. 18. 19. 20. 21. 22.				
0 1 2 3		23 24 25 26	······································			
Percent of dominant species that a last the hydrophytic vegetation crite	are OBL, FACW and/ rion met? Yes	or FAC <u>/007</u>				
Is the hydric soil criterion met? Ye	es X No	-				\$
Is the wetland hydrology criterion	met? Yes <u>N</u> N	V				

é CP

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.

INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD (Solis and Hydrology) 'iaid Investigator(s):			
COMPREHENSIVE ONSITE DETERMINATION METHOD (Soils and Hydrology) Site:	DATA FORM		
ield Investigator(s):	COMPREHENSIVE ONSITE DETERMINATION METHOD (Solis and Hydrology)		
Head investigator(s): Listic: Locality: Market Implicant/Owner: 1 Tride-table Book Opplicant/Owner: 1 Tride-table County: Market Opplicant/Owner: 1 Tride-table Book County: Market Comprehensive Onsite Determination Method	Field Investigation of Collins	12.101	
applicant/Owner: 15 Tables Stack intermediate-level Onsite Determinitation Method gransect #Plot #	Project/Site: Horizon Porte State: CO County: M	<u>e</u> 1	en dat Stindtworte
htermediate-level Onsite Determination Method	Applicant/Owner: 15 Interstite Bank	· · · · · · · · · · · · · · · · · · ·	
Completerisitive Onsite Determination Method /egetation Unit #/Name: /egetation Unit #/Name: SolLS SolLS Series/phase:	ntermediate-level Onsite Determination Method	and the second	
/egetation Unit #Name:	Transect # 3. Plot # 3		
Vote: If a more detailed site description is necessary, use the back of data form or a field notebook. Solls Series/phase:	/egetation Unit #/Name: Sample # Within Veg. Unit:		
SOILS Series/phase:	Note: If a more detailed site description is necessary, use the back of data form or a field no	tebook.	
Series/phase:	SOILS		
s the soil on the hydric soils list? Yes No Undetermined X is the soil a Histosol? Yes No Histic epipedon present? Yes No X Matrix Color: 2.5 Y 5/2 No X Gleyed? Yes No X Matrix Color: 2.5 Y 5/2 Motifie Colors: There hydric soil Indicators: Saturated and International Internatio	Series/phase:Subgroup: ²		
s the soil a Histosol? YesNoNO	Is the soil on the hydric soils list? Yes No Undetermined		
Matrix Color: 2:5 95/2 Mottle Colors: 102 Dither hydric soil indicators: Saturated ad in Landated in Sore place 102 Comments: Cau Aroma 102 102 HYDROLOGY In Sore place 102 S the ground surface inundated? Yes X No Surface water depth: 2"=6" S the soil saturated? Yes X No Surface water depth: 2"=6" Depth to free-standing water in pit/soil probe hole: -6" -6" Mark other field indicators of surface inundation or soil saturation below: NONE Oxidized root zones Water-stained leaves Water marks Surface scoured areas Drift lines X Wetland drainage patterns Water-borne sediment deposits X Morphological plant adaptations Additional hydrologic indicators: Starlary water: Starlary area Comments:	is the soil: Mottled? Yes No \swarrow Histic epipedon present? Yes No \searrow is the soil: Mottled? Yes No \searrow		
Dither hydric soil indicators: Saturated adin landated in Some_place	Matrix Color:		
	Other hydric soil indicators: <u>Saturated and intendented in some place</u>	••••••••••••••••••••••••••••••••••••••	
HYDROLOGY In some bass s the ground surface inundated? Yes No Surface water depth:			
HYDROLOGY - In some places s the ground surface inundated? Yes No Surface water depth:2" Depth to free-standing water in pit/soil probe hole:6" Mark other field indicators of surface inundation or soil saturation below: NONE			
s the ground surface inundated? Yes Y No Surface water depth: 2"-6" Surface water depth: 2"-6" 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-stained leaves Water marks Surface scoured areas Drift lines X Wetland drainage patterns Water-borne sediment deposits X Morphological plant adaptations Additional hydrologic indicators: Starting water: Scap area Comments:			
s the ground surface inundated? Yes Y No Surface water depth: X	- in some places	, 11	i te n y radi. Tan yr yr ar i
S ine soli saturated? Yes No	s the ground surface inundated? Yes Y No Surface water depth:	<u>6</u>	
Departor in the solution of soil saturation below: NONE Mark other field indicators of surface inundation or soil saturation below: NONE	is the soil saturated? Yes <u>X</u> NO		
Oxidized root zones Water-stained leaves Water marks Surface scoured areas Wetland drainage patterns Wetland drainage patterns Water-borne sediment deposits Morphological plant adaptations Additional hydrologic indicators: water - Scop area Comments:	Mark other field indicators of surface inundation or soil saturation below: $MANE$	····	
Oxidized root zones Water-stained leaves Water marks Surface scoured areas Drift lines Wetland drainage patterns Water-borne sediment deposits Morphological plant adaptations Additional hydrologic indicators: Water - Scap area Comments:	MALE GUME MENU MULAURE OF SUDACH MUNUATUR OF SOU SATURATION DISOW . IN DATES	and the second	
Water marks Drift lines Y Wetland drainage patterns Water-borne sediment deposits Additional hydrologic indicators: Starting water Scop area Comments: This date form as he used for both the Vacatation Unit Sampling Procedure and the Ounder's Transact		les d'anna anna anna anna anna anna anna an	
Water-borne sediment deposits <u>X</u> Morphological plant adaptations Additional hydrologic indicators: <u>Standary water</u> : <u>Scap area</u> Comments:	Oxidized root zones Water-stained leaves		
Additional hydrologic indicators: <u>standing water</u> : <u>scop area</u>	Oxidized root zones Water-stained leaves Water marks Drift lines		
	Oxidized root zones		
Comments:	Oxidized root zones		
Comments:	Oxidized root zones		
	Oxidized root zones		
This data form and the heath the Venetation Linit Sempling Presedure and the Outdat Transet	Oxidized root zones Water marks Orift lines Water-borne sediment deposits Additional hydrologic indicators:		
This data form and he used for both the Vegetation Linit Sempling Presedure and the Oundrat Tennent	Oxidized root zones Water marks Drift lines Water-borne sediment deposits Additional hydrologic indicators: Standary water. Scop area Comments:		
This date form and the wood for both the Vegetation Linit Sempling Presedure and the Quadrat Transact	Oxidized root zones		
This data form and he used for both the Vegetation Linit Sempling Precedure and the Ougdat Transact	Oxidized root zones Water marks Surface scoured areas Trift lines Water-borne sediment deposits Additional hydrologic indicators: Comments:		
This data form and he used for both the Vacotation Light Sampling Procedure and the Augdret Transact	Oxidized root zones		
	Oxidized root zones		
	Oxidized root zones Water marks Surface scoured areas Surface scoure scoure areas Surface scoure scoure scoure areas Surface s	rat Transect	
Procedure of the Compehensive Onsite Determination Method. Indicate which method is used.	Oxidized root zones Water-stained leaves Surface scoured areas Surface scoured areas Wetland drainage patterns Wetland drainage patterns Wetland drainage patterns Morphological plant adaptations Additional hydrologic indicators: Starling water. Starling area Comments: This data form can be used for both the Vegetation Unit Sampling Procedure and the Quad Sampling Procedure of the Intermediate-Level Onsite Determination Method, or the Quadra Procedure of the Compehensive Onsite Determination Method. Indicate which method is use	rat Transect tt Sampling sed,	
Procedure of the Compehensive Onsite Determination Method. Indicate which method is used. Classification according to "Soil Taxonomy."	Oxidized root zones Water-stained leaves Surface scoured areas Surface scoured areas Wetland drainage patterns Wetland drainage patterns Morphological plant adaptations Additional hydrologic indicators: worker. Scop area Comments:	rat Transect t Sampling sed.	
Procedure of the Compehensive Onsite Determination Method. Indicate which method is used. Classification according to "Soil Taxonomy."	Oxidized root zones Water-stained leaves Surface scoured areas Water marks Wetland drainage patterns Wetland drainage patterns Wetland drainage patterns Water-borne sediment deposits Morphological plant adaptations Additional hydrologic indicators: water: Scop area Comments: This data form can be used for both the Vegetation Unit Sampling Procedure and the Quad Sampling Procedure of the Intermediate-Level Onsite Determination Method, or the Quadra Procedure of the Intermediate-Level Onsite Determination Method, or the Quadra Classification according to "Soil Taxonomy."	rat Transect tt Sampling sed.	
Procedure of the Compehensive Onsite Determination Method. Indicate which method is used. Classification according to "Soil Taxonomy."	Oxidized root zones Water-stained leaves Water marks Surface scoured areas Drift lines X Wetland drainage patterns Water-borne sediment deposits X Morphological plant adaptations Additional hydrologic indicators: Stadiny water: Scope area Scope area Comments: Stading water: State form can be used for both the Vegetation Unit Sampling Procedure and the Quadra Procedure of the Intermediate-Level Onsite Determination Method, or the Quadra Procedure of the Compehensive Onsite Determination Method. Indicate which method is us Classification according to "Soil Taxonomy."	rat Transect tt Sampling sed.	
Procedure of the Compehensive Onsite Determination Method. Indicate which method is used. Classification according to "Soil Taxonomy."	Oxidized root zones Water-stained leaves Water marks Surface scoured areas Drift lines X Wetland drainage patterns Water-borne sediment deposits X Morphological plant adaptations Additional hydrologic indicators: Storkey waker: Comments: Storkey Comments: Storkey Comments: Storkey Comments: Storkey Comments: Storkey Comments: Storkey Consider for both the Vegetation Unit Sampling Procedure and the Quadra Procedure of the Intermediate-Level Onsite Determination Method, or the Quadra Procedure of the Compensive Onsite Determination Method. Indicate which method is us Classification according to "Soil Taxonomy."	rat Transect tt Sampling sed.	
Procedure of the Compehensive Onsite Determination Method. Indicate which method is used. Classification according to "Soil Taxonomy."	Oxidized root zones Water-stained leaves Surface scoured areas Surface scoured areas Drift lines X Wetland drainage patterns Water-borne sediment deposits X Morphological plant adaptations Additional hydrologic indicators: Starty water Comments: Starty water Sampling Procedure of the Intermediate-Level Onsite Determination Method, or the Quadra Procedure of the Compehensive Onsite Determination Method, or the Quadra Procedure of the Compehensive Onsite Determination Method, or the Quadra Procedure of the Compehensive Onsite Determination Method, Indicate which method is us Classification according to "Soil Taxonomy."	rat Transect tt Sampling sed,	
Procedure of the Compehensive Onsite Determination Method. Indicate which method is used. Classification according to "Soil Taxonomy."	Oxidized root zones	rat Transect t Sampling ied.	
Procedure of the Compehensive Onsite Determination Method. Indicate which method is used. Classification according to "Soil Taxonomy."	Oxidized root zones Water-stained leaves Water marks Surface scoured areas Drift lines Wetland drainage patterns Water-borne sediment deposits Morphological plant adaptations Additional hydrologic indicators: Stady water; Stap area Comments:	rat Transect t Sampling sed.	
Procedure of the Compehensive Onsite Determination Method. Indicate which method is used. Classification according to "Soil Taxonomy." B-7	Oxidized root zones	rat Transect t Sampling sed.	 B-7
Procedure of the Compehensive Onsite Determination Method. Indicate which method is used. Classification according to "Soil Taxonomy." B-7	Oxidized root zones	rat Transect t Sampling ied.	—

,∎ •

-

A.

97 **98**. 1

add Investigator(s): 1. Collip oject/Site: Hourism Plante oper/Site: Hourism Plante pilicant/Owner: 12 Intercate Back pilicant/Owner: 12 Intercate Back pilicant/Owner: 12 Intercate Back pilicant/Owner: 14 Intercate Back pilicant/Owner: 16 Intercate Back pilicant/Owner: 16 Intercate Back pilicant/Owner: 16 Intercate Back pilicantro 17 Intercate Back pilicantro 18 Intercate Back pilicantro 18 Intercate Back pilicator 18 Intercate Back pilicator 18 Intercate Back pilicator 18 Intercate Back pilicator 18 Intercate Back pilicatit	COMP	REHENSIVE ON:	SITE DETERMINATION METHOD	
Jac VS Vie:	Investigator(s). Li Curl		Data:	3/21/91
plicant/Conner: <u>Provide Donc</u> mprehensive Onsite Determination Method insect # Plot # <u>U</u> vegetation Unit #/Name: <u>Sulfarouss</u> ite: if a more detailed site description is necessary, use the back of data form or a field notebook. normal environmental conditions exist at the plant community? s <u>V</u> No (If no, explain on back) - possible some during domoutle ago s the vegetation, soils, and/or hydrology been significantly disturbed? s <u>No (If yes, explain on back)</u> - possible some during domoutle ago s the vegetation, soils, and/or hydrology been significantly disturbed? s <u>No (If yes, explain on back)</u> - possible some during domoutle ago s the vegetation, soils, and/or hydrology been significantly disturbed? s <u>No (If yes, explain on back)</u> - possible some during domoutle ago s the vegetation is price <u>FAC</u> 14	aject/Site: Hocizon	torle	State: County:	Mesa
mprehensive Onsite Determination Method	plicant/Owner:	stor Dent		₩
ansect #	mprehensive Onsite Determinat	tion Method		
normal environmental conditions exist at the plant community? sNo(If no, explain on back) - possibly some dearing doe outlike ago s the vegetation, soils, and/or hydrology been significantly disturbed? sNo indicator s indicator status Stratum Dominant Plant Species Indicator status Stratum Dominant Plant Species Indicator status Stratum 14	ansect # <u>3</u> Plot # <u>7</u> hte: If a more detailed site descri	Vegetation Unit # ption is necessar	Name: <u></u>	notebook.
normal environmental conditions exist at the plant community? sNo(If no, explain on back) - possibly some_during doe outlike age status solis, and/or hydrology been significantly disturbed? sNo (If yes, explain on back) minant Plant SpeciesIndicator Status Stratum Dominant Plant SpeciesIndicator minant Plant SpeciesFAC14				
s X_No	normal environmental condition	ns exist at the plar	nt community?	
is the vegetation, solis, and/or hydrology been significantly disturbed? Indicator Status Indicator Status Stratum Dominant Plant Species Indicator Status Stratum Dominant Plant Species Indicator Status Stratum Indicator Indicator Status Stratum Indicator Indicator Status Stratum Indicator Indicator Status Stratum Indicator	s No (If no, expla	in on back) - p	ossibly some dearing dare	-auchile ago
Indicator Stratum Dominant Plant Species Indicator Districtive spicets FAC 14.	s the vegetation, soils, and/or h	ydrology been sig lin on back)	initicantly disturbed?	
Status Stratum Dominant Plant Species Status Stratus Districtive is precess FAC 14.		Indicator		Indicator
$\frac{\text{Districtive spicetra}}{\text{Is}} = \frac{\text{Free}}{15} = \frac{14}{15} = \frac{16}{15} = \frac{16}{16} = \frac{16}{17} = \frac{16}{17} = \frac{18}{19} = \frac{19}{20} = \frac{20}{20} = \frac{21}{20} = \frac{20}{21} = \frac{22}{23} = \frac{23}{24} = \frac{22}{23} = \frac{23}{24} = \frac{24}{25} = \frac{26}{26} =$	minant Plant Species	Status Stra	tum Dominant Plant Species	Status Stratum
15. 16. 17. 18. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 21. 22. 23. 24. 25. 26. 26. 26. 26. 26. 26. 26. 27. 28. 29. 20. 21. 22. 23. 24. 25. 26. 26. 27. 28. 29. 20. 20. 20. 20. 20. 21. 22. 23. 24. 25. 26. 27. 28. 2	Distichti spicata	FAC	14	
in the hydrology criterion met? Yes No the wetland hydrology criterion met? Yes No the vegetation unit or plot wetland? Yes No		• • • • • • • • • • • • • • • • • • •	15 16	
$\begin{array}{c} & & & & & & & & \\ & & & & & & & \\ & & & & & & & \\ & & & & & & & \\ & & & & & & & \\ & & & & & & & \\ & & & & & & & \\ & & & & & & & \\ \end{array}$		• ••••••••••••••••••••••••••••••••••••	17	
19. 20. 21. 22. 23. 24. 25. 26. 26. 26. 26. 26. 26. 26. 26. 27. 28. 29. 21. 22. 23. 24. 25. 26. 26. 26. 27. 28. 29. 20. 21. 22. 26. 26. 27. 28. 29. 20. 20. 20. 20. 20. 20. 20. 20. 20. 20. 20. 20. 20. 20. 20. 20. 2	·	• 	18	
21		• • • • • • • • • • • • • • • • • • •	19	
$\begin{array}{c} 22 \\ 23 \\ 24 \\ 25 \\ 26 \\ 26 \\ 26 \\ 26 \\ 26 \\ 26 \\ 26$			21	
ercent of dominant species that are OBL, FACW and/or FAC <u>/007</u> the hydrophytic vegetation criterion met? Yes χ No the hydric soil criterion met? Yes No χ the wetland hydrology criterion met? Yes No χ the vegetation unit or plot wetland? Yes No χ attended for inviscing decision: χ^2 of χ^2 Contexts, and Met		• • • • • • • • • • • • • • • • • • •	22	en e
ercent of dominant species that are OBL, FACW and/or FAC $_/00\%$ the hydrophytic vegetation criterion met? Yes $_$ No $_$ the hydric soil criterion met? Yes $_$ No $_$ the wetland hydrology criterion met? Yes $_$ No $_$ the wetland hydrology criterion met? Yes $_$ No $_$ the vegetation unit or plot wetland? Yes $_$ No $_$ attended for lurisdictional docision: 2% of 3% Contextine that that		• ••••••••••••••••••••••••••••••••••••	23	
ercent of dominant species that are OBL, FACW and/or FAC 100% the hydrophytic vegetation criterion met? Yes χ No the hydric soil criterion met? Yes No χ the wetland hydrology criterion met? Yes No χ the vegetation unit or plot wetland? Yes No χ attacase for interdictional docision: χ^2 of χ^3 contaction and the	·		25	
ercent of dominant species that are OBL, FACW and/or FAC $_/00\%$ the hydrophytic vegetation criterion met? Yes $_$ No $_$ the hydric soil criterion met? Yes $_$ No $_$ the wetland hydrology criterion met? Yes $_$ No $_$ the vegetation unit or plot wetland? Yes $_$ No $_$ attended for interdictional docision: 2% of 3 contaction and the	• ••••••••••••••••••••••••••••••••••••		26	
ercent of dominant species that are OBL, FACW and/or FAC <u>7007</u> the hydrophytic vegetation criterion met? Yes χ_{-} No <u>χ_{-}</u> the hydric soil criterion met? Yes <u>No χ_{-}</u> the wetland hydrology criterion met? Yes <u>No χ_{-}</u> the vegetation unit or plot wetland? Yes <u>No χ_{-}</u> ationale for interdictional docision: χ_{-}^{2} of χ_{-}^{2} Contextine and the formula of the form				
the hydrophytic vegetation criterion met? Yes χ No the hydric soil criterion met? Yes No χ the wetland hydrology criterion met? Yes No χ the vegetation unit or plot wetland? Yes No χ ationale for introdictional docision: χ^2 of χ^3 contexts and rest	ercent of dominant species that	are OBL, FACW	and/or FAC	1
the hydric soil criterion met? Yes No X the wetland hydrology criterion met? Yes No X the vegetation unit or plot wetland? Yes No X ationale for introdictional decision: $2^{\text{of}} - 3^{\text{of}} - 3^{\text{of}} + 3^{\text{of}} + 7^{\text{of}} + 7^{\text{o}} + 7^{\text{of}} + 7^{\text{of}} + 7^{\text{of}} + 7^{\text{o}} $	the hydrophytic vegetation crite	ərion met?Yes 🕽	K No	
the wetland hydrology criterion met? Yes No X_{-} the vegetation unit or plot wetland? Yes No X_{-}	the hydric soil criterion met? V	No V	· · · · · · · · · · · · · · · · · · ·	•
the wetland hydrology criterion met? Yes No X the vegetation unit or plot wetland? Yes No X ationale for lurisdictional decision: 2 of 3 criterio, but not		es NO A		
the vegetation unit or plot wetland? Yes No _X	and hydric son chieffort metring	met? Yes	No	
ationale for invitediational decision: 2 of 3 criteria not not	the wetland hydrology criterion			
ationale for jurisdictional decision. A OT V Criteria hat her	the wetland hydrology criterion	und? Yee	No X	그는 것 같은 것 같
	the wetland hydrology criterion the vegetation unit or plot wetla	and? Yes	_No_X	
	he wetland hydrology criterion he vegetation unit or plot wetla tionale for jurisdictional decisio	and? Yes	No X 3 criteria not met	

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.

	HENSIVE ONSITE	DETERMINATION N DETERMINATION N	NETHOD OF	1	en an
	(Solis and I	lydrology)			
ield investigatorie):	indline in the		Date: 3	1,191	
roiect/Site: Herizon Por	.k. /	State CO		Misa	🕳 Alfred Handers Mainte
policant/Owner:	istake Bonk	· O(dio.			
termediate-level Onsite Determin	ation Method				
omprehensive Onsite Determinati	on Method				
ransect # Plot #	1	0	14-1-17-m 14	••	
egetation Unit #/Name:	Hyrass	Sample # w	ithin veg. ur Sm ar a field	III:	
					• • • • • • • • • • • • • • • • • • •
	SOILS		- -		
Series/phase:		Subgroup:2.			
s the soil on the hydric soils list?	Yes No	Undetermined	l		
s the soil a Histosol? Yes	No <u> </u>	pedon present? Yes	s No		
s the soil: Mottled? Yes	No X Gleyed?	Yes No _	<u>×</u>		
Aatrix Color: <u>AD 13/7</u>	Mottle Colors:	#~~~~~~			
Diner hydric soll indicators:			······		
					<u> </u>
······································	·····				
				یو مدر میرا میرا میر میر مدر مدر . 	• •
	HYDROL	OGY			
the cround surface inundated?	Van No X	Curface water d	anth.		
the coil caturated? Yes X	No - M	10 SNAW M		·····	
beoth to free-standing water in pit/s	soil probe hole:	driver at 1	b" depth	e de la companya	
Mark other field indicators of surfac	e inundation or soil s	saturation below:	1		
Oxidized root zones	Wai	er-stained leaves			
Water marks		ace scoured areas		•	
Drift lines	- Mor	lano orainaye paner	ns stations		
Mater home sediment densi	is	phonogroup process and	plations		
Water-borne sediment deposi					
Water-borne sediment deposi					
dditional hydrologic indicators:		· · · · · · · · · · · · · · · · · · ·			
Water-borne sediment deposi			······································		
Water-borne sediment deposi					
Water-borne sediment deposi	ge trop grad	ed land at	higher Ole	vation; reco	
Water-borne sediment deposi Additional hydrologic indicators: Comments: <u>vectors draine</u> Shownelt mode stc so	ge how good I saturated;	ed land at not surficients a	higher Ole at depote	vation; reca	
Water-borne sediment deposi Additional hydrologic indicators: Comments: <u>Presess drained</u> Showmelt mode stc so	ge from grad I saturd;	ed land at not saturated a	higher Ole st depoth	vation; reco	
Water-borne sediment deposi Additional hydrologic indicators: comments: Showmelf mode	ge how good	ed land at not saturated a	higher de st depth	vation; rece	
Water-borne sediment deposi Additional hydrologic indicators: Comments: Showwelt mode	ge hon god I saturda j	ed land at not saturated a	higher Ole at depoth	vation; rece	
Water-borne sediment deposi Additional hydrologic indicators: Comments: Showmelt mode stc sor	ige from grid I saturda;	ed land at not saturated a	higter Ole 27 Jepst-1	vation; reca	
Water-borne sediment deposi Additional hydrologic indicators: Comments: <u>vecenes draine</u> Showmelt mode Sfc Sol	ge ton grad	ed land at not surfurated a	higher Ole 27 depotti	votion; reco	
Water-borne sediment deposi	tyc from grad	ed land of not saturated of Sampling Procedure	higher Ole 27 deposition	vation; rece	
Water-borne sediment deposi	tge hom grad	Sampling Procedure	higher Gle - digoth e and the Qu d, or the Qua ch method is	vation; reca	
Water-borne sediment deposi Additional hydrologic indicators: Comments: <u>secures drame</u> Showwelt mode <u>sfc so</u> This data form can be used for both Sampling Procedure of the Interme Procedure of the Compehensive O Classification according to "Soil Ta	n the Vegetation Unit diate-Level Onsite D nsite Determination	t Sampling Procedure termination Method. Indicate whi	higher Gle - digoth e and the Qu d, or the Qua ich method is	uadrat Transect drat Sampling	
Water-borne sediment deposi Additional hydrologic indicators: Comments: <u>verns drame</u> Showwelt mode <u>sfc so</u> This data form can be used for both Sampling Procedure of the Interme Procedure of the Compehensive O Classification according to "Soil Ta	h the Vegetation Unit diate-Level Onsite D nsite Determination xonomy."	t Sampling Procedure Hetermination Method Method. Indicate whi	higher de 21 de port- e and the Qua d, or the Qua ich method is	iadrat Transect drat Sampling	
Water-borne sediment deposi Additional hydrologic indicators:	h the Vegetation Unit diate-Level Onsite D nsite Determination xonomy."	ed land of not saturated a sampling Procedure letermination Method Method, Indicate whi	higher Ole 21 depoid e and the Qu d, or the Qua ich method is	iadrat Transect drat Sampling	
Water-borne sediment deposi Additional hydrologic indicators:	to c. from grad I saturated the Vegetation Unit diate-Level Onsite D nsite Determination is xonomy."	t Sampling Procedure Method. Indicate whi	higher Ole and the Qua ch method is	iadrat Transect drat Sampling	
Water-borne sediment deposi Additional hydrologic indicators:	h the Vegetation Unit diate-Level Onsite D nsite Determination xonomy."	ed land of not saturated of Sampling Procedure letermination Method Method. Indicate whi	higher Ole 2 deport e and the Qua d, or the Qua ich method is	iadrat Transect drat Sampling	
Water-borne sediment deposi Additional hydrologic indicators:	tge from grad	ed land at not saturated a Sampling Procedure etermination Method Method. Indicate whi	higher Gle - digoth e and the Qu d, or the Qua ch method is	udrat Transect drat Sampling	
Water-borne sediment deposi Additional hydrologic indicators:	h the Vegetation Unit diate-Level Onsite D nsite Determination xonomy."	sampling Procedure Hetermination Method Method. Indicate whi	e and the Qu d, or the Qua ch method is	udrat Transect drat Sampling used.	
Water-borne sediment deposi Additional hydrologic indicators:	h the Vegetation Unit diate-Level Onsite D nsite Determination xonomy."	ed /a.m./ a.f. not saturated a sampling Procedure etermination Method Method, Indicate whi	higher Gle	uadrat Transect drat Sampling used.	
Water-borne sediment deposi Additional hydrologic indicators:	h the Vegetation Unit diate-Level Onsite D nsite Determination xonomy."	ed land of not saturated of Sampling Procedure letermination Method Method. Indicate whi	higher Ole at deported e and the Qua ch method is	iadrat Transect drat Sampling used.	
Water-borne sediment deposi Additional hydrologic indicators:	h the Vegetation Unit diate-Level Onsite D nsite Determination xonomy."	ed land of not saturated of Sampling Procedure retermination Method Method. Indicate whi	higher Ole 2 deport e and the Qua d, or the Qua ich method is	vation; rea	 B-7

`; *

•

•

4

• • •,

.•

e schender fores

•

(Summary Sheet) Jel (J) Date:		PREMENSIVE (DNSITE I	DETERMINATION	METHOD		
ield investigator(s):		(Summar	y Sheet)		1.1.	
11 Indexister State	Field Investigator(s):	dlip rk		State: CO	Date: 3	121191	
thermediate-level Onsite Determination Method	pplicant/Owner: 12 Inde	state Ban,	E,	State			
Composition of the Determination mutator intervention of the second state o	ntermediate-level Onsite Determin	ination Method				•	
Vote: If a more detailed site description is necessary, use the back of data form of a field notebook. Do normal environmental conditions exist at the plant community? (es	ransect # _4Plot # _2	_Vegetation Un	it #/Nam	e: Rabbito	ush/Salthe	ish	
Do normal environmental conditions exist at the plant community? (esNo(If no, explain on back) (as the vegetation, solids, end/or hydrology been significantly disturbed? (esNo(If yes, explain on back) - growtry occurred of one forme Dominant Plant Species Indicator Status Stratum 1.	lote: if a more detailed site desc	ription is necess	sary, use	the back of data for	orm or a field no	tebook.	
Do normal environmental conditions exist at the plant community? (esNo(if no, explain on back) (as the vegetation, solids, and/or hydrology been significantly disturbed? (esNo		• • • • • • • • • • • • • • • • • • •					
es	o normal environmental conditio	ons exist at the p	plant com	nmunity?			
es Y_No (If yes, explain on back) - grading bounded at one time Dominant Plant Species Indicator 1. Status 2. Status 3. 14. 4. Harrowanders 5. 16. 6. 17. 7. 20. 8. 21. 9. 22. 0. 23. 1. 24. 2. 25. 3. 26. 2. 25. 3. 26. 2. 25. 3. 26. 2. 25. 3. 26. 2. 25. 3. 26. 2. 25. 3. 26. 2. 26. 2. 26. 2. 26. 2. 26. 2. 26. 2. 26. 2. 26. 2. 26. 2. 26. <t< td=""><td>as the vegetation, soils, and/or</td><td>hvdrology been</td><td>significa</td><td>ntly disturbed?</td><td></td><td></td><td></td></t<>	as the vegetation, soils, and/or	hvdrology been	significa	ntly disturbed?			
Indicator Indicator Indicator 1. Stratus Stratum Dominant Plant Species Status Stratum 2. Indicator Stratus 14. Indicator Stratum 2. Indicator Stratus Stratus Stratum Indicator 3. Indicator Stratus Stratus Stratus Stratus Stratus 4. Indicator Stratus Indicator Stratus Stratus Stratus Stratus 5. Indicator Stratus Indicator Stratus Stratus <th>es <u>X</u>No <u>X</u> (If yes, exp</th> <th>lain on back) - g</th> <th>gooding</th> <th>occurred at</th> <th>ore time</th> <th></th> <th></th>	es <u>X</u> No <u>X</u> (If yes, exp	lain on back) - g	gooding	occurred at	ore time		
Dominant Plant Species Status Stratum Dominant Plant Species Status Stratum 1. Surrobation Plants - 5 15. -		Indicator		2.		Indicator	
1.	Dominant Plant Species	Status S	tratum	Dominant Plant Sp	xecies	Status	Stratum .
2. Chrysterhormetas Nature	1. Soor about a second what	· · · · · · · · · · · · · · · · · · ·	۷	14			
3.	2. Chrysothamous naus,		<u> </u>	15		· · · · · · · · · · · · · · · · · · ·	
5.	4. Atriplex contection		S	17			
6. 19. 7. 20. 8. 21. 9. 22. 0. 23. 1. 24. 2. 25. 3. 26. Percent of dominant species that are OBL, FACW and/or FAC	5		<u></u>	18		• ••••••••••••••••••••••••••••••••••••	
8.	6			19 20			
9 22 23 1 24 25 2 25 26 Percent of dominant species that are OBL, FACW and/or FAC <u>0 70</u> 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: Mon of the criteria met	8			21		~ <u></u>	
1. 24. 2. 25. 3. 26. Percent of dominant species that are OBL, FACW and/or FAC <u>0 70</u> Is the hydrophytic vegetation criterion met? Yes <u>No X</u> Is the hydric soil criterion met? Yes <u>No X</u> Is the wetland hydrology criterion met? Yes <u>No X</u> Is the vegetation unit or plot wetland? Yes <u>No X</u> Rationale for jurisdictional decision: <u>Nor of The criterion met</u>	9			22			
2 25 26 26 26 26 26 26 26 27	1.	·····		24			
Percent of dominant species that are OBL, FACW and/or FAC <u>070</u> Is the hydrophytic vegetation criterion met? Yes <u>No X</u> Is the hydric soil criterion met? Yes <u>No X</u> Is the wetland hydrology criterion met? Yes <u>No X</u> Is the vegetation unit or plot wetland? Yes <u>No X</u> Rationale for jurisdictional decision: <u>More of the criterio met</u>	2			25			
Percent of dominant species that are OBL, FACW and/or FAC <u>070</u> Is the hydrophytic vegetation criterion met? Yes <u>No X</u> Is the hydric soil criterion met? Yes <u>No X</u> Is the wetland hydrology criterion met? Yes <u>No X</u> Is the vegetation unit or plot wetland? Yes <u>No X</u> Rationale for jurisdictional decision: <u>More of the criteria met</u>	J		.)	20		•• <u></u>	1
Is the hydrophytic vegetation criterion met? Yes No X Is the hydric soil criterion met? Yes No Is the wetland hydrology criterion met? Yes No X Is the vegetation unit or plot wetland? Yes No X Rationale for jurisdictional decision: <i>Mor of the criteria met</i>	Demonst of dominant encodes the						
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: Nor of the criteria met	Percent of dominant species in		vanovo	r FAC70	-		a di
Is the hydric soil criterion met? YesNo Is the wetland hydrology criterion met? YesNo X Is the vegetation unit or plot wetland? YesNo X Rationale for jurisdictional decision:Norof the criteria met	is the hydrophytic vegetation cr	iterion met? Yes	s	_ No X			
Is the wetland hydrology criterion met? YesNo X Is the vegetation unit or plot wetland? YesNo X Rationale for jurisdictional decision:Nor of the criteria met	Is the hydric soil criterion met?	Yas No	×	-			
Is the wetland hydrology criterion met? YesNo X Is the vegetation unit or plot wetland? YesNo X Rationale for jurisdictional decision:Norof the criteria met		, UG (IU	<u>`</u>				
Is the vegetation unit or plot wetland? Yes No X	Is the wetland hydrology criteric	n met? Yes	No	X			
Rationale for jurisdictional decision: None of the criteria met	is the vegetation unit or plot we	tiand? Yes	No	Х			
Rationale for jurisdictional decision:or the criteria met		<u></u>		H 1	· . L		
		///	-	-			
	Rationale for jurisdictional decis	sion://or	e or	The critari			

S., 1

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
INTERMEDIA"	TE-LEVEL ONSITE DETERMINATION METHOD OR
COMPRE	HENSIVE ONSITE DETERMINATION METHOD
	(Solls and Hydrology)
	La los
Field Investigator(s):	P Date:
Project/Site: Herizon Farie	State: <u>CO</u> County: <u>//e.so</u>
Applicant/Owner:	ation Mathad
Comprohensive Opeite Determinati	allon Method
Transact # \mathcal{U} Plot # \mathcal{I}	
Vegetation Unit #/Name: Pr. 64.4	Arush / Saffhush Sample # Within Veg. Unit:
Note: If a more detailed site descrip	ption is necessary, use the back of data form or a field notebook.
	SOILS
Series/phase: Fruit	Subarouni? Typic Hadaroid
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 Gleved? Yes No V
Matrix Color: 2.54514	- Mottle Colors:
Other hydric soil indicators:	
Comments:	
	HYDROLOGY
Is the around surface inundated?	
Alaana Animoo Hinimmoo I	Yes No X Surface water depth:
Is the soil saturated? Yes	Yes No X Surface water depth:
Is the soil saturated? Yes Depth to free-standing water in pit/s	Yes No X Surface water depth:
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surface	Yes No _X Surface water depth: No X soil probe hole: the inundation or soil saturation below: _NONE
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surface	Yes No _X Surface water depth: No X soil probe hole: the inundation or soil saturation below: _NONE
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surface Oxidized root zones	Yes No _X Surface water depth: No X soil probe hole: the inundation or soil saturation below: NONE Water-stained leaves
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surface Oxidized root zones Water marks	Yes No _X Surface water depth: No X soil probe hole: the inundation or soil saturation below: NO NE Water-stained leaves Surface scoured areas
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surface Oxidized root zones Water marks Drift lines	Yes No _X Surface water depth: No X soil probe hole: the inundation or soil saturation below: NONE Water-stained leaves Water-stained leaves Surface scoured areas Wetland drainage.patterns
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surface Oxidized root zones Water marks Drift lines Water-borne sediment deposit	Yes No _X Surface water depth: No X soil probe hole: the inundation or soil saturation below: NO NE Water-stained leaves Water-stained leaves Surface scoured areas Wetland drainage.patterns ts Morphological plant adaptations
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surface Oxidized root zones Water marks Drift lines Water-borne sediment deposit	Yes No _X Surface water depth: No X soil probe hole: the inundation or soil saturation below: NONE Water-stained leaves Water-stained leaves Surface scoured areas Wetland drainage.patterns Wetland drainage.patterns ts Morphological plant adaptations
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surface Oxidized root zones Oxidized root zones OXIDENE	Yes No _X Surface water depth: No X soil probe hole: the inundation or soil saturation below: NONE Water-stained leaves Water-stained leaves Water-stained leaves Water-stained leaves Water-stained leaves Water-stained leaves Water-stained leaves Water-stained leaves Water-stained leaves Water-stained leaves Works and areas Water-stained leaves Water-stained leaves Wate
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surface Oxidized root zones Oxidized root zones OXIDE O	Yes No _X Surface water depth: No X soil probe hole: the inundation or soil saturation below: NONE Water-stained leaves Water-stained leaves Worface scoured areas Worface scoured areas Wetland drainage.patterns ts Morphological plant adaptations
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surface Oxidized root zones Oxidized root zones OXIDE O	Yes No _X Surface water depth: No X soil probe hole: the inundation or soil saturation below: NONE Water-stained leaves Water-stained leaves Works Water-stained leaves Water-stained leaves
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surface Oxidized root zones Oxidized	Yes No _X Surface water depth: No X soil probe hole: te inundation or soil saturation below: NONE Water-stained leaves Water-stained leaves Surface scoured areas Wetland drainage.patterns ts Morphological plant adaptations
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surface Oxidized root zones Water marks Drift lines Water-borne sediment deposit Additional hydrologic indicators: Comments:	Yes No _X Surface water depth: No X soil probe hole: soil probe hole: water-stained leaves Surface scoured areas Wetland drainage.patterns Morphological plant adaptations
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surface Oxidized root zones Water marks Drift lines Water-borne sediment deposit Additional hydrologic indicators: Comments:	Yes No _X Surface water depth: soil probe hole: soil probe hole: Water-stained leaves Wetland drainage.patterns Morphological plant adaptations
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surface Oxidized root zones Water marks Drift lines Water-borne sediment deposit Additional hydrologic indicators: Comments:	Yes No X Surface water depth: soil probe hole: soil probe hole: Water-stained leaves
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surfac Oxidized root zones Oxidized root zones OXID OXID	Yes No _X Surface water depth: No X soil probe hole: the inundation or soil saturation below: NONE Water-stained leaves Water-stained leaves Water-stained leaves Water-stained leaves Water-stained leaves Water-stained leaves Water-stained leaves Water-stained leaves Water-stained leaves Water-stained leaves Worker areas Water-stained leaves Water-stained leaves
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surfac Oxidized root zones Water marks Drift lines Water-borne sediment deposit Additional hydrologic indicators: Comments:	Yes No _X Surface water depth: No X soil probe hole: the inundation or soil saturation below: NONE Water-stained leaves Water-stained leaves Water-stained leaves Water-stained leaves Water-stained leaves Water-stained leaves Water-stained leaves Water-stained leaves Water-stained leaves Workers Water-stained leaves Water-stained
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surfac Oxidized root zones Oxidized root zones OXID OXID OXID 	Yes No X Surface water depth: soil probe hole:
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surfac Oxidized root zones Water marks Drift lines Water-borne sediment deposit Additional hydrologic indicators: Comments:	Yes No X Surface water depth:
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surfac Oxidized root zones Water marks Drift lines Water-borne sediment deposit Additional hydrologic indicators: Comments: This data form can be used for both	Yes No X Surface water depth: Soil probe hole:
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surfac Oxidized root zones Oxidized root zones 	Yes No X Surface water depth: Soil probe hole: soil probe hole: Water-stained leaves Water-stained leaves Water-stained leaves Water-stained leaves Wetland drainage patterns Morphological plant adaptations
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surfac Oxidized root zones Water marks Drift lines Water-borne sediment deposit Additional hydrologic indicators: Comments: This data form can be used for both Sampling Procedure of the Intermed Procedure of the Compehensive Or	Yes No X Surface water depth: No X soil probe hole:
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surfac Oxidized root zones Water marks Drift lines Water-borne sediment deposit Additional hydrologic indicators: Comments: Comments: This data form can be used for both Sampling Procedure of the Intermet Procedure of the Compehensive Or Classification according to "Soil Tax	Yes No X Surface water depth: soil probe hole: soil probe hole: Water-stained leaves Surface scoured areas Wetland drainage patterns Morphological plant adaptations Its
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surfac Oxidized root zones Water marks Drift lines Water-borne sediment deposit Additional hydrologic indicators: Comments: Comments: This data form can be used for both Sampling Procedure of the Intermed Procedure of the Compehensive Or Classification according to "Soil Tax	Yes No X Surface water depth: soil probe hole: soil probe hole: Water-stained leaves Surface scoured areas Wetland drainage.patterns Worphological plant adaptations
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surfac Oxidized root zones Water marks Drift lines Water-borne sediment deposit Additional hydrologic indicators: Comments: Comments: This data form can be used for both Sampling Procedure of the Interme Procedure of the Compehensive Or Classification according to "Soil Tax	Yes No X Surface water depth: soil probe hole: soil probe hole: Water-stained leaves Water-stained leaves Wetland drainage.patterns Wetland drainage.patterns Morphological plant adaptations
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surfac Oxidized root zones Oxidized root zones 	Yes No X Surface water depth: soil probe hole: e inundation or soil saturation below: NONE Water-stained leaves Surface scoured areas Wetland drainage.patterns Morphological plant adaptations
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surfac Oxidized root zones Oxidized root zones 	Yes No X Surface water depth: soil probe hole: e inundation or soil saturation below: NONE Water-stained leaves Surface scoured areas Wetland drainage.patterns Morphological plant adaptations
Is the soil saturated? Yes Depth to free-standing water in pit/s Mark other field indicators of surfac Oxidized root zones Oxidized root zones _	Yes No X Surface water depth: soil probe hole: is inundation or soil saturation below: NONE Water-stained leaves Surface scoured areas Wetland drainage patterns Wetland drainage patterns Wetland drainage patterns Worphological plant adaptations

.

• • •

,

,**`** ۰,

> B-7

.

DATA FORM ¹ INTERMEDIATE-LEVEL ONSITE DETERMINATION METHOD OR COMPREHENSIVE ONSITE DETERMINATION METHOD	4		
(Summary Sheet)	la.	•	
Field Investigator(s); <u>L. Cuellip</u> Date: <u>3/3</u>	21/9/		
Applicant/Owner: <u>First Interstate Bank</u>			
ntermediate-level Onsite Determination Method		an a	
Transect #4_ Plot #4_ Vegetation Unit #/Name:Cat-fail / Tamori's	2		
Note: If a more detailed site description is necessary, use the back of data form or a field no	tebook.		
Do normal environmental conditions exist at the plant community?			
res No (If no, explain on back)			
tas the vegetation, soils, and/or hydrology been significantly disturbed?			
165 (N yes, explain on back)			
Indicator Dominant Plant Species Status Status Status Dominant Plant Species	Indicator	Stratum	
1 Turke aptilia ABL H 14		Stratum	
2. Tamorix ramosissima FACW S 15.	•		
3. Distichty spicata FAC H 16.	-		-
4. <u>rea juncitation FAC H</u> 17.	-		، ۲ کونی
6 19	·		
7 20		; 	
8 21 22		la <u>n dhaana</u> . Mari	213 - 21
9 22 23	-	·	
11 24			
12 25 26		· · · · · · · · · · · · · · · · · · ·	
10 20	-	n en suite de la company. La companya de la com	•
Percent of dominant encodes that are OPI. EACIN and/or EAC. 10.07			
Percent of dominant species that are OBL, FACW and/or FAC 100 70			i i
is the hydrophytic vegetation criterion met? Yes X No			
Is the hydrin soil oritorian mat? Yes V			
is the wetland hydrology criterion met? Yes \times No			1,7
Is the wetland hydrology criterion met? Yes X No	÷∳.		
Is the wetland hydrology criterion met? Yes \times No Is the vegetation unit or plot wetland? Yes \times No	÷ 🙀		
Is the wetland hydrology criterion met? Yes \times No Is the vegetation unit or plot wetland? Yes \times No Patienals for invited stand decisions AUS for $BCS = 1000$	2 () 		
Is the wetland hydrology criterion met? Yes XNo Is the vegetation unit or plot wetland? Yes XNo Rationale for jurisdictional decision:AII 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.

1	DATA FORM '	Ч
••	COMPREHENSIVE ONSITE DETERMINATION METHOD	
	(Solls and Hydrology)	
Field Investigator(s): _	Li Cuellip Date: J21/91	
Project/Site:	State: <u>CO</u> County: <u>Mestr</u>	
Applicant/Owner:	site Determination Method	
Comprehensive Onsite	e Determination Method	
Transect # Plo	ot # _4	
Vegetation Unit #/Nam	ne:Sample # Within Veg. Unit:	
*	SOILS TITLE	
Series/phase:	InutaSubgroup:2_/ypic Maplaspid	
is the soil on the hydri	to soils list? Yes No Undetermined	
Is the soil: Mottled?		
Matrix Color:	Mottle Colors:	
Other hydric soil indication Comments: Com?	tavous to ditch - saturated	
	HYDROLOGY	
In the evened europeet	inundated? Ver No. X Surface water depths	
is the soil saturated?	Yes X No	
Depth to free-standing	g water in pit/soil probe hole:	
Mark other field indica	ators of surface inundation or soil saturation below:	
Oxidized root zor	nes Water-stained leaves	
Water marks	Surface scoured areas	
Drift lines	Wetland drainage patterns	
water-borne sed		
Additional hydrologic i	indicators: drainage ditch runs through aca	
	/	
Comments:		
<u></u>		
	a used for both the Venetation Unit Complian Duppedure and the Output Tupped in 1988	
This data form can be	of the Intermediate I evel Operite Determination Method, or the Ouedrat Transect	والمحرب والمحتول والمنا
This data form can be Sampling Procedure c Procedure of the Com	of the Intermediate-Level Onsite Determination Method, or the Quadrat Sampling npehensive Onsite Determination Method. Indicate which method is used.	
This data form can be Sampling Procedure of Procedure of the Com Classification accordir	of the Intermediate-Level Onsite Determination Method, or the Quadrat Sampling npehensive Onsite Determination Method. Indicate which method is used. ng to "Soil Taxonomy."	
This data form can be Sampling Procedure c Procedure of the Com Classification accordir	of the Intermediate-Level Onsite Determination Method, or the Quadrat Transect npehensive Onsite Determination Method. Indicate which method is used. ng to "Soil Taxonomy."	
This data form can be Sampling Procedure o Procedure of the Com Classification accordir	of the Intermediate-Level Onsite Determination Method, or the Quadrat Sampling npehensive Onsite Determination Method. Indicate which method is used. Ing to "Soil Taxonomy."	
This data form can be Sampling Procedure c Procedure of the Com Classification accordir	of the Intermediate-Level Onsite Determination Method, or the Quadrat Transect npehensive Onsite Determination Method. Indicate which method is used. Ing to "Soil Taxonomy."	
This data form can be Sampling Procedure o Procedure of the Com Classification accordir	of the Intermediate-Level Onsite Determination Method, or the Quadrat Sampling npehensive Onsite Determination Method. Indicate which method is used. Ing to "Soil Taxonomy."	
This data form can be Sampling Procedure o Procedure of the Com Classification accordir	of the Intermediate-Level Onsite Determination Method, or the Quadrat Sampling npehensive Onsite Determination Method. Indicate which method is used. ing to "Soil Taxonomy."	
This data form can be Sampling Procedure of Procedure of the Com Classification accordir	of the Intermediate-Level Onsite Determination Method, or the Quadrat Sampling npehensive Onsite Determination Method. Indicate which method is used. Ing to "Soil Taxonomy."	
This data form can be Sampling Procedure of Procedure of the Com Classification accordir	of the Intermediate-Level Onsite Determination Method, or the Quadrat Sampling npehensive Onsite Determination Method. Indicate which method is used. Ing to "Soil Taxonomy."	ž Bi

2 ~ • 4

,

CONDITIONS OF APPROVAL FOR FILE #48-90

1. A subsurface soils 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

(Page 1 of 4)	i .	and the second sec	
FILE NO. #48-90	TITLE HEADING:	Horizon Park	Subdivision
ACTIVITY: Rezone and	Minor Subdivision		
PETITIONER: Jeff Wil	liams		Response Necessary
REPRESENTATIVE:			2y HOV 3 0 1990
LOCATION: 27 Road /	Between G Road and	Horizon Drive	
PHASE: Final	ACRE	: 27 acres	
PETITIONER'S ADDRESS:	1015 North 7th St	creet, 242-364	7
ENGINEER: Rolland Er	gineering		,
STAFF REPRESENTATIVE:	David Thornton K	athy Portner	~
• # = • • = = # # # = = # # # # # # = = # # # = = •		, 	ے واقات ہر 'و واقات کا ہم ہو واقع ہو ور ہو C .
NOTE: WRITTEN RESPONSE	BY THE PETITIONER T	O THE REVIEW CO	DMMENTS IS REQUIRED
A MINIMUM OF 48 HOURS P	RIOR TO THE FIRST S	CHEDULED PUBLIC	C HEARING.
	و کا گذاشت نبد دو بین کا کا ند حد دو پر دو دو رو دو گا ند		یور و کا کا کا غذی کا که نخه بی خواند این خواند این اور اور ا ا

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.



- 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 <u>plat map</u> 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. Page 2 December 7, 1990

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.



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. Jeffrey K. Williams December 14, 1990 Page 2

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,

Satherin M. Partm

Katherine M. Portner Senior Planner

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

			ì			_	_					ſ	V	A.A	A.						
=E			/	_	_ (SCRAT	10 . Y				×	e)			C.	TI	10	J.	SH	FF	T-
							-1-	Nol						-,	ⁱ O				UL I	المحيد المح	• '
	Ĺ	l Wê	151	M	0-	100	HO.	-8	700	10	\$	1.				#	45	R	on		
ACRES	T NA	IN			2	R	λ λ	<u>/I</u> S		N	-	¥	FILE	NUM	BER	**		, 	7 0		
UNITS	IVI				50		/ 1			Y			ZONE		Ľ	2-	B	-	PB		
DENSITY						\overline{n}	rug o d	jina NO	I TD,				TAX	SCHE	DULE	#2	294	5-	012	-00	~0
ACTIVITY <u>3 Lot</u>	MIN	OP	<u>ی</u>	U	3	Ţ.,	÷on:	÷Č	fice	000								. <u> </u>			
PHASE FINAL														:							
COMMON LOCATION 27 R	<u>4</u>		G	P	-oA	d	_		loriz	ion	1 P	ri	ve	,							
DATE SUBMITTED				DAT	TE MA	AILEC	00	т_					DATE	POS	TED						
DAY REVIEW PERIOD	RETURN	I BY									·~.	-									
OPEN SPACE DEDICATION (acreage))			0	PEN	SPACE	FE	E RE		D \$				PA	ID R	FCE	IPT	#			1
	,				מזה ((Date								DA	TF D			"	······		
	18			,	110	(Du Co				,							NDEU			<u></u>	
L REVIEW AGENCIES -	<u>À B</u>	<u>×</u>	DE	1	G H	IJ	X	1	N N G	P	A R	S	1/		XX	Z.	ZM	K BB	çe di	j je F	F GG
🐼 Planning Department						••					••						••				
Scity Engineer			+-	\square	-												\rightarrow	-	••	11	↓]
Transportation Engineer													•					+		<u></u> -	+
City Fire Department			-	\mathbb{H}	+	\vdash	+				+	╞╌┨	╈				╋	┿		<u>}</u> ++-	┽╌┨
S City Police Department V	00	Ō	T																	, T	
& County Planning																					
O County Engineer			┾	\square							+		•					+			
O Eloodolain Administration			┿							H	+	$\left \right $						╀			+
O G.J. Dept. of Energy			╈							ð	\top					1		+		<u>,</u> 	╧╻
O Walker Field	••		T									\Box		•					••		
O School District			+-	$\left \cdot \right $							+		_			+-4		-		4	
O Irrigation Grand Valuey			+-	┝─┼╴	+		+			B	+-		2		-	┼┥		+		;_⊢	
Swater (Ute, Clifton)			+-		+		+			ð	+					╀╴╢		+			+
Sewer Dist. (FV, CGV, OM)													Ō						••		
& U.S. West			+				-						•	•		$\left \right $		+-		4	<u></u>
State Highway Department			+	\square							+		9			+		+-			
O State Geological			+	┼╌┼	· .		-						-			┝┤	-	+		╏─┞─	+
O State Health Department	•				È		۲			Õ				۲					••		
City Property Agent	•			┝							\rightarrow			-	_			\perp	00	4	
City Utilities Engineer						$\left \cdot \right $				Q		\square				┢				<u></u>	
O Building Department			┦	Ħ							+	\vdash		+	╉	+		+			+
										•									00	Ē	
🔀 GJPC (7 packets)							<u></u>	\square									┝╍┅┠╌	•			<u>_</u>
Other				┝╌┼	_		+	┢─┼┈	+		+		┝╌┼╴	+		+	┝╌┠╴			19	+
O <u>other</u>		11	+-	┼┼		\square	┼╌			Ĥ	+	\square	┝╼┼╸	┽┨	-	+		+-		1+	
ğ			_																		
0											_							-			┿┫
TOTALS		· † †		11			1	11				1									
BOARDS DATE																			يسلسسار	-	
				·		11	1		au		1			\rightarrow					<u>. </u>		
$\frac{\mu}{\mu} = \frac{1}{\mu} $		Tab	<u>l</u>		ING	h	las	<u>n.</u>	TA I	2719 2717	L)	M	<u>m†</u> 10	5.	4	A	t.	T.s	12	T1	1
- <u>-</u>		Noi	NANI.	f 6	ubi	din	<u>e je n</u> Be n	11	Jot	Du.	bur	<u>12</u> f 1	5	Ton	dit	1	<u>1997 </u> 5 10 -	11 1 1	VARA	ind and	-9
STAFF (; ;		pto	me	mi,	rid	that	P	u l	Vigu	al	dife	na	1.4	9 Ope	n G	100	\$ 1.0	d l	$(\overline{h_{\mathcal{X}}})$	Erde	alla
$-\underline{(10)} - \underline{(10)}$		ÝÞÓ	nod	al' ĝ	¥, I	' <u>u 7</u> 0	sú	ŧ	deber	zal	<u>k</u>	Ca	<u>Ha -</u>	Caul	d'i	ut f	'	400	<u>۶</u> `		
<u> </u>		<u>upc</u>	181	ed!	<i>[</i> *1,	<u>at n</u>	4M	([17		V	6	/								
							 ^	APF	LICAT	ION	FEE (REQ	UIRE	MEN	TS						
PRAND-		2	25	×.	<u>+</u>	10 %	: (:	21	<u>رهج . ا</u>	als) -1		22	25 ⁴	A	eset	ge_	Fee	35	N.c	00
				_				_								_	<u> </u>	ot	= /	noc	
And and and a second																					

,

ч

. A

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.

		al., 94, 53, 53	an a		
REVIEW SUMM	MAR	Y	(Major Concerns)		
POLICIES COMPLIANCE	YES	N0*	TECHNICAL REQUIREMENTS	TISFIED SA	NOT *
Complies with adopted policies	X		Streets/Rights Of Way		Х
Complies with adopted criteria	X		Water/Sewer	X	7
Meets guidelines of Comprehensive Plan		1	Irrigation/Drainage		Х
			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



Name Horizon Park Subdivisio 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		NO *	TECHNICAL REQUIREMENTS	SATISFIED	NOT # SATISFIED
Complies with adopted policies		х	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 17acre 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.

Consulting Engineers and Scientists

96 South Zuni Street Denver, Colorado 80223 303 744-7105 303 744-0210 Facsimile

February 8, 1991

Chen Northern. Inc

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

Attention: Mr. Jeff Williams

See ful # 35-81 for sugenal Study

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. Bray & Company February 8, 1991

Page 2

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.

Kolul L Marton

Ralph G. Mock Engineering Geologist

Reviewed by:

JAS Ino

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.

Thenen 4-24-91 ley (date) Cheney

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

<u>4-24-9/</u>

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.

HARGER

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 (<u>Elaeagnus angustifolia</u>), Chinese Elm (<u>Ulmus pumila</u>), 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 ARM SACRAMENTO DISTRICT CORPS OF ENGINEERS 650 CAPITOL MALL SACRAMENTO, CALIFORNIA 95814-4794

April 23, 1991

Regulatory Section (199100377)

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

Dear Mr. Williams:

REPLYTO

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, BENNETTR, 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. Renote 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 NEZONE all na purch to 1 dwelling per parts i

Tom Alburd 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.

m.L. Ballagk Chairman

<u>April 24 1991</u> Date

1569439 12:03 PM 05/01/91 Monika Todd ClkåRed 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 <u>First Interstate Bank</u> of Dunvect, N. A.

hereinafter, GRANTOR;

4 ²

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 <u>Ap(i)</u>, A.D. 19<u>9</u>.

Title)

STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was acknowledged before me this 24 day of ______, A.D. 19<u>9/</u>, by <u>Suzanne K.</u> Book, Vice Resident of First Interstate Bank of Denver N.A.

My Commission expires:

SS.

112/45

Notary Public

EVOK 1835 PAGE 410

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 ½ 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 SOO'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 NW4NW4, of said Section 1; thence along said East line of said NW4, NW4, 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. lime 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 NWANWA Section 1 for road Right-of-Way.

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