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File 1991-0015 Name: Horizon Glen - Preliminary Plan & Plat, Rezone-S.L. Venture

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		A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories. Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.
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		***General project report**
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		Reduction of assessor's map.
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X	X	***Final reports for drainage and soils (geotechnical reports)**
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X	X	***Petitioner's response to comments**
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		***Planning Commission staff report and exhibits**
		***City Council staff report and exhibits**
		***Summary sheet of final conditions**

DOCUMENT DESCRIPTION:

			X	X	Resubmittal Requirements - 3/8/91
X	X	Action Sheet - **DENIED** - 4/2/91	X	X	Letter from Ken Jacobson for Grady McNure re: inspection - 3/11/91
X	X	Development Imp. Agrmt. - not signed	X	X	Response to William Foster II letter to Bennett Boeschenstein
X		Warranty Deed - Book 1217 - Page 94	X	X	Letter from John Wright to C.D. re: Radiation Examination - 3/20/91
X	X	Horizon Corridor Guideline - **	X	X	Memo from Lynn Cudlip to Bill Foster re: Wetland Determination -3/20/91
X	X	Drainage Report - 1/1991	X	X	Letter from William Foster to Bennett Boeschenstein re: response to comment on 3/21/91 - 3/25/91
X		Legal Ad - was published 2/26/91	X		Complaint letter from Tom and Susan Meason to Commissioner re: opposed to development of any roads - 3/28/91
X		Display Ad - was published 3/4/91	X	X	Letter from George Bennett to Kathy Portner re: fire hydrant placement - 4/2/91
X	X	Staff recommendations - 3/5/91	X		Complaint letter-Richard Roth - 4/2/91

X	X	Development Summary - 3/5/91	X		Letter from Thomas Logue to Kathy Portner re: request for hearing - 4/4/91
X	X	Letter from Kathy Portner to William Foster II re: response does not satisfy major review comments-staff is recommending withdrawal to City Council - 3/5/91	X	X	Letter from Bill Foster to Kathy Portner re: response to comments - 4/2/91
X	X	Planning Commission Minutes - ** - 3/5/91	X		City Council Workshop Minutes - 4/15/91
X	X	Memo from Kathy Portner to Bennett Boeschenstein re: meeting notes - 3/6/91	X		Public Notice Posting - 2/22/91
X		Letter from Kathy Portner to William Foster II re: submittal information - 4/30/91	X	X	Memo from Mike Thompson to Mark Achen re: Fire Dept. position and actions - 6/6/91
X	X	Letter from Walter Dalby to Dan Wilson, Jim Shanks, Bennett Boeschenstein, Mark Achen - 11/30/91	X	X	Preliminary Grading & Drainage Plan
X		Notice of Public Hearing for 4/17/91 - sent 4/9/91	X	X	Preliminary Plan Detail Sheet
X	X	Street Plan for Phoenix Court	X	X	Preliminary Development Plan
X	X	Planning Commission Minutes - ** - 4/2/91, 4/17/91			Resolution 21-91 - **
X	X	Final Development Plan - **			

A

GRAND JUNCTION planning

ceipt # 1167
ate Rec. 2/11/91
Received By KGill

DEVELOPMENT APPLICATION #15 91

We, the undersigned, Being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this:

Type of Petition	~~Sq.Ft~~ acres	Phase	Common Location	Zone	Type of Usage
● Subdivision Plat/Plan	~~Sq.Ft~~ 14.4 ~~17.8~~	○ Minor ● Major	NW of 12th & Horizon	RSF-4	
● Rezone				Frm ▷ To	
● Planned Development	"	● ODP ● Prelim ○ Final	(one large lot) "	"	~~Mixed~~ Residential
○ Conditional Use					
○ Hwy-Oriented Development				H.O.	
○ Text Amendment					
○ Special Use					
○ Vacation					○ Right-of-way ○ Easement

PROPERTY OWNER	DEVELOPER	REPRESENTATIVE
SL Ventures, Inc., Attn. Tim Foster		Armstrong Consultants, Inc., Attn. Tom Logue
Name	Name	Name
422 White Avenue		861 Rood Ave.
Address	Address	Address
Grand Junction, CO 81501		Grand Junction, CO. 81501
City/State	City/State	City/State
242-8021		242-0101
Business Phone #	Business Phone #	

Note: Legal property owner is owner of record on date

WILLIAM E. FOSTER, II
Special Agent

FOSTER SUBDIVISION
DRAINAGE REPORT
January, 1991
Prepared by
ARMSTRONG CONSULTANTS, INC.

#15 91

The 17 subdivision lots are proposed to face into a loop street which will be centered on an existing drainway. The drainway area inside the loop street is intended to be left as a natural wildlife habitat. The largest drainway through the site enters the west edge from the north and will be left undisturbed in a designated open-space along the west side of the entrance street until it outlets into the Horizon Drive channel. This open-space is configured to fit the designated 100 year floodplain for the Horizon Drive Channel. (See Drainage Sub-basins map)

The proposed lots and street will drain towards the above-described drainways. The drainways will be left in their existing undisturbed condition with three (3) culverts proposed where the drainways cross the loop street and one driveway. (See Preliminary Grading and Drainage Plan)

As shown on the Drainage Sub-basins map, six (6) sub-basins ranging from 4.40 acres to 49.95 acres drain through the site. Estimated developed conditions flows were determined by the Rational Method as shown on the attached Drainage Calculations sheets. Estimated flows range from Q_{10} = 5.6 cfs at the existing pond outlet above the subdivision to Q_{100} = 62.1 cfs at the Horizon Drive culvert.

Existing and proposed drainage structures which were analyzed or designed are:

* Existing 12" CMP culverts under G Road.
* Outlet of existing pond immediately upstream of the proposed subdivision.
* Proposed 18" CMP culvert under north end of loop street.
* Proposed 18" CMP culvert under southwest end of loop street.
* Proposed 36" CMP culvert in main westerly drainway under common driveway to Lots 2 and 3.

The existing 12" CMP culverts under G Road will not pass the estimated developed flows from the upper sub-basins resulting in overtopping of G Road during flood storm conditions.

The existing pond outlet (10" vertical PVC pipe) is undersized. It is recommended that the pond outlet pipe be modified as detailed in the attached Drainage Calculations to have the capacity to outlet the estimated Q_{100} peak flow of 8.7 cfs.

The proposed 18" CMP culverts under the loop street as detailed on the Preliminary Grading and Drainage Plan will pass the estimated Q_{100} peak flows without overtopping the street or flooding any site improvements. As shown in the Drainage Calculations, estimated culvert outlet velocities range from V_{10} = 3.2 fps to V_{100} = 5.0 fps. It is

recommended that dumped rock be provided at the culvert outlets. Culvert ends will be cut-off at a bevel to fit the embankment slopes to improve entrance hydraulics and enhance the natural appearance of the drainway by not having the culvert tops exposed.

The proposed 36" CMP culvert under the common driveway to Lots 2 and 3 as detailed on the Preliminary Grading and Drainage Plan will pass the estimated Q_{100} peak flow with approximately 2" weir flow over the driveway sag. The culvert ends will be cut-off at a bevel to fit the embankment slopes and the slopes will have grouted rock riprap around the culvert ends to improve entrance hydraulics, facilitate weir flow over the driveway sag during estimated Q_{100} peak flow, and enhance the natural appearance of the drainway. As shown in the Drainage Calculations, estimated culvert outlet velocities are Q_{10} = 5.4 fps and Q_{100} = 8.5 fps. It is recommended that dumped rock riprap be provided at the culvert outlet.

As discussed above and detailed in the attached Drainage Calculations, Drainage Sub-basins map, and Preliminary Grading and Drainage Plan, the estimated Q_{100} peak flows will be passed through the site without causing any flooding of streets or site improvements. The existing drainways will be maintained in their natural conditions in open-space and drainage easements as wildlife habitat.

Ronald P. Rish

Ronald P. Rish, P.E.

ARMSTRONG CONSULTANTS, INC.	PROJECT NUMBER: 905346
	SHEET NO. 1 OF 5
PROJECT: Foster Subdivision	DATE: 1-09-91
TITLE: Drainage Calculations	PREPARED BY: RPR

Drainage Sub-basins: (See Map)

$A_1 = 49.95$ ac.
$A_2 = 16.62$ ac.
$A_3 = 18.00$ ac.
$A_4 = 4.05$ ac.
$A_5 = 10.47$ ac.
$A_6 = 4.40$ ac.

Combinations of Sub-basins:

	Design Feature	Sub-basin Combination
(A)	Existing Pond	A_5 w/ $L_o = 1300'$
(B)	Crossing Proposed Loop St. @ Lots 10 & 11	use A_5 w/ $L_o = 1300' \pm$
(C)	Crossing Proposed Loop St. @ Lot 3	$A_4 + A_5$ w/ $L_o = 2000'$
(D)	Crossing Proposed Driveway for Lots 2 & 3	$A_1 + A_2 + A_3 + A_4 + A_5$ w/ $L_o = 1650'$ & $L_s = 2350$
(E)	Existing 24" CMP under Horizon Drive	A_1 thru A_6 w/ $L_o = 1650'$ & $L_s = 2600'$

Use Rational Method: $Q = CIA$

Terrain is rolling (2% - 7%) w/ mixed cover & low-density residential use.
∴ Use $C = 0.40$

Times of Concentration

for overland flow use $T_c = \frac{1.8(1.1-C)\sqrt{L_o}}{\sqrt[3]{S}}$

for "stream" flow use fig. 803-2A (CDOH)

(A) $L_o = 1300'$, $C = 0.40$, $S = 2.1\%$

$$T_c = \frac{1.8(1.1-0.40)\sqrt{1300}}{\sqrt[3]{2.1}} = 35.5 \text{ min.}$$

(B) Use $T_c = 35.5$ min. (per (A))

(C) $L_o = 1300'$ @ $S = 2.1\%$ & $L_o = 700'$ @ $S = 4.0\%$

$C = 0.40$

$$T_c = 35.5 + \frac{1.8(1.1-0.40)\sqrt{700}}{\sqrt[3]{4}} = 35.5 + 21.0 = 56.5 \text{ min.}$$

ARMSTRONG CONSULTANTS, INC.	PROJECT NUMBER: 905346
	SHEET NO. 2 OF 5
PROJECT: Foster Subdivision	DATE: 1-10-91
TITLE: Drainage Calculations	PREPARED BY: RPR

Ⓓ $L_o = 1650'$ @ $S = 1.7\%$ $\quad C = 0.40$
$L_s = 2350'$ w/ $\Delta H = 54'$

$$T_{co} = \frac{1.8(1.1 - 0.40)\sqrt{1650}}{\sqrt[3]{1.7}} = 42.9 \text{ min.}$$

$T_{cs} = 13.5$ min. (fig. 803-2A)
$\therefore T_c = 42.9 + 13.5 = 56.4$ min.

Ⓔ $L_o = 1650'$ @ $S = 1.7\%$
$L_s = 2600'$ w/ $\Delta H = 60'$
$T_{cs} = 14.4$ min (fig. 803-2A)
$T_{co} = 42.9$ (per Ⓓ)
$\therefore T_c = 14.4 + 42.9 = 57.3$ min.

Rainfall Intensity ; (intensity-duration curves for Grand Junction)

Design Feature	T_c	I_{10}	I_{100}
Ⓐ	35.5 min.	1.33	2.07
Ⓑ	35.5 min.	1.33	2.07
Ⓒ	56.5 min.	0.96	1.51
Ⓓ	56.4 min.	0.96	1.51
Ⓔ	57.3 min.	0.95	1.50

Estimated Peak Flows ; $Q = CIA$ $\quad C = 0.40$

Design Feature	Sub-basin Area	Q_{10}	Q_{100}
Ⓐ	10.47 ac.	5.6 cfs	8.7 cfs
Ⓑ	10.47 ac.	5.6 cfs	8.7 cfs
Ⓒ	14.52 ac.	5.6 cfs	8.8 cfs
Ⓓ	99.09 ac.	38.1 cfs	59.9 cfs
Ⓔ	103.49 ac.	39.3 cfs	62.1 cfs

ARMSTRONG CONSULTANTS, INC.	PROJECT NUMBER: 905346
	SHEET NO. 3 OF 5
PROJECT: Foster Subdivision	DATE: 1-10-91
TITLE: Drainage Calculations	PREPARED BY: RPR

Check Capacity of Existing Culverts under G Road:
(to insure peak flows will reach project site)

$A_2 = 16.62$ ac crosses G Rd. in 12" CMP w/ HW = 3.5'
$L_o = 1050'$ @ $S = 2.3\%$ $C = 0.40$

$$T_c = \frac{1.8(1.1-0.40)\sqrt{1050}}{\sqrt[3]{2.3}} = 30.9 \text{ min.}$$

$\therefore I_{10} = 1.43$ & $Q_{10} = 9.5$ cfs @ G Rd. Culvert
$I_{100} = 2.22$ & $Q_{100} = 14.8$ cfs @ G Rd. Culvert
vs. 12" CMP w/ HW = 3.5 has capacity of 6 cfs
$\therefore$ G Rd. will be overtopped & flows will still come down channel to project site.

$A_3 = 18.00$ ac. crosses G Rd. in 12" CMP w/ HW = 10'
$T_c = 42.9$ min. (from (D))
$\therefore I_{10} = 1.18$ & $Q_{10} = 8.5$ cfs @ G Rd. Culvert
$I_{100} = 1.85$ & $Q_{100} = 13.3$ cfs @ G Rd. Culvert
vs. 12" CMP w/ HW = 10' has capacity of $\approx$ 11 cfs
$\therefore$ G Rd. will be overtopped & flows will still come down channel to project site

Check Capacity of Existing Pond Overflow:

$Q_{10} = 5.6$ cfs
$Q_{100} = 8.7$ cfs
} See calcs for (A)

Overflow is 10" PVC "shaft" (ie vertical intake)

$$Q = C_o (2\pi R) H^{3/2}$$

$R = 5" = 0.42'$
$H_{max} \approx 1'$ = Intake elev. is $\approx 1'$ below dam crest

$$\therefore \frac{H}{R} = \frac{1}{0.42} = 2.38 \text{ max.}$$

for $\frac{H}{R} = 2.0$, $C_o = 1.1$ & $H = 0.83'$

$\therefore$ for $H = 0.83'$, $Q = 1.1(2\pi \times 0.42)(0.83)^{3/2} = 2.2$ cfs
$\therefore$ The dam will be overtopped for $Q_{10} = 5.6$ cfs unless

ARMSTRONG CONSULTANTS, INC.	PROJECT NUMBER: 905346
	SHEET NO. 4 OF 5
PROJECT: Foster Subdivision	DATE: 1-10-91
TITLE: Drainage Calculations	PREPARED BY: RPR

Culverts Design:

1. @ Design Point (B) $Q_{10} = 5.6$ cfs
$Q_{100} = 8.7$ cfs
Available HW = 4687 - 4684.5 = 2.5'
for 18" CMP w/beveled end:
(Fig. 804-1E) Inlet Control $HW/D = 0.92$ for $Q_{10} = 5.6$ cfs
$HW/D = 1.4$ for $Q_{100} = 8.7$ cfs
$1.4 \times 18" = 2.1' = HW_{100}$ vs 2.5' available ✓ OK
Outlet Velocity = $\frac{Q}{A}$ $A = 1.77 ft^2$
$\therefore V_{10} = 3.2$ fps
$V_{100} = 4.9$ fps provide dumped rock @ outlet end.

2. @ Design Point (C) $Q_{10} = 5.6$ cfs
$Q_{100} = 8.8$ cfs
Available HW = 4667 - 4661.5 = 5.5'
for 18" CMP w/beveled end:
(fig. 804-1E) Inlet Control $HW/D = 0.9$ for $Q_{10} = 5.6$ cfs
$HW/D = 1.4$ for $Q_{100} = 8.8$ cfs
$1.4 \times 18" = 2.1' = HW_{100}$ vs 5.5' available ✓ OK
Outlet Velocity = Q/A $A = 1.77 ft^2$
$\therefore V_{10} = 3.2$ fps
$V_{100} = 5.0$ fps provide dumped rock @ outlet end.

3. @ Design Point (D) $Q_{10} = 38.1$ cfs
$Q_{100} = 59.9$ cfs
Available HW = 4662 - 4657 = 5.0'
for 36" CMP w/beveled end:
(fig. 804-1E) Inlet Control $HW/D = 1.1$ for $Q_{10} = 38.1$ cfs
$HW/D = 1.9$ for $Q_{100} = 59.9$ cfs
$1.9 \times 36" = 5.7' = HW_{100}$ vs 5.0' available
$\therefore$ part of Q_{100} will flow over driveway
for HW = 5.0' available, Q = 52 cfs thru culvert $\therefore$ 7.9 cfs will cross driveway as weir flow.

ARMSTRONG CONSULTANTS, INC.	PROJECT NUMBER: 905346
	SHEET NO. 5 OF 5
PROJECT: Foster Subdivision	DATE: 1-10-91
TITLE: Drainage Calculations	PREPARED BY: RPR

Q_{100} weir flow over driveway @ (D) :

Q_{100} weir flow = 59.9 − 52 (thru culvert) = 7.9 cfs

$Q_{weir} = 3.8 L H^{3/2}$

Assume $L \approx 30'$

$\therefore$ for $Q = 7.9$ cfs & $L = 30'$

$7.9 = 3.8 \times 30 \times H^{3/2}$

$H^{3/2} = 0.0693$

$H = 0.17'$ = depth of weir flow over driveway for $Q_{100} = 59.9$ cfs

Approx. Outlet Velocity of Culvert = Q/A

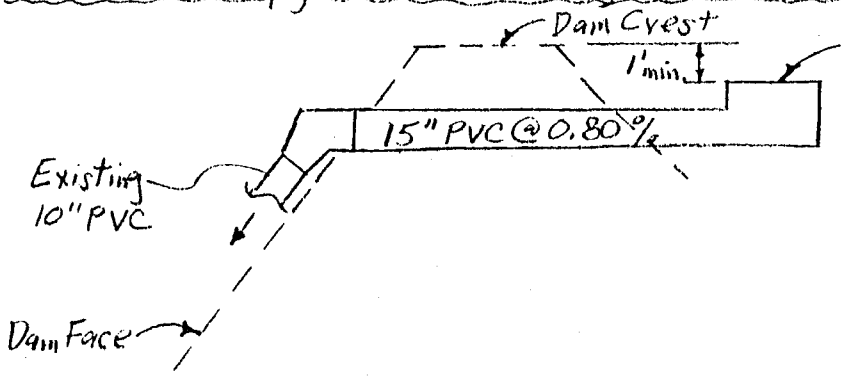
$A = 7.07$

$\therefore V_{10} = 5.4$ fps

$V_{100} \approx 8.5$ fps provide dumped rock @ outlet end.

Provide grouted riprap on slopes around beveled culvert ends to mitigate Q_{100} flowing over the driveway embankment.

Recommended Upgrade of Existing Pond Outlet :



Orfice $Q = C_o (2\pi R) H^{3/2}$

Try $H = 10" = 0.83'$

$\frac{H}{R} = \frac{0.83}{0.815} = 0.95$ $\therefore C_o = 2.1$

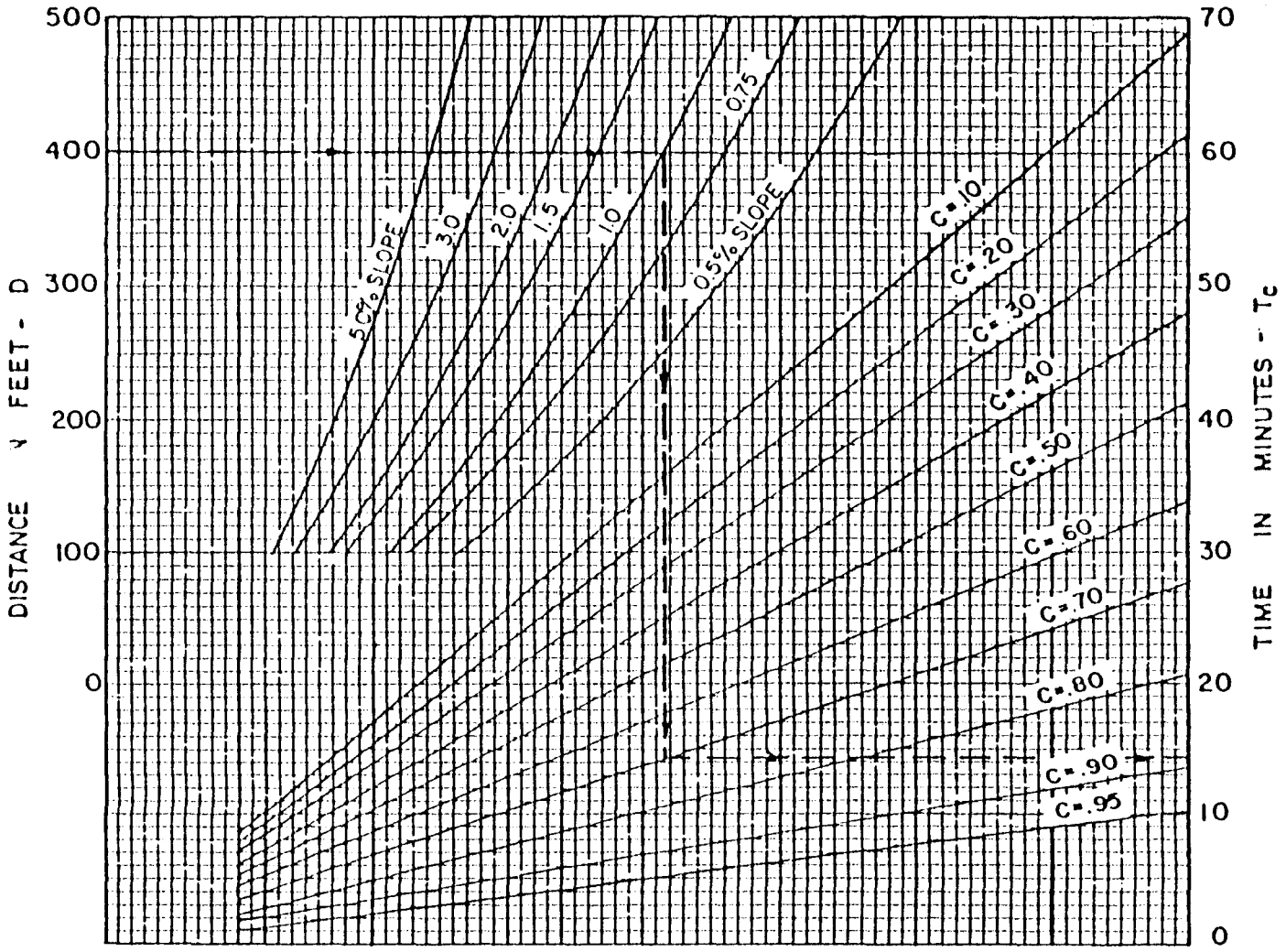
$\therefore Q = 2.1 (2\pi \times 0.815)(0.83)^{3/2} = 8.7$ cfs

15" PVC @ 0.8% "just full" capacity = 9 cfs

vs 8.7 cfs = Q_{100}

FIGURE 803-2B

TIME OF CONCENTRATION T_c FOR OVERLAND FLOW



BASED ON EQUATION

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

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

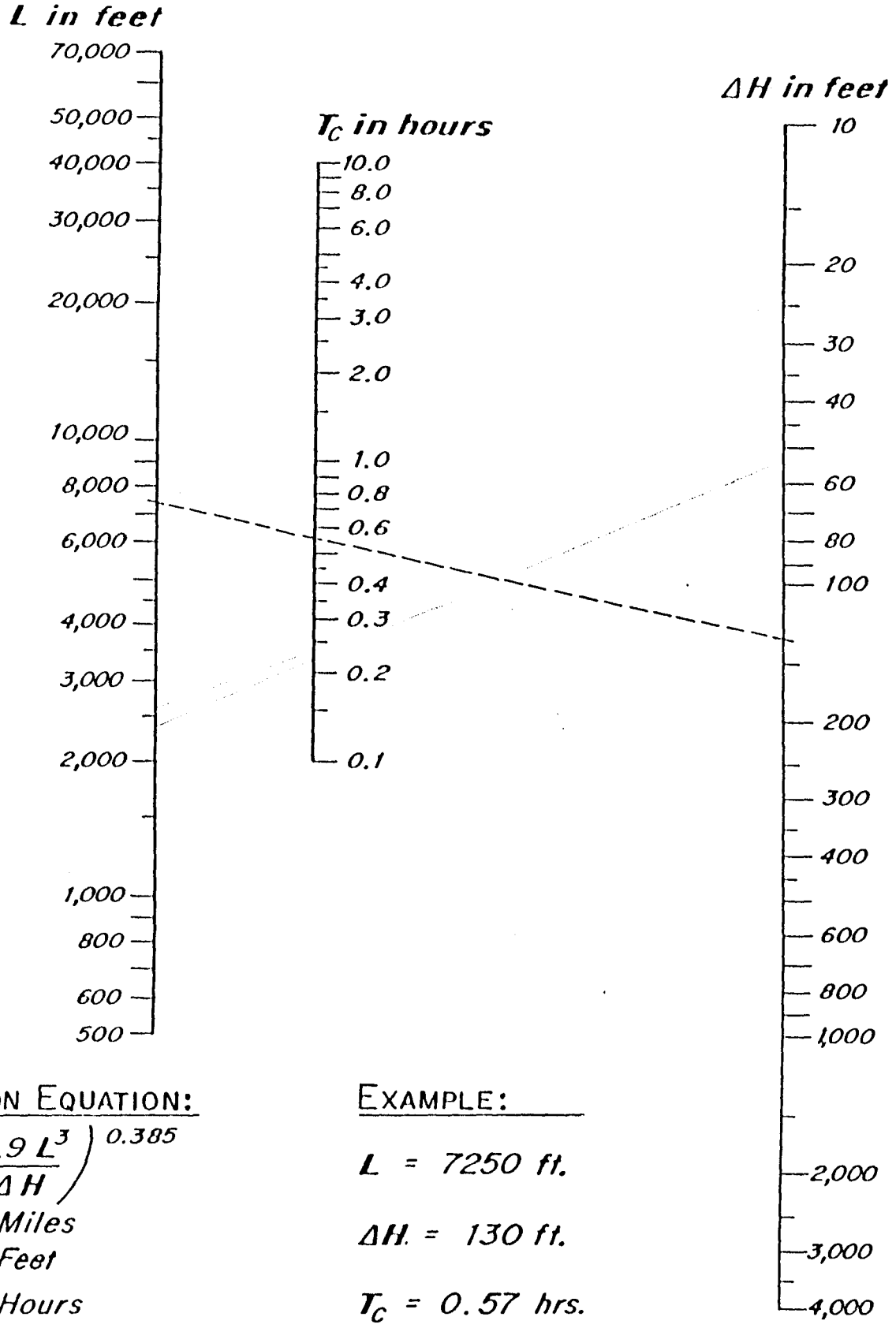
EXAMPLE

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

FIGURE 803-2A

TIME OF CONCENTRATION = T_C

FOR STREAM FLOW



BASED ON EQUATION:

$$T_C = \left(\frac{11.9\,L^3}{\Delta H}\right)^{0.385}$$

L in Miles

ΔH in Feet

T_C in Hours

EXAMPLE:

L = 7250 ft.

ΔH = 130 ft.

T_C = 0.57 hrs.

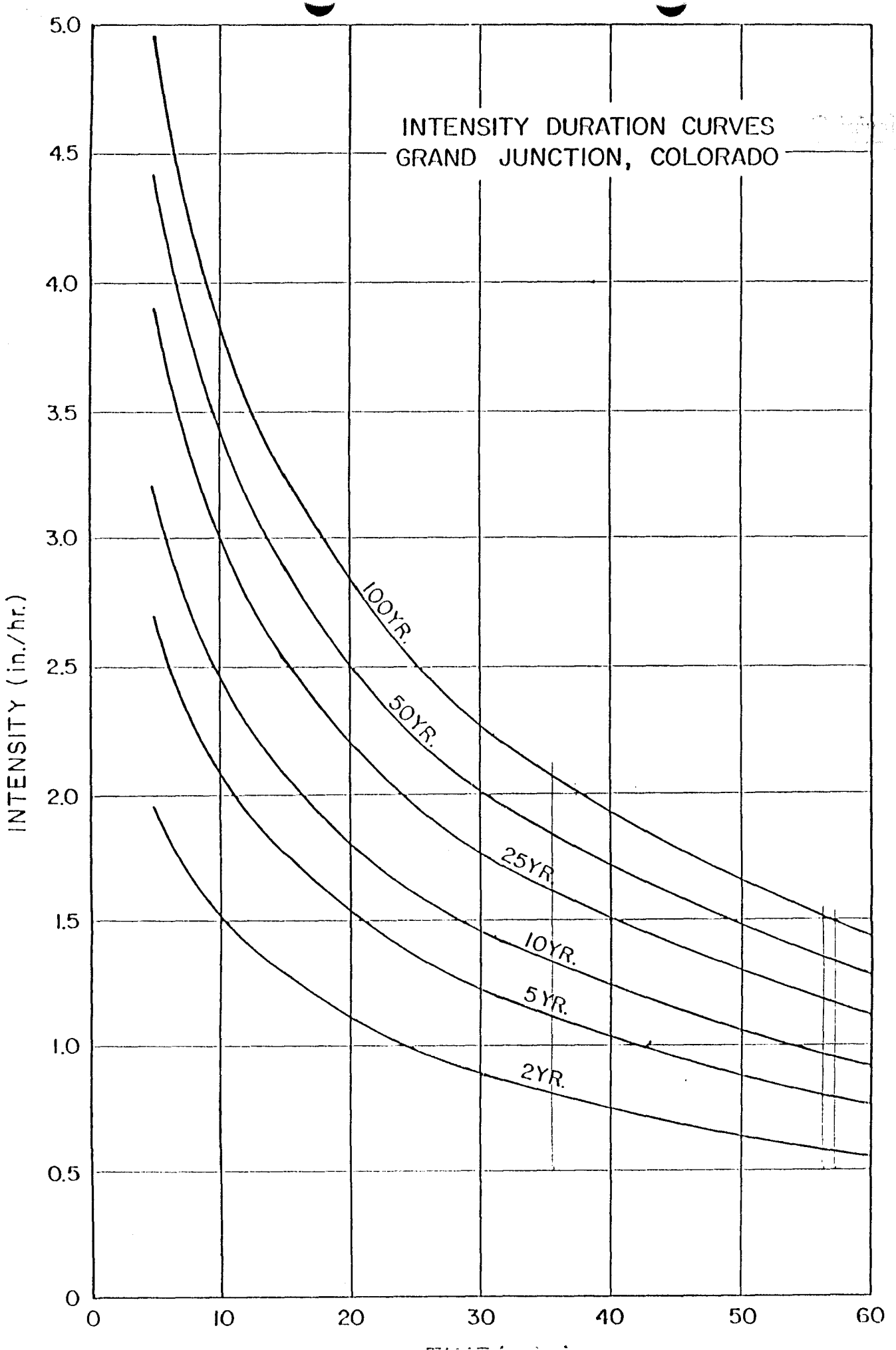
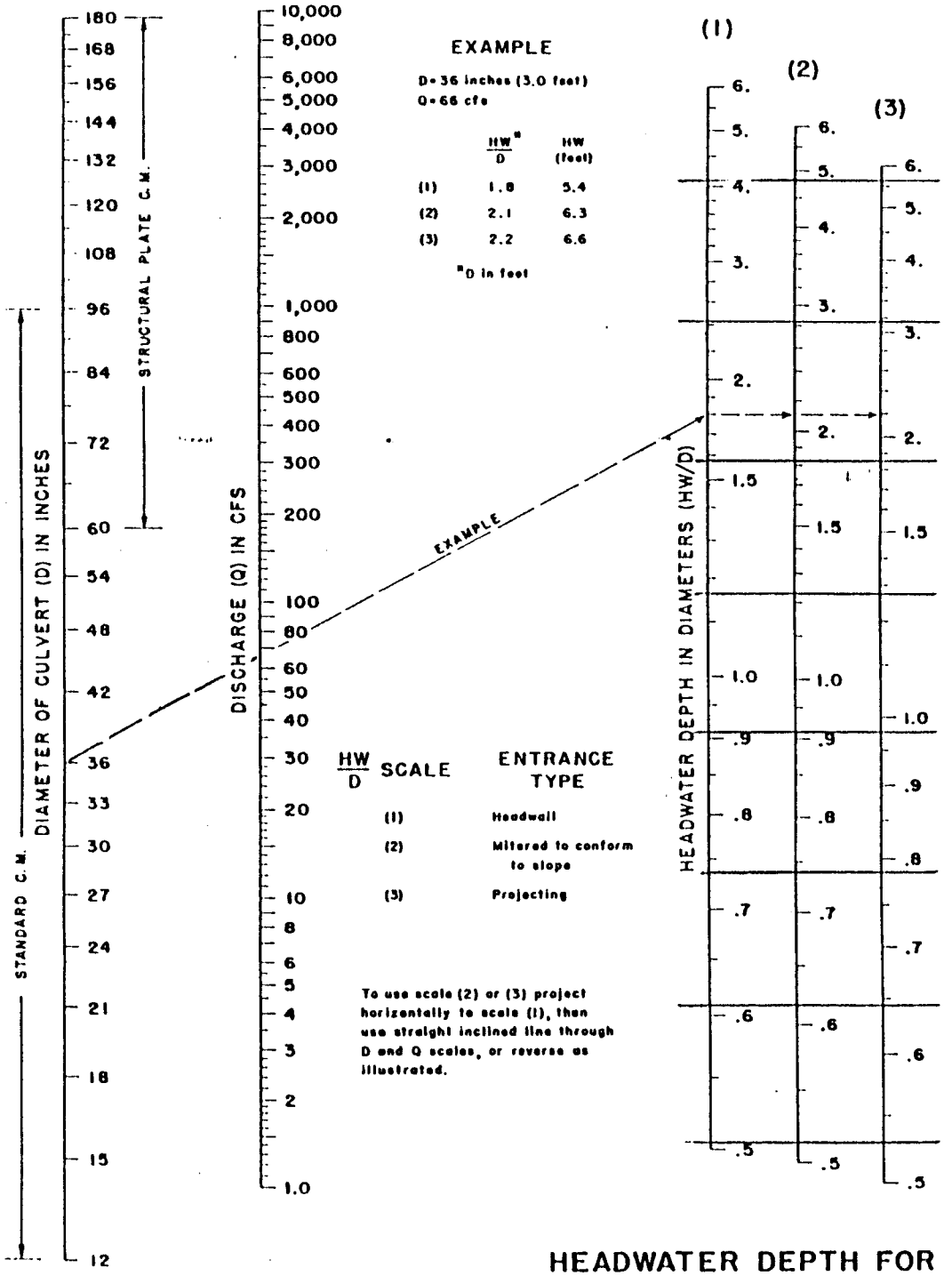

INTENSITY DURATION CURVES
GRAND JUNCTION, COLORADO
INTENSITY (in./hr.)
TIME (min.)
5.0
4.5
4.0
3.5
3.0
2.5
2.0
1.5
1.0
0.5
0
0
10
20
30
40
50
60
100YR.
50YR.
25YR.
10YR.
5YR.
2YR.

FIGURE 804-1E



HEADWATER DEPTH FOR C. M. PIPE CULVERTS WITH INLET CONTROL

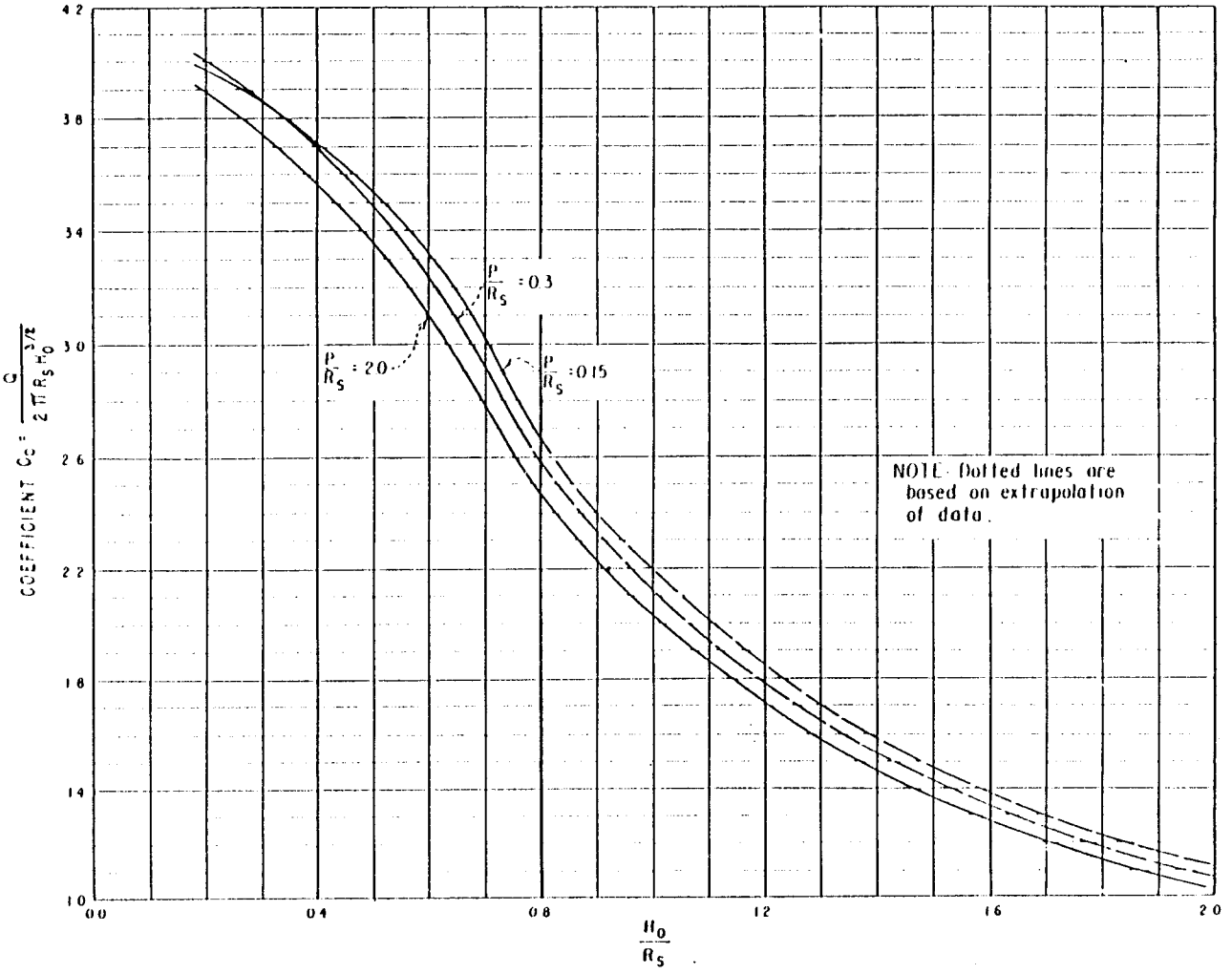


Figure 223. Relationship of circular crest coefficient C_o to $\frac{H_a}{R_s}$ for different approach depths (aerated nappe).

PRELIMINARY DEVELOPMENT PLAN FOR
HORIZON GLEN
GRAND JUNCTION, COLORADO
January, 1991

Prepared For:

SL Ventures, Inc. Tim Foster
422 White Avenue
Grand Junction, CO 81501
(303) 242-8021

Prepared By:

Armstrong Consultants, Inc.
861 Rood Avenue
Grand Junction, CO 81501
(303) 242-0101
ACI Project #905346

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SECTION I
SUMMARY

The proposal calls for the phased development of 33 residential housing units on 14.4 acres located northwest of 12th Street and Horizon Drive. The overall resulting density is 2.0 dwelling units per acre. Phase I development will consist of 17 single family dwelling units on 10 acres. Future phasing plans consist of 16 multi-family or cluster single-family units. The property is currently zoned RSF-4 and is proposed to be rezoned to PR Planned Residential.

Upon review of the accompanying statements, maps and project narrative, it is apparent that the request meets the criteria for reviewing rezone applications found within Chapter 4 of the *Grand Junction Development Code.* Responses to each of the pertinent criteria follow.

4-4-4-A. Was the existing zone an error at the time of adoption?

Yes. The existing conventional zone designation does not allow much flexibility in creating a design which is sensitive to the site's topography and soil conditions. The existing RSF-4 zone is not compatible with existing development patterns surrounding the property.

4-4-4-B. Has there been a change in character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?

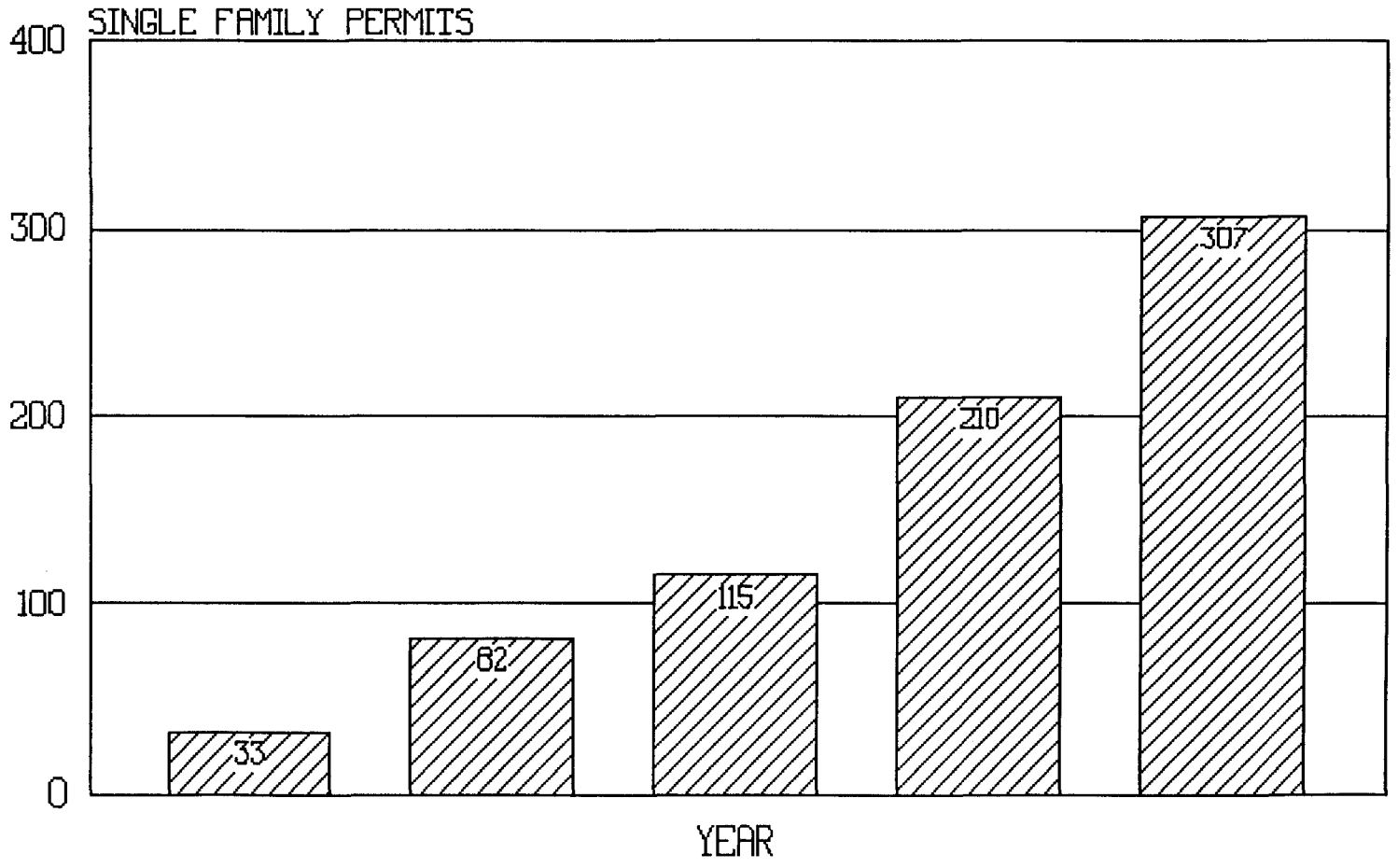
Yes. During the period of time since the property was originally zoned, major changes in the area have occurred. Some of the more notable changes which have occurred include:

1. Construction of Horizon Towers.
2. Construction of several new residence to the north and west of the property.
3. Intense non-residential development along Horizon Drive between G Road and Walker Field.
4. Installation of a new 8 inch water main along Horizon Drive west of 12th Street.
5. Establishment of non-residential zoning northeasterly of 12th Street and Horizon Drive.
6. A 14% increase in the County's population since 1980.

4-4-4-4C. Is there an area or community need for the proposed rezone?

Yes. The availability of larger sized residential building lots of a "rural" character is almost non-existent within the City of Grand Junction. As the community continues to grow, housing demands will increase. Without suitable building sites, future housing needs not will be met, particularly those which are close to the City's core area. For a community to prosper, quality housing is of paramount importance. The chart on the following page illustrates past single family building activity in the Grand Junction area. The recent resurgence in building construction is a good indicator that new building sites will soon be required.

BUILDING PERMIT ACTIVITY
MESA COUNTY



Armstrong Consultants, Inc.

4-4-4-D. *Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?*

Yes. The proposed change in zone designation is more compatible with the surrounding residential area to the north and west than is the current designation. The "Planned Development" concept has the inherent flexibility to allow designs which minimize adverse impacts, particularly those to the natural systems found within the site.

4-4-4-E. *Will there be benefits derived by the community or area, by granting the proposed rezone?*

Yes. As previously stated, acceptance of the proposal will provide future building sites for the community. The P.D. approach insures that compatibility with the existing neighborhood will occur. Positive benefits to the community in terms of economic benefits will be realized as well.

4-4-4-F. *Is the proposal in conformance with the policies, intents and requirements of this Code and other adopted plans and policies?*

Yes. Careful review of the proposed Site Development Plans, Surrounding Land Uses, and the Proposed Land Use section of this narrative reveals that this zone change request clearly meets, without exception, the pertinent land use policies affecting the site. Of the numerous policies affecting development of the subject site, the Horizon Drive Guidelines most directly affect the subject property. The adopted policy for the Horizon Drive corridor includes 10 specific guidelines for future development. The first of the general guidelines states, "Development should be done in a planned development manner to maximize potential for good site planning."

4-4-4-G. *Are adequate facilities available to serve development for the type and scope suggested by the proposed zone? If utilities are not available could they be reasonably extended?*

Yes. Review of the accompanying utility plan illustrates that adequate utility services exist.

SECTION II
SITE ANALYSIS

INTRODUCTION - The purpose of the Site Analysis portion of this narrative is to identify the physical and technical characteristics of the subject site as they relate to the potential for future residential development and to identify site assets and constraints. The Proposed Land Use Section which follows this section will demonstrate how the development plan relates to the site's assets and development constraints.

LOCATION - Horizon Glen consists of 14.4 acres located north of Horizon Drive and west of 12th Street in Grand Junction, Colorado. The property is located in part of the NE 1/4 of Section 2 Township 1 South, Range 1 West, of the Ute Meridian.

EXISTING LAND USE - The property under consideration consists of three separate parcels of land. The northerly parcel contains approximately 1.3 acres and is located outside of the Grand Junction City limits. The entire site is void of any structures or dwellings. Vegetative ground cover ranges from intense to non-existent. The most intense areas of plant growth occur in the bottom of a shallow draw which runs north/south near the center of the property. In addition to the salt grass ground cover, other plant types include mature cottonwood, elm, and russian olive trees, tamerisk, and cattails. On those areas of the property where ground slopes approach 20%, vegetative ground cover is non-existent. The intense nature of the vegetative ground cover is largely attributed to a drainage channel which crosses the property and flows year around. Horizon Glen is currently zoned RSF-4 by the City. The aforementioned parcel lying outside the City limits is zoned R-1-A by Mesa County.

SURROUNDING LAND USE - The surrounding land zoning and uses is illustrated by Figures I, and II. Review of Figure II indicates the predominate land use in the area surrounding Horizon Glen to be housing. Housing types range from single family dwellings of moderate intensity to intense multi-family housing at Horizon Towers. Most of the single-family housing in the area is located on subdivided parcels about one acre in size. Non-residential uses in the surrounding area include several churches. A large block of land located northeast of 12th Street and Horizon Drive, which is currently vacant, is zoned for non-residential uses.

ACCESS - Access to the property is gained from Horizon Drive which is classified as a major arterial by the City of Grand Junction. Horizon Drive serves as a major east west access road for the northerly parts of Grand Junction. Horizon Drive affords excellent access to Interstate 70 and Walker Field Airport, both of which are located a short distance northeasterly of the subject property. An existing gravel drive is located along the south side of the property and provides access not only to the Horizon Glen Site but also to three other property owners who utilize the driveway. Even though the site adjoins N. 12th Street, access is limited due to the physical and topographic constraints of the property. North 12th Street is classified as a minor arterial north of Horizon Drive and a major arterial south of Horizon Drive. Other nearby roads include North 7th Street and G Road both of which are located approximately 1/4 mile from the subject property. Average Daily Traffic Counts provided by the City of Grand Junction for surrounding roads are shown on Figure III.

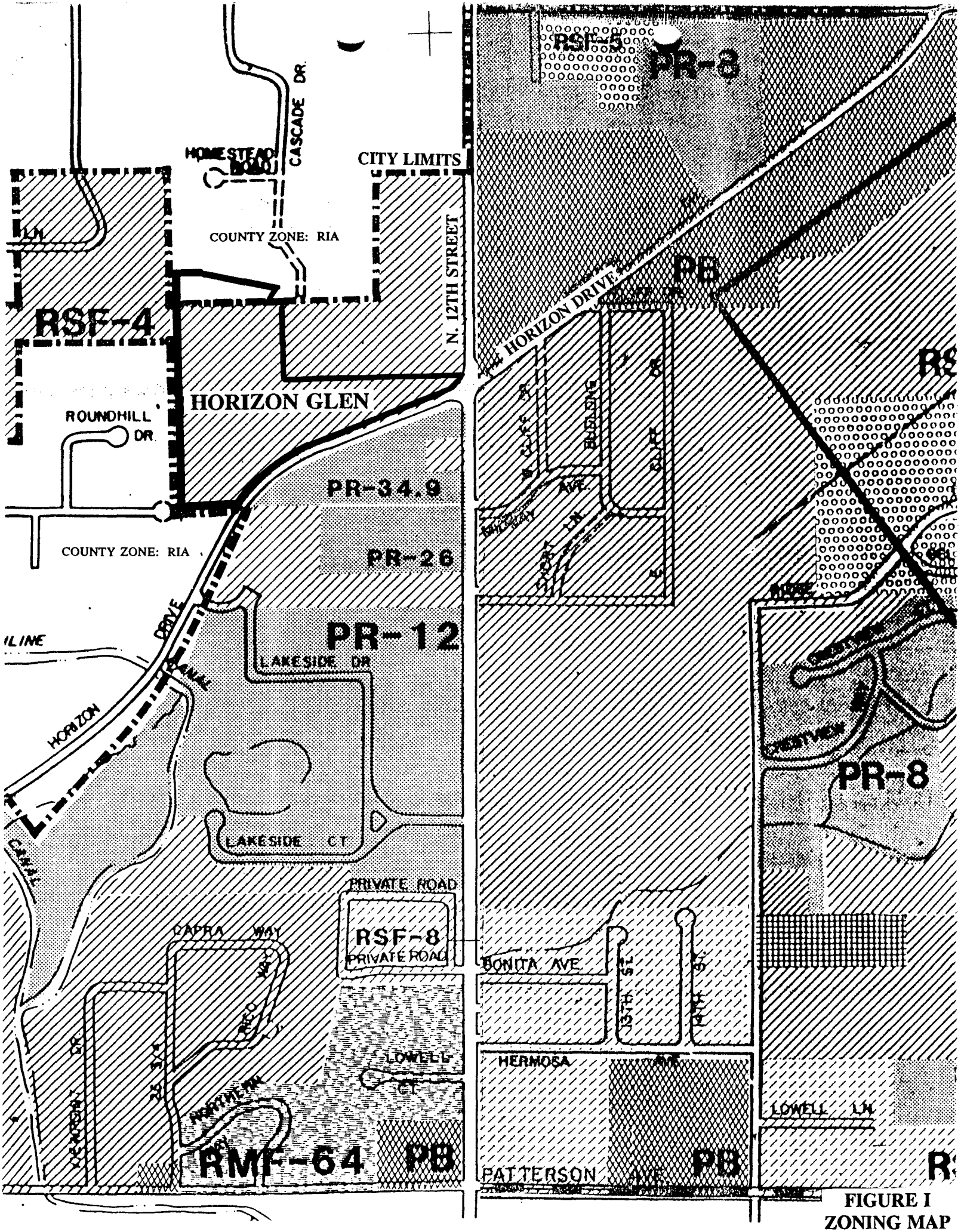
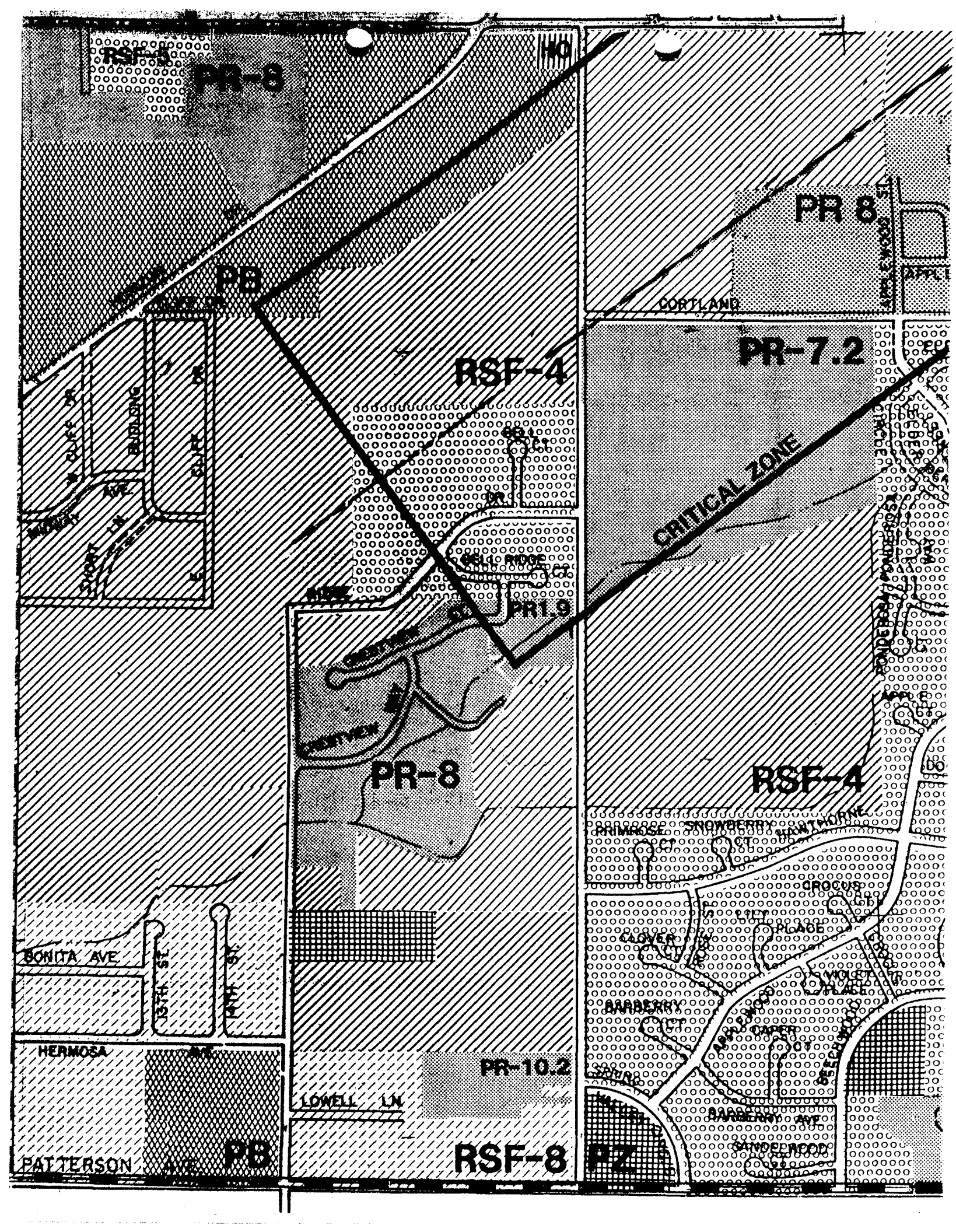


FIGURE I
ZONING MAP


RSF-4
PR-8
HO
PR 8
PB
CORTLAND
PR-7.2
RSF-4
CRITICAL ZONE
PR1.9
PR-8
RSF-4
BONITA AVE
HERMOSA
PR-10.2
LOWELL LN
PATTERSON AVE
PB
RSF-8
PZ
PRIMROSE CT
SNOWBERRY CT
CROCUS PLACE
CLOVER
BARBERRY AVE
SANDEWOOD

G ROAD

HORIZON GLEN

HORIZON DRIVE

HORIZON TOWERS

CHURCH

"MT MILLIN SUBDIVISION"

"CRESTWOOD HIGHLANDS SUBDIVISION"

"KREUTZ SUBDIVISION"

CRESTRIDGE COURT

CRESTRIDGE HEIGHTS SUBDIVISION

CRESTRIDGE ANNEX

SPOMER LANE

HOMESTEAD ROAD

FOSTER SUBDIVISION

1st ADD. O'NAN SUB.

BLOCKS 4 & 7 & 8 OF BLOCK 3 O'NAN SUB.

PART JAYNES

"SPOMER SUB."

"ROUND HILL SUBDIVISION"

F 1/2 ROAD

RECREATION AREA SEE SPECIAL TRACT C

TRACT B

LAKESIDE SUBDIVISION BELT FILING NO. 2

PLAT

2945-024-A

LAKESIDE COURT

MIDWAY AVE.

WEST CLIFF DRIVE

EAST CLIFF DRIVE

BUDLONG STREET

BELL RIDGE

CREST VIEW SUBDIVISION

OPEN & USED ROAD

SF

MF

V

NR

SF - SINGLE FAMILY HOUSING

NR - NON-RESIDENTIAL

MF - MULTI-FAMILY HOUSING

V - VACANT LAND

FIGURE II
SURROUNDING LAND USE MAP

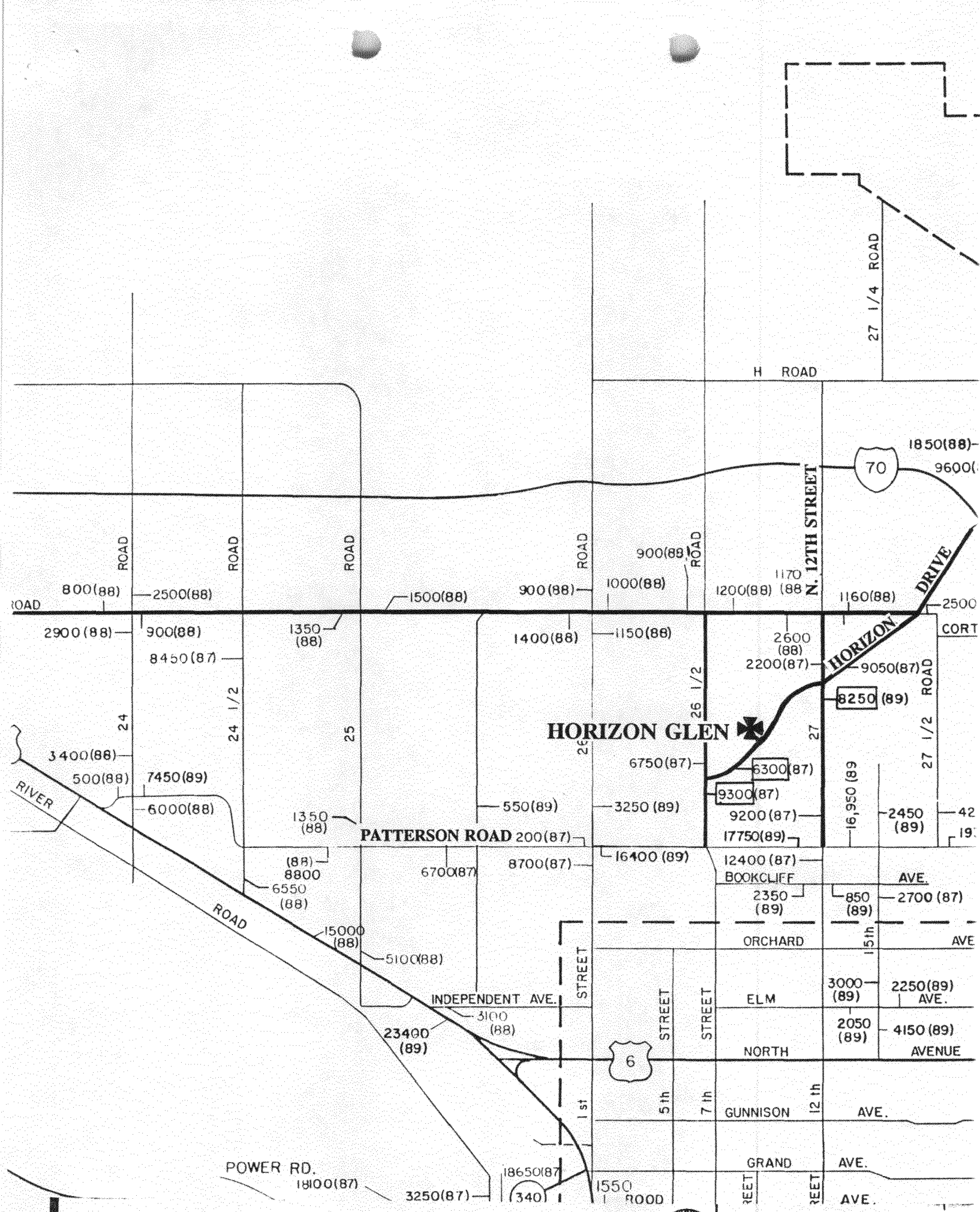


FIGURE III
TRAFFIC VOLUME MAP

UTILITY SERVICE - Electric, gas, and communication lines are located within 12th Street, Horizon Drive, and adjoining the west property line.

An existing domestic water main is located within Horizon Drive a short distance east of the property near Horizon Towers and is 8 inches in diameter.

Two separate sanitary sewer mains adjoin Horizon Glen. One is known as the Horizon Drive interceptor and the other, located near the west property line, is known as the Galaxy Sewer Line.

SOILS - The Soil Conservation Service identified several soil types within the boundaries of the property. These are on Figure IV. The general characteristics of the various soil types are presented below in tabular form.

Soil	SCS Symbol	Agricultural Capability	Internal Drainage	Occurrence of High Water Table	Building Limitations
Billings Silty Clay	Bc	IIs	Very Slow	Frequent	Severe
Chipeta-Persayo	Cc	VIe	Very Slow	None	Severe
Fruita & Ravola Loam	Fc	IIIe	Medium	Occasional	Severe
Fruita Very Fine Loam	Fp	I	Medium	None	None
Fruita Very Fine Loam	Ft	IVe	Medium	None	Severe
Rough Broken Land	Rs	VIe	Variable	Variable	Severe

CLASS I = FEW LIMITATIONS FOR PRODUCTION
CLASS II = MODERATE LIMITATIONS FOR PRODUCTION
CLASS III = SEVERE LIMITATIONS FOR PRODUCTION
CLASS IV = VERY SEVERE LIMITATIONS FOR PRODUCTION
CLASS V = RANGELAND, WOODLAND, WILDLIFE HABITAT
CLASS VI = UNSUITED FOR PRODUCTION

SUBCLASSES
e = EROSION RISK
S = SHALLOW SOIL, STONY

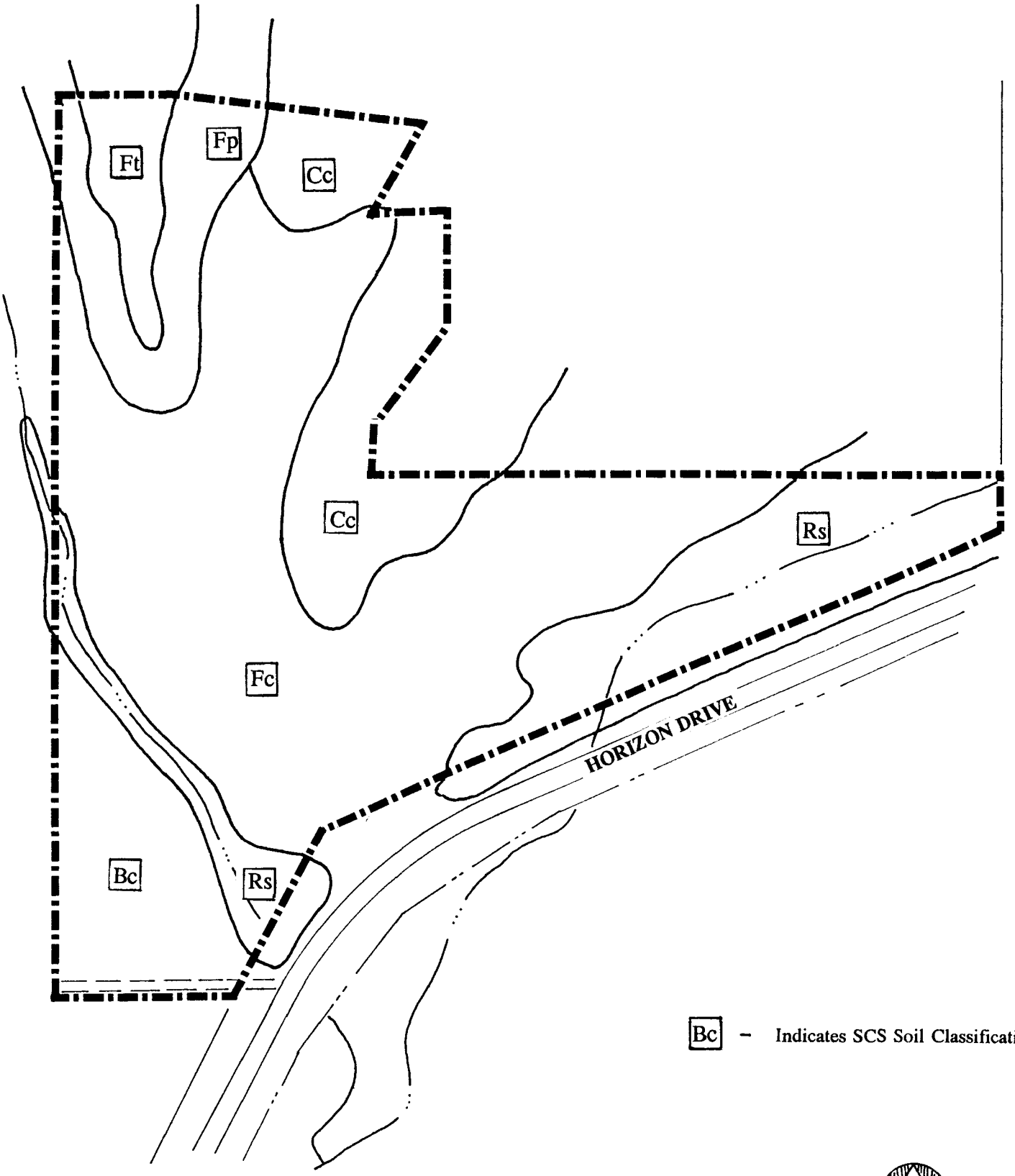


FIGURE IV
SOILS CLASSIFICATION MAP

DRAINAGE - A detailed drainage report has been submitted to the Grand Junction Engineering and Community Development Departments. The report indicates the subject property is influenced by three offsite drainage channels. Generalized characteristics of each channel include:

CHANNEL 1 - Is commonly known as the Horizon Drive channel. In 1976 the U.S. Army Corps of Engineers estimated 100 year flood levels for the Horizon Drive channel. Results of their report indicate that in a 100 year storm event flood, water would reach an elevation of 4,659 near the center of the property along Horizon Drive. Portions of the subject property lie below the designated flood elevation.

CHANNEL 2 - Flows from north to south along the westerly boundary of the property. Submitted drainage calculations indicate that 60.6 cfs of water would be generated in the event of a 100 year frequency storm, all of which can be contained within the existing channel. This channel flows year around.

CHANNEL 3 - Flows from northeast to southwest through the center of the property. Drainage calculations show 10.2 cfs of water would be generated in the event of a 100 year frequency storm. The channel is influenced by an existing pond and overflow structure located near the northerly property boundary.

CORRIDOR GUIDELINES - The City of Grand Junction has adopted corridor guidelines to address the existing and future land use along Horizon Drive and North 12th Street.

The corridor guidelines for Horizon Drive between G Road and 7th Street indicate that the corridor adjoins primarily residential uses and vacant land. Ten general guidelines for development along Horizon Drive are included within the document. Each guideline is paraphrased below:

1. Encourages the use of "Planned Development" concept.
2. Protection of existing neighborhood.
3. Encourages utilization of side streets for access where possible.
4. Encourages minimizing curb cuts and access points.
5. Access points should have clear sight distances.
6. Development of walkway and bikeway is encouraged.
7. Maintain adequate setbacks including landscaped buffering.
8. Drainage considerations should accommodate developed runoff.
9. Encourage undergrounding of utilities.
10. Other corridor guidelines may also be applicable.

The 12th Street guidelines indicate that the west side of 12th Street between G Road and Hermosa Avenue is appropriate for residential uses.

SECTION III
PROPOSED LAND USE

INTRODUCTION - The purpose of this section is to describe the proposed development features in relation to the site's asset and constraints identified within the Site Analysis Section of the narrative statement.

The request submitted for approval to the City of Grand Junction includes the following:

1. Change in zoning from RSF-4 to PR (Planned Residential) at a design density of 2.0 du/ac.
2. Preliminary Plan approval of Phase I development.
3. Outline Development approval of Future Phase.
4. Annexation of approximately 1.3 acres within Phase I development, concurrent with final plat approval.
5. Vacation of an unused portion of Horizon Drive Right-of-way concurrent with final plat approval.

GENERAL - The proposal calls for the ultimate phased development of 33 (maximum) residential dwelling units on 14.4 acres with an overall resulting density of 2.0 dwelling units per acre. The accompanying Preliminary Site Plan illustrates proposed lots layout and sizes, as well as, the relationship of each lot to the property boundary, roadway access, and open spaces of the development. A proposed Land Use Summary is presented below in tabular form.

HORIZON GLEN LAND USE SUMMARY			
USE	**PHASE I**	**FUTURE PHASE**	**TOTAL BOTH PHASE**
Dwelling Units	17	16[1]	33[1] (max.)
Site Area	10.05 ac.	4.37 ac.	14.42
Density	1.7 du/ac.	3.7 du/ac[1]	2.0 du/ac
Area in R.O.W.	1.2 ac.	0.4 ac.	1.6
Area in Common Open Space	1.6 ac.	Unknown[1]	--

[1] The purpose of this phase of the application is to gain initial comments from review agencies and acceptance of a design density. Prior to the time actual site development occurs, specific development proposals will be submitted for public review and comment.

In addition to the individual lot development standards presented herein, strict architectural controls will be implemented to protect the development from undesirable influences. To achieve this, a set of covenants, conditions and restrictions will be adopted to insure ongoing protection to the residents of Horizon Glen and the adjacent land owners. The covenants will also address minimum construction standards for the housing units. In order to promote the health, safety, and welfare of the development's residents, a corporate Homeowner's Association (HOA) will be formed. Additionally, the HOA will be responsible for the ongoing operation and maintenance of the proposed common open spaces and irrigation system.

Approximately 16% of the total site within Phase I development is designated as Common Natural Open Space. The open space generally lies either side of the previously mentioned drainage channels which traverse the property. Configuration of the open space is sensitive to existing vegetative ground cover and topography found within Horizon Glen. Every effort has been incorporated within the common open space layout to preserve all major trees found on the property. The proposal calls for the preservation of the areas within the open space so that they may continue to serve as habitat for birds and small mammals commonly found within these types of drainage channels.

ACCESS - The proposed access to Horizon Glen consists of three points on Horizon Drive.

Access point one consists of an existing gravel driveway located adjacent to the south boundary of the proposed development. This driveway currently provides access to the Horizon Glen property, the property immediately south, and two other nearby properties. The proposal calls for asphalt paving of the driveway and its ultimate utilization by one new lot.

Access point two will serve as a new dedicated access for 16 of the 17 lots within the Phase I development area. It is estimated that approximately 150 average daily trips would occur when the development is fully occupied.

Access point three is proposed as a new dedicated access within the future development. This new access also will serve as a future connector road between Horizon Drive and those undeveloped properties north of the proposed "future development" area. It is envisioned that this access could be ultimately connected to 12th Street at such time as development of the adjoining properties occur.

Typical roadway cross sections for the proposed dedicated streets within Phase I are shown on the accompany preliminary development plans. The development proposal calls for a section of the proposed dedicated street to consist of a one way loop. The paved one way loop concept allows for minimal disturbance to the natural systems and topography found on the property. The proposed street improvements call for surface drainage to be carried in a swale along the outside of the paved loop roadway and in the natural undisturbed channel inside the loop road. The following justifies this approach for Horizon Glen:

1. Maintains a natural setting or theme for Horizon Glen.
2. Adjoining developments of similar intensity are satisfactorily being served by similar street sections.
3. Projected traffic volumes are low due to the large lots.
4. Developed storm water runoff is minimal and is handled by natural channels.

In addition to the publicly dedicated roadway, two separate internal common drives are proposed. The common drives, servicing two lots each are necessary due to the topographic limits of the property. These drives will be hard surfaced and maintained by those individuals who utilize them. In both cases, the private drives are less than 100 feet long.

UTILITY SERVICE

WATER - All lots within Horizon Glen, Phase I will be serviced by a domestic water distribution system. A new 8" diameter water main will be extended from an existing 8" main in Horizon Drive located 300 feet east of the proposed entrance road. The existing main is owned and operated by the Ute Water Conservancy District. Two new fire hydrants will be placed within Horizon Glen. Sufficient water flows and pressure exist to provide an adequate supply for fire protection.

SANITARY SEWER - Sewage generated by the proposal will be delivered through a new collection system to an existing main located adjacent to Horizon Drive. Three of the 17 lots will be serviced directly into an existing main located near the west property boundary.

ELECTRIC, GAS, PHONE and CATV - Electric, gas, phone and cable television lines will be extended to each lot with the development from existing lines located adjacent to the proposed development. Gas mains will be located adjacent to the dedicated road rights-of-way,while underground electric, phone, and cable television lines will be located in dedicated utility easements at the rear of each lot. Area lighting will be provided throughout the development to light the streets. Location of area lighting will be determined by Public Service Co.

IRRIGATION WATER - Irrigation water will provide for each lot within Horizon Glen. Those lots which have direct access to the existing drainage channel along the west edge of the site which flows year around will utilize individual pumps. Irrigation water will be provided to the balance of the other lots through a centralized pumping station located at the edge of an existing pond adjacent to the north property line.

DRAINAGE - Most of the surface drainage within the development will be carried to swales located adjacent to the streets. The accompanying Grading and Drainage Plan indicates the location and size of new drainage culverts. According to the Drainage Report, submitted to the Community Development and Engineering Departments under separate cover, these new culverts will pass the estimated quantity of storm runoff from a 100 year storm. None of the lots within Phase I are subject to flooding from any of the existing drainage channels in the event of a 100 year frequency storm. The Drainage Report also indicates specific recommendations for modifications which should be made to the overflow structure at the existing nearby pond.

DEVELOPMENT SCHEDULE - The rate at which lots within Horizon Glen will be occupied is largely dependent upon Grand Junction's future housing needs and demands. Construction is anticipated to begin immediately upon the City's acceptance of the final plat, which is expected this spring. Specific site development plans and a detailed construction schedule for all the future phase will be submitted to the City for consideration sometime before the end of 1993.

REVIEW SHEET SUMMARY

FILE NO. #15-91 **TITLE HEADING:** Horizon Glen

ACTIVITY: Request to for preliminary plan & plat and a rezone.

PETITIONER: S L Ventures, Inc.

REPRESENTATIVE: Armstrong Consultants, Tom Logue

RESPONSE NECESSARY by MAR 1 1991

LOCATION: Northwest of 12th Street and Horizon Drive

PHASE: Preliminary **ACRES:**

PETITIONER'S ADDRESS: 441 White Avenue, Grand Jct, CO 81501
(303) 245-8021

ENGINEER:

STAFF REPRESENTATIVE: Kathy Portner

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

FIRE DEPARTMENT **02/12/91**
George Bennett **244-1400**

1. a. Fire hydrant placement is not acceptable. The requirement is for hydrants to be on a looped supply line capable of providing the required flows. In residential areas hydrant spacing is every 500 feet.

   b. Please submit additional plans (proposed buildings) to determine the required fire flows.

2. There is a requirement for 20 feet of unobstructed street width to accommodate emergency vehicle traffic with this width. No parking shall be allowed on Horizon Circle.

3. Please re-submit a utility composite reflecting the above fire hydrant requirements.

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

CITY PARKS & RECREATION **02/07/91**
Don Hobbs **244-1545**

Open space fee will be required:

33 dwelling units x $225.00 = $7,425.00

U.S. WEST **02/05/91**
Leon Peach **244-4964**

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

UTE WATER **02/14/91**
Gary R. Matthews **244-7491**

NO OBJECTIONS.

It's possible to meter Lot #1 at the end of F 1/2 Road (Round Hill Drive) if the 1 1/2" main runs to the end of the street. Horizon Glen would have to participate in a contract protected line which requires an assessment pay back on a 10" and 8" which runs form G Road south on 12th Street and west on Horizon Drive.

As of 2-15-91 the assessment per unit would be $440.48.

Example: 440.48 per (includes 8% interest)
x 33 units

14,535.84 assessment as of 2-15-91

CITY ATTORNEY **02/20/91**
John Shaver **244-1506**

Community Development should examine whether, as a policy, to consider review without prior annexation. Zoning cannot be finalized without annexation.

Cash escrow or letter of credit is preferred development security to building permit hold.

Have wetlands been identified and impacts on wetlands been addressed or mitigated?

Are the dedicated road rights-of-way of sufficient dimension to meet Code for road improvements?

PUBLIC SERVICE **02/19/91**
Carl Barnkow **244-2658**

GAS: May require front lot easements depending of street configuration.

ELECTRIC: Request that the ingress, egress and common open space be designated utility easement also the west 10 feet of Lot 4's drainage easement be utility easement, and the southeasterly 10 feet of Lot 17 be utility easement.

GRAND VALLEY WATER USERS ASSOC **02/19/91**
G. W. Klapwyk **242-5065**

The Grand Valley Water User's Association will address only the matter of irrigation as it pertains to this proposed development and that only to a limited extent, as the land involved is without water-right from this Association and the Association has no operating facilities within the affected area. The water to supply the subdivision's irrigation needs as herein planned, is undoubtedly return flow and seepage from lands to the north that do have water-rights with this Association. This Association does not wish to pass judgement on the adequacy of the source or facilities, either present or future and nothing herein stated is intended to prejudice the irrigation plan either pro or con.

CITY ENGINEER **02/20/91**
Bill Cheney 244-1590

HORIZON GLEN

Preliminary Plan Review

Additional information required for preliminary submittal as required by the City of Grand Junction "Zoning and Development Code":

Section 6-7-2-B-2: Plat by licensed surveyor.

Section 6-7-2-B-3-b: Irrigation easements to pond.

Section 6-7-2-B-4-b: Name of surveyor preparing plans.
-d: Traverse of subdivision.
-e: Type of survey monuments to be installed
-g: Total length of proposed road.
-i: Adjacent property owners within 500 feet

Section 6-7-2-B-7-b-1): Street design is not acceptable and does not comply with approved street development standards.
-2): Curbs, gutters and sidewalks will be required on at least one side of the street for pedestrian access.

Section 6-7-2-B-8-a: Show all utility easements adjacent to and abutting the subdivision.
-c: Show size and location of existing and proposed irrigation systems.

Additional review comments:

Streets

1. Graveled shoulders are not allowed on new development within the City because of high maintenance requirements.

2. Street culverts will require end sections instead of beveled ends.

3. Show type of construction for retaining walls since maintenance responsibility will ultimately be that of the City even though the walls are shown outside the right of way.

4. The driveway grade for lots 7 and 8 appears to be in excess of 11%. 8% is suggested maximum.

5. One way loops in residential areas are normally not acceptable. However, in this situation it appears a one way loop is better than the alternatives. Consequently, this design is acceptable if the street is properly signed and the pavement width is increased to 16 feet with curb, gutter and sidewalk on the lot side of the street and a two feet concrete pan on the wetlands side.

6. Access for lot 1 should be off F 1/2 Road as originally platted .

7. Maintenance agreements should be required for ingress/egress easements on lots 2,3,7 and 8 and be included as part of the title.

Water Service

1. Horizon Glen Subdivision will be required to connect to the City water supply system when it becomes available. The City waives no right to supply domestic water at a later date to the subdivision.

2. An additional fire hydrant will be required in the vicinity of lots 5 and 6.

Sewer Service

1. A manhole will be required on the line extended to the north to serve existing dwellings.

2. Easements will be required to make service connections from lots 1,2 and 3.

Horizon Drive Improvements

1. Funds will need to be escrowed to provide for future improvements on Horizon Drive. In addition to half street improvements along the entire frontage of the proposed PD, a left turn deceleration lane and a right turn deceleration lane off Horizon and a right turn acceleration lane from the subdivision on to Horizon will be required.

2. Provisions for a school bus student pickup and drop off point will be required in the final design.

Drainage

1. Additional runoff that occurs as a result of development will require some type of retention or detention facility that will prohibit flows exceeding the historic flows from a ten year storm. The drainage report does not differentiate between historic and developed, consequently it is not possible to determine the required storage volumes.

2. What size is the retention pond located north of the development? How much property would be inundated if the dam were to breach? Are there provisions on the dam for an emergency spillway if the discharge pipe were to plug?

3. "C" values for 100 year storms are different than "C" values for 10 year storms because of antecedent moisture conditions. It does not appear this was taken into account when calculating the runoff. This will affect both the irrigation pond north of the development and the amount of water over topping the driveway from drainage A1.

4. Culverts with beveled ends may erode under the culvert inlet unless arrangements are made to prevent this from happening. Standard projecting inlet end sections are recommended for this type of installation.

Improvements Agreement

1. The "Preliminary Improvements Agreement" will need to be modified to reflect curb, gutter and sidewalks or pedestrian trials.

2. Unit cost for sanitary sewer appears to be $9,000 low when manholes are included in the cost.

3. Survey monuments are required on the extremities of the subdivision on all angle points. Have these already been placed?

4. No cost estimate has been provided for retaining walls.

5. Although a street cross section is shown, no information has been provided on the section design thickness. It is therefore impossible to calculate if the base and paving quantities are representative of the actual proposed construction. This cost can be substantiated on the final submittal.

6. An additional hydrant will need to be included on the agreement.

7. Street lights are being designed and furnished by Public Service. The design will be submitted at the time of final approval, however the cost of the lights needs to be shown on the improvements agreement.

POLICE DEPARTMENT 02/25/91
Capt. Currie 244-3568

For overall safety concerns to be brought up for traffic and engineering consideration:

1) Is there enough sight clearance for traffic exiting onto Horizon Drive to safely do so, both left and right turns?

2) If Horizon Drive is an "arterial" should there be acceleration, deceleration and left turn lanes?

3) Are sidewalks required on Horizon Drive and on the interior residential streets for pedestrian safety?

4) Will there be an appreciable off-site impact at 12th Street and Horizon to warrant installation of a traffic light?

COUNTY PLANNING 02/12/91
Linda Dannenberger 244-1630

The property north of Horizon Circle is in the County and currently platted as part of Lot 2, Foster Subdivision. We request a replat of this lot to be processed through public hearing. A replat to Foster Subdivision was proposed in mid 1990 and was dropped upon both City and County request to improve both Homestead and Cascade Drives. THIS REPLAT SHOULD BE FILED (AND APPROVED) BEFORE APPROVAL OF HORIZON GLEN.

Otherwise -

Off-site drainage easement should be recorded for detention area with the final plat.

We recommend engineered foundations in Bc and Fc soils.

Are there further improvements or landscaping to the open space?

Horizon Drive should be buffered somehow - natural vegetation somewhat unsightly.

COMMUNITY DEVELOPMENT DEPARTMENT 02/25/91
Kathy Portner 244-1446

Lots 8,9 and 10 as shown are outside the existing City limits. It is our understanding that the petitioner plans to petition for annexation after preliminary plan approval so that it is known where the northerly boundary line is for the annexation petition. The property must be annexed before review of a final plan and rezoning.

The rezoning request is for an overall density for the 17 lot subdivision and the proposed higher density outline development plan for the property to the east. The property should not be rezoned until a final plan and plat is submitted and approved for lots 1-17 and a preliminary plan, which shows complete traffic circulation systems, is submitted and approved for the property to the east.

The proposed road does not meet any City standards. The roadway width must meet the City Engineer's comments with parking and curb, gutter and sidewalk.

Lot 1 should not have driveway access onto Horizon Dr. The F 1/2 Road cul-de-sac appears to have been provided for access to this property and should be used. The cul-de-sac would need to be improved.

The SCS identified soils within the boundary of the property as all having severe building limitations (except for one small area). A final plat and plan review process will require a detailed subsurface soils and geology report to identify special building considerations. Review of the final report by the State Geological Survey will be required.

The narrative describes the three channels that flow through the property. It indicates that portions of the property lay within the 100 year floodplain. A detailed floodplain and drainage and grading analysis will be required at final plat and plan stage.

A ROW to the north, through lot 10, should be provided to offer a future second access for the Horizon Glen subdivision and a traffic circulation option for the property to the north which could be further subdivided in the future.

Sensitivity to the existing drainages, wetlands and mature vegetation should be maintained through the final plan and plat stage.

A safe school bus stop, approved by District #51, will be required. A community mail box site may also be required by the Post Office.

Are there irrigation water rights sufficient to service the proposed development? An easement for the pond will be necessary.

Building envelopes may be necessary on the final plan to better deal with the steep topography of many of the lots.

A walkway/bikeway should be considered along the Horizon Drive channel.

All development impact fees in effect at the time of final plat approval must be paid at that time. Those fees would include, but not be limited to, Parks and Open Space fees and perimeter road improvement fees. Improvements agreements for all subdivision infrastructure improvements must be guaranteed by a bank letter of credit or similar financial guarantee at the time of final plat recording. Building Permit Holds are not acceptable.

As per section 6-7-2.B.4.d the preliminary plan (plat) must include a traverse of the monumented perimeter of the proposed subdivision. At least two survey ties into the state grid or other permanent marker established by the County Surveyor are required.

After Outline Development Plan and Preliminary Plan approvals, preliminary plan and final plat and plan submittals respectively, must occur within one year unless extended by the Planning Commission or Governing Body (Section 7-5-3.B.4; 6-7-1.G).

Recommendations to follow.

ITEM: #15-91 (Page 1 of 1)

PETITIONER: SL Ventures, Inc.

PROPOSAL: Horizon Glen Subdivision Preliminary Plan & Plat and Outline Development Plan

PRESENTED BY: Kathy Portner

COMMENTS: SEE REVIEW AGENCY SUMMARY SHEET COMMENTS

Motions for Preliminary Plan & Plat

APPROVAL: "Mr. Chairman, on item #15-91, a request for a Preliminary Plan and Plat for the Horizon Glen Subdivision, I move that we approve this subject to the Review Agency Summary Sheet Comments and with the following conditions:" (SEE ATTACHED CONDITIONS).

DENIAL: "Mr. Chairman, on item #15-91, a request for a Preliminary Plan and Plat for the Horizon Glen Subdivision, I move that we deny this for the following reasons:" (STATE REASONS).

Motions for Outline Development Plan

APPROVAL: "Mr. Chairman, on item #15-91, a request for an Outline Development Plan for the Horizon Glen Subdivision, I move that we approve this subject to the Review Agency Summary Sheet Comments and with the following conditions:" (SEE ATTACHED CONDITIONS).

DENIAL: "Mr. Chairman, on item #15-91, a request for an Outline Development Plan for the Horizon Glen Subdivision, I move that we deny this for the following reasons:" (STATE REASONS).

2/25/91

HORIZON GLEN

RECOMMENDATIONS

Staff recommends that the rezoning not be considered on the property until final plat approval for the 17 lots, after annexation of that portion of the property outside the City limits; and that rezoning not be considered on phase 2 until preliminary plan review. The topography and drainage features of phase 2 will necessitate more detailed design work to determine the density the property may be able to support.

Staff recommends denial of the Outline Development Plan (ODP) as submitted because of inadequacy. The conceptual site plan for an ODP should be a "bubble" diagram which locates proposed uses in an approximate fashion, including tentative circulation diagrams and anticipated buffers or screening. The submitted plan states a maximum of 16 cluster single family or multi-family units and does not show a completed traffic circulation system.

Staff recommends denial of the preliminary plan for phase I as submitted or approval with the following conditions:

1. Fire hydrant placement and a looped supply line acceptable to the City Fire Department is provided.

2. All utility easements be provided as requested.

3. Sufficient irrigation capability be shown through water rights and a pressurized system to service each lot.

4. The one-way loop will be properly signed and the pavement width is 16 feet with curb, gutter and sidewalk on the lot side of the street and a two feet concrete pan on the wetlands side.

5. Access for lot 1 will be off F 1/2 Road with improvements to the cul-de-sac.

6. Maintenance agreements will be required for ingress/egress easements on lots 2,3,7 and 8.

7. Funds for half street improvements to Horizon Drive, including a left turn deceleration lane and a right turn deceleration lane off Horizon and a right turn acceleration lane from the subdivision onto Horizon will be required.

8. A school bus drop-off and pick-up point will be required.

9. Detailed drainage, grading, geology, hydrology and subsurface soils reports will be required for review and approval by all appropriate agencies.

10. Before submittal of the final plan and plat the replat of Foster subdivision must be approved and a petition for annexation filed for that portion of Horizon Glen currently outside the City limits.

11. A ROW to the north will be provided, through lot 10, to offer a future second access for the Horizon Glen subdivision and a traffic circulation option for the property to the north which could be further subdivided in the future.

12. Approval is subject to the above conditions and all other review agency comments as shown on the Review Sheet Summary.

13. The final plan and plat review process may result in reduced density for the development due to topographic, drainage and soils constraints.

RESPONSE TO REVIEW COMMENTS

File No.:	15-91
Title:	Horizon Glen Subdivision
Activity:	Preliminary Plan and Rezone to P.R.
Location:	Northwest of 12th Street and Horizon Drive

Fire Department

Fire hydrants will be placed at intervals of not more than 500 feet. Supply lines will be designed to deliver a minimum of 1,000 gal. per minute at the hydrant, whether or not the line is looped or dead end. As proposed, 20 feet of unobstructed street width will exist and no parking will be allowed on Horizon Circle. Detailed construction plans for the water delivery system and hydrant locations will be submitted to the department with the final plat.

City Parks and Recreation

Open space fees will be provided prior to the recording of the final plat for each phase. The fee for Phase I will be 17 dwelling units x $225 each or $3,825 for Phase I.

U.S. West

Comments do not require a response.

Ute Water

The payback assessment will be made with each of the 2 phases. Therefore, Phase I assessment will be $7,488.16 for 17 dwelling units.

City Attorney

It is the petitioner's understanding that it is the Community Development Department's desire to annex the subject property concurrent with the final plat approval. Responses to other comments made by the City Attorney can be found within the responses to other agencies included herein.

Public Service (Gas & Electric)

Requested easements will be provided with the final plat.

Grand Valley Water Users Association

In addition to return flows and seepage from adjoining lands, irrigation water sources will also be augmented with additional shares from the existing drain ditch near the west subdivision boundary. These augmented shares are currently in the water right filing process.

City Engineering

Due to the nature of the request and possible changes which may result in the reconfiguration of lots within the proposal which would affect portions of the subdivision boundary, a final survey has not been conducted for Phase I. The final plat will be prepared by a licensed surveyor and will note the type of survey monuments found or installed.

A list of property owners within 200 feet of the subject property was provided to the Community Development Department with the initial application.

Irrigation easements will be depicted on the final plat.

Streets

Our original application was to include maintenance of the retaining walls by the HOA. If the City is willing to maintain the walls, detailed construction plans will be submitted for review with the final plat.

The driveway grade for Lots 7 & 8 is at approximately 12% for only a distance of approximately 60 feet. Every effort will be given to reduce the driveway grade during the preparation of the final grading plan.

Maintenance agreements for ingress-egress easements will be included as part of the covenants for Horizon Glen.

Water Service

Fire hydrants will be placed throughout the subdivision as directed by the fire department.

Sewer Service

A manhole will be included on the final construction plans on the proposed line which extends to the north.

An existing easement adjoins the property which will allow for service connections to Lots 1, 2 & 3.

Drainage

1. Detention was not anticipated because the project is located at the lowest reach of the drainage basin and is immediately adjacent to Horizon Channel. The project location on the drainage basin results in any detention facility being impacted much more by the upstream off-site runoff than by the on-site runoff resulting in localized flooding on the project site.

   The drainage report calculations were based on fully-developed low-density residential use for the entire basin although much of the basin area is currently open fields. This assumption was to account for future full development of the entire basin.

2. The existing pond located north of the proposed subdivision has a surface area of approximately 0.4 acres and based on review of topographic maps appears to be less than 10 ft. deep. Inundation of downstream properties in event of a dam breach would of course depend on the rate of breach which nobody knows. The floodway channel from the existing pond to Horizon Channel will have an average width of 50 ft. between houses and/or street improvements. All proposed houses will be sited well above the floodway channel elevations. The existing pond does not have an emergency spillway, but it is recommended in the Drainage Report that the outlet pipe size be increased from the present 10" to a proposed 21" at the overflow entrance.

3. The 100 year antecedent factor of 125% was not used in the calculations because the "C" value is conservatively based on fully-developed conditions for the entire drainage basin. Revised calculations which do add this 125% factor to Q_{100} have been submitted to City Engineering. The calculations show the impacts of this revised assumption.

4. As recommended by the reviewer, standard flared end sections will be provided on all culvert ends in lieu of beveled ends.

Improvements Agreement

A final draft of the Subdivision Improvements Agreement will be submitted for review with the final plat and construction documents. Items included will consist of those required as a condition of approval. If it is the City's desire to maintain the retaining walls, they will also be included. According to Public Service there is no direct cost to the petitioner for providing street lights in the City. This cost is recaptured through monthly billings when individual service is in place.

Police Department

There is sufficient sight distance on Horizon Drive from the proposed Horizon Circle intersection.

Escrow funds will be deposited for future improvements to Horizon Drive which will include sidewalks.

County Planning

The replat of Foster Subdivision has been put on hold by the petitioner pending approval of Horizon Glen Subdivision. The Horizon Glen proposal should address many of the issues raised during the County's review, particularly the utility and access requirements. If it is Mesa County's desire to not allow annexation for part of Foster Subdivision, the original request to the City will be withdrawn and at such time as the City accepts dedication of Horizon Circle, a replat application will be submitted to the County including Lots 11 through 13 for their consideration. A review of the existing County Development code by the petitioner does not indicate that replatting of property is required when a part of the property is included within an annexation request. The petitioner requests that the County cite the specific section(s) of the code which require replatting, if any.

All foundations within Horizon Glen will be designated by a Colorado Registered Professional Engineer.

The purpose of the open space is to maintain it's character in a natural landscaped setting.

Community Development Dept.

Based on Mesa County's comments, annexation may not occur. If it is determined by the City and County that annexation is appropriate, an annexation request will be made in conjunction with the final plat submittal.

The petitioner does not currently have title to any land other than that included within Phases I and II of the application. A suggested traffic circulation system and alternatives will be submitted for the City's consideration. Implementation of the accepted alternative will be at the discretion of the City at some future date.

A subsurface soil report will be submitted for review with the final plat.

A detailed drainage report was provided to the City Engineer's office for review with the Preliminary Plan application. The proposal as submitted does not call for any grading to occur within the 100 year floodplain except for the installation of a culvert and driveway embankment at the edge of the floodplain for access to lots 2 and 3.

Every reasonable effort will be made to preserve the existing drainages and mature vegetation during the final design and construction stages.

No other developed bus stops exist along the Horizon Drive corridor. The petitioner will contact the School District during the final design process to determine what their requirements may be, if any. It is the petitioner's desire to have mail delivered to each lot within the development as occurs in the surrounding neighborhoods.

Although available irrigation water supplies are limited, utilization of the existing pond for storage will offset the short supplies. The owner of the pond is willing to provide a maintenance and pipeline access easement around the pond area upon acceptance of the proposal by the City.

According to Section 5-4-11B of the Development Code, other agreements for guarantees of public improvements are permitted. Per Section 5-6-11 of the code of the governing body shall determine the type of guarantee by policy. The petitioner requests that staff direct them to the policy section of the code which does not permit building permit holds as guarantees. The submitted guarantee was patterned after the format presented as Appendix 4 of the code.

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

March 4, 1991

Kathy Portner
City of Grand Junction
Community Development Dept.
250 N. Fifth Street
Grand Junction, CO 81501

RE: 15-91, Horizon Glen Subdivision
Armstrong Project #905346

Dear Ms. Portner:

As authorized by the petitioner, accompanying are responses to each review agency's comments.

Upon review of the accompanying responses, the petitioner does not take exception to any of the comments other than the following five issues. It is the desire of the petitioner to discuss each of the following issues during the public hearings with the Planning Commission and the City Council. Submission of the final plat and plans can address all comments in detail.

1. ROAD IMPROVEMENT STANDARD

The following are the petitioner's justifications for City acceptance of the proposed street standards as submitted.

a) The current Development Regulations do not specifically prohibit the standard as proposed.
b) The proposal represents a "natural" approach to storm water management.
c) Other areas of the City currently have street sections similar to the proposal that function properly.
d) Vehicle trips utilizing the proposed street are low. 170 average trips per day would be generated when site development is complete.
e) Erosion control measures will be incorporated into the final plans to maintain roadside swale velocities at less than 2 ft. per second for 10 year design flows.

Myself and the petitioner will be in attendance at the scheduled public hearings to discuss the proposal in detail and answer any questions which may arise.

Respectfully,

ARMSTRONG CONSULTANTS, INC.

Thomas A. Logue

Thomas A. Logue
Project Manager

Enc. Response to Review Comments - 5 pages

cc w/enc.: Bill Foster

TAL/ss
March\4\Portner

2. LOT 1 ACCESS

Access to Lot 1 is limited to an existing ingress-egress easement. This easement is improved to a gravel standard at this time. In addition to providing access to Lot 1, the existing gravel drive also serves as a private access to the property immediately to the south and an existing single family lot in Round Hill Subdivision. Dedicated access of sufficient width does not exist for Lot 1 at F 1/4 Road. The petitioner currently has a right to use the access. Therefore, subdivision of the property will not result in any changes to use on the subject drive. The proposal calls for the ultimate paving of the drive.

3. HORIZON DRIVE IMPROVEMENTS

Other existing developments along Horizon Drive which have considerably more units than the Horizon Glen proposal were not required to construct improvements to Horizon Drive at their access points. The adopted Horizon Drive Corridor Policy does not indicate a requirement for developer-installed improvements. In accordance with the development code, the petitioner will deposit funds for future roadway improvements in a specific escrow account for Horizon Drive. The petitioner is willing to construct the acceleration-deceleration improvements as requested by the City Engineering Department if the expense for them is deducted from the escrow amount deposited for future widening of Horizon Drive.

4. ANNEXATION

If it is Mesa County's desire to not allow the annexation of the property by requiring a replat prior to annexation, the petitioner will withdraw the annexation request and process a replat of Lot 1, Foster Subdivision which will include lots 8, 9 and 10 through the County process. The County replat process will take place after the dedication of Horizon Circle has been accepted by the City. The configuration of Horizon Circle can be modified to adjoin the City limits line, therefore providing access to the property.

5. ACCESS TO NORTH

An alternative access to the north is not feasible due to existing site constraints on Lot 1 within Foster Subdivision. Additionally, the proposed street layout within Horizon Glen is not conducive to additional traffic. Those individuals who reside along Homestead Court and Cascade Drive prefer that the access from Horizon Glen to Cascade Drive not occur at this time.

Northwestern Mutual Life

Bennett Boeschenstein
Director, Community Developement
City of Grand Junction
250 N. Fifth Street
Grand Junction, CO 81501

RE Second Response to Review Comments
Response to March 5, 1991 Letter
Response to March 8, 1991 Letter
Response to Meeting of March 8, 1991
15-91, Horizon Glen Subdivision

TO Bennett
3/11/91

Dear Bennett

In response to your letter of March 5, we requested a summary of the specific items in our response which were insufficient. I am reviewing your Letter of March 8, and appreciate Kathy's comment on Friday that we are not being required to resubmit our project. Following are our responses to your summary:

1. Per our March 4, comment, we agree to add a fire hydrant per comments and would like to wait until final to submit a revised utility plan. Fire Department required flow of 1000 gpm and we will continue working with Fire Department and City Engineer and we agree to submit diagram meeting their approval. As per our conversation of March 8, Our roadway may change and we would like to redraft this when we know our final outline.
2. Per our conversation on 3/8 we are working with the Ken Jacobson of the Army Corp. of Engineers. We are in process of providing him with a wetlands map which he said he would not review until we have preliminary approval from the City. Bennett agreed on 3/8 to waive this requirement prior to preliminary but Approval By the Corp of Engineers is required prior to final approval. We will provide Bennett a copy of the map when completed. Bennett also was suprised that this was Kens approach. I would appreciate a call if you can see any areas in which you can help us understand better how to deal with the Corp.
3. We will provide all easements as requested by Public Service. We would like to do this at final because Public Service Easements may change depending on final road alignments
4. We will order a survey on Monday.
5. Upon further review we are not providing any irrigation water for said lots.
6. Will be responded on survey (Per 4). The total length of proposed road is 1700 feet, as initially submitted.
7. We strongly disagree with your rejection of our prior submittal. We believe that our proposed 20 foot road improvement width is adequate. Your "standard" 16 foot pavement with curb, gutter and sidewalk on one side and a 2' concrete pan on wetlands side will be shown on our modified plan. Staffs proposal also does not meet any current city road standard. Plan change shows a ROW decrease to 25 foot on one way loop. In our conversation with the City Engineer, Bill Cheney, we discussed reduction of 2 way street width to 26' and ROW reduction to 40 foot. These are also shown on plan. In the same conversation Bill had indicated that the inside pan was to protect the roadway and could be reduced to a one foot edge. We will draw according to your standard however.
8. OK
9. NA
10. We agreed to same in writing.
11. Reduced ROW should reduce the retaining wall length. Material will be wood. Detail will be on detail page.

Northwestern Mutual Life

12. Current Driveway Grade as submitted is 10% for 120 feet.

13. See Plan identified as Community Developement Departments' Proposal. We would prefer to serve lot one by access to F1/2 Road as built.

14. OK

15. OK

16. School District 51 has not responded to our plan to show what they want. We will be glad to respond to any requirements. (b) How can we provide these Improvements at the time of Approval. The City Engineer, Bill Cheney, on February 27, stated that a lot reduction of 2 lots might negate the need for Horizon Drive Improvements. Staffs Recomendation Reduces Subdivision by 3 lots.
We have always agreed to pay Street Assessments.

17. OK

18. We have considered same.

19. We understand that City Attorney, John Shaver, commented that Cash Escrow or Letter of Credit is preferred developement Security to Building Permit Hold. I am confused as to what you are requiring and called John 2/27 for further explanation. He told me that this is a minor issue and we should focus on some of the major concerns of staff. (see review sheet summary page 2)

20. See Plan identified as Community Developement Departments' Proposal.

21. See Plan identified as Community Developement Departments' Proposal.

22. We would prefer to have these lots within the City of Grand Junction. We will adjust property lines in accordance with County requirements concurent with the City's annexation per comments made by Bennett Boeschenstein in Meeting of 3/8/91. I think that stategy meets with your approval.

23. This will be provided with the Geotechnical Report submitted at final platt.

24.

25. I though that your March 8, 1991 Letter is a response to our inadequacies of response to Review sheet summary.

Bennett, I hope that this documented answer will help us weed out the areas we both agree on. I want to proceed with creating a quality developement in the City of Grand Junction. I have set a meeting with Armstong Engineers on Monday to determine how quickly we can meet your requirements as to plans. I will call you as soon as I have an estimate.

Sincerely

William E. Foster II
President S. L. Ventures

REVISED 3/5/91

RECOMMENDATIONS

Staff recommends that the rezoning not be considered on the property until final plat approval for the 17 lots, after annexation of that portion of the property outside the City limits; and that rezoning not be considered on phase 2 until preliminary plan review. The topography and drainage features of phase 2 will necessitate more detailed design work to determine the density the property may be able to support.

Staff recommends denial of the Outline Development Plan (ODP) as submitted because of inadequacy. The conceptual site plan for an ODP should be a "bubble" diagram which locates proposed uses in an approximate fashion, including tentative circulation diagrams and anticipated buffers or screening. The submitted plan states a maximum of 16 cluster single family or multi-family units and does not show a completed traffic circulation system.

Staff recommends denial of the preliminary plan for phase I as submitted. If approved, staff recommends the following conditions:

1. Fire hydrant placement and a looped supply line acceptable to the City Fire Department is provided.

2. All utility easements be provided as requested.

3. Sufficient irrigation capability be shown through water rights and a pressurized system to service each lot.

4. The one-way loop will be properly signed and the pavement width is 16 feet with curb, gutter and sidewalk on the lot side of the street and a two feet concrete pan on the wetlands side.

5. Access for lot 1 will be off F 1/2 Road with improvements to the cul-de-sac or redesign of lots 1, 2 and 3 to allow a through access from F 1/2 Road to Horizon Circle.

6. Maintenance agreements will be required for ingress/egress easements on lots 2,3,7 and 8.

7. Funds for half street improvements to Horizon Drive, including a left turn deceleration lane and a right turn deceleration lane off Horizon and a right turn acceleration lane from the subdivision onto Horizon will be required.

8. A school bus drop-off and pick-up point will be required.

9. Detailed drainage, grading, geology, hydrology and subsurface soils reports will be required for review and approval by all appropriate agencies.

10. Before submittal of the final plan and plat the replat of Foster subdivision must be approved and a petition for annexation filed for that portion of Horizon Glen currently outside the City limits.

11. An overall traffic circulation pattern for the area must be developed, with ROW's being provided through this subdivision which may be needed for future development on the surrounding properties. A ROW to the north, through lot 10 may be required to offer a future second access for the Horizon Glen subdivision and a traffic circulation option for the property to the north which could be further subdivided in the future.

12. Approval is subject to the above conditions and all other review agency comments as shown on the Review Sheet Summary.

13. The final plan and plat review process may result in reduced density for the development due to topographic, drainage and soils constraints.

development summary

File # 15-91 Name Horizon Glen Subdivision Date 03/05/91

PROJECT LOCATION:

Northwest of 12th Street and Horizon Drive

PROJECT DESCRIPTION:

Request for an Outline Development Plan and a Preliminary Plan and Plat on approximately 14.4 acres.

REVIEW SUMMARY (Major Concerns)

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

* See explanation below

STATUS & RECOMMENDATIONS:

Because the Petitioner's written response to the Review Agency comments were late and did not adequately address many outstanding issues, Staff recommended the item be tabled.

Planning Commission Action

Tabled until the Planning Commission's April 2, 1991 meeting.

*** COUNCIL ACTION IS NOT REQUIRED AT THIS TIME.

Tom Foster,
Bill Foster requested th
original be sent to you.
This was hand delivered
to Bill and Tom Logue on
March 5, 1991 at 1:30 p.m.
Kathy Portner

file

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

March 5, 1991

William E. Foster, II
The Enterprise Building
101 S. Third Street, Suite 375
Grand Junction, CO 81501

RE: File #15-91 Horizon Glen

Dear Mr. Foster:

The Community Development Department's procedure for review of development submittals includes required written response to review agency comments by a specified date. For File #15-91, Horizon Glen, the written response was due March 1, 1991, as was stamped on the Review Sheet Summary. In discussions with you and your consultant, Tom Logue, you had indicated that response would be submitted to our office by March 1st. When the response was not received by the deadline, we allowed two extensions on March 4th, once when Tom Logue called on Monday morning indicating the comments would be delivered by 11:00 a.m. and once in the afternoon when I called Tom and he said the comments would be in our office by 1:15 p.m. I called Armstrong's offices again at 1:25 p.m. and left a message that if the comments were not received by 1:30 p.m. the item may be pulled from the agenda. The written response was received in our office at 2:40 p.m.

With a project of this size, it's important for us to be able to go over the response to review comments with other departments and agencies to see if their concerns have been addressed. We need to be fair and consistent in our review process. In fact, the response does not satisfy some of the major review comments. As per section 6-7-4 of the Zoning and Development Code:

> A submittal with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda by the Administrator.

Because of the late submittal of response to review comments, the insufficient information submitted for the Outline Development Plan and overall traffic circulation plan, and major City design standards not being satisfactorily addressed, staff will recommend to Planning Commission that item #15-91 be withdrawn from the agenda or that the hearing be continued until April 2, 1991 so that the technical issues can be resolved.

Sincerely,

Katherine M. Portner
Senior Planner

Bennett Boeschenstein
Director, Community Development

xc: Tom Logue, Armstrong Consultants
John Shaver, Assistant City Attorney
Dan Wilson, City Attorney
City Planning Commission

MEMORANDUM

TO: Bennett Boeschenstein

FROM: Kathy Portner

DATE: March 6, 1991

RE: File #15-91

I'd like to recount the encounters I've had with the petitioner, Bill Foster, and his consultant, Tom Logue, concerning File #15-91, Horizon Glen Subdivision.

1/14/91--Preapplication conference with Tom Logue, Karl Metzner and myself. At that time Tom indicated he wasn't exactly sure what the developer wanted to do. We went through the paper work for a preliminary plan/plat and a potential rezone. Tom indicated he would get back with us before submitting the application to clarify what the request would be. He never did.

2/01/91--Application was received by Karl Metzner and payment was made for a Preliminary Plan/Plat. Application was checked for completeness as to each required item being in the appropriate packets. The completeness of each item is checked during the review process by the agencies.

2/15/91--Bennett Boeschenstein, Bill Cheney and myself met on-site with Tom Logue to walk the property. We talked to him about our concerns with the lack of an overall traffic circulation plan, linkages to other subdivisions and roads, and the constraints of the land. Tom indicated he would put together some alternatives for alternative traffic circulation plans.

2/25/91--Community Development Review Comments were completed after reviewing other agency comments. Comments were picked up by Bill Foster. A meeting was scheduled with Bill Foster, Tom Logue, Bennett Boeschenstein, Bill Cheney and myself for 2/27/91 to go over review agency comments and Community Developments recommendations. The recommendations were not delivered to the petitioner until 2/27/91 so that they could be reviewed by Bennett and the legal staff. The recommendations summarized the review agency comments.

2/27/91--Bennett Boeschenstein, Bill Cheney and myself met with Bill Foster and Tom Logue for over 2 hours to discuss the review agency comments. Tom indicated there were 5 issues the petitioner did not agree with. Those included the road standards, access to lot 1, Horizon Drive improvements, annexation, and the proposed access to the north. Once again we discussed the need for an overall traffic circulation plan. The discussion led me to believe that that issue would be addressed in the response to review comments. We also spent alot of time discussing the road

standards. Bill Cheney explained the reasons the City was requiring sidewalk and curb and gutter. Again, I thought we were coming to some agreement with the petitioners. The access to the north was also discussed extensively. Bill Foster and Tom pointed out that there may be physical constraints to that access. I agreed that perhaps that was not the logical access point, but that only an overall traffic circulation plan would resolve the issue. We discussed a redesign of Phase II to tie directly into Phase I, leaving much of the major drainage as open space. Bill Foster said they were working on a solution for access onto F 1/2 Road for lot 1.

Tom Logue said he had been working on the written response to review comments and would probably have them to us by Thursday, February 28th because he was going to be out of town on Friday. I told him I would be out of town on Thursday but back in on Friday.

3/04/91--Tom Logue called at about 9:45 a.m. and asked Val how many copies of the written response to review comments we needed. Val and I agreed on 10 copies and Val called Tom back at about 10:00 a.m. Tom told her he would have the copies to us within the hour.

I called Tom at about 1:00 p.m. to again ask for the response. He told me the copies would be delivered in 15 minutes. I told Tom it was important we receive them because Walt Dalby, a neighboring property owner, had been in several times to look at the file and knew the response was due on Friday. I had already put Mr. Dalby off once that morning hoping the response would be in the file by the time he returned in the afternoon. Mr. Dalby had been following the process closely and had some concerns about the development.

I called Tom's office at 1:25 p.m. having still not received the response. I was told Tom was in a meeting. So I left a message that if the response comments were not in our office by 1:30 p.m. the item may be pulled from the agenda. The response comments were delivered at 2:40 p.m. In the mean-time Mr. Dalby had been in and noted the response had not been received.

Bill Foster called me later that afternoon on a conference call with Tom Logue. I explained to them the reason for the response comment deadline and told them we may be pulling the item from the Planning Commission agenda. I told them it would be up to Bennett as the Administrator. We also scheduled an on-site meeting for Tuesday, March 5th at 1:00 p.m. with County Planning and County Engineering to discuss the F 1/2 Road access for lot 1, since that portion of F 1/2 Road is not within the City limits.

3/5/91--Bennett and I met on-site with Linda Dannenberger from County Planning and Jackie Gould from County Engineering and Bill Foster, Tom Logue and another representative from Armstrong Consultants. We discussed the access for Lot 1. We also presented a letter stating that staff would be recommending to Planning Commission that Horizon Glen Subdivision be pulled from the agenda

or continued to the April 2nd meeting. Bill Foster refused the original and asked me to send it to Tim Foster. Copies were accepted by Bill Foster and Tom Logue. They asked if they would have an opportunity to speak in front of the Commission. We told them it would be up to the Planning Commission.

xc: John Shaver
Dan Wilson

File #15-91 Horizon Glen Subdivision
Resubmittal Requirements
March 8, 1991

THE RESUBMITTAL AS OUTLINED BELOW MUST BE RECEIVED IN THE COMMUNITY DEVELOPMENT DEPARTMENT BY MARCH 25, 1991 AT 10:00 A.M.

1. The utility plan must be revised to show the fire hydrants as required by the Fire Department and City Engineer in their review comments. The applicant should work with the Fire Department on what they need to determine required fire flows. The petitioner will be responsible for receiving a signed approval from the Fire Department on the revised Preliminary Plan/Plat.

2. Wetlands must be delineated on the plan with a written summary of impacts on those wetlands and any mitigation that may be necessary (as per the City Attorney comments). The petitioner must obtain the Corps of Engineer's written approval of the delineated wetlands before resubmittal.

3. Show Public Service requested easements on the preliminary plan/plat.

4. An outer boundary survey of the preliminary plan/plat with dimensions certified by a Colorado-licensed land surveyor is required as per section 6-7-2.B.2 of the Code (City Engineer comments).

5. Preliminary draft of grant of easement for the irrigation pond is required as per section 6-7-2.B.3.b of the Code (City Engineer comments).

6. As per sections 6-7-2.B.4.b,d,e,g of the Code, the following items are required on the preliminary plan/plat:
--Name of surveyor preparing plans
--Traverse of subdivision
--Type of survey monuments to be installed
--Total length of proposed road (City Engineer and Community Development comments)

7. The preliminary plan/plat and preliminary plan detail sheet must be redrawn to reflect the road standards required by City Engineering, with pavement width of 16' with curb, gutter and sidewalk on the lot side of the street and a 2' concrete pan on the wetlands side (City Engineer comments).

8. The preliminary plan/plat must show all utility easements adjacent to and abutting the subdivision as per section 6-7-2.B.8.a of the Code (City Engineer comments).

9. As per section 6-7-2.B.8.c of the Code, size and location of existing and proposed irrigation systems must be shown (City Engineer comments).

10. Preliminary plan detail sheet must show street culverts with end sections instead of beveled ends (City Engineer comments).

11. Type of construction for retaining walls must be shown (City Engineer comments).

12. Driveway grades shall be less than 8% unless unusual terrain exists in which case grades up to a maximum of 10% for short distances may be considered. The plans must be redrawn to show all driveways not exceeding that maximum (City Engineer comments).

13. As noted in the Community Development and City Engineer comments, driveway access for lot 1 directly onto Horizon Drive is not acceptable. Plats that the City has on file for the Round Hill Subdivision indicate that there is 60' of F 1/2 Road ROW abutting the Horizon Glen subdivision (if there is not 60' of ROW, documents showing that must be submitted to the Community Development Department by March 14, 1991, at which time other options will be discussed). The preliminary site plan must be redrawn showing a through ROW access aligning with F 1/2 Road, through proposed lot 1, providing access for the property to the south of lot 1, across the east end of lot 2 and crossing the drainage at the location of the previously proposed ingress/egress easement for lots 2 & 3 (as was discussed on-site with County Engineering on March 5, 1991).

14. The preliminary utility plan will be revised to show a manhole on the line extended to the north to serve existing dwellings (City Engineer comments).

15. Easements must be shown on the preliminary plan/plat to make sewer service connections from lots 1, 2 and 3 (City Engineer comments).

16. The developer will be required to pay for 1/2 collector road improvements to Horizon Drive the length of the property frontage. In addition, the developer must construct a deceleration lane and bus stop along Horizon Drive. These improvements are required at time of final plan/plat. guaranteed

17. The preliminary improvements agreement must be revised to reflect the street standards being required by the City Engineer, an additional $9,000 for manholes, retaining walls cost, an additional fire hydrant, lighting cost and survey monuments if not already placed (City Engineer comments).

18. It is recommended the petitioner consider a walkway/bikeway along the Horizon Drive Channel (Community Development comments).

19. Building Permit Holds are not acceptable to guarantee improvements. Another form of guarantee must be proposed, such as cash, a letter of credit or similar financial guarantee.

20. The Outline Development Plan as submitted is inadequate. The conceptual site plan for an ODP should be a "bubble" diagram which

locates proposed uses in an approximate fashion, including tentative circulation diagrams and anticipated buffers or screening. An adequate ODP for Phase II must be submitted for review. As was discussed in the meeting on February 27, 1991, a cul-de-sac connecting directly into Horizon Circle would be preferred, eliminating the access onto Horizon Drive and leaving the Horizon Drive Channel area undeveloped (Community Development Recommendations, dated 2/25/91).

21. An overall traffic circulation system and alternatives must be submitted (Response to review comments, page 4). Access through this proposed subdivision needed to accomodate the overall traffic circulation systems must be shown on the preliminary plan/plat, which may include a ROW through lot 10 (Community Development comments and recommendations, dated 2/25/91).

22. An acceptable strategy must be devised to deal with those lots which are currently outside the City limits. If those lots are not going to be a part of this subdivision, a revised preliminary plan/plat must be submitted eliminating those lots from the design. The response to review comments indicates an unwillingness on the petitioners part to proceed with the required annexation and replatting of the Foster Subdivision. Therefore, for us to proceed with the review of the preliminary plan/plat of Horizon Glen Subdivision with those lots currently outside the City limits included, the developer must initiate a petition for annexation for all of Foster Subdivision, or at least lot 1 of Foster Subdivision. Before review of a final plan and plat for Horizon Glen Subdivision, the annexation would have to be complete and a replat of Foster Subdivision initiated.

23. A gamma radiation report must be submitted as per the Action Sheet.

24. All comments are based on current City standards and policies. Standards and policies in effect at time of final plan and plat will apply.

25. All other review agency comments and recommendations as stated on the Review Sheet Summary (stamped with response necessary by March 1, 1991) also apply unless already satisfactorily addressed.

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

REPLY TO
ATTENTION OF

March 11, 1990

Regulatory Section

Ms. Bobbie Paulson
Grand Junction Planning Department
250 Fifth Street
Grand Junction, Colorado 81501-2668

Dear Ms. Paulson:

We have performed an on-site inspection and reviewed the preliminary development plan for the Horizon Glen development proposal. The proposed development is located northeast of Horizon Drive between 7th and 12th streets, Grand Junction, Colorado.

A portion of the proposed development area is jurisdictional wetland regulated by the Corps of Engineers. We are particularly concerned about the presence of drainage areas which contain willows, cottonwoods, saltgrass and cattails. If areas containing these or other hydric vegetative species require the discharge of dredged or fill material in order to meet the project purpose, a Department of the Army permit will be required. It appears that fill material will have to be placed in wetlands to construct Horizon Circle road and to provide ingress and egress at lots 2 and 3.

We have suggested to the proponent that he contract a wetland delineation consultant to perform a wetland jurisdictional determination at the proposed project site. The delineation should extend east into future development areas to avoid the need to address wetlands again at a future date. We are enclosing and providing the proponent with a wetland consultant list.

At a minimum, the developer and prospective buyers should be informed that a Department of the Army permit will be required if fill material is to be placed in wetlands. Thank you for the

opportunity to review the preliminary development plan. If you have any questions, please contact Ken Jacobson at telephone (303) 243-1199.

Sincerely,

for Grady L. McNure
Chief, Western Colorado Regulatory Office
402 Rood Avenue, Room 142
Grand Junction, Colorado 81501-2563

Enclosure

Copy Furnished:
SL Ventures, Inc., Tim Foster, 422 White Avenue, Grand Junction, Colorado 81501 w/Enclosure

February 20, 1991

WETLAND DELINEATION CONSULTANTS

Increasingly, potential applicants for Department of the Army permits are hiring environmental consultants to perform wetland determinations and delineations for them. In addition, because of Federal budgetary and manpower constraints, we are requesting that many potential applicants have wetland delineations performed by consultants. Under existing constraints, the Corps of Engineers will field verify as many of the wetland delineations as possible. We recommend that wetland delineations performed by consultants be submitted for review and verification at least one month in advance of a submittal of a Department of the Army permit application.

All wetland delineations will be reviewed to insure compliance with the methodology contained in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands and that sufficient information is provided to justify the wetland/upland boundaries as shown on the delineation map. At a minimum, all consultant-prepared wetland delineations shall contain:

1. A delineation map illustrating the size, location, configuration and boundaries of the wetland as it relates to identifiable physical features, such as roads, fence lines, waterways or other landmarks in the vicinity. We prefer that maps are topographic in nature, scaled at 1 inch equals 100 feet and and include contour intervals of one foot. However, these specifications may vary depending upon the scope of the delineation;

2. The type(s) of wetland involved, such as riparian willow, wet meadow, emergent marsh, etc. and their respective sizes in acres;

3. The location of all sample sites shown on the delineation map; and

4. Wetland delineation data forms, or similar data sheets, for each sample site, cross-referenced to the sites shown on the delineation map. The data for each sample site shall clearly list the indicators for the soils, vegetation and hydrology and shall include the basis for determining whether the sample site is wetland or upland. The number of sample sites will vary depending upon the size and shape of the wetland, the degree of difficulty in differentiating wetland and upland, width of the transition zones, etc.

Wetland delineations which are complete and accurate will be acknowledged in writing by the Corps of Engineers. In the event that manpower constraints preclude field verification, qualified approvals may be issued. However, prior to definitive regulatory approvals, such as a letter of no Federal jurisdiction, nationwide general permit number 26, individual permit issuance, etc., wetland maps will be field verified by the Corps of Engineers.

We have attached a wetland delineation field data sheet for photocopying and field use. This form should be used for wetland delineations subject to Corps of Engineers verification. If you and/or your consultant have questions regarding wetland delineation procedures, please contact the Grand Junction Regulatory Office, U. S. Army, Corps of Engineers, Sacramento District at telephone number (303) 243-1199.

The following list of wetland delineation consultants is arranged alphabetically and should not be interpreted as preferential. This list shall be accepted and used by the recipient with the explicit understanding that the U. S. Government shall not be under any liability whatsoever to any person by reason of any use made of this list.

Aquatic and Wetland Consultants
1911 Eleventh Street, Suite 301
Boulder, Colorado 80302
(303) 442-5770
Attn: Ms. Lauranne P. Rink

BIO-ENVIRONS
Post Office Box 283
Gunnison, Colorado 81230
(303) 641-1451
Attn: Ms. Lynn Cudlip

BIO/WEST, Incorporated
Post Office Box 3226
Logan, Utah 84321
(801) 752-4202
Attn: Dr. Paul Holden

Blacktail Land Planning
Post Office Box 773714
Steamboat Springs, Colorado 80477
(303) 879-7990
Attn: Mr. Tom Steitz

David Cooper, Ph.D.
3803 Silver Plume
Boulder, Colorado 80303
(303) 499-6441

CRS Sirrine, Incorporated
216 Sixteenth Street Mall, Suite 1700
Denver, Colorado 80202
(303) 820-5240
Attn: Ms. Virginia L. McAfee

Earth Resource Investigations
1870 Garfield County Road #103
Carbondale, Colorado 81623
(303) 963-1495
Attn: Mr. William N. Johnson

ECOTONE Environmental Consultants, Incorporated
Post Office Box 3516
Logan, Utah 84321
(801) 752-2204
Attn: Mr. Oliver J. Grah

ENARTECH, Incorporated
Post Office Drawer 160
Glenwood Springs, Colorado 81602
(303) 945-2236
Attn: Mr. Kerry Sundeen

Engineering-Science
1100 Stout Street, Suite 1100
Denver, Colorado 80204
(303) 825-8100
Attn: Mr. Bruce Snyder

ERO Resources Corporation
1740 High Street
Denver, Colorado 80218
(303) 320-4400
Attn: Mr. Steve Dougherty

ESCO Associates, Incorporated
Post Office Box 13098
Boulder, Colorado 80308
(303) 447-2999
Attn: Dr. David L. Buckner

Greystone Development Consultants, Incorporated
7308 South Alton Way, Suite K
Englewood, Colorado 80112
(303) 830-0930
Attn: Mr. Randy Schroeder

Huffman and Associates
69 Aztec Street
San Francisco, California 94110
(415) 821-4159
Attn: Dr. Terry Huffman

Huffman and Associates
Sacramento Branch Office
4204 Power Inn Road
Sacramento, California 95826
(916) 732-2050
Attn: Mr. James C. Gibson

IME
Post Office Box 270
Yampa, Colorado 80483
(303) 638-4291
Attn: Mr. Kent A. Crofts

Erik Olgeirson, Ph.D.
305 Emerson Street
Denver, Colorado 80218
(303) 733-8121

D. R. Sanders and Associates, Incorporated
302 Pecan Boulevard
Vicksburg, Mississippi 39180
(601) 634-6061
Attn: Dr. Dana R. Sanders, Sr.

Western Resource Development
711 Walnut Street
Boulder, Colorado 80302
(303) 449-9009
Attn: Mr. David Johnson

Weston Designers and Consultants
5301 Central Avenue, N.E., Suite 1516
Albuquerque, New Mexico 87108
(505) 846-1329
Attn: Mr. Charles Burt

Wright Water Engineers
Post Office Box 219
Glenwood Springs, Colorado 81602
(303) 945-7755
Attn: Mr. David Mehan

DATA FORM
ROUTINE ONSITE DETERMINATION METHOD[1]

Field Investigator(s): _____ Date: _____
Project/Site: _____ State: _____ County: _____
Applicant/Owner: _____ Plant Community #/Name: _____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

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

VEGETATION

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1.			11.		
2.			12.		
3.			13.		
4.			14.		
5.			15.		
6.			16.		
7.			17.		
8.			18.		
9.			19.		
10.			20.		

Percent of dominant species that are OBL, FACW, and/or FAC _____
Is the hydrophytic vegetation criterion met? Yes _____ No _____
Rationale: _____

SOILS

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

HYDROLOGY

Is the ground surface inundated? Yes _____ No _____ Surface water depth: _____
Is the soil saturated? Yes _____ No _____
Depth to free-standing water in pit/soil probe hole: _____
List other field evidence of surface inundation or soil saturation.

Is the wetland hydrology criterion met? Yes _____ No _____
Rationale: _____

JURISDICTIONAL DETERMINATION AND RATIONALE

Is the plant community a wetland? Yes _____ No _____
Rationale for jurisdictional decision: _____

[1] This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.
[2] Classification according to "Soil Taxonomy."

File #15-91 Horizon Glen Subdivision
Response to William E. Foster II letter to Bennett Boeschenstein written 3/11/91
March 12, 1991

The resubmittal will be as outlined on the page titled "File #15-91 Horizon Glen Subdivision
Resubmittal Requirements
March 8, 1991
with the following amendments:

Item 2. Wetlands must be delineated on the plan with a written summary of impacts on those wetlands and any mitigation that may be necessary (as per "Resubmittal Requirements" dated March 8, 1991). The wetlands map must be submitted to the Community Development Department by March 25, 1991 at 10:00 a.m. The developer must also deliver a copy of the wetlands map to the Corps of Engineers by March 25, 1991 at 10:00 a.m. for their review.

Items 5 & 9. Further detail on irrigation is not required at this time since the petitioner has stated that irrigation water will not be provided.

Item 13. As noted in the Community Development and City Engineer comments, driveway access for lot 1 directly onto Horizon Drive is not acceptable. The preliminary plan/plat must be redrawn showing either a through access aligning with F 1/2 Road, through proposed lot 1, across the east end of lot 2 and crossing the drainage at the location of the previously proposed ingress/egress easement for lots 2 & 3; or access for lot 1 and the parcel to the south off of the F 1/2 Road cul-de-sac (with the cul-de-sac being constructed to current standards); or an interior cul-de-sac off of F 1/2 Road on lot 1 providing access for lots 1, 2 and 3 and the property to the south.

Item 16. The developer will be required to pay for 1/2 collector road improvements to Horizon Drive the length of the property frontage prior to recording a final plat. In addition, the developer must construct a deceleration lane and bus stop along Horizon Drive. An improvements agreement and guarantee will be required for those improvements at the time of final plan/plat.

John H. Wright, C.P.G.
& Associates
P.O. Box 2355
Grand Junction, CO 81502
(303) 241-6619

RADIATION EXAMINATION
HORIZON GLEN MINOR SUBDIVISION

Mesa County, Colorado
March 20, 1991

The Horizon Glen minor subdivision, being developed by S.L. Ventures, 101 S. 3rd, Suite 375, Grand Junction, CO 81501, was examined for potential radiation hazard. The property is located in a portion of Section 2, T 1 S, R 1 W, Ute P.M. in Mesa County, Colorado, northwest of the intersection of 12th and Horizon Drive.

The examination was carried out according to the requirements of Colorado SB 35, and of local regulations which require such radiation examinations for minor subdivisions. The surface was thoroughly traversed on foot and all man made structures and accumulations of debris were checked. Radiometric readings were taken by a Urinco Scintillation Counter Model #720N. Position was referenced to a plat and topographic map provided by Armstrong Consultants, Inc. of Grand Junction.

Background radiation was 50 to 60 counts per second, +/- 10cps, which is normal for soils developed on top of the Mancos Shale in this area. No where on the property was found a reading higher than background.

Several piles of construction debris have accumulated at the extreme eastern portion of the property. Each of these have been individually checked and all were found to give readings of 60 +/- 10 cps. In this same area, but just off the property, anomalous readings of 80 to 125 cps were located in association with a buried public sewer line lying in the Horizon Drive ROW. These anomalous readings did not extend into the subdivision proper.

As all readings were well below Colorado Health Department standards of 250 counts per second, there is no apparent reason for more detailed radiation survey work. A copy of the field map used in this examination is available on request.

#15 91

John H. Wright
Certified Professional Geologist

March 20, 1991

TO: Bill Foster
FROM: Lynn Cudlip

RE: Wetland Determination of Horizon Glen Project

An intermediate level determination was conducted at the Horizon Glen Project Site, Grand Junction, CO on March 18-19, 1991. Seven transects perpendicular to the natural contours of the property were established. At each transect several sampling sites were chosen arbitrarily so as to define the upland/lowland boundary for any wetlands on the property.

Each sampling site noted on the map has a data sheet identifying that point with regards to vegetation, soils and hydrology. Some sites are listed with other sites to reduce duplication of data. In other words, some sampling sites such as 4-2 and 4-6 are very similar in vegetation, soils and hydrology; therefore, site 4-6 is listed with 4-2. A cross-reference guide for similar sites is provided.

The area exhibits a dissected topography with two main drainages entering from the entering from north. The alkaline soils range from silty clay loams to fine sandy loams in the Fruita series. They are formed in old alluvial deposits and are derived from the Mancos Shale formation. At all sampling sites except for those at the highest point on the land no gravelly clay loam is encountered.

The vegetation varies from upland to lowland types. Typically cat-tails (Typha latifolia) and willows (Salix exigua) dominate the lowland areas. The upland sites harbor various trees, shrubs and herbaceous cover. Russian-olive (Elaeagnus angustifolia), Chinese Elm (Ulmus pumila), and Cottonwood (Populus deltoides) dominate the tree layer. The three shrubs species rabbitbrush (Chrysothamnus nauseosus), Tamarisk (Tamarix ramosissima), and Four-wing saltbrush (Atriplex confertifolia) are abundant, but found in either upland or lowland areas on the project site. The herbaceous layer is strictly dominated by Saltgrass (Distichlis spicata ssp. stricta). Some pioneer species and other grasses are present, but they contribute little to the overall vegetative cover.

The map accompanying this report outlines the wetland areas that are dominated by either willow or cat-tail. Also outlined on the map are other vegetation types. These include a rabbitbrush/Saltgrass association, a rabbitbrush/saltbrush association, an upland cottonwood/rabbitbrush association, a Saltgrass association, and a few other types that are defined on the data sheets. The soil chroma for all sites is above 2, but in some cases where the soil is very moist or saturated mottling is present. Typically the color of the soil at a 12" to 18" is 2.5Y5/4 or 10YR4/4. The soils on the entire prop
for those at the highest point (see sampli
as a result of the recent snow melt. Evid

Lynn Cudlip

BIO-ENVIRONS
Water Quality • Wetlands • Environmental Assessment

1388 Cty. Rd. 8
Gunnison, CO 81230
(303) 641-1451

#15

hydrology existed where standing water is found within 12" of the surface or the soils are saturated and mottling is present.

A road enters the property from Horizon Drive, curves to the northwest then straightens to the north passing a fence line. This fence runs east to west through the property. The road at the lower end borders a wetland area to the northeast. Data for sampling site 5-1 are indicative of vegetation and soils in this area. Standing water is present at a depth of 12". Road compaction could certainly impede flow of water in a southerly direction, and thus at site 6-1, the area is not identified as wetlands. Soils are not hydric nor is wetland hydrology apparent.

There are definite areas of surface disturbance or dumping. Surface disturbance (scraping of vegetation) has occurred on the upland sites. Dumping has occurred in some of the wetland sites especially along the road and drainage that borders Horizon Drive.

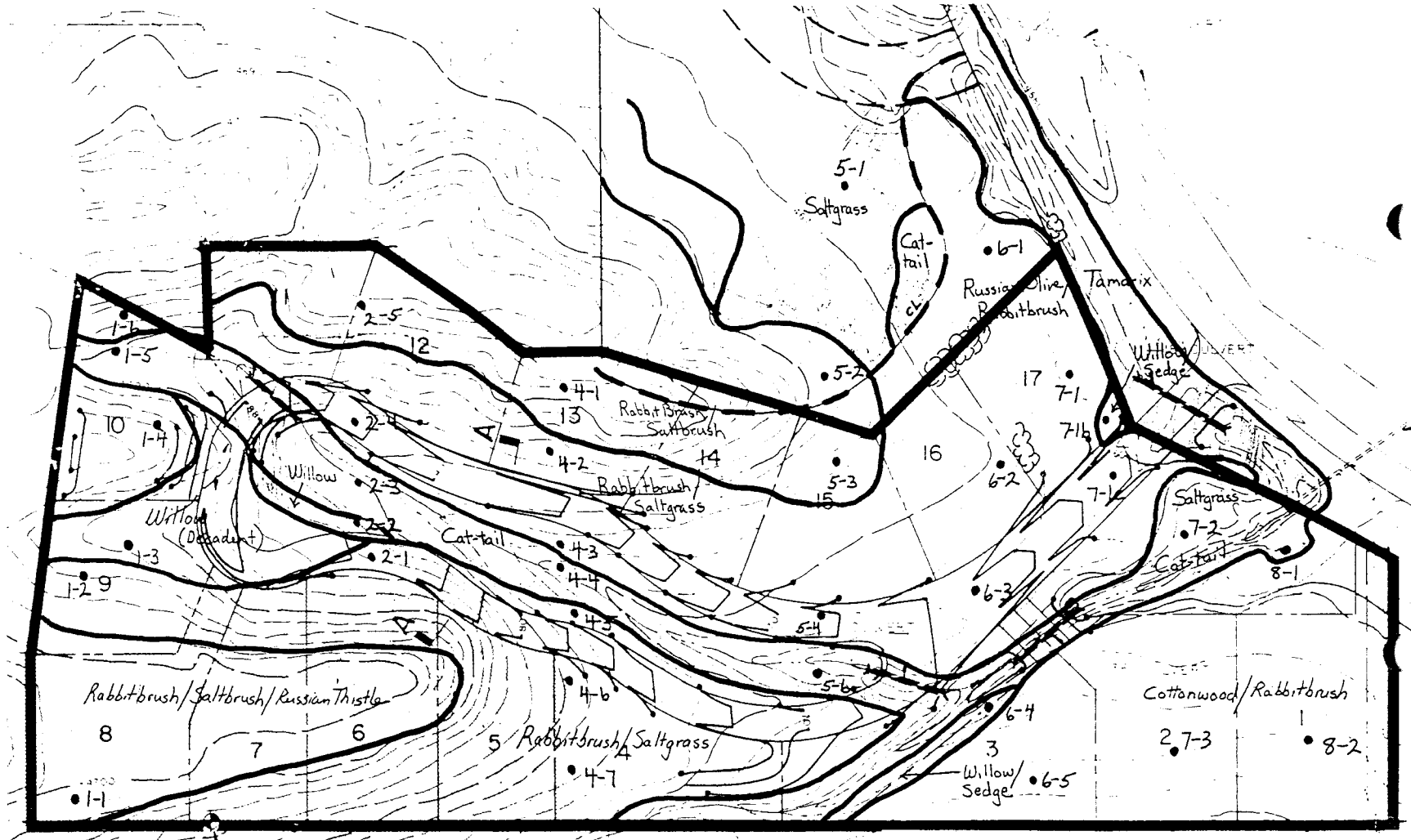
Preliminary calculations reveal that approximately 11,025 square feet will be disturbed as a result of driveway culvert construction. A road crossing to Lot 2 will impact 1625 square feet of cat-tail wetlands. Another crossing to Lot 3 will impact 2800 square feet of cat-tails. Lastly a road crossing at the northern end of the property will disturb 3600 square feet of cat-tails. Bordering the cat-tail to the west is a thicket of decadent willow. The road will run through this area as indicated on the map. A drainage that previously ran through this area is now diverted and no longer supplies water to this willow stand. As the road loops around to the south, it passes by a young stand of willows that is supported hydrologically by water from the northeast drainage. Avoiding these willows might be possible by moving the road to the west (see map for location of these willows).

Approximate fill requirements for any individual road crossing does not exceed 200 cubic yards of material below the high water mark. The road crossing fill at Lot 2 will require approximately 28 cubic yards, at Lot 3 74 cubic yards, and at Lots 10 & 11 56 cubic yards. The total amount of fill required is approximately 158 cubic yards.

Overall, driveway culvert and road construction is designed to avoid the wetlands to a large extent. Disturbance to the main drainages has been minimized at the planning level.

Cross-reference list for similar sampling sites

Site Characteristics	Site with Similar
1-5 Cat-tail	2-3
4-1 Rabbitbrush/Russian Thistle	1-1, 2-5, 5-3
4-2 Rabbitbrush/Saltgrass	1-2, 1-4, 4-6, 4-7, 5-2, 5-4
4-3 Saltgrass	2-1, 2-4, 4-5
4-4 Cat-tail	5-6
6-1 Russian Olive/Rabbitbrush	6-2, 7-1, 7-1c
6-5 Cottonwood/Rabbitbrush	7-3, 8-2
7-2 Saltgrass	8-1


5-1
Saltgrass
Cat-tail
6-1
Russian Olive/ Rabbitbrush
Tamarix
Willow/ Sedge
1-6
1-5
2-5
12
4-1
13
Rabbitbrush/ Saltbrush
5-2
17
7-1
7-1b
24"
10
1-4
2-4
A
14
4-2
16
6-2
Willow
2-3
Rabbitbrush/ Saltgrass
5-3
15
Saltgrass
7-2
Willow (Decadent)
2-2
Cat-tail
4-3
1-3
2-1
4-4
8-1
1-2
9
6-3
5-4
4-5
5-5b
Rabbitbrush/Saltbrush/Russian Thistle
4-6
6-4
Cottonwood/Rabbitbrush
8
7
6
5
Rabbitbrush/Saltgrass
4
3
2
7-3
8-2
4-7
Willow/ Sedge
6-5
1-1
N
SEE GRADING DETAIL SHEET NO. 3
FOR CULVERT
HORIZON GLEN WETLAND DELINEATION
MARCH 18-19, 1991
- WETLAND
BIO-ENVIRONS
Water Quality • Wetlands • Environmental Assessment
ROAD

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

Field Investigator(s): L. Cuddio Date: 3/18/91
Project/Site: Horizon Glen State: CO County: Mesa
Applicant/Owner: SL Ventures
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method _____
Transect # 1 Plot # 3 Vegetation Unit #/Name: Willow - decadent
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

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

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. Salix exigua	OBL	S	14.		
2. Bromopsis sp.	-	H	15.		
3. Wheatgrass	FACU	H	16.		
4.			17.		
5.			18.		
6.			19.		
7.			20.		
8.			21.		
9.			22.		
10.			23.		
11.			24.		
12.			25.		
13.			26.		

Percent of dominant species that are OBL, FACW and/or FAC <50% - Coverage by willow >95% but much is dead standing material

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: Criteria are not met

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

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

Field Investigator(s): CUDLIP Date: 3/18/91
Project/Site: Horizon Glen State: CO County: Mesa
Applicant/Owner: SL Ventures
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method ____
Transect # 1 Plot # 3
Vegetation Unit #/Name: Willow Sample # Within Veg. Unit: ____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

SOILS

Series/phase: Fruita Subgroup:[2] Typic Haplargid
Is the soil on the hydric soils list? Yes ____ No ____ Undetermined X
Is the soil a Histosol? Yes ____ No X Histic epipedon present? Yes X No ____
Is the soil: Mottled? Yes X No ____ Gleyed? Yes ____ No X
Matrix Color: 2.5Y 5/4 Mottle Colors: 5YR 5/6
Other hydric soil indicators: ____
Comments: ____

HYDROLOGY

Is the ground surface inundated? Yes ____ No X Surface water depth: ____
Is the soil saturated? Yes ____ No X
Depth to free-standing water in pit/soil probe hole: 7'
Mark other field indicators of surface inundation or soil saturation below: NONE

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

Additional hydrologic indicators: ____

Comments: Water no longer drains through this area. Much of the willow is deceased, and only a few viable stems are present throughout the once robust stand.

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

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

Field Investigator(s): CUDLIP Date: 3/18/91
Project/Site: Horizon Glen State: CO County: Mesa
Applicant/Owner: SL Ventures
Intermediate-level Onsite Determination Method V
Comprehensive Onsite Determination Method ____
Transect # 1 Plot # 5 Vegetation Unit #/Name: Cattail
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

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

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. Typha latifolia	OBL	H	14.		
2. Carex sp	FAC	H	15.		
3. Wheatgrass sp.	-	H	16.		
4.			17.		
5.			18.		
6.			19.		
7.			20.		
8.			21.		
9.			22.		
10.			23.		
11.			24.		
12.			25.		
13.			26.		

Percent of dominant species that are OBL, FACW and/or FAC 66%

Is the hydrophytic vegetation criterion met? Yes X No ____

Is the hydric soil criterion met? Yes X No ____

Is the wetland hydrology criterion met? Yes X No ____

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

Rationale for jurisdictional decision: All 3 criteria met

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

Site 2-3-some

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

Field Investigator(s): L. Cudlip Date: 3/18/91
Project/Site: Horizon Glen State: CO County: Mesa
Applicant/Owner: SL Venture
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method _____
Transect # 1 Plot # 5
Vegetation Unit #/Name: Cattail Sample # Within Veg. Unit: _____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

SOILS

Series/phase: Fruita Subgroup:[2] Haplargid
Is the soil on the hydric soils list? Yes _____ No _____ Undetermined X
Is the soil a Histosol? Yes _____ No X Histic epipedon present? Yes _____ No X
Is the soil: Mottled? Yes X No _____ Gleyed? Yes X No _____
Matrix Color: 2.5Y5/2 to 2.5Y5/4 Mottle Colors: 7.5YR 4/6
Other hydric soil indicators: saturated - some gleying
Comments: _____

HYDROLOGY

Is the ground surface inundated? Yes _____ No ✓ Surface water depth: _____
Is the soil saturated? Yes X No _____
Depth to free-standing water in pit/soil probe hole: 1-2'
Mark other field indicators of surface inundation or soil saturation below:

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

Additional hydrologic indicators: _____

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."

Site 2-3 - same

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

Field Investigator(s): L. Cudlip Date: 3/18/91
Project/Site: Horizon Ctr State: CO County: Mesa
Applicant/Owner: SL Ventures
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method ____
Transect # 1 Plot # 6 Vegetation Unit #/Name: Ecotone - Russian Olive/Rabbitbrush
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

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

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. Elaeagnus angustifolia	FAC	T	14.		
2. Bromus tectorum	—	H	15.		
3. Chrysothamnus nau.	—	H	16.		
4. Salix exigua	OBL	T	17.		
5. Typha latifolia-dead	OBL	H	18.		
6. Salicornia rermiculatus	FALU	S	19.		
7.			20.		
8.			21.		
9.			22.		
10.			23.		
11.			24.		
12.			25.		
13.			26.		

Percent of dominant species that are OBL, FACW and/or FAC 50%

Is the hydrophytic vegetation criterion met? Yes X No ____

Is the hydric soil criterion met? Yes X No ____

Is the wetland hydrology criterion met? Yes X No ____

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

Rationale for jurisdictional decision: Marginal area - ecotone between cattail marsh and uplands

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

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

Field Investigator(s): L. Cudlip Date: 3/18/91
Project/Site: Horizon Glen State: CO County: Mesa
Applicant/Owner: SL Ventures
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method ____
Transect # 1 Plot # 6
Vegetation Unit #/Name: Russian Olive / Rabbitbrush Sample # Within Veg. Unit: ____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

SOILS

Series/phase: Fruita Subgroup: [2] Typic Haplargid
Is the soil on the hydric soils list? Yes ____ No ____ Undetermined X
Is the soil a Histosol? Yes ____ No X Histic epipedon present? Yes ____ No X
Is the soil: Mottled? Yes X No ____ Gleyed? Yes ____ No X
Matrix Color: 2.5Y5/4 Mottle Colors: 7.5YR4/6
Other hydric soil indicators: very moist
Comments: ____

HYDROLOGY

Is the ground surface inundated? Yes ____ No X Surface water depth: ____
Is the soil saturated? Yes ____ No X
Depth to free-standing water in pit/soil probe hole: 1'
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	___ Wetland drainage patterns
___ Water-borne sediment deposits	___ Morphological plant adaptations

Additional hydrologic indicators: ____

Comments: Ecotone - may be influenced by drainage nearby

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

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

Field Investigator(s): L. Cudlip Date: 3/18/91
Project/Site: Horizon Glen State: CO County: Mesa
Applicant/Owner: SL Venture
Intermediate-level Onsite Determination Method √
Comprehensive Onsite Determination Method ____
Transect # 2 Plot # 2 Vegetation Unit #/Name: Willow Thicket
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

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

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

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

Is the hydrophytic vegetation criterion met? Yes X No ____

Is the hydric soil criterion met? Yes X No ____

Is the wetland hydrology criterion met? Yes X No ____

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

Rationale for jurisdictional decision: All 3 criteria met

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

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

Field Investigator(s): L. Cudlip Date: 3/18/91
Project/Site: Horizon Glen State: CO County: Mesa
Applicant/Owner: SL Ventures
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method _____
Transect # 2 Plot # 2
Vegetation Unit #/Name: Willow Thicket Sample # Within Veg. Unit: _____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

SOILS

Series/phase: Fruita Subgroup: [2] Typic Haplargid
Is the soil on the hydric soils list? Yes _____ No _____ Undetermined X
Is the soil a Histosol? Yes _____ No X Histic epipedon present? Yes X No _____
Is the soil: Mottled? Yes _____ No X Gleyed? Yes _____ No X
Matrix Color: 2.5 Y 6/4 Mottle Colors: _____
Other hydric soil indicators: _____
Comments: - organic layer at top - consisting of little decomposed plant litter

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HYDROLOGY

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

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

Additional hydrologic indicators: _____

Comments: _____

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

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

Field Investigator(s): L. Cudlip Date: 3/18/91
Project/Site: Hacienda Estates State: CO County: Mesa
Applicant/Owner: S+L Ventures
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method ____
Transect # 4 Plot # 1 Vegetation Unit #/Name: Rabbitbrush / Russian Thistle
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

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

2.5Y5/4 no mottles no oxidized root zones or matrix

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. Chrysothamnus nauseosus	–	S	14.		
2. Salsola australis	FACU	S	15.		
3. Sporobulus airoides	FAC	H	16.		
4. Atriplex confertifolia	–	S	17.		
5. Halogia jamesii	–	H	18.		
6. Annual Atriplex	–	H	19.		
7. Opuntia sp.	–	H	20.		
8. Oryzopsis hymenoides	–	H	21.		
9.			22.		
10.			23.		
11.			24.		
12.			25.		
13.			26.		

Percent of dominant species that are OBL, FACW and/or FAC 12%

Is the hydrophytic vegetation criterion met? Yes ____ No X

Is the hydric soil criterion met? Yes ____ No X

Is the wetland hydrology criterion met? Yes ____ No X

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

Rationale for jurisdictional decision: None of the criteria met

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

Similar sites: 1-1
2-5
5-3

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

Field Investigator(s): L. Cudlip Date: 3/18/91
Project/Site: Horizon Glen State: CO County: Mesa
Applicant/Owner: SL Ventures
Intermediate-level Onsite Determination Method X
Comprehensive Onsite Determination Method ____
Transect # 4 Plot # 1
Vegetation Unit #/Name: Rabbitbrush / Russian Thistle Sample # Within Veg. Unit: ____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

SOILS

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

HYDROLOGY

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

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

Additional hydrologic indicators: ____

Comments: ____

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

Similar sites: 1-1
2-5
5-3

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

Field Investigator(s): L. Cudlip Date: 3/18/91
Project/Site: Horizon Glen State: CO County: Mesa
Applicant/Owner: SL Ventures
Intermediate-level Onsite Determination Method X
Comprehensive Onsite Determination Method ____
Transect # 1 Plot # 2 Vegetation Unit #/Name: Rabbitbrush / Saltgrass
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

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

2.5 Y 5/4 no standing water no mottles; no oxidized root ch

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

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

Is the hydrophytic vegetation criterion met? Yes ____ No X

Is the hydric soil criterion met? Yes ____ No X

Is the wetland hydrology criterion met? Yes ____ No X

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

Rationale for jurisdictional decision: None of the criteria met

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

Similar sites: 4-6 - some Sarcobatus vermiculatus
4-7 - some Hilaria jamesii
1-2 - some Sarcobatus vermiculatus, Atriplex confertifolia
1-4 - some Hilaria jamesii
5-2 : some: Sarcobatus vermiculatus
5-4 " " "

} all additional species are either FACU or not listed

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

Field Investigator(s): L. Cudlip Date: 3/18/91
Project/Site: Horizon Glen State: CO County: Mesa
Applicant/Owner: SL Ventures
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method _____
Transect # 4 Plot # 2
Vegetation Unit #/Name: Rabbitbrush / Saltgrass Sample # Within Veg. Unit: _____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

SOILS

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

HYDROLOGY

Is the ground surface inundated? Yes _____ No X Surface water depth: _____
Is the soil saturated? Yes _____ No X
Depth to free-standing water in pit/soil probe hole: >5'
Mark other field indicators of surface inundation or soil saturation below: NONE

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

Additional hydrologic indicators: _____

Comments: _____

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

Similar sites: 4-6 5-2
4-7 10YR 4/4 5-4
1-2 10YR 4/4
1-4

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

Field Investigator(s): L. Cordle Date: 3/18/91
Project/Site: Horizon Glen State: CO County: Mesa
Applicant/Owner: SL Venture
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method ____
Transect # 4 Plot # 3 Vegetation Unit #/Name: Saltgrass / Rabbitbrush - near Cattail
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

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

2.5Y 5/4 - sandy
very moist at 18" - do
no standing water
no mottles - some oxidized root

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

Percent of dominant species that are OBL, FACW and/or FAC 50%

Is the hydrophytic vegetation criterion met? Yes X No ____

Is the hydric soil criterion met? Yes ____ No X

Is the wetland hydrology criterion met? Yes ____ No X

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

Rationale for jurisdictional decision: All 3 criteria not met

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

Site 4-5 - some
2-1 -
2-4

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

Field Investigator(s): L. Cudlip Date: 3/18/91
Project/Site: Horizon Glen State: CO County: Mesa
Applicant/Owner: SL Ventures
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method _____
Transect # 4 Plot # 3
Vegetation Unit #/Name: _____ Sample # Within Veg. Unit: _____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

SOILS

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

HYDROLOGY

Is the ground surface inundated? Yes ____ No ✓ Surface water depth: —
Is the soil saturated? Yes ____ No ✓
Depth to free-standing water in pit/soil probe hole: 3'
Mark other field indicators of surface inundation or soil saturation below: NONE

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

Additional hydrologic indicators: soil very moist - recent snowmelt

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."

Site 4-5 - some
2-1 - some
2-4

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

Field Investigator(s): L. Cudlip Date: 3/18/91
Project/Site: Horizon Glen State: CO County: Mesa
Applicant/Owner: SL Ventures
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method _____
Transect # 4 Plot # 4 Vegetation Unit #/Name: Cattail
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

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

saturated to running water
frozen soil @ 6"
oxidation of root zones
nothing

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

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

Is the hydrophytic vegetation criterion met? Yes X No _____

Is the hydric soil criterion met? Yes X No _____

Is the wetland hydrology criterion met? Yes X No _____

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

Rationale for jurisdictional decision: All 3 criteria met

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

Similar site; 5-6 some Distichlis spicata

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

Field Investigator(s): L. Cudlip Date: 3/18/91
Project/Site: _____ State: _____ County: _____
Applicant/Owner: _____
Intermediate-level Onsite Determination Method _____
Comprehensive Onsite Determination Method _____
Transect # 4 Plot # 4
Vegetation Unit #/Name: Typha Sample # Within Veg. Unit: _____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

SOILS

Series/phase: Fruita Subgroup:[2] Typic Haplargid
Is the soil on the hydric soils list? Yes _____ No _____ Undetermined X
Is the soil a Histosol? Yes _____ No X Histic epipedon present? Yes _____ No X
Is the soil: Mottled? Yes X No _____ Gleyed? Yes _____ No _____
Matrix Color: _____ Mottle Colors: _____
Other hydric soil indicators: mottling; oxidation of root zones
Comments: Soil frozen - could not determine matrix color @ appropriate depth
Matrix 2.5Y 3/2 @ a site near creek - 18" depth
Mottling 5YR 5/6

soil was frozen @ depth

HYDROLOGY

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

X 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: _____

Comments: _____

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

Similar site 5-6 - Distichlis spicata

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

Field Investigator(s): L. Cudlip Date: 3/18/91
Project/Site: Horizon Glen State: CO County: Mesa
Applicant/Owner: SL Ventures
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method _____
Transect # 5 Plot # 1 Vegetation Unit #/Name: Saltgrass/Sedge
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

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

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

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

Is the hydrophytic vegetation criterion met? Yes X No _____

Is the hydric soil criterion met? Yes X No _____

Is the wetland hydrology criterion met? Yes X No _____

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

Rationale for jurisdictional decision: All 3 criteria met

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

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

Field Investigator(s): L. Cudlip Date: 3/18/91
Project/Site: Horizon Glen State: CO County: Mesa
Applicant/Owner: SL Ventures
Intermediate-level Onsite Determination Method _____
Comprehensive Onsite Determination Method _____
Transect # 5 Plot # 1
Vegetation Unit #/Name: Salt Grass / Edge Sample # Within Veg. Unit: _____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

SOILS

Series/phase: Fruita Subgroup:[2] Typic Haplargid
Is the soil on the hydric soils list? Yes _____ No _____ Undetermined X
Is the soil a Histosol? Yes _____ No X Histic epipedon present? Yes X No _____
Is the soil: Mottled? Yes X No _____ Gleyed? Yes _____ No X
Matrix Color: 2.5Y5/4 Mottle Colors: 7.5YR5/8
Other hydric soil indicators: _____
Comments: _____

HYDROLOGY

Is the ground surface inundated? Yes _____ No X Surface water depth: _____
Is the soil saturated? Yes X No _____
Depth to free-standing water in pit/soil probe hole: 1'
Mark other field indicators of surface inundation or soil saturation below:

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

Additional hydrologic indicators: _____

Comments: _____

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

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

Field Investigator(s): L. Cudlip Date: 3/19/91
Project/Site: Horizon Glen State: CO County: Mesa
Applicant/Owner: SL Ventures
Intermediate-level Onsite Determination Method V
Comprehensive Onsite Determination Method ____
Transect # 6 Plot # 1 Vegetation Unit #/Name: Russian Olive / Rabbitbrush / Saltgrass
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

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

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. Distichlis spicata	FAC	H	14.		
2. Muhlenbergia asperifolia	FACW	H	15.		
3. Tamarix ramossisima	FACW	S	16.		
4. Chrysothamnus nausc.	—	S	17.		
5. Asclepias speciosa	FACW	H	18.		
6. Eleagnus angustifolia	FAC	T	19.		
7. Asparagus officinalis	FACU	H	20.		
8.			21.		
9.			22.		
10.			23.		
11.			24.		
12.			25.		
13.			26.		

Percent of dominant species that are OBL, FACW and/or FAC 6/7

Is the hydrophytic vegetation criterion met? Yes X No ____

Is the hydric soil criterion met? Yes ____ No X

Is the wetland hydrology criterion met? Yes ____ No X

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

Rationale for jurisdictional decision: Hydrology and soils criteria not met

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

Similar Sites: 7-1 [illegible] 7-1c
6-2 - more Chrysothamnus nauseosus.
7-1c

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

Field Investigator(s): L. Cudlip Date: 3/19/91
Project/Site: Horizon Glen State: CO County: Mesa
Applicant/Owner: SL Ventures
Intermediate-level Onsite Determination Method V
Comprehensive Onsite Determination Method _____
Transect # 6 Plot # 1
Vegetation Unit #/Name: Russian Olive / Rabbitbrush Sample # Within Veg. Unit: _____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

SOILS

Series/phase: Fruita Subgroup:[2] Typic Haplargid
Is the soil on the hydric soils list? Yes _____ No _____ Undetermined X
Is the soil a Histosol? Yes _____ No X Histic epipedon present? Yes _____ No X
Is the soil: Mottled? Yes _____ No X Gleyed? Yes _____ No X
Matrix Color: 10YR/5/4 Mottle Colors: _____
Other hydric soil indicators: _____
Comments: _____

HYDROLOGY

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

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

Additional hydrologic indicators: _____

Comments: no indication of a high water table except for vegetation

[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."

Site 7-1 - same 2.5Y/5/4 - 7.1c - 2.5Y/5/4
Site 6-2 - same

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

Field Investigator(s): L. Cudlip Date: 3/19/91
Project/Site: Horizon Glen State: CO County: Mesa
Applicant/Owner: SL Ventures
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method ____
Transect # 6 Plot # 3 Vegetation Unit #/Name: Saltgrass / Rabbitbrush
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

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

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

Percent of dominant species that are OBL, FACW and/or FAC 50%

Is the hydrophytic vegetation criterion met? Yes X No ____

Is the hydric soil criterion met? Yes ____ No X

Is the wetland hydrology criterion met? Yes ____ No X

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

Rationale for jurisdictional decision: All 3 criteria are not met

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

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

Field Investigator(s): L. Cudlip Date: 3/19/91
Project/Site: Horizon Glen State: CO County: Mesa
Applicant/Owner: SL Venture
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method _____
Transect # 6 Plot # 3
Vegetation Unit #/Name: Saltgrass / Rabbitbrush Sample # Within Veg. Unit: _____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

SOILS

Series/phase: Fruita Subgroup:[2] Typic Haplargid
Is the soil on the hydric soils list? Yes _____ No _____ Undetermined X
Is the soil a Histosol? Yes _____ No _____ Histic epipedon present? Yes _____ No _____
Is the soil: Mottled? Yes _____ No X Gleyed? Yes _____ No X
Matrix Color: 10YR 5/4 Mottle Colors: _____
Other hydric soil indicators: _____
Comments: _____

HYDROLOGY

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

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

Additional hydrologic indicators: _____
Comments: _____

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

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

Field Investigator(s): L. Cudlip Date: 3/19/91
Project/Site: Horizon Glen State: CO County: Mesa
Applicant/Owner: SL Ventures
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method ____
Transect # 6 Plot # 4 Vegetation Unit #/Name: Willow/Sedge
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

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

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. Salix exigua	OBL	S	14.		
2. Carex spp. (lanuginosa)	OBL	H	15.		
3.			16.		
4.			17.		
5.			18.		
6.			19.		
7.			20.		
8.			21.		
9.			22.		
10.			23.		
11.			24.		
12.			25.		
13.			26.		

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

Is the hydrophytic vegetation criterion met? Yes X No ____

Is the hydric soil criterion met? Yes X No ____

Is the wetland hydrology criterion met? Yes X No ____

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

Willow - decadent some young shoots coming up

Rationale for jurisdictional decision: All 3 criteria met

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

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

Field Investigator(s): L. Cordiff Date: 3/19/91
Project/Site: Horizon Glen State: CO County: Mesa
Applicant/Owner: SL Ventures
Intermediate-level Onsite Determination Method X
Comprehensive Onsite Determination Method ____
Transect # 6 Plot # 4
Vegetation Unit #/Name: Willow/Sedge Sample # Within Veg. Unit: ____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

SOILS

Series/phase: Rough Gullied Land/Fruita Subgroup:[2] ____
Is the soil on the hydric soils list? Yes ____ No ____ Undetermined X
Is the soil a Histosol? Yes ____ No X Histic epipedon present? Yes ____ No X
Is the soil: Mottled? Yes ____ No X Gleyed? Yes ____ No X
Matrix Color: 2.5Y 4/2 Mottle Colors: ____
Other hydric soil indicators: moist to saturated
Comments: Matrix chroma 2 or less

HYDROLOGY

Is the ground surface inundated? Yes ____ No X Surface water depth: ____
Is the soil saturated? Yes ____ No X
Depth to free-standing water in pit/soil probe hole: ~2-3'
Mark other field indicators of surface inundation or soil saturation below:

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

Additional hydrologic indicators: ____

Comments: subject to water table rise

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

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

Field Investigator(s): L. Cudlip Date: 3/19/91
Project/Site: Horizon Glen State: CO County: Mesa
Applicant/Owner: SL Ventures
Intermediate-level Onsite Determination Method V
Comprehensive Onsite Determination Method ____
Transect # 6 Plot # 5 Vegetation Unit #/Name: Cottonwood / Rabbitbrush
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

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

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. Salix exigua	OBL	S	14.		
2. Populus angustifolia	FAC	T	15.		
3. Chrysothamnus nau.	—	S	16.		
4. Distichlis spicata	FAC	H	17.		
5. Asclepias speciosa	FACW	H	18.		
6. Ulmus pumila	—	T	19.		
7.			20.		
8.			21.		
9.			22.		
10.			23.		
11.			24.		
12.			25.		
13.			26.		

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

Is the hydrophytic vegetation criterion met? Yes X No ____

Is the hydric soil criterion met? Yes ____ No X

Is the wetland hydrology criterion met? Yes ____ No X

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

Rationale for jurisdictional decision: Hydrology and soils criteria not met

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

Similar Sites: 7-3 – no Populus or Tamarisk present
8-2 – no " " "

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

Field Investigator(s): L. Cudlip Date: 3/19/91
Project/Site: Horizon Glen State: CO County: Mesa
Applicant/Owner: SL Ventures
Intermediate-level Onsite Determination Method X
Comprehensive Onsite Determination Method _____
Transect # 6 Plot # 5
Vegetation Unit #/Name: _____ Sample # Within Veg. Unit: _____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

SOILS

Series/phase: Fruita Subgroup: [2] Typic Haplargid
Is the soil on the hydric soils list? Yes _____ No _____ Undetermined X
Is the soil a Histosol? Yes _____ No X Histic epipedon present? Yes _____ No X
Is the soil: Mottled? Yes _____ No X Gleyed? Yes _____ No X
Matrix Color: 10YR 5/3 Mottle Colors: _____
Other hydric soil indicators: _____
Comments: not a wetland soils

HYDROLOGY

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

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

Additional hydrologic indicators: _____

Comments: This site is representative of a bench area well above the drainage site.

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

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

Field Investigator(s): L. Cudlip Date: 3/19/91
Project/Site: Horizon Glen State: CO County: Mesa
Applicant/Owner: SL Venture
Intermediate-level Onsite Determination Method X
Comprehensive Onsite Determination Method ____
Transect # 7 Plot # 16 Vegetation Unit #/Name: Willow/Sedge/Saltgrass
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

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

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. Salix exigua	OBL	S	14.		
2. Distichlis spicata	FAC	H	15.		
3. Carex sp. (lanuginosa)	FACW	H	16.		
4.			17.		
5.			18.		
6.			19.		
7.			20.		
8.			21.		
9.			22.		
10.			23.		
11.			24.		
12.			25.		
13.			26.		

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

Is the hydrophytic vegetation criterion met? Yes ✓ No ____

Is the hydric soil criterion met? Yes X No ____

Is the wetland hydrology criterion met? Yes X No ____

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

Rationale for jurisdictional decision: All 3 criteria met

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

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

Field Investigator(s): L. Cudlip Date: 3/18/91
Project/Site: Horizon Glen State: CO County: Mesa
Applicant/Owner: SL Ventures
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method _____
Transect # 7 Plot # 16
Vegetation Unit #/Name: _____ Sample # Within Veg. Unit: _____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

SOILS

Series/phase: Fruita Subgroup: [2] Typic Haplargid
Is the soil on the hydric soils list? Yes ____ No ____ Undetermined X
Is the soil a Histosol? Yes ____ No X Histic epipedon present? Yes ____ No X
Is the soil: Mottled? Yes X No ____ Gleyed? Yes X No ____
Matrix Color: 2.5Y 5/4 Mottle Colors: 7.5 YR 5/8
Other hydric soil indicators: _____
Comments: nothing present

HYDROLOGY

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

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

Additional hydrologic indicators: _____

Comments: The soils were saturated, appears to be a seep site where water later drains into ditch by Horizon Dr.

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

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

Field Investigator(s): L. Cudlip Date: 3/19/91
Project/Site: Horizon Glen State: CO County: Mesa
Applicant/Owner: SL Ventures
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method _____
Transect # 7 Plot # 2
Vegetation Unit #/Name: Saltgrass Sample # Within Veg. Unit: _____
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

SOILS

Series/phase: Fruita loam (Fr) Subgroup: [2] Typic Haplargid
Is the soil on the hydric soils list? Yes ____ No ____ Undetermined X
Is the soil a Histosol? Yes ____ No X Histic epipedon present? Yes ____ No X
Is the soil: Mottled? Yes X No ____ Gleyed? Yes ____ No X
Matrix Color: 10YR 5/3 Mottle Colors: 7.5YR 5/8
Other hydric soil indicators: mottling present, very moist at this time
Comments: _____

HYDROLOGY

Is the ground surface inundated? Yes ____ No X Surface water depth: —
Is the soil saturated? Yes ____ No X
Depth to free-standing water in pit/soil probe hole: 3-4' at this time
Mark other field indicators of surface inundation or soil saturation below:

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

Additional hydrologic indicators: _____

Comments: low bench near drainage; area subject to rise in water table

[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, S-8-1 Carex sp. present

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

Field Investigator(s): L. Cudlip Date: 3/19/91
Project/Site: Horizon Glen State: _____ County: Mesa
Applicant/Owner: SL Ventures
Intermediate-level Onsite Determination Method ✓
Comprehensive Onsite Determination Method _____
Transect # 7 Plot # 2 Vegetation Unit #/Name: Saltgrass
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

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

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

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

Is the hydrophytic vegetation criterion met? Yes X No _____

Is the hydric soil criterion met? Yes X No _____

Is the wetland hydrology criterion met? Yes X No _____

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

Rationale for jurisdictional decision: All 3 criteria met

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

US Army Corps
of Engineers
Sacramento District
650 Capitol Mall
Sacramento, CA 95814

Public Notice

Date: December 20, 1989

In Reply Refer to the above Public Notice No.

Comments Due by: N/A

REGIONAL LETTER OF PERMISSION
WESTERN COLORADO

TO WHOM IT MAY CONCERN:

SUBJECT: In accordance with **Section 10** of the Rivers and Harbors Act and **Section 404** of the Clean Water Act, the District Engineer, U.S. Army, Corps of Engineers, Sacramento District, has decided to use Letter of Permission (LOP) procedures to authorize certain discharges of dredged and fill material in **ONE (1) ACRE OR LESS OF WETLANDS**. A copy of a sample LOP is enclosed. Procedures for using this LOP are given below.

LOCATION: This LOP is applicable to wetlands in western Colorado within the boundaries of the Sacramento District which are subject to the jurisdiction of the Corps of Engineers. The eastern boundary of the Sacramento District in Colorado is the Continental Divide.

APPLICATION PROCEDURE: Anyone proposing to perform work under LOP authorization must complete and submit an Application for Department of the Army Permit (ENG FORM 4345) and insure that the following written information is also provided to the Corps of Engineers, Sacramento District prior to beginning work:

a. NAME, ADDRESS AND TELEPHONE NUMBER OF THE PARTY RESPONSIBLE FOR THE WORK AND THE OWNER OF THE AFFECTED LAND IF DIFFERENT THAN THE APPLICANT;

b. A FULL WRITTEN DESCRIPTION OF THE PROPOSED WORK INCLUDING THE COMPOSITION, SOURCE AND VOLUME IN CUBIC YARDS OF MATERIAL TO BE DISCHARGED. A WETLAND DELINEATION WITH MAPPING WHICH INCLUDES A FULL DESCRIPTION OF THE EXISTING AND AFFECTED WETLAND INCLUDING AERIAL EXTENT OF LOSS AND IMPACT, PREDOMINANT SPECIES COMPOSITION, DESCRIPTION OF SOILS AND DISCUSSION OF THE HYDROLOGIC REGIME. CONTACT THE GRAND JUNCTION OFFICE OF THE CORPS OF ENGINEERS, SACRAMENTO DISTRICT, FOR MORE INFORMATION ABOUT EMPLOYING THE PROPER WETLAND DELINEATION METHODOLOGY.

c. A WRITTEN LEGAL DESCRIPTION OF THE LOCATION OF THE PROJECT;

d. NAMES, ADDRESSES AND TELEPHONE NUMBERS OF ADJACENT PROPERTY OWNERS;

e. A DETAILED WRITTEN DESCRIPTION OF THE PURPOSE AND NEED FOR THE PROJECT;

f. A FULL AND DETAILED ALTERNATIVES ANALYSIS WHICH CLEARLY SHOWS THAT THE PROPOSED WORK IS THE LEAST DAMAGING ALTERNATIVE TO WETLANDS WHICH FULFILLS THE PROJECT PURPOSE AND NEED. THIS ANALYSIS SHOULD DISCUSS ALL ALTERNATIVES CONSIDERED AND THE REASONS FOR REJECTION. IF THE PROPOSED ACTIVITY IS NOT WATER DEPENDENT (THE ACTIVITY ASSOCIATED WITH THE DISCHARGE IN WETLAND DOES NOT REQUIRE ACCESS, PROXIMITY TO OR SITING WITHIN WETLAND TO FULFILL ITS BASIC PURPOSE), THE APPLICANT MUST REBUT THE PRESUMPTION THAT OTHER PRACTICABLE ALTERNATIVES WITH LESS DAMAGING EFFECT ON WETLANDS ARE NOT AVAILABLE AND CLEARLY DEMONSTRATE THE REASONS FOR THIS REBUTTAL. **APPLICANTS ARE REMINDED THAT AVOIDABLE DISCHARGES IN WETLANDS, ESPECIALLY FOR NON-WATER DEPENDENT ACTIVITIES, ARE GENERALLY DISCOURAGED.**

g. A WETLAND MITIGATION PROPOSAL WHICH FULLY DESCRIBES THE PROPOSED ACTION FOR MITIGATING THE UNAVOIDABLE IMPACTS TO AND LOSS OF WETLANDS AFFECTED BY THE PROPOSED DISCHARGE. THIS PROPOSAL SHOULD INCLUDE A FULL ACCOUNTING OF THE MITIGATION GOALS, METHODS AND MATERIALS TO BE USED, TIMING OF MITIGATION IMPLEMENTATION, MAINTENANCE REQUIREMENTS, MONITORING AND REPORTING PROGRAM AND MEASURES TO SAFEGUARD AGAINST FUTURE ADVERSE IMPACT TO THE MITIGATION LANDS. AS A GUIDELINE, COMPENSATORY MITIGATION PROPOSALS SUCH AS, ENHANCEMENT OF EXISTING WETLANDS AND CREATION OF "NEW" WETLANDS SHOULD BE AT ACREAGE MITIGATION TO ACREAGE LOST RATIOS OF 3:1 AND 1.5:1, RESPECTIVELY.

h. A SET OF DRAWINGS/SKETCHES SHOWING: (A) THE PROJECT LOCATION; (B) A PLAN OR TOP VIEW OF THE FILL, AND (C) A CROSS-SECTIONAL OR SIDE VIEW OF THE FILL. THESE DRAWINGS SHOULD BE ON PAPER WHICH IS 8-1/2 BY 11 INCHES IN SIZE WITH ALL APPROPRIATE DIMENSIONS SUCH AS, LENGTH, WIDTH AND DEPTH OF THE WORK. A BAR SCALE SHOULD BE INCLUDED ON EACH DRAWING.

i. A COPY OF YOUR WATER QUALITY CERTIFICATION UNDER SECTION 404 OF THE CLEAN WATER ACT FROM EITHER THE COLORADO DEPARTMENT OF HEALTH OR THE U.S. ENVIRONMENTAL PROTECTION AGENCY, AS APPLICABLE. SEE BELOW FOR MORE SPECIFIC INFORMATION ON THIS REQUIREMENT.

APPROVAL PROCEDURE; An Application for Department of the Army Permit must be sent to the Grand Junction Regulatory Office, U.S. Army, Corps of Engineers, Sacramento District, 764 Horizon Drive, Room 211, Grand Junction, Colorado 81506-8719. The telephone number of the Grand Junction Regulatory Office is (303) 243-1199.

Upon receipt of application, the Corps of Engineers will check the completeness of the information. If complete, the request will be coordinated with the Environmental Protection Agency, Fish and Wildlife Service and the Colorado Department of Health, State Engineer and Division of Wildlife and if appropriate, the Advisory Council on Historic Preservation and the Colorado State Historic Preservation Officer.

Prior to submittal of your LOP application to the Corps of Engineers, you must obtain water quality certification under Section 401 of the Clean Water Act for the discharge from the Colorado Department of Health. For more information on this requirement, contact Bob Owen, Planning and Standards Section, Colorado Department of Health, 4210 East Eleventh Avenue, Denver, Colorado 80220. The telephone number is (303) 331-4579.

If you are seeking approval under this LOP and your project is located on Indian lands, you must obtain water quality certification for the discharge from the Environmental Protection Agency prior to approval by the Corps of Engineers. For more information about 401 certification on Indian lands, contact Dale Vodehnal, Chief, State Programs Management Branch, Environmental Protection Agency, Region VIII, 999 Eighteenth Street, Suite 500, Denver, Colorado 80202-2405. The telephone number is (303) 293-1570.

Any activity authorized under this LOP shall not jeopardize a threatened or endangered species as identified under the Endangered Species Act or destroy or adversely modify the critical habitat of such species. When appropriate, the Corps

of Engineers will consult with the U.S. Fish and Wildlife Service on specific requests to perform work under this LOP when a project may affect threatened or endangered species.

Activities, occurring in a component of the National Wild and Scenic River System or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status, will not be authorized by this LOP.

Activities authorized by this LOP may not adversely affect historic properties which the National Park Service has listed on, or determined eligible for listing on, the National Register of Historic Places. If the Corps of Engineers determines that such historic properties may be adversely affected, the District Engineer will proceed in accordance with regulations implementing the National Historic Preservation Act before deciding if the activity may be approving under this LOP.

Within a goal of twenty days or less of receiving a complete request, the Corps of Engineers will decide if the proposal may or may not proceed under LOP authorization. AN APPLICANT MUST NOT START WORK UNTIL NOTIFIED **IN WRITING** BY THE CORPS OF ENGINEERS. If the fill in wetlands can not be approved under this LOP, the application would be processed using normal procedures for an individual Department of the Army permit.

1 Encl

JACK A. Le CUYER
Colonel, Corps of Engineers
District Engineer

SAMPLE

(Date)

Regulatory Section (Permit Number)

Permittee's Name and Address

Dear _____:

You are hereby authorized by Letter of Permission (LOP) to discharge _____ cubic yards of (dredged and/or fill) material in _____ acre of wetlands (waterbody and County location, Section, Township and Range) for the purpose of _____ and in accordance with the enclosed drawings (identify drawings by appropriate notation). This LOP is issued under the authority of Section 404 of the Clean Water Act (33 U.S.C 1344) and Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C 403) and is subject to the enclosed list of general and special conditions. Please read the conditions of this authorization carefully.

Thank you for your cooperation. If you have any questions, please write to _____, Grand Junction Regulatory Office, U. S. Army, Corps of Engineers, Sacramento District, 764 Horizon Drive, Room 211, Grand Junction, Colorado 81506-8719, or telephone (303) 243-1199.

BY AUTHORITY OF THE SECRETARY OF THE ARMY:

Art Champ
Chief, Regulatory Section

Enclosures

Copies furnished:
Dr. Gene Reetz, Environmental Protection Agency, Region VIII, 999 Eighteenth Street, Suite 500, Denver, Colorado 80202-2405
Mr. Lee Carlson, State Supervisor, Fish and Wildlife Service, 730 Simms Street, Room 292, Golden, Colorado 80401
Mr. Jon Scherschligt, Colorado Department of Health, 4210 East Eleventh Avenue, Denver, Colorado 80220
Mr. Perry Olson, Director, Colorado Division of Wildlife, 6060 Broadway, Denver, Colorado 80216
Mr. Hal D. Simpson, Deputy State Engineer, Colorado Division of Water Resources, 1313 Sherman Street, Room 818, Denver, Colorado 80203

SAMPLE

PERMIT NUMBER: _____

PERMITTEE: _____

WATERWAY: _____

GENERAL CONDITIONS:

1. The permittee shall abide by all special conditions (refer to page 5) which the Corps of Engineers may add to any individual authorization given under this LOP.

2. The permittee shall abide by the terms and conditions of the water quality certification issued by the Colorado Department of Health or the Environmental Protection Agency in accordance with Section 401 of the Clean Water Act.

3. If you, before or during prosecution of the authorized work, encounter a historic property that has not been listed or determined eligible for listing on the National Register, but which may be eligible for listing in the National Register, you shall immediately notify the Corps of Engineers.

4. Only clean material free of waste metal products, organic materials, unsightly debris, etc., may be used for discharges authorized by this permit; all discharges shall be free of toxic pollutants in toxic amounts.

5. Any discharges of dredged or fill material shall not occur in close proximity of a public water supply intake, should not limit the ability of any existing diversion structure to appropriate water and should not adversely impact a stream gauging station.

6. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of your approval from the Corps of Engineers, which may require restoration of the area.

7. Upon notification from the Corps of Engineers that work being performed does not comply with or fall within the scope of this permit, the responsible party shall take immediate steps, as directed by the Corps of Engineers, to bring the work into compliance with this permit.

8. This permit does not obviate the need to obtain other Federal, state or local authorization as required by law, does not grant any property rights or exclusive privileges, does not authorize any injury to property or rights of others, and does not authorize interference with any existing or proposed Federal project.

9. In issuing this permit and in giving authorization to perform work under this permit, the Federal Government does not assume any liability for damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest, damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit, design or construction deficiencies associated with the permitted work, or damage claims associated with any future modification, suspension, or revocation of this permit.

10. You must allow representatives from the Corps of Engineers to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of this permit.

11. The construction or operation of the activity authorized by this permit will not impair reserved tribal rights, including, but not limited to, reserved water rights and treaty fishing and hunting rights.

12. The Corps of Engineers may re-evaluate its decision on any authorization given in accordance with this permit at any time the circumstances warrant. Circumstances that could require a re-evaluation include, but are not limited to, the following:

a. You fail to comply with the terms and conditions of this permit;
b. The information provided by you in support of your application proves to have been false, incomplete, or inaccurate and;
c. Significant new information surfaces which the Corps of Engineers did not consider in reaching a decision.

Such re-evaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in Title 33, Code of Federal Regulations, Part 325.7 or enforcement procedures such as those contained in Tile 33, Code of Federal Regulations, Parts 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of this permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by the Corps of Engineers, and if you fail to comply with such a directive, the Corps of Engineers may in certain situations (such as those specified in Title 33, Code of Federations, Part 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

13. The time limit for completing the authorized work will be three years from the date that individual approval is given under this permit. If you find that you need more time to complete the authorized activity, submit your request for a time extension to the Corps of Engineers for consideration at least one month before the expiration date for completion. Unless there are circumstances requiring either a prompt completion of the authorized activity or a re-evaluation of the public interest decision, the Corps of Engineers will normally give favorable consideration to a request for an extension of the time limit.

14. Upon completion of the authorized work, you will immediately notify the Corps of Engineers <u>in writing</u>.

INFORMATION PAPER
NATIONWIDE GENERAL PERMIT NUMBER 14
MINOR ROAD CROSSING FILLS

A nationwide general permit is a Department of the Army permit that is issued on a nationwide basis for a specific category of activities that are substantially similar and cause minimal environmental impacts. Nationwide permits are designed to allow the work to occur with little delay or paperwork. They are issued to satisfy the requirements of both Section 10 of the River and Harbor Act of 1899 and Section 404 of the Clean Water Act, unless otherwise stated. An individual permit application is not required for an activity covered by a nationwide permit.

The Corps of Engineers has issued a nationwide permit for minor road crossing fills including all attendant features both temporary and permanent that are part of a single and complete project for crossing of a non-tidal waterbody, provided:

1. The crossing is culverted, bridged or otherwise designed to withstand and prevent the restriction of expected high flows.

2. Any discharges into any wetlands adjacent to the waterbody do not extend beyond 100 feet on either side of the ordinary high water mark of that waterbody.

A "minor road crossing fill" is defined as a crossing that involves the discharge of <u>less than 200 cubic yards</u> of fill material below the plane of ordinary high water.

The enclosed special conditions must be followed in order for this nationwide permit to be valid.

FOR MORE INFORMATION, WRITE TO THE GRAND JUNCTION REGULATORY OFFICE, U. S. ARMY, CORPS OF ENGINEERS, SACRAMENTO DISTRICT, 764 HORIZON DRIVE, ROOM 211, GRAND JUNCTION, COLORADO 81506-8719 OR TELEPHONE (303) 243-1199.

1 Enclosure
as stated

INFORMATION PAPER
NATIONWIDE GENERAL PERMITS
WESTERN COLORADO

A. SPECIAL CONDITIONS. The following special conditions must be followed in order for the nationwide permits to be valid:

1. That any discharge of dredged or fill material will not occur in the proximity of a public water supply intake.

2. That any discharge of dredged or fill material will not occur in areas of concentrated shellfish production unless the discharge is directly related to a shellfish harvesting activity.

3. That the activity will not jeopardize a threatened or endangered species as identified under the Endangered Species Act, or destroy or adversely modify the critical habitat of such species.

4. That the activity shall not significantly disrupt the movement of those species of aquatic life indigenous to the waterbody (unless the primary purpose of the fill is to impound water).

5. That any discharge of dredged or fill material shall consist of suitable material free of toxic pollutants in toxic amounts.

6. That any structure or fill authorized shall be properly maintained.

7. That the activity will not occur in a component of the National Wild and Scenic River System; nor in a river officially designated by Congress as a "study river" for possible inclusion in the system, while the river is in an official study status.

8. That the activity shall not cause an unacceptable interference with navigation.

9. That, if the activity may adversely affect historic properties which the National Park Service has listed on, or determined eligible for listing on, the National Register of Historic Places, the permittee will notify the district engineer. If the district engineer determines that such historic properties may be adversely affected, he will provide the Advisory Council on Historic Preservation an opportunity to comment on the effects on such historic properties or he will consider modification, suspension, or revocation in accordance with 33 CFR 325.7. Furthermore, that, if the permittee before or during prosecution of the work authorized, encounters a historic property that has not been listed on the National Register, but which may be eligible for listing in the National Register, he shall immediately notify the district engineer.

10. That the construction or operation of the activity will not impair reserved tribal rights, including, but not limited to, reserved water rights and treaty fishing and hunting rights.

11. That the activity will comply with regional conditions which may have been added by the division engineer (None have been added for western Colorado).

12. That the management practices listed below shall be followed to the maximum extent practicable.

B. MANAGEMENT PRACTICES. In addition to the conditions specified above, the following management practices shall be followed, to the maximum extent practicable, in order to minimize the adverse effects of these discharges on the aquatic environment. Failure to comply with these practices may be cause for the district engineer to recommend, or the division engineer to take, discretionary authority to regulate the activity on an individual or regional basis.

1. Discharges of dredged or fill material into waters of the United States shall be avoided or minimized through the use of other practicable alternatives.

2. Discharges in spawning areas during spawning seasons shall be avoided.

3. Discharges shall not restrict or impede the movement of aquatic species indigenous to the waters or the passage of normal or expected high flows or cause the relocation of the water (unless the primary purpose of the fill is to impound waters.)

4. If the discharge creates an impoundment of water, adverse impacts on the aquatic system caused by the accelerated passage of water and/or the restriction of its flows shall be minimized.

5. Discharges in wetlands areas shall be avoided.

6. Heavy equipment working in wetlands shall be placed on mats.

7. Discharges into breeding areas for migratory waterfowl shall be avoided.

8. All temporary fills shall be removed in their entirety.

C. FURTHER INFORMATION.

1. District engineers are authorized to determine if an activity complies with the terms and conditions of a nationwide permit unless that decision must be made by the division engineer.

2. Nationwide permits do not obviate the need to obtain

other Federal, state or local authorizations required by law.

3. Nationwide permits do not grant any property rights or exclusive privileges.

4. Nationwide permits do not authorize any injury to the property or rights of others.

5. Nationwide permits do not authorize interference with any existing or proposed Federal project.

FOR MORE INFORMATION ON THE NATIONWIDE GENERAL PERMITS IN WESTERN COLORADO, WRITE TO THE GRAND JUNCTION REGULATORY OFFICE, U. S. ARMY, CORPS OF ENGINEERS, SACRAMENTO DISTRICT, 764 HORIZON DRIVE, ROOM 211, GRAND JUNCTION, COLORADO 81506-8719 OR TELEPHONE (303) 243-1199.

101 S. 3rd St., Suite 375
Grand Jct., CO 81501
(303) 241-2127

WILLIAM E. FOSTER, II
Special Agent

C. Michael McKeever, CLU, ChFC, General Agent

Northwestern Mutual Life®

Bennett Boeschenstein
Director, Community Developement
City of Grand Junction
250 N. Fifth Street
Grand Junction CO 81501

Dear Bennett,

In respose to your comment on Thursday, March 21, I have been in contact with Dan Wilson regarding Developement Security. I believe that we have a workable method to solve the City's concern that improvements are built to specification. I am meeting with Steve Irion of Central Bank next week to see if our idea will work to our mutual satisfaction.

I will keep you posted as to our progress.

Sincerely,

Willima E. Foster II

CC Dan Wilson

#15 91

Grand Junction Fire Department
330 South Sixth Street
Grand Junction, Colorado
81501-7784

Date: April 2, 1991

To: Kathy Portner, Community Development

From: George Bennett, Fire Inspector

RE: HORIZON GLEN SUBDIVISION FIRE HYDRANT PLACEMENT

I met with Mr. Bill Foster in my office to discuss the placement of the fire hydrants in the subdivision. A preliminary placement was agreed upon depending on the street placement. At the time of our meeting the exact placement of the cut-back street was not determined. When the final street design has been approved we will need to meet again and determine the correct placement of the fire hydrants.

If you have any questions please contact me.

Kathy Portner
Head Planner, Community Developement
City of Grand Junction
250 N. Fifth Street
Grand Junction, CO 81501

9/12/91

Northwestern Mutual Life

RE Staff Recommendations of 1/1/91

Dear Kathy

I thought that I would drop you a note to suggest simplifying our meeting with City Council. As per our recent conversations and the Planning Commission meeting we are both in agreement on a number of the issues and I would like to reflect that, by somehow seperating the issues on which we are agreed from those on which we haven't reached consensus. To be specific, I'll respond to your comments;

1) We have already asked for and agreed to provide this.

2) Although your # 2 is brand new and had not been broached to us prior to our receiving your recomendations, we had been discussing this issue. We will address it on a lot by lot basis. We are looking at the issue from the market side. I don't think that we can predict a future buyers needs or desires. We are further constrained by the wetlands which border Horizon. I uncerstand the Horizon Drive Corridor Guidline and think that it is best addressed when we have a specific resident "to provide attractive surroundings for". We are in agreement that this is an area which must be addressed. I am not comfortable with a specific answer on a final plat.

3) I hope we can solve this issue in next Thusdays meeting with you, Bennett, Don Newton, and the Fire Department.

4) We are in agreement with #4.

5) In my conversation with you and Bennett after receiving the letter on Tuesday morning, I think we are close to some consensus on these issues. We have always agreed to pay 1/2 collector road improvements. I was greatly encouraged by your informing me that we will there is a change in this area, and we will be paying at a lesser rate than we anticipated. I didn't understand how and hope you could enlighten me on Thursday. I was also encouraged by by Bennetts agreement that we should receive credit if we build a decelaration lane. We want to facilitate a bus stop and hope to have a specific proposal for you on Thursday pending conversation with the School District.

6) OK

7) This is will be in our CC&R's.

8)

9) This is another issue brand new with your letter. It was our understanding that the city engineer had accepted our drainage report.

10) See drainage report.

11) CC&R's

12) This parcel is below the Highlands Canal and has no ditch rights.

13) We have agreed to this. It is in the code.

14) This is in the City Engineers File. It was submitted with our original application.

15) We cannot comply with due to Staffs Street improvements.

16) OK

17) The Horizon Drive Channel Crosses into the property in Phase II. If Our ODP on Phase II is approved we wooould be glad to continue our dialogue with you in the preperation of our preliminary developement plan.

18) In The Code.

19) We have agreed to the first half of this. Property owner of Lot 2 is currently unwilling.

20) We agree that it would be unfortunate to destroy the mature trees

and landscaping of our two neighbors. It may make sense to access more than Lot 1 from F1/2 Road. This idea was also brand new with your comments. We need to discuss this as to it's technical merits and neighbors imput. The proposed Hammerhead is in the County.

21) This is a significant area of disagreement. I don't understand why we you are requiring us to build a right of way in one place to Phase II when you are denying us even a CDP on Phase II in another. The Right of Way will Cost us $15,000 to build a Roadway to a parcel you won't even let us start to attempt a developement on. This Roadway eliminates one lot and significantly dimenishes the value of two others. Total Cost and loss of value is over $65,000. In a small subdivision of only 16 lots it averages $4,062 per lot. In addition to financial it is not good land use. The purpose of this roadway is to service a difficult to develope (phase II) property and allow access to an adjacent property owner. The new roadway will require 250 feet more of Road Length than our existing plan.

Northwestern Mutual Life

Northwestern Mutual Life

22) Based on the preliminary plan application which addresses topographic, drainage, and soils constaints we don't believe we will lose any lots to these factors.

I was supriesed to see you recomended denial of our Phase II ODP. We fully realize that we have significant constraints to developing this parcel but in our conversations you told us how to place our Bubbles and said that you would approve it. We specifially thought that we would then see if we could solve the various other issues during a preliminary plan phase.

Thanks for your time. See you on Thursday.

Sincerely

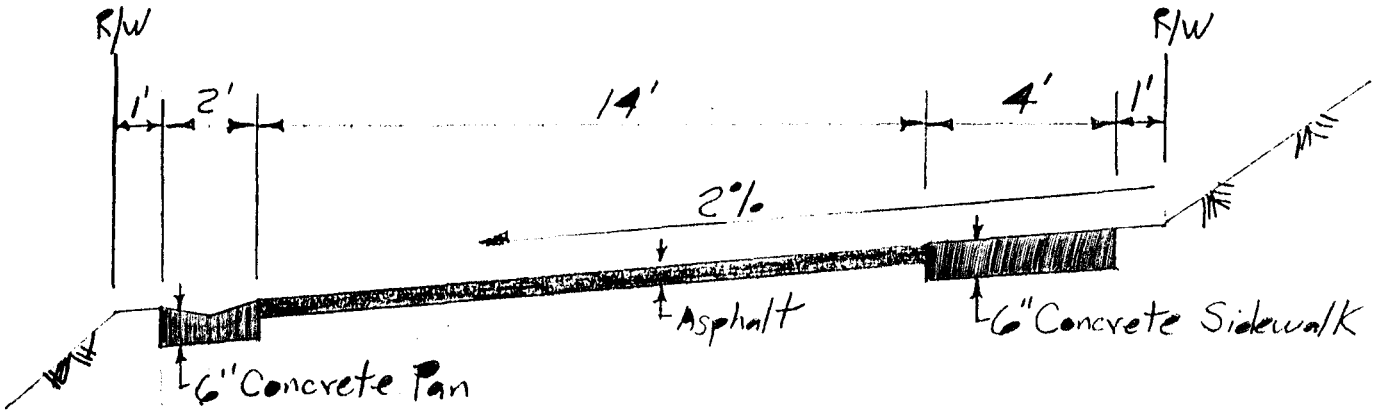
William E. Foster II
President S. L. Ventures

ARMSTRONG CONSULTANTS, INC.

PROJECT: Horizon Glen

TITLE: "Phoenix" Court

PROJECT NUMBER:	905346
SHEET NO.	1 OF 1
DATE:	4-3-91
PREPARED BY:	RPR



1. No on-street parking (posted)
2. Provide ~~3~~ 2 "pocket" parking lots of ~~6~~ ? spaces each.
3. All drainage to slough.
4. Pan + Mat + Sidewalk = 20' emergency access.
5. 2-way section same as above except 28' mat.

FF

ACTION SHEET

?(REZONE)AND PRELIMINARY

ACRES 17.8
UNITS ?
DENSITY ?
ACTIVITY Preliminary plan & plat
PHASE Preliminary
COMMON LOCATION NW of 12th & Horizon

FILE NUMBER #15 91
ZONE RSF-4
TAX SCHEDULE # 2945-021-00-054 021

DATE SUBMITTED _____ DATE MAILED OUT _____ DATE POSTED _____

_____ DAY REVIEW PERIOD RETURN BY _____

OPEN SPACE DEDICATION (acreage) _____ OPEN SPACE FEE REQUIRED $_____ PAID RECEIPT #_____

RECORDING FEE REQUIRED $_____ PAID (Date) _____ DATE RECORDED _____

REVIEW AGENCIES

	A	B	C	D	E	F	G	H	I	J	K	X	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
● Planning Department	●	●	●	●	●	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
● City Engineer	●	●	●						●	●	●		●	●	●	●	●	●	●	●	●	●	●	●	●	●			●				
● Transportation Engineer	●	●	●										●	●	●	●	●	●		●	●	●	●	●	●	●			●				
● City Parks/Recreation	●	●	●	●									●	●	●	●	●	●			●	●				●			●				
● City Fire Department	●	●	●										●	●	●	●	●	●		●		●	●	●	●	●			●				
● City Police Department	●	●	●												●	●	●	●				●				●			●				
● County Planning	●	●	●										●	●	●	●	●	●		●		●				●			●				
○ County Engineer	●	●	●										●	●	●	●	●	●	●	●		●	●	●	●	●			●				
○ County Health	●	●	●										●	●	●	●	●	●				●				●			●				
○ Floodplain Administration	●	●	●						●				●	●	●	●	●	●				●				●			●				
○ G.J. Dept. of Energy	●	●	●										●	●	●	●	●	●				●				●			●				
○ Walker Field	●	●	●										●	●	●	●	●	●				●				●			●				
● School District	●	●	●										●	●	●	●	●	●				●				●			●				
● Irrigation } GV Water Users	●	●	●										●	●	●	●	●	●	●	●		●				●			●				
○ Drainage }	●	●	●										●	●	●	●	●	●	●	●		●				●			●				
● Water (Ute, Clifton)	●	●	●										●	●	●	●	●	●		●		●				●			●				
○ Sewer Dist. (FV, CGV, OM)	●	●	●										●	●	●	●	●	●		●		●				●			●				
● U.S. West	●	●	●										●	●	●	●	●	●		●		●				●			●				
● Public Service (2 sets)	●	●	●										●	●	●	●	●	●		●		●				●			●				
○ State Highway Department	●	●	●										●	●	●	●	●	●				●				●			●				
○ State Geological	●	●	●										●	●	●	●	●	●				●				●			●				
○ State Health Department	●	●	●							●			●	●	●	●	●	●				●				●			●				
● City Property Agent	●	●	●										●	●	●	●	●	●		●	●	●	●			●			●				
● City Utilities Engineer	●	●	●										●	●	●	●	●	●	●	●	●	●	●			●			●				
● City Attorney	●	●	●		●	●							●	●	●	●	●	●								●			●				
○ Building Department	●	●	●							●					●		●	●				●				●			●				
○ DDA	●	●	●												●		●	●			●	●				●			●				
● GJPC (7 packets)	●	●	●												●			●				●	●		●	●			●	●	●		
● CIC (11 packets)	●	●	●												●			●				●	●			●			●	●	●		
● Other Corps of Engineers	●	●	●												●	●	●	●	●			●				●			●				
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TOTALS

BOARDS PC DATE 4/2/91 GDP - Denied
Prelim - Approved subject to staff rec.

STAFF

APPLICATION FEE REQUIREMENTS
$315 plus acreage fees $225

GRAND JUNCTION Planning

To: Mark Achen, City Manager

From: Mike Thompson, Fire Chief

Date: June 6, 1991

Subject: Horizon Glen

Questions regarding the fire department's position and actions, relative to the Horizon Glen subdivision, surfaced during the Council workshop of June 3. While we were prepared to address those concerns during the Council meeting, they never came up.

To summarize our actions, we completed our portion of the initial project review on February 12. Our comments included the requirement for 20 feet of unobstructed roadway width. This essentially meant that the developer would be required to widen the street and provide appropriate signs restricting parking on both sides of the street (within the loop portion).

Community development had concern with the optimism that no parking would occur in this portion of the development, even with the no parking signs. Meeting with the developer and other City staff members led to the decision to allow the project to proceed as proposed.

The Uniform Fire Code requires that "The unobstructed width of a fire apparatus access road shall be not less than 20 feet." In applying the code to this unusual development, we determined that proposed sidewalks on the outside and "curbs" on the inside of the loop, constructed at the street grade, would suffice.

The requirement of 20 feet serves a dual purpose--to allow for adequate space to conduct fire ground operations, and to allow fire department vehicles to pass each other. Operations can be carried out with far less than 20 feet, and this particular road design would not require that vehicles pass one another. Other incoming fire trucks needing to set-up on one side or the other of one that is already in place could be directed through the loop to accomplish the same objective. All of this would be necessary only in the event that numerous private vehicles were parked on the street at the time of our response.

I feel confident that our decision to allow the developer to continue with the proposed project not only meets the intent of the code, but also continues to assure adequate service delivery to the area.

Cc: !johns
Cc: !marka
Cc: !billc
Cc: !jims
Cc: !bennettb
Cc: !donn
Content-Length: 2043

As you all probably know, the Fire Code, section 10.207, requires not less than 20 feet of unobstructed fire access road width. Normally our street section is wider than that so there is no conflict.
The developer of Horizon Glen is proposing, as I recall, a one way street of 14 to 16 feet of asphalt. Public works has taken the position that the developer can go no less than half of a residential street--16 or 17 feet wide of asphalt.
The Fire Code sets the 20 feet as a minimum and allows the Fire Chief to increase the minimum width if local conditions warrant it in his opinion.
The Code as written [section 2.301] allows Mike to vary the rule when "there
#49 1->PREV 2->NEXT 3->PRINT 4->DEL 5->ANSW 6->FORW 7->MOVE 8->DONE
ATTMAIL.ASP | VT102 | FDX | 19200 071 | LOG CLOSED | PRINT OFF | ATT3B2-1

The Fire Code sets the 20 feet as a minimum and allows the Fire Chief to increase the minimum width if local conditions warrant it in his opinion.
The Code as written [section 2.301] allows Mike to vary the rule when "there are practical difficulties...provided the spirit of the code et cetera". What has been the past practice? If this a situation in which you deem it appropriate to vary the minimum standard and if so, under what conditions [Mike and Dan and Ken have talked about the fire department's policy, albeit unwritten, that on street parking means that an additional 6 feet must be added to the 20 foot minimum].
If the developer wants the chief to modify the 20 foot rule, per section 2.301(a), he should make such a request in writing.
The alternative, from the developer's perspective, appears to be an appeal of the Fire Chief's decision to remain with the 20 foot rule, pursuant to 2.303. However, the last time I checked, Neva did not think that we had a Board of Appeals for the fire code. Ken or Mike should probably chekc this out and if we have an empty Board, you should think about getting it filled.
Once Ken/Mike have had a chance to review this, if you agree with my analysis, let BennettB know because I think we should notify the developer of the decision on street width and their opportunity to appeal as soon as possible. Be prepared to be challenged on your logic and your decision by the developer.
If there are other pertinent sections of the Fire Code that we should factor into the Horizon Glen Subdivision Review process, please let me or Bennett know asap.
#49 1->PREV 2->NEXT 3->PRINT 4->DEL 5->ANSW 6->FORW 7->MOVE 8->DONE
ATTMAIL.ASP | VT102 | FDX | 19200 071 | LOG CLOSED | PRINT OFF | ATT3B2-1

From: !kathyp
Date: Wed Mar 20 15:43:51 MST 1991
Subject: corps study
To: !bennettb
Content-Length: 616

As you know, the feasibility phase of the flood control study is being wrapped up. For the final report, the Corps needs justifications for the land costs the City came up with. Tim Woodmansee did those cost estimates and is the only one with the City that can do the justification. Tim has some other priority projects right now which do not allow him enough time to complete the Corps info. Nick Mezei is concerned that if we delay too long the Corps may put the project on the back burner. Could you talk to Jim Shanks and see if he can make the property cost justification more of a priority for Tim?

Content-Length: 1302

As a result of todays meeting it was determined that the street section around the proposed loop should include 16' pavement width, 6' curb, gutter and sidewalk on outside edge of pavement, 2' wide "V" pan on inside edge of pavement and a 6.5' wide gravel shoulder inside the "V" pan. This will provide a total width of 26' from the flow line of gutter to the inside edge of the gravel shoulder. This width will accommodate a 6'parking lane along the curb and a 20' fire lane.

The street pavement section from the loop to Horizon Drive can be 26' if parking is restricted on the west side of the street (provided that no lots front the street on the west side). Curb, gutter and sidewalk will be required on both sides of this section.

After meeting with Dave Tontoli we have determine that a deceleration lane on Horizon Drive will be warranted by traffic entering the proposed development during peak hour. Acceleration and left turn lanes are not warranted and will not be required. This was determined using criteria from the State Highway Access Code and the ITE traffic generation manual. The lengths of the deceleration lane and pavement taper shall be determined in accordance with table 4.8.1 in the State Highway Access Code. The width of the decel lane shall not be less than 10'.

ICP

c SHANKS
BB
MKA

Walter Dalby
555 Pinyon Avenue
Grand Junction, CO 81501
(303) 434-2608 & 242-2992

November 30, 1991

HAND DELIVERY

Dan Wilson, City Attorney
City of Grand Junction
250 North Fifth Street
Grand Junction, CO 81501
(303) 244-1505

RE: Horizon Glen Subdivision--Recorded Plat.

Dear Dan:

In a meeting in your office on July 29, 1991, I provided you with extensive information warranting a particularly thorough examination for accuracy and compliance of the Plat of the Horizon Glen Subdivision when it was submitted for signatures of approval and recording.

During that meeting, we discussed four major concerns that I had regarding the upcoming Plat submission. Those concerns I expressed, and your responses to them, were as follows:

1. I expected that the Plat would not contain accurate survey data; and, informed you that I was commissioning and would provide a current boundary survey of the Dalby property to assist the City in the review of that Plat for survey accuracy.

   You stated that the Plat survey had better be accurate; that we could both rely on Jim Shanks, Director of Public Works & Utilities, to see to it that the Plat survey was accurate; and, that if the Plat survey was inaccurate, the errors would be corrected before the Plat was allowed to be recorded.

2. I expected that the Plat was unlikely to contain a public ROW of suitable width and alignment to provide acceptable future traffic circulation to the Dalby property and on to North 12th Street; and, informed you of the extraordinary difficulties I had experienced in trying to cooperate in determining a suitable alignment of that ROW.

   We mutually discussed the process for determining the ROW alignment, the role that Jim Shanks was to play, the width the ROW was to be, and the participation that I and my staff were to have in evaluating any proposed ROW.

   You assured me that I and my Landscape Architect and my Engineer would be given opportunities to effectively participate in the evaluation and approval of the ROW; committed to a ROW width requirement of at least 44-feet; and, told me that I could rely on Jim Shanks to see to it that the ROW was acceptable to me.

3. I expected that, when the Plat was submitted, continuous and urgent demands would be made to immediately sign approval and record the Plat, thereby frustrating a thorough examination of the Plat before such approval and recording was granted.

   You firmly stated that, if such demands were made when the Plat was undergoing examination, then the Petitioner would just have to wait on the City's review process; assured me that I and my staff would be fully involved in the review process; and, that the City would be very thorough in its evaluation of this particular submission.

4. I speculated that previous events suggested that some form of irregularity might occur in the process of approving and/or recording the Plat.

   You assured me that something like that would not be allowed to happen.

I have drawn the above material from my August 6, 1991, letter to you which recapitulated that meeting, and from the extensive notes I made concerning our conversation on July 29th.

I now direct your attention to the attached copy of my letter to Jim Shanks dated July 25, 1991. That letter of recapitulation indicates that Mr. Shanks had already committed to me (with the two exceptions of the ROW width and who was specifically responsible for determining the accuracy of Plat survey data) the same assurances concerning Items #1 thru #4 above that you gave me. My notes of that meeting on July 19th show that Mr. Shanks firmly supported those assurances.

I now direct your attention to the attached copy of my letter to Bennett Boeschenstein dated July 25, 1991. That letter of recapitulation indicates, and my notes confirm, that Mr. Boeschenstein had already committed to me that Jim Shanks would effectively coordinate determination of the ROW alignment with me, and that I and my staff would contribute significantly to determining the most logical alignment of that ROW--specifically <u>including</u> physical examination of ROW layout(s) at the site.

- -

I have reviewed the Horizon Glen Subdivision Plat recorded in the records of the Mesa County Clerk & Recorder on November 6, 1991.

I shall now discuss that recorded Plat in four SECTIONS corresponding to Items #1 thru #4 listed above.

- -

<u>SECTION I</u> - <u>Accuracy of Survey Data</u>.

On July 19, 1991, in a meeting with Jim Shanks, I discussed getting a current survey of the Dalby property for use in checking the Plat's survey accuracy. I asked what would happen if I had a survey that showed one thing and the submitted Plat showed another? Mr. Shanks informed me then, and reiterated to me later, that boundary differences fell under the authority of the County Surveyor, and that the County Surveyor was responsible for resolving such disagreements. Mr. Shanks directed that I take the matter up with Fred Weber.

I now direct your attention to my letter to Fred Weber dated November 25, 1991. That letter itemizes the survey errors on the recorded Plat and documents my efforts to have boundary differences between properties resolved before the Plat was allowed to be recorded. A copy of that letter was attached to my note to you of the same date.

In a meeting among you, my Attorney Richard Krohn, Bennett Boeschenstein, Jim Shanks, and myself on October 14, 1991, I displayed a current boundary survey of the Dalby property that accurately depicted the boundaries between the Dalby property and Horizon Glen Subdivision property. As I recall, no interest was shown by the assembled City Officials in having a copy of that survey for use in checking the accuracy of the Subdivision Plat when it was submitted.

Given the information contained in my letter of November 25th to Fred Weber, it is extremely doubtful that surveyor Dennis Johnson ever reviewed Sheet 2 of the recorded Plat; he certainly could not have read Sheet 1 which he signed certifying the Plat's accuracy.

It appears that Sheet 2 of the recorded Plat was merely a casually updated drawing of one prepared by Armstrong Consultants, Inc., and used during the final public hearings process last June and July. This may account for the failure of Mr. Johnson to review it before signing his certification to the separate Sheet 1. Mr. Johnson certainly knew that Horizon Glen Subdivision's Plat needed to conform to the bearings and distances he agreed to in the presence of Fred Weber in September of this year.

Summary of SECTION I:

A boundary survey was available to City Staff for use in determining the Plat's accuracy before recording, but the Plat was accepted and recorded without verification by City Staff.

You and Jim Shanks both committed to me that the Plat survey would be accurate, but it was not.

You committed to me that if the Plat survey was inaccurate, it would not be allowed to be recorded, but it was.

- -

SECTION II - Participation in ROW Evaluation.

On approximately August 28, 1991, Bennett Boeschenstein and Jim Shanks met with Bill Foster at the ROW site. Mr. Foster provided a drawing of a proposed location of a ROW in the future development area of the Subdivision. Mr. Boeschenstein, in a later conversation with me on September 4, 1991, characterized the ROW portrayed on that drawing as little more than a "sketch" drawn in without distances labeled and without any stakes on the ground. Mr. Boeschenstein stated that Mr. Shanks was not at all pleased with the drawing and the fact that the ROW alignment had not been field-staked.

I now direct your attention to Bennett Boeschenstein's letter to Bill Foster dated September 4, 1991 (you were copied). Please notice Jim Shanks' review comments of August 30th attached to that letter--particularly item "3)" of those comments which states:

"The street alignment needs to be field staked. The purpose of our review of the street alignment is to insure that the alignment and future extension is feasible given that there are wetlands in the immediate vicinity. The best way to do that is to field stake the alignment for review. I cannot approve this alignment without knowing its relationship to the existing topography which includes the wetlands on this site and on the property to the north."

Obviously, I and my staff--especially my Engineer--had the same need for field-staking in order for us to effectively participate in evaluating a proposed ROW placement.

In a meeting with Jim Shanks on September 9, 1991, I pointed out to him that the ROW on the drawing that he had evaluated was only 40-feet wide rather than the minimum 44-feet you had committed to on July 29th. Mr. Shanks and I then engaged in the same type of discussion of "ADT's" and road codes that you and I did on July 29th were the matter had already been settled.

On September 16, 1991, I happened upon Bennett Boeschenstein and City Engineer Don Newton while I was driving past the site. Mr. Boeschenstein and Mr. Newton were attempting to evaluate another drawing provided by Bill Foster. The drawing appeared to be the August 28th version updated with some distances and curve data. There were still no stakes showing the alignment of the ROW on the ground and the ROW width was still 40-feet. Mr. Newton commented that what had been submitted was not suitable for evaluation.

On September 27, 1991, Jim Shanks called me to say that Bill Foster had had the center of the two ends of the proposed ROW staked. In response to my question, Mr. Shanks stated that there were no intermediate points staked, nor any widths.

Mr. Shanks requested that I go look at the end-points with him. When I asked why we were going out to the site when the ROW alignment had not been field-staked as to curves and course, Mr. Shanks said that the suggested end-point at the Dalby property could be evaluated by itself. There was nothing here for my Engineer to evaluate, but I suggested that my Land Architect Ted Ciavonne accompany us, and Mr. Shanks supported that idea.

It had been a full month since Mr. Shanks and others had begun evaluating various versions of ROW proposals. It had been over four months since either my Engineer or my Landscape Architect had been to the site. You will recall that the end-point of the ROW at the Dalby property had been placed at a totally unreasonable and damaging location on the ODP sketch presented at the June 4, 1991, final City Planning Commission hearing.

Since this was my first opportunity to participate to any degree in the evaluation and review of any part of a ROW proposal, I did so with the understanding that Mr. Ciavonne and I would be assisting Mr. Shanks in getting a preliminary opinion regarding the general suitability of that end-point (i.e. its potential impact upon continuation of future traffic circulation on to North 12th Street and upon building sites on the Dalby property).

On October 1, 1991, Jim Shanks, Ted Ciavonne, and I met at Mr. Shanks' office and then went together to the site to view the two end-point stakes. We discussed why I considered it very important that the ROW be at least 44-feet

wide, the difficulty of the terrain, and speculated where the proposed ROW on the drawing might actually be on that terrain.

When it came to evaluating the end-point stake at the Dalby property, Mr. Shanks requested that we ignore wetlands considerations for the purposes of this visit. Mr. Ciavonne considered the proposed Northern end-point to be better than we had seen proposed before, pronounced it generally suitable for accessing building sites on the Dalby property, and made suggestions to Mr. Shanks regarding a ROW's best form of approach to that Northern end-point.

We finished with a discussion regarding permanent monumenting of any ROW that was eventually accepted. We discussed the number and placement of such monuments necessary to identify the alignment of a ROW on the ground so that a street could be constructed without dispute as to its precise location. Mr. Shanks committed to requiring the eight permanent monuments necessary to define the full width of a ROW of this nature and indicated their placement on the plat drawing he had brought to the site with him.

After that October 1st visit to the site, Jim Shanks generated an internal memo to Bennett Boeschenstein dated October 3, 1991. I quote the content of that memo in its entirety:

> "I have reviewed the layout of the proposed street between proposed lots 17 and 18 at Horizon Glen subdivision. The alignment as proposed is satisfactory. I did talk to Bill Foster about widening the right-of-way from 40' to 44' to match our proposed street standards for a residential street. Bill said that he didn't have a problem with that and would make the change. I reviewed the location with Walt Dalby and Ted Ciavonne. Their only comment, other than the width being 44' was some additional width at the north end of the right-of-way. I don't think that it is a major point and I am willing to approve the right-of-way if it is amended to 44 ft."

Apparently, Mr. Shanks had concluded that the October 1st visit to the site constituted fulfillment of all commitments made to me by him, Mr. Boeschenstein, and yourself regarding my and my staff's participation in the evaluation and acceptability of the proposed ROW. Given Mr. Shanks' August 30th requirements for field-stakeing of the proposed ROW alignment in order to be able to evaluate it (see quoted material at the top of Page 4 of this letter), and my Engineer's need as well, I expected that I and my staff would be able to evaluate the proposed October 1st alignment in relation to the difficult topography when the field-stakeing had been done.

In the meeting in your office on October 14, 1991, among you, Richard Krohn, Bennett Boeschenstein, Jim Shanks, and myself, the conclusions reached were:

> A ROW to the Dalby property that was acceptable was to be 44-feet wide.
>
> A City Survey Crew was to field-stake the center line of the proposed ROW to the Dalby property in order for me and my staff to evaluate, on the ground, the proposed alignment before signed approval was considered. It was recognized that Petitioner had not performed such required field-stakeing and continued to deny me and my staff the ability to fully evaluate the proposed alignment.

Once a ROW was accepted, eight permanent surveyor's monuments were to be set to define the 44-foot ROW on the ground before the Plat was to be considered for signed approval.

Since no utility easements were being required for the ROW, Mr. Shanks was to provide Mr. Krohn with a letter stating City agreement that, when the street is constructed, all utilities can be placed within the ROW, and that a sidewalk will only be required on one side of the street (The final version of that letter was received on November 20th.).

Mr. Boeschenstein was to provide me with a copy of the Plat as soon as it was submitted for review and signatures of approval.

In the late afternoon of Friday, October 25, 1991, a copy of the Plat of the Horizon Glen Subdivision, dated October 21, 1991, was delivered to Richard Krohn. I was informed by him on Monday, October 28, 1991, and had my first look at the documents on that day.

I was surprised and concerned about the submitted Plat because:

I and my staff had not yet been permitted to go on Horizon Glen property in order to examine and evaluate the actual alignment of the ROW to the Dalby property that had been field-staked by the City Survey Crew.

The Plat itself showed no permanent monuments defining the boundaries of said ROW as required.

The Plat did not contain language that clearly dedicated said ROW to the public.

The Plat had already been signed as approved by Bennett Boeschenstein.

Because of the continuing refusal by Petitioner to voluntarily permit me and my staff on the ROW to the Dalby property, Richard Krohn contacted both Bennett Boeschenstein and Jim Shanks on November 1, 1991, requesting that such permission be required before signed approval was considered by Mr. Shanks or by City Engineering.

Despite that fact, the Plat of the Horizon Glen Subdivision was recorded in the records of the Mesa County Clerk & Recorder on the afternoon of November 6, 1991, without such permission ever be required or achieved, and without an opportunity for me and my staff to evaluate the ROW alignment that had been accepted and approved by City Engineer Don Newton.

When I learned, late on the afternoon of November 7, 1991, that the Plat had actually been permitted to be recorded, I walked that ROW to the Dalby property (now named Horizon Glen Drive on the recorded Plat) at my first opportunity. On the morning of November 9, 1991, I discovered the following:

The center line stakes set by the City Survey Crew appeared to define a bizaare Southern curve. I felt that the curve could not possibly be correctly defined.

Only six of the required eight permanent monuments defining the boundaries of the ROW were set; the two required at the Southern terminus at Horizon Drive

were missing.

The six permanent monuments that had been set, all defined a ROW 40-feet wide; not the 44-foot width that is required and is portrayed on the recorded Plat.

I immediately tried to raise these questions with Jim Shanks on the next day of business, but learned that he was on a hunting trip and would not be available to me until November 20th. Mr. Shanks and I did meet on November 20, 1991, to discuss the above issues as well as other concerns that I had as the result of reviewing the Plat that had been allowed to be recorded. It was my clear impression that Mr. Shanks had not ever seen the center line stakes set by the City Survey Crew or the inconsistent labels that were written on them. Mr. Shanks and I agreed to arrange to go to the site to examine my findings.

On November 26, 1991, Jim Shanks and I went to the site and met up with City Surveyor Gordon Graham and his Assistant Ed Wacker. We verified that the mid-curve stake on the South curve was indeed mis-placed; that the two required permanent monuments at the Horizon Drive terminus were not set; and, that the remaining six required permanent monuments were placed only 20-feet from the center line of the ROW. Mr. Shanks committed to me on November 26th that: Petitioner will be required to re-set the six mis-placed permanent monuments at the proper locations; Petitioner will be required to properly set the two missing permanent monuments at Horizon Drive; and, the mis-placed center line stake will be re-set by the City Survey Crew by the end of this month.

Given the above, and given the fact that the recorded Plat is so inaccurate that it claims two different distances for the same property boundary line, I want to know if the Curve and Tangent data and distances specified on the recorded Plat actually define a ROW that does, in fact, reach from Horizon Drive all the way to the Dalby property. I shudder to think of the consequences if that ROW falls short at either end, and it turns out that additional land is needed from Horizon Glen Subdivision property in order to construct the street!

During the November 26th examination of the aforementioned conditions at the site, several observations were made about how tight the curves were, and Mr. Shanks asked where the large culvert which carries the water of the channel under Horizon Drive came out on the Horizon Glen Subdivision property in relation to the edge of the ROW. It surprised me greatly that Mr. Shanks, who was charged with the responsibility of judging the adequacy and appropriateness of the future City street, appeared to be wholly unfamiliar with the final configuration and physical location of the Horizon Glen Drive ROW.

Summary of SECTION II:

Despite commitments from Mr. Boeschenstein, Mr. Shanks, and you, that I and my staff would participate effectively in the evaluation of a proposed ROW alignment, our sole participation was one look at two end-point stakes.

The minimum acceptable 44-foot ROW width that you had committed to on July 29th was not required of Petitioner until October 3rd.

Petitioner failed to comply with the City's requirement to stake the center line of the ROW for evaluation of the proposed alignment in relation

to the difficult topography and wetlands.

Petitioner failed to document the required ROW monumentation on the Plat and failed to comply with accurate ROW monumentation required on the ground.

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SECTION III - Hasty Review, Approval, and Recording.

During the course of the seven business days between October 28th when I learned that a Plat had been submitted and November 6th when the Plat was recorded, I heard frequent references about pleas by Petitioner and Petitioner's representatives to have the Horizon Glen Subdivision Plat quickly approved and recorded.

It is curious why such a sense of urgency should suddenly develop. There had been some three months of relatively leisurely activity concerning the Subdivision after the final development plan had been approved by City Council. And, nearly four months had elapsed since that July 3rd Council hearing before the Plat was submitted for review, approval, and recording.

I am aware that heavy construction equipment had been active at the Subdivision site since on or before August 21st. A "For Sale" sign was placed at the site on or before August 25th. Another "For Sale" sign, one depicting the final Plat's lot configuration, was up by September 25th--complete with sales brochures. All this activity had occurred without the need for a recorded Plat, but suddenly the Plat must be approved and recorded immediately!

In any event, the haste with which the Plat was recorded was such that the Community Development Department could not even wait for the person responsible for a replat in the Mesa County Planning Department to return a telephone call.

Summary of SECTION III:

The Plat that was approved and recorded was not reviewed with the attention and thoroughness that I was assured to expect; otherwise, the errors on the Plat itself and the monumentation errors at the site would not have been permitted to be approved.

I and my staff were fully involved in the review and approval process, but not in the manner that I had anticipated:

We expended one month of effort in providing current and accurate survey data of the area for use in evaluating Plat survey accuracy, but many errors appeared on the recorded Plat.

We expended two months of effort in achieving the ROW being depicted as 44-feet wide on the Plat, but the ROW is monumented 40-feet wide on the ground.

We expended three months of effort in achieving the necessary center line stakeing to properly evaluate the ROW, but then were not allowed to do so.

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SECTION IV - Irregularities in Approval and Recording.

As of the date of recording of November 6, 1991, the following defects exist on the recorded Horizon Glen Subdivision Plat:

Sheet 1 of the Plat does not situate the Subdivision correctly in the section of the township.

Sheet 1's detailed legal description does not agree with the Subdivision layout on Sheet 2.

Sheet 2's survey data is inaccurate and disagrees within itself.

The permanent monuments defining the Horizon Glen Drive ROW are missing from Sheet 2's Subdivision layout.

As of November 9, 1991, the following defects existed at the Horizon Glen Subdivision site:

The permanent monuments defining the Horizon Glen Drive ROW on the ground were mis-placed and incomplete.

The center line stakeing of Horizon Glen Drive ROW was incorrect.

It was easy enough for me to determine the above defects shortly after the Plat was recorded.

The question is why those defects were not addressed before signatures of approval were granted?

Summary of SECTION IV:

The recorded Plat was not within a reasonable standard of accuracy and compliance to merit approval and recording.

- -

CONCLUSIONS:

The concerns stated in Items #1 thru #4 at the beginning of this letter have all been borne out on the recorded Plat of Horizon Glen Subdivision.

The knowledge that City Staff had acquired during the course of the public hearings process, together with the detailed information that I provided to you and Bennett Boeschenstein and Jim Shanks, clearly justified a particularly thorough examination of this Subdivision Plat for completeness, accuracy, and compliance before any signatures of approval were considered.

The many defects evident on the recorded Plat and the monumentation errors at the site demonstrate that the submitted Plat did not merit approval--let alone recording in the records of Mesa County.

RECOMMENDATIONS:

In view of the documented defects contained in the recorded Plat of the Horizon Glen Subdivision, and in view of the irregularities that occurred in the approval and recording process, the Plat should not be allowed to stand. It harms the integrity of the boundaries between the properties and it impares the precise undisputed location of the Horizon Glen Drive right-of-way.

Since Affidavits of Correction to cure the recorded Plat's defects would be so many, such a remedy could well be more confuseing than clarifying. This suggests that the recording of a separate corrected Subdivision Plat would be the best course of action.

Therefore, I recommend the following:

A. That the City of Grand Junction require that a Correction Plat for the Horizon Glen Subdivision be prepared and submitted for approval.

B. That said Correction Plat be reviewed to verify that the survey defects detailed in my letter to County Surveyor Fred Weber dated November 25, 1991, are corrected.

C. That said Correction Plat display the permanent monumentation of the Horizon Glen Drive right-of-way, and that correspondingly accurate permanent monumentation be verified to exist on the property itself.

D. That the Curve and Tangent data and distances of Horizon Glen Drive right-of-way on said Correction Plat be verified to determine that the right-of-way does, in fact, reach from Horizon Drive all the way to the Dalby property.

Please inform me and my Attorney, Richard Krohn, of the actions to be taken in this matter.

Sincerely,

Walt Dalby

Walter Dalby

Att.: Letter to Jim Shanks of 7/25/91
Letter to Bennett Boeschenstein of 7/25/91

C.C.: Richard Krohn

Walter L. Dalby
555 Pinyon Avenue
Grand Junction, CO 81501
(303) 434-2608 & 242-2992

July 25, 1991

James L. Shanks, Director
Department of Public Works & Utilities
City of Grand Junction
250 North Fifth Street
Grand Junction, CO 81501
(303) 244-1557

RE: Horizon Glen - Phase II Right-Of-Way.

Dear Jim:

This letter is to recapitulate our meeting in your office on July 19, 1991.

Your guidance from City Council and the Community Development Department is that:

1. SL Ventures is to provide, for full review, a surveyed alignment of the Phase II R.O.W. to be dedicated to the public.

2. The Dalbys and thier representatives shall fully participate in the evaluation of the R.O.W. alignment with particular emphasis upon the specific location of the R.O.W. at the property's boundary.

3. The City Attorney shall be included in the review process and approve the Phase II Plat before it is Recorded.

4. The R.O.W. shall not be approved nor a Plat be allowed to be Recorded if the alignment is not reasonable and logical for the topography of the Dalby property.

5. The Plat for Phase I of the Horizon Glen subdivision shall not be Recorded before the Phase II Plat.

During our discussion, it is my understanding we agreed that:

6. You will notify me when the surveyed R.O.W. is submitted, and that I and my representatives will then meet with you at the site to physically examine the alignment portrayed on the submitted drawing.

7. The Phase II Plat will be thoroughly examined for accuracy of the survey provided by SL Ventures; and, if said survey does not conform to Dalby survey data, the County Surveyor will resolve the differences.

8. Should the Phase II Plat containing the R.O.W. be submitted at the last minute with a request for immediate Recording, then all Recordings of Horizon Glen subdivision Plats will be delayed until items 1 thru 7 above have been accomplished.

I was recently contacted by Mr. Bill Foster, President of SL Ventures, Inc. He informed me that SL Ventures is ready to set a Phase II R.O.W. alignment.

Mr. Foster stated that I would be allowed on their property to see where the R.O.W. was being aligned, but only if Mrs. Dalby and I give up to SL Ventures rights and interests in our property which have already been settled in Public Hearings.

In view of this requirement by SL Ventures, it appears that the R.O.W. alignment that will be submitted, will be solely the choice of SL Ventures.

It also appears that it will be necessary for Mrs. Dalby and me to rely heavily upon the eight points described above.

I shall wait for you to contact me when a R.O.W. alignment has been submitted.

Sincerely,

Walt

Walter L. Dalby

cc: Bennett Boeschenstein

Walter L. Dalby
555 Pinyon Avenue
Grand Junction, CO 81501
(303) 434-2608 & 242-2992

July 25, 1991

Bennett Boeschenstein, Director
Community Development Department
City of Grand Junction
250 North Fifth Street
Grand Junction, CO 81501
(303) 244-1430

RE: Horizon Glen - Phase II Right-Of-Way.

Dear Bennett:

On July 23rd, I was contacted by Bill Foster. He informed me that SL Ventures is ready to set a Phase II R.O.W. alignment.

Bill stated that I would be allowed on their property to see where the R.O.W. was being aligned, but only if Mrs. Dalby and I give up to SL Ventures rights and interests in our property which have already been settled in Public Hearings.

It did not seem reasonable that we be required to make such an agreement in order to see where the R.O.W. is being proposed by SL Ventures; therefore, I declined to do so. Demands of this nature have been continually made of us as a requirement for SL Ventures to reveal to us the alignment of the R.O.W. they propose. I do not think that such behavior is what City Council had in mind in the motions of the June 5th and July 3rd Hearings.

Mrs. Dalby and I shall rely upon the assurances you expressed to me in our meeting in your office on July 8, 1991.

Before that conversation becomes stale in my memory, let me recapitulate that meeting.

After informing me that City Council, in the July 3rd Hearing, had granted approval of the Final Plan & Plat for the Horizon Glen subdivision; both the Phase I Development and the Phase II ODP, you mentioned the relevant Council stipulations:

A. That a R.O.W. shall be dedicated to the public in the Phase II Plat to provide for future traffic circulation.

B. That the Phase I Plan & Plat shall not be Recorded until the Phase II R.O.W. has been approved and the Phase II Plat has been Recorded.

C. That SL Ventures pay for the engineering, the survey, and the preparation of the Plat of Phase II containing the public R.O.W.

During our discussion, it is my understanding that you assured me that:

1. I and my representatives are to contribute to determining the most logical location of the Phase II R.O.W.; and, that no R.O.W. will be approved without our input.

2. Mr. Jim Shanks, Director of Public Works & Utilities, will coordinate with us and SL Ventures in order to align the Phase II R.O.W.; including physical examination of the R.O.W. layout at the site.

3. Should SL Ventures fail to provide an acceptable surveyed drawing of the Phase II R.O.W., then Mr. Shanks will stake it himself and have SL Ventures pay to shoot the survey of that alignment.

4. City Attorney Dan Wilson will be involved in the approval process when the Phase II Plat is submitted.

I commented to you in the meeting that neither I nor any of my representatives have ever seen a surveyed alignment of a Phase II R.O.W. although we have been told by SL Ventures that one has existed since April. Consequently, despite the fact that my staff and I have been ready for three months to add our input on the location of the R.O.W., I have always been asked to accept an alignment that SL Ventures has kept entirely to itself. As I recall, you stated that you have never seen the surveyed R.O.W. drawing held by Armstrong Consultants, Inc.

As you suggested in the meeting, I have met with Jim Shanks. A recapitulation of that meeting is attached for your information.

Sincerely,

Walt

Walter L. Dalby

cc: Richard H. Krohn

WHEREAS, the petitioner has appealed the decision of Planning Commission on File #15-91, Horizon Glen Subdivision, to deny the Outline Development Plan (ODP) and approve the Preliminary Plan/Plat with conditions, specifically the road standards, the turn-around at the end of F 1/2 Road and access to Phase II through lot 17; and

WHEREAS, the Outline Development Plan as proposed would encroach on the defined wetlands area and be in direct conflict with two state purposes set forth in Chapter 6 of the Zoning and Development Code: 6-1-1.I.: "To preserve natural vegetation and cover, and to promote the natural beauty of the City;" and 6-1-1.L.: "To restrict building in areas poorly suited for building or construction"; and

WHEREAS, a second access onto Horizon Drive through Phase II may be feasible and could provide access for future development to the north; and

WHEREAS, the addition of one lot to access on F 1/2 Road does not significantly impact the roadway; and

WHEREAS, on-site parking can be provided so that on-street parking is not necessary.

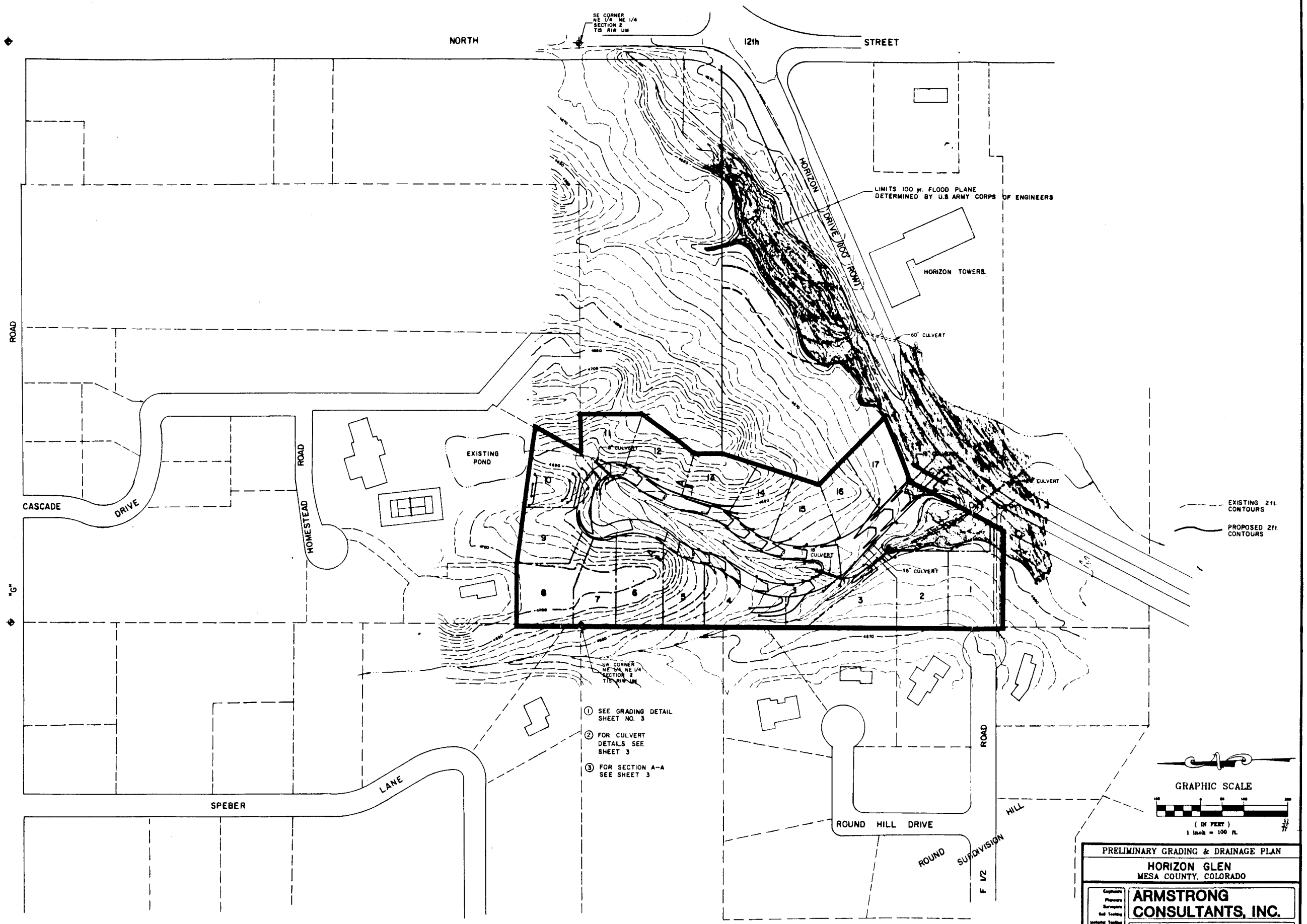
NOW, THEREFORE, BE IT RESOLVED, the City Council upholds the Planning Commission's denial of the ODP and approves the Preliminary Plan and Plat for Phase I with the following conditions:

1. The one-way loop street section will include 14' of pavement, a 2' concrete pan on the wetlands side and a 4' sidewalk at street grade.

2. Lot 1 and the property to the south will access off of F 1/2 Road without any further improvements to the roadway.

3. A second access off of Horizon Drive into Phase II will be allowed if the petitioner provides sufficient information for review and approval of that access at the time of final plat submittal for Phase I.

4. A revised Outline Development Plan is required for Phase II at the time of final plat submittal for Phase I.



15 91

PRELIMINARY GRADING & DRAINAGE PLAN

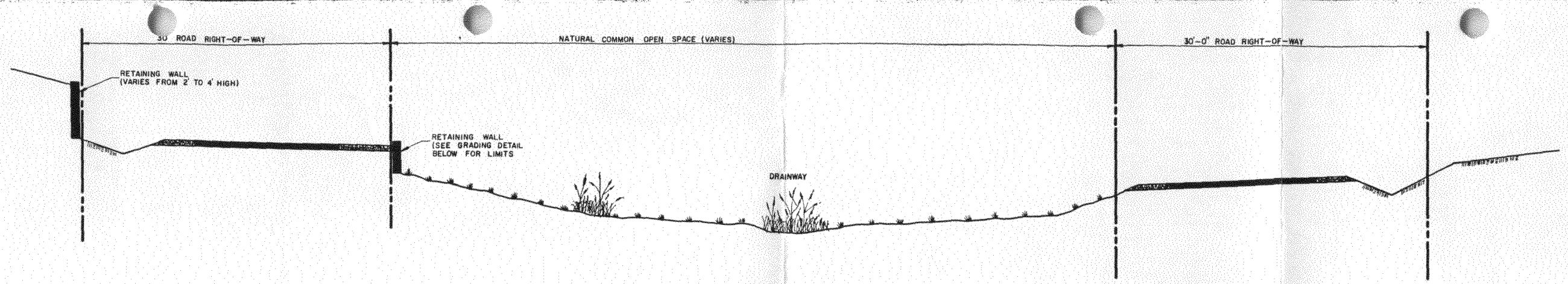
HORIZON GLEN
MESA COUNTY, COLORADO

Engineers
Planners
Surveyors
Soil Testers
Materials Testing
Geotechnical Engineers

ARMSTRONG CONSULTANTS, INC.

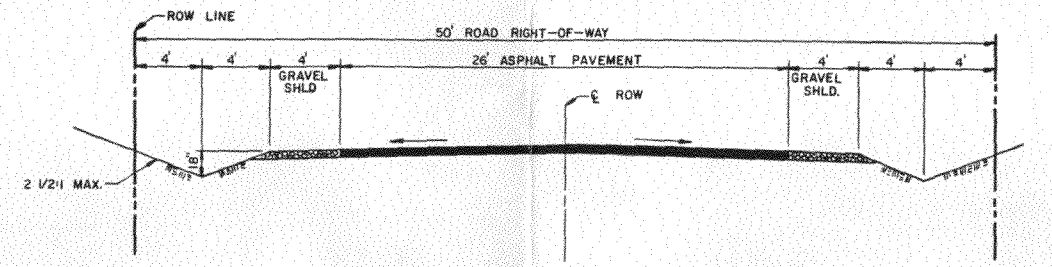
681 ROOD AVENUE
Grand Junction, Colorado 81501
(303) 241-0101

DRAWN BY	DATE	SHEET
T. LOGUE	JAN., 1991	2 of 4
CHECKED BY	JOB NO.	
T. LOGUE	905346	



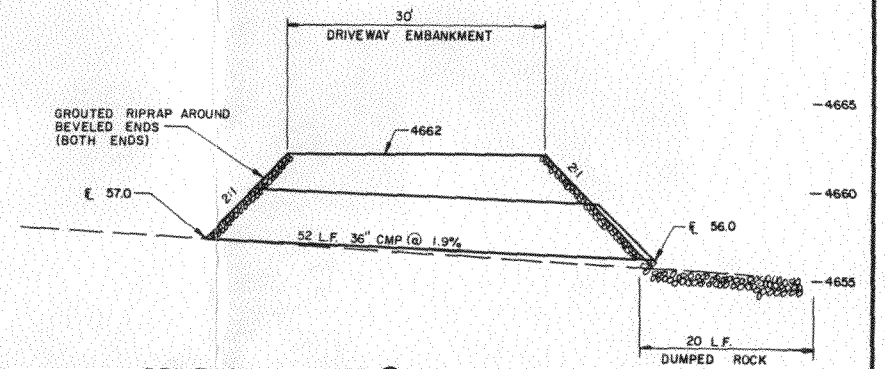
SECTION A-A

SCALE: 1"=5'-0"



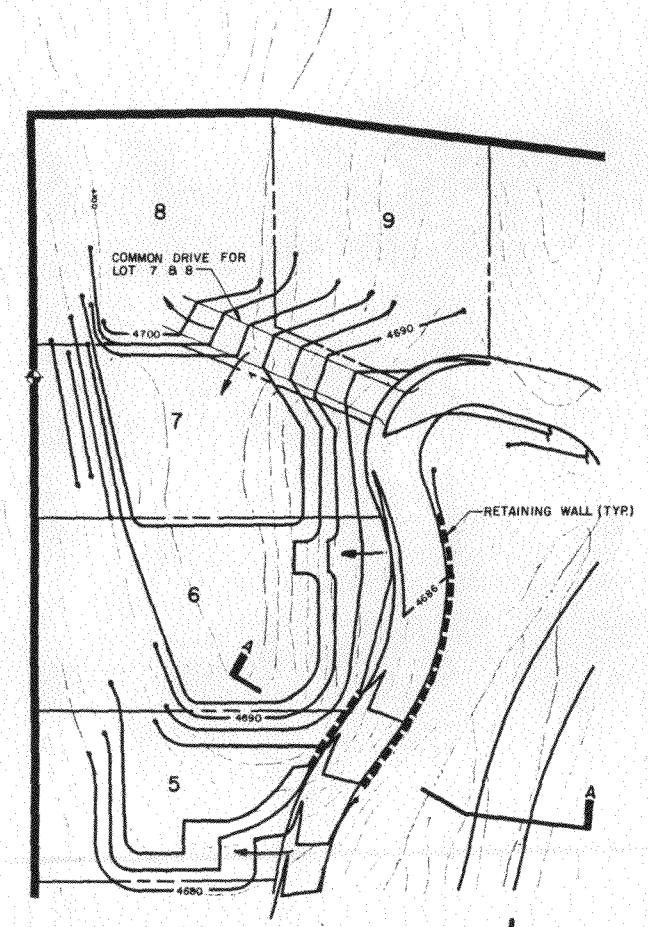
TYPICAL ENTRANCE ROAD SECTION

SCALE: 1"=5'-0"



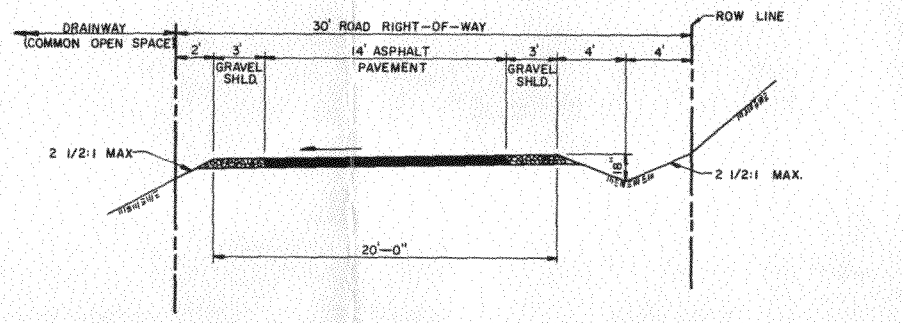
DRIVEWAY CULVERT @ LOTS 2 & 3

SCALE: 1"=10' HORIZ.
1"=5' VERT.



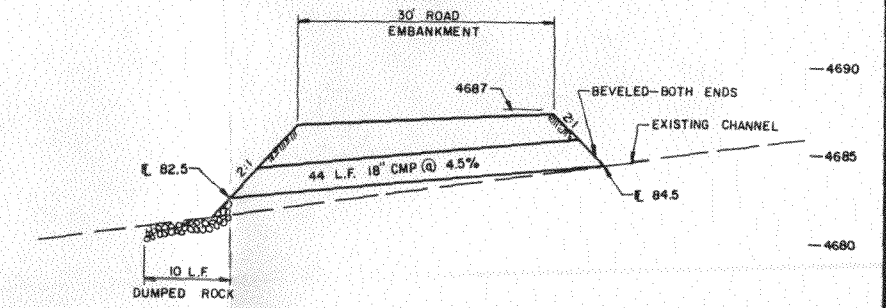
GRADING DETAIL FOR LOTS 5 THRU 9

SCALE: 1"=50'



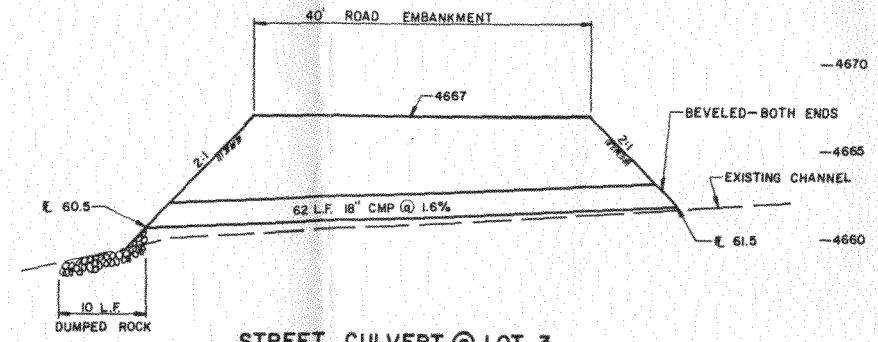
TYPICAL ONE WAY LOOP ROAD SECTION

SCALE: 1"=5'-0"



STREET CULVERT @ LOTS 10 & 11

SCALE: 1"=10' HORIZ.
1"=5' VERT.



STREET CULVERT @ LOT 3

SCALE: 1"=10' HORIZ.
1"=5' VERT.

#15 91

PRELIMINARY PLAN DETAIL SHEET

HORIZON GLEN

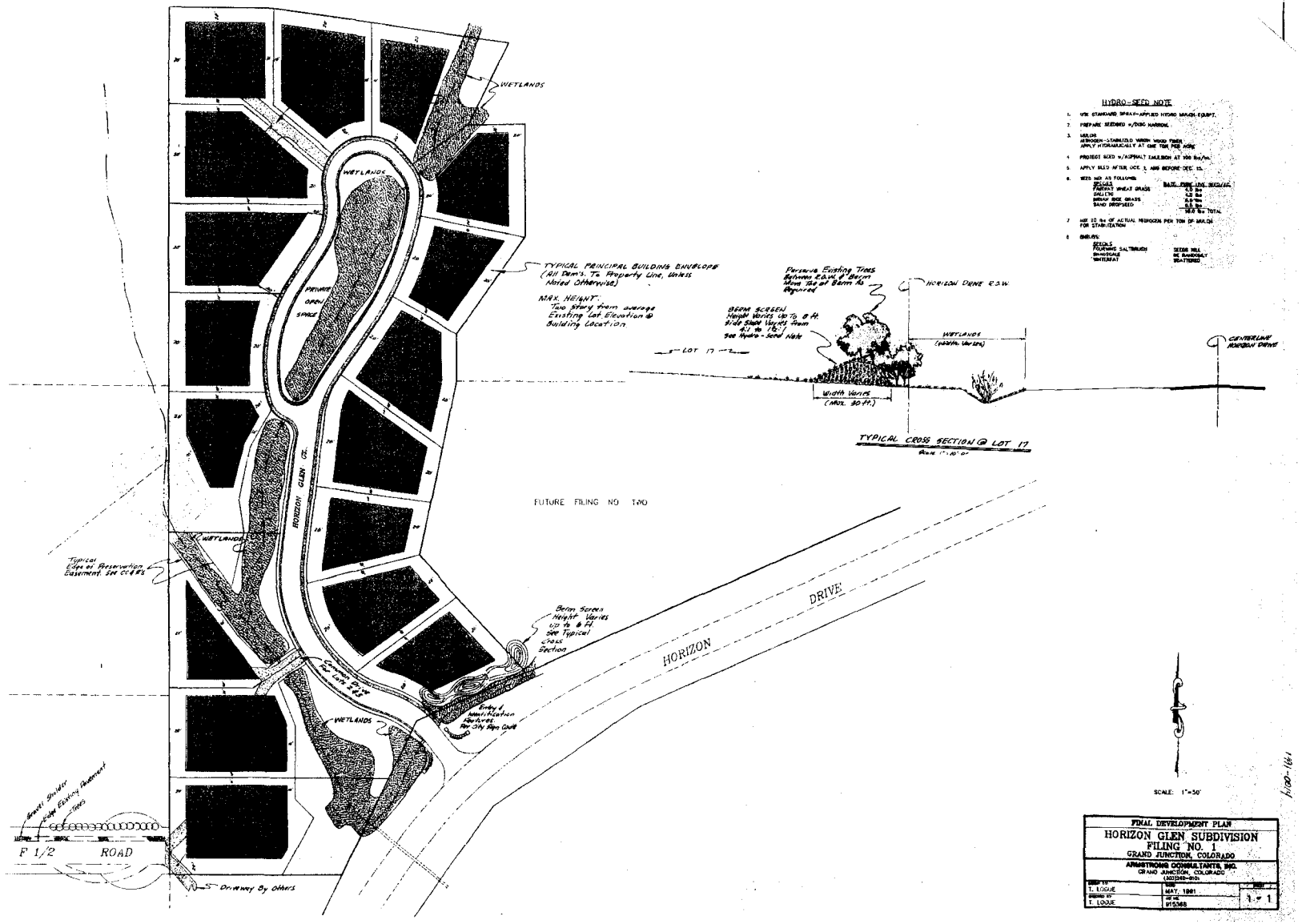
MESA COUNTY, COLORADO

Engineers, Planners, Surveyors, Soil Testing, Material Testing, Geotechnical Engineers

ARMSTRONG CONSULTANTS, INC.

861 ROOD AVENUE
Grand Junction, Colorado 81501
(303) 242-0101

DRAWN BY:	DATE:	SHEET
D. ERTZ	JAN., 1991	3 of 4
CHECKED BY: T. LOGUE	ACI NO. 905346	


WETLANDS
WETLANDS
PRIVATE OPEN SPACE
TYPICAL PRINCIPAL BUILDING ENVELOPE (All Dim's. To Property Line, Unless Noted Otherwise)
MAX. HEIGHT: Two story from average Existing Lot Elevation @ Building Location
HORIZON GLEN CT.
FUTURE FILING NO. TWO
WETLANDS
Typical Edge of Preservation Easement. See C.C.& R.S.
Berm Screen Height Varies 1.0' To 6' H. See Typical Cross Section
Entry Identification Monument See Sht. Plan Detail
WETLANDS
HORIZON DRIVE
Gravel Shoulder
Existing Pavement
Existing Trees
F 1/2 ROAD
5' Driveway By Others
Preserve Existing Trees Between R.O.W. & Berm Where The Toe of Berm Is Beyond
HORIZON DRIVE R.O.W.
Berm Screen Height Varies 1.0' To 6' H. Side Slope Varies From 4:1 To 1.5:1 See Plans - Seed Mix
5' LOT 17
WETLANDS (Width Varies)
CENTERLINE HORIZON DRIVE
Width Varies (Max. 30 Ft.)
TYPICAL CROSS SECTION @ LOT 17
Scale 1"=10'-0"
HYDRO-SEED NOTE
1. USE STANDARD SPRAY-APPLIED HYDRO MULCH EQUIPT.
2. PREPARE SEEDBED W/DISC HARROW.
3. MULCH: ASPHALT-STABILIZED WOOD FIBER. APPLY HYDRAULICALLY AT ONE TON PER ACRE
4. PROTECT SEED W/ASPHALT EMULSION AT 300 lbs/Ac.
5. APPLY SEED AFTER OCT. 1, AND BEFORE DEC. 15.
6. SEED MIX AS FOLLOWS:
SEED MIX
BASIC PURE LIVE SEED/AC.
PERENNIAL WHEAT GRASS 4.0 lbs
SMOOTH BROME GRASS 4.0 lbs
CRESTED WHEATGRASS 4.0 lbs
SAND DROPSEED 0.5 lbs
12.5 lbs TOTAL
7. USE 22 lbs OF ACTUAL NITROGEN PER TON OF MULCH FOR STABILIZATION
8. SHRUBS:
SPECIES
FOURWING SALTBRUSH SEEDS WILL
SHADSCALE BE RANDOMLY
WINTERFAT BROADCAST
SCALE: 1"=50'
FINAL DEVELOPMENT PLAN
HORIZON GLEN SUBDIVISION
FILING NO. 1
GRAND JUNCTION, COLORADO
ARMSTRONG CONSULTANTS, INC.
GRAND JUNCTION, COLORADO
(303)245-8101
DRAWN BY: T. LOQUE
DESIGNED BY: T. LOQUE
DATE: MAY, 1991
JOB NO. 915368
SHEET 1 of 1
1180-181

NOT TO BE RECORDED

CONFIDENTIAL

CONFIDENTIAL AGREEMENT

Comes now SL Ventures, Inc. (hereinafter referred to as the "Developer" and the City of Grand Junction, Colorado (hereinafter referred to as the "City") and enter into this agreement dated this 6th day of NOVEMBER, 1991.

WHEREAS, the parties have entered into that certain Development Improvements Agreement providing for the development of the Horizon Glen Subdivision;

AND WHEREAS, the Developer desires that certain provisions which would ordinarily be in the Development Improvements Agreement be provided for in a separate agreement which will remain confidential and not be disclosed to third parties.

NOW THEREFORE, for and in consideration of the mutual covenants set forth herein and in the Development Improvements Agreement, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

1. The Developer agrees to indemnify and hold the City, its officers, and employees, harmless against any and all claims, costs and liabilities from any third party whose person, property, or rights are allegedly injured during the course of the construction of the improvements at the Horizon Glen Subdivision. The Developer further agrees to aid and defend the City in the event that the City is named as a defendant in an action concerning the above. The Developer is not an agent or employee of the City.

2. When any event of default occurs, the City may draw on the letter of credit, deposited funds, escrowed collateral, or other security to the extent of the face amount of the credit or full amount of the estimated cost (as shown on Exhibit "B") of all improvements previously accepted by the City or may exercise its rights to disbursement of loan proceeds or other funds under any subdivision improvements disbursement agreement. The City has the right but not an obligation to complete improvements itself or it may contract with a third party for completion, and the Developer grants to the City, its successors, assigns, agents, contractors, and employees, a nonexclusive right and easement to enter the Property for the purposes of construction, reconstruction, maintaining, and repairing such improvements. If Developer requests, the City agrees to continue to use and to honor contracts and agreements that the Developer has entered into with any contractors or subcontractors. In addition, the City may also enjoin the sale, transfer, or conveyance of lots within the Subdivision, until the improvements are completed or accepted and Developer agrees to pay the City's attorneys' fees, costs, and experts' fees incurred in such action. These remedies are cumulative in nature and are in addition to any other remedies the City has at law or in equity.

3. The City agrees that this Agreement shall be kept confidential by it and the City will not, without court order or as required by law, such as the Open Records Act, disclose to any third party without the written consent of Developer. Prior to disclosure, the City shall notify Developer in order that Developer may intervene or take other appropriate action.

4. In the event of litigation concerning the enforcement of any provision of this Agreement, the prevailing party therein shall be entitled to reasonable attorney's fees and court costs from the defaulting party.

5. This Agreement shall be construed and enforced in accordance with the laws of the State of Colorado.

6. All understandings and agreements previously existing between the parties, except promises made by Developer or its agents during the public review process, are merged into this Agreement which, in concert with the Development Improvements Agreement, fully and completely expresses their agreement. No change may be made in this Agreement except by instrument in writing, duly executed with the same formalities of this Agreement.

SL VENTURES, INC.

By _____
William E. Foster II, President

ATTEST:

_____
Secretary

CITY OF GRAND JUNCTION

By _____
Mark K. Achen, City Manager

[dwslvent]

Timothy E. Foster
Douglas E. Larson
Stephen L. Laiche
Harry Griff, P.C.

Foster, Larson, Laiche & Griff
Attorneys at Law

John Williams,
of Counsel
James W. Giese
Caré McInnis

Central Bank Building, Suite 323, 422 White Avenue, Grand Junction, Colorado 81501
(303) 245-8021 FAX: (303) 245-0590

Teddy Can you do it?

January 6, 1992

Dan Wilson
GRAND JUNCTION CITY ATTORNEY
250 North Fifth Street
Grand Junction, CO 81501

Please send to Tim F

Re: Horizon Glen Subdivision

Dear Dan:

Somehow I did not retain copies of all the various agreements and documents which we jointly executed concerning the above-captioned subdivision. Specifically, I did not retain copies of the * Confidential Agreement or the Development Improvements Agreement as they were finally signed by City and SL Ventures, Inc. I would appreciate it if you would forward on copies of each of those to me.

Thank you very much for your cooperation with regard to this matter in advance.

Sincerely,

FOSTER, LARSON, LAICHE & GRIFF

By _____
Timothy E. Foster

TEF/cdc

* 2-13-92
Teddy copied & mailed to Tim Foster.
this document is all that is filed in City clerk's office

UNITED STATES POSTAL SERVICE

OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address and ZIP Code in the space below.

- Complete items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

U.S.MAIL

PENALTY FOR PRIVATE USE, $300

RETURN TO

Print Sender's name, address, and ZIP Code in the space below.

City of Grand Junction
Office of the City Clerk
250 North 5th Street
Grand Junction CO 81501

P 885 886 421

Certified Mail Receipt
No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

UNITED STATES POSTAL SERVICE

Sent to Tim Foster	
Street & No. 422 White Avenue, St 323	
P.O., State & ZIP Code Grand Jct CO 81501	
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Address of Delivery	
TOTAL Postage & Fees	$
Postmark or Date 2-13-92	

PS Form **3800**, June 1990

● **SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.
1. ☐ Show to whom delivered, date, and addressee's address. *(Extra charge)*
2. ☐ Restricted Delivery *(Extra charge)*

3. Article Addressed to:
Mr. Tim Foster
Foster, Larson, Laiche & Griffin
Central Bank Building, St 323
422 White Avenue
Grand Junction CO 81501

4. Article Number
P 885-886-421

Type of Service:
☐ Registered ☐ Insured
☐ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Address
X TFA

6. Signature — Agent
X Paula O'Neil

7. Date of Delivery
2-14-92

8. Addressee's Address *(ONLY if requested and fee paid)*

PS Form **3811**, Mar. 1988 ★ U.S.G.P.O. 1988-212-865 DOMESTIC RETURN RECEIPT