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File ___1993-0002___ Name: ___Horizon Park East - Final Plan & Plat

Present	Scanned	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.
X	X	**Table of Contents**
		***Review Sheet Summary**
X	X	***Application form**
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X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	***Mailing list to adjacent property owners**
		Public notice cards
		Record of certified mail
X	X	Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		***Final reports for drainage and soils (geotechnical reports)**
		Other bound or non-bound reports
		Traffic studies
X	X	***Review Comments**
		***Petitioner's response to comments**
X	X	***Staff Reports**
		***Planning Commission staff report and exhibits**
		***City Council staff report and exhibits**
		***Summary sheet of final conditions**

DOCUMENT DESCRIPTION:

X	X	Action Sheet - Approved - 7/6/93	X	X	Correspondence
X	X	City Council Minutes - 7/21/93 - **	X	X	Replat - Historical GIS Maps - **
X	X	Horizon Park East Boundary Closure Information	X	X	Site Plan
X	X	Development Improvement Agreement and release - to be scanned**	X		Building Envelopes
X		Community - Panel Number - 080117 0004 E	X	X	Entry Sign Diagram
X		Commitment to Insure - Abstract & Title Co. of Mesa County, Inc.	X	X	Outfall Sewer Line - to be scanned
X		Treasurer's Certificate of Taxes Due - 5/27/93	X	X	Racquet Way - Street and Sewer Plan and Profile
X		Subdivision Summary Form	X	X	15th Street - Sewer Plan and Profile - to be scanned
X		Power of Attorney - (not conveyed to the City)	X	X	Fence Plan
X	X	City Council Minutes - 8/4/93 - **	X		Utility Composite
X	X	Request for disbursement of funds - 10/13/93	X	X	Drainage Report for Horizon Park East Subdivision
X		Declaration of Covenants, Conditions and Restrictions of Horizon Park East	X		News Paper Article - "High-Priced Subdivision In Works Near Country Club"
X		Utility Plans	X		Site Plans

DEVELOPMENT APPLICATION

Community Development Department
250 North 5th Street Grand Junction, CO 81501
(303) 244-1430

[A] Receipt 309
Date 6-2-93
Rec'd By MP

File No. 22-93 (2)

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We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
[X] Subdivision Plat/Plan	[ ] Minor [X] Major [ ] Resub	5 acres	G Road & Horizon Drive	PR 6	Residential
[ ] Rezone				From: To.	
[X] Planned Development	[ ] ODP [ ] Prelim [X] Final				
[ ] Conditional Use					
[ ] Zone of Annex					
[ ] Text Amendment					
[ ] Special Use					
[ ] Vacation					[ ] Right-of-Way [ ] Easement

[X] PROPERTY OWNER [X] DEVELOPER [X] REPRESENTATIVE

Bob Bray, Wayne Beede	Bob Bray, Wayne Beede	ROLLAND ENGINEERING
Name	Name	Name
225 No. 5th St., Suite 1020	225 No. 5th St., Suite 1020	405 Ridges Blvd., Suite A
Address	Address	Address
Grand Junction, CO 81501	Grand Junction, CO 81501	Grand Junction, CO 81503
City/State/Zip	City/State/Zip	City/State/Zip
241-2909 or 242-3647	241-2909 or 242-3647	243-8300
Business Phone No.	Business Phone No.	Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

X _____ 5/28/93
Signature of Person Completing Application — Date

X W R Bray 5-26-93

X _____
Signature of Property Owner(s) - Attach Additional Sheets if Necessary

2701-363-06-019
SHERWOOD K SNYDER
PATRICIA
702 GOLFMORE DR UNIT E
GRAND JUNCTION, CO 81506-1883

2701-363-06-020
THELMA MAE GRAVES
702 GOLFMORE DR UNIT F
GRAND JUNCTION, CO 81506-1883

2701-363-06-022
TOM DENKER
702 GOLFMORE DR #H
GRAND JUNCTION, CO 81506-1883

2701-363-06-023
HERSHL PILCHER
MAXINE
702 GOLFMORE DR UNIT I
GRAND JUNCTION, CO 81506-1883

2701-363-06-026
W R BRAY
JEAN L
702 GOLFMORE DR UNIT L
GRAND JUNCTION, CO 81506-1883

2701-363-06-027
FRANK J PRINSTER
JOSEPHINE R
702 GOLFMORE DR UNIT J
GRAND JUNCTION, CO 81506-1883

2701-363-06-021
JEAN D NELSON
P O BOX 3548
GRAND JUNCTION, CO 81502-3548

2701-363-06-015
RAYMOND A MEACHAM
EMMA LEE
702 GOLFMORE DR UNIT A
GRAND JUNCTION, CO 81506-1883

2701-363-06-016
CLINTON A BIGGS
DOROTHY B
702 GOLFMORE DRIVE UNIT B
GRAND JUNCTION, CO 81506-1883

Bookcliff Country Club
2730 G. Road
Grand Junction, CO 81506

John Emerson
2700 G. Road, #7-B
Grand Junction, CO 81506

Margaret Eisenhauer
2676 Capra Way
Grand Junction, CO 81506

2701-363-06-017
BILLY J GREEN
LENA L
702 GOLFMORE DR UNIT C
GRAND JUNCTION, CO 81506-1883

2701-363-06-018
SARA JANE WARD
702 GOLFMORE DR #D
GRAND JUNCTION, CO 81506-1883

RZ 93 (2)

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2701-363-16-050
ALLAN E LEDEBUR
LOLA M
2700 G ROAD #8D
GRAND JUNCTION, CO 81506

2701-363-16-057
SHIRLEY A GARDNER
2700 G RD-UNIT 9C
GRAND JUNCTION, CO 81506

2701-363-16-058
D JEANNE MOTZ
2700 G RD-UNIT 9D
GRAND JUNCTION, CO 81506

2701-363-16-048
ROGER R SCHOLBE
BETTY J
2700 G RD UNIT 8B
GRAND JUNCTION, CO 81506-1408

2701-363-16-049
FLORENCE D WILCOX
2700 G RD - UNIT 8C
GRAND JUNCTION, CO 81506-1408

2945-012-00-071
EMANUEL EPSTEIN
1900 QUENTIN RD
BROOKLYN, NY 11229-2369

2945-012-00-072
JIMMIE L ETTER
697-27 1/2 RD
GRAND JUNCTION, CO 81506

John L. Moss
715 Horizon Dr. #380
Grand Junction, CO 81506

G. Road Investments
684 Crest Ct.
Grand Junction, CO 81506

Clifford Allison
2711 G. Road
Grand Junction, CO 81506

2945-012-00-019
G ROAD INVESTMENTS
814 25 RD
GRAND JUNCTION, CO 81505

2945-012-00-018
G ROAD INVESTMENTS
2328 I-70 FRONTAGE
GRAND JUNCTION, CO 81505-9601

2945-012-00-022
DONALD EDWARD TYRE
SHARON MARIE
694 WESTCLIFF DR
GRAND JUNCTION, CO 81506-4063

2945-012-00-013
FLORENCE M BERG
2715 G RD
GRAND JUNCTION, CO 81506-8348

2945-012-00-021
LADEE C JENSEN
2713 G RD
GRAND JUNCTION, CO 81506-8348

2701-363-16-055
UNITED STATES BANK OF GRAND JUN
P O BOX 908
GRAND JUNCTION, CO 81502-0908

2701-363-16-056
SHIRLEY M WOODARD
P O BOX 2087
GRAND JUNCTION, CO 81502-2087

2701-363-16-047
MILDRED M GOBBO
2700 G RD NO 8A
GRAND JUNCTION, CO 81506

Robert Scott
2700 G. Road, #8-D
Grand Junction, CO 81506

5 2 93

#2 93 (2)

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PROJECT NARRATIVE

DESCRIPTION:

Horizon Park East is a planned unit development of approximately 5 1/3 acres, located on the South side of G Road, 1/4 mile west of the intersection of G Road and Horizon Drive in Grand Junction, Mesa County, Colorado. Slope is generally to the South and East, with an overall contour variation within the property boundaries of 16 feet. A stream course bisects the parcel in two sections and defines the limits of approximately 1/2 acre of 'wetlands'. Portion A, to the West of the stream course, contains ± 4.2 acres, while Portion B, to the East of the stream, comprises approximately 1.1 acres. Existing vegetation in the wetlands area is composed of Russian Olive, rabbit brush, and low growing grasses. There are no significant trees on the property either within or out of the wetlands area. There are no existing roads or structures on the property and a fence borders the West and South sides.

The subdivision, when completed, will contain a combination of 23 single family detached and zero-lot line homes with lots averaging approximately 7500 sq. ft. in size. Access to these lots will be obtained by extending 15th Street South from G Road for approximately 450 feet, with 4 lots on the West side, and then creating a 400 foot cul-de-sac street, called Racquet Way. Racquet Court will be a 160' extension of Racquet Way. Racquet Court and Racquet Way will allow access to the remaining 19 lots. Four flag lots will be created with two of these lots using a common drive.

There will be no common areas in the subdivision since all the property will be either privately owned lots with specific easements or dedicated street Right of Ways.

TIME FRAME FOR DEVELOPMENT:

The start of construction for this development is planned for the summer of 1993, with all of the streets and utilities to be completed and accepted by the City of Grand Junction by November 30, 1993.

The entire subdivision will be started at the same time. Landscaping and finish work may be sequenced to follow marketing of the lots.

SURROUNDING AREA IMPACT:

Horizon Park East is bordered to the North by Bookcliff Country Club which caters to upper income families enjoying tennis, golf and special social activities. The concept of our subdivision is to provide elegant single family homes in a "closed community" environment for people who want to take advantage of the convenience of the Country Club's tennis and golf facilities.

The properties to the South and East of Horizon Park East are

zoned "business" and there are no immediate plans for development of either of these lots.

A single family residence borders the West property line and the quality of this planned development should increase the present value of that property. Traffic flow will be increased on G Road due to the subdivision but it is felt that the majority of the traffic will route East onto Horizon Drive.

COMPATABILITY:

Within 1/2 mile of Horizon Park East there are similar subdivisions, ie. Horizon Glen, Vintage 70, with compatible covenants and life styles. Horizon Park East is actually designed to provide a more exclusive living environment by providing a 6' privacy wall around the majority of the subdivision and establishing and maintaining uniformity of home styles and quality through an Architectural Control Committee and an exclusive builder program. This quality control will insure a consistency of theme for Horizon Park East.

SERVICES PROVIDED:

Streets, curb and gutter and sidewalks on both sides of the street, complying with City/County standards will be provided to each lot. City Sewer and Ute Water service will be provided along with Public Service gas and electricity, US West telephone and TCI Cable to each lot.

A 6' privacy fence will be built along the North, West and South boundaries of the Property. It will be constructed of 6" block overlayed with stucco to provide a permanent and attractive barrier for the subdivision. At the designated entrance, a permanent sign will be incorporated into this privacy fence, identifying Horizon Park East Subdivision.

SPECIAL CONSIDERATIONS:

Setbacks - The proposed setbacks for single family dwellings are as follows:

A. Interior Lots: 5' side lot
10' rear lot
20' front lot

B. Lots bordering the subdivision will maintain a 25' set-back along G Road and a 15' rear lot set-back elsewhere.

C. Common wall units will have a -0- set-back on one side and a 5' side lot set-back on the other.

D. All non-covered decks may extend to within 10' of the rear property lines on all lots.

E. Set-backs shall be based on foundation wall positions with respect to property lines.

SUMMARY:

The Horizon Park Subdivision will employ high standards of construction and will be a unique property responsive to the character of the land and the immediate surroundings. Because of the contours and configuration of the property, the units in the lower portion of the property will be barely visible from G Road. A consistent architectural style will be maintained through the use of covenants and all work will be under strict supervision of a design professional. We hereby present this application for review, comment, and positive passage by all pertinent agencies of Grand Junction, Mesa County, Colorado.

DRAINAGE REPORT
FOR
HORIZON PARK EAST SUBDIVISION

PREPARED FOR:
W.R. BRAY & WAYNE BEEDE

PRESENTED TO:
THE CITY OF GRAND JUNCTION

ROLLAND ENGINEERING

405 Ridges Blvd, Suite A, Grand Jct, CO 81503

ROLLAND ENGINEERING

518 28 ROAD SUITE B - 103
GRAND JUNCTION, COLORADO 81501
(303) 243-8300

May 26, 1993

Mr. Gerald Williams
Development Engineer
City of Grand Junction
Public Works Department
250 N. 5th Street
Grand Junction, Colorado 81501

RE: DRAINAGE REPORT FOR HORIZON PARK EAST SUBDIVISION

Dear Gerald,

Enclosed you will find the final Drainage Report for the Horizon Park East Subdivision. Drainage calculations for the 100-year design storm were performed for this report.

Please call us if you have questions or need additional information.

Thank you for your time and consideration regarding this project.

Respectfully submitted,
ROLLAND ENGINEERING

Mark D. Young, E.I.T.

MDY:lvg

Enclosure

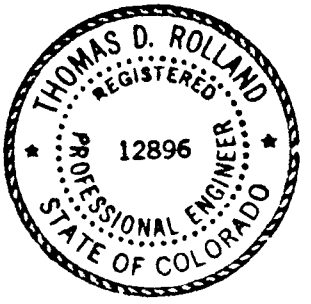
DRAINAGE REPORT

PREPARED FOR:

Mr. W.R. Bray & Mr. Wayne Beede
10th Floor, Valley Federal Plaza
225 North Fifth Street
Suite 1020
Grand Junction, Colorado 81501

PREPARED BY:

ROLLAND ENGINEERING
405 Ridges Boulevard
Suite A
Grand Junction, Colorado 81503



MAY 1993

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INTRODUCTION

Horizon Park East Subdivision consists of Lot 2 of Horizon Park Subdivision located in the NW¼, Section 1, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado

GENERAL DISCUSSION

The drainage calculations conducted for this site utilized the INTERIM OUTLINE OF GRADING AND DRAINAGE CRITERIA (July 1992) per The City of Grand Junction. The Rational Method was used to perform the Hydrology analysis for the 100-year design storm.

Due to the lack of adequate storm water runoff conveyance systems near the site, on-site detention will be provided for this project. The 100-year design storm calculations were used to determine the required detention pond volume. Based upon evaluation of the surrounding adjacent properties, it was concluded that the property directly to the north of the project site would be the only area contributing off-site runoff.

The contributing off-site runoff will be treated as bypass runoff, thus, routed through the proposed development to the existing open earth drainage courses. Appropriate drainage systems will be installed to accommodate the bypass runoff.

CONCLUSION

Summarized below are the drainage calculations for this site:

DRAINAGE SUMMARY

RATIONAL METHOD: 100-Year Design Storm

ON-SITE DRAINAGE

100-YEAR HISTORIC

A = 5.0 ac
C = 0.35
T_c = 7.4 min.
I = 4.40 in/hr
Q = 7.7 cfs

100-YEAR DEVELOPED

A = 5.0 ac
C = 0.65
T_c = 5.4 min.
I = 4.95 in/hr
Q = 16.1 cfs

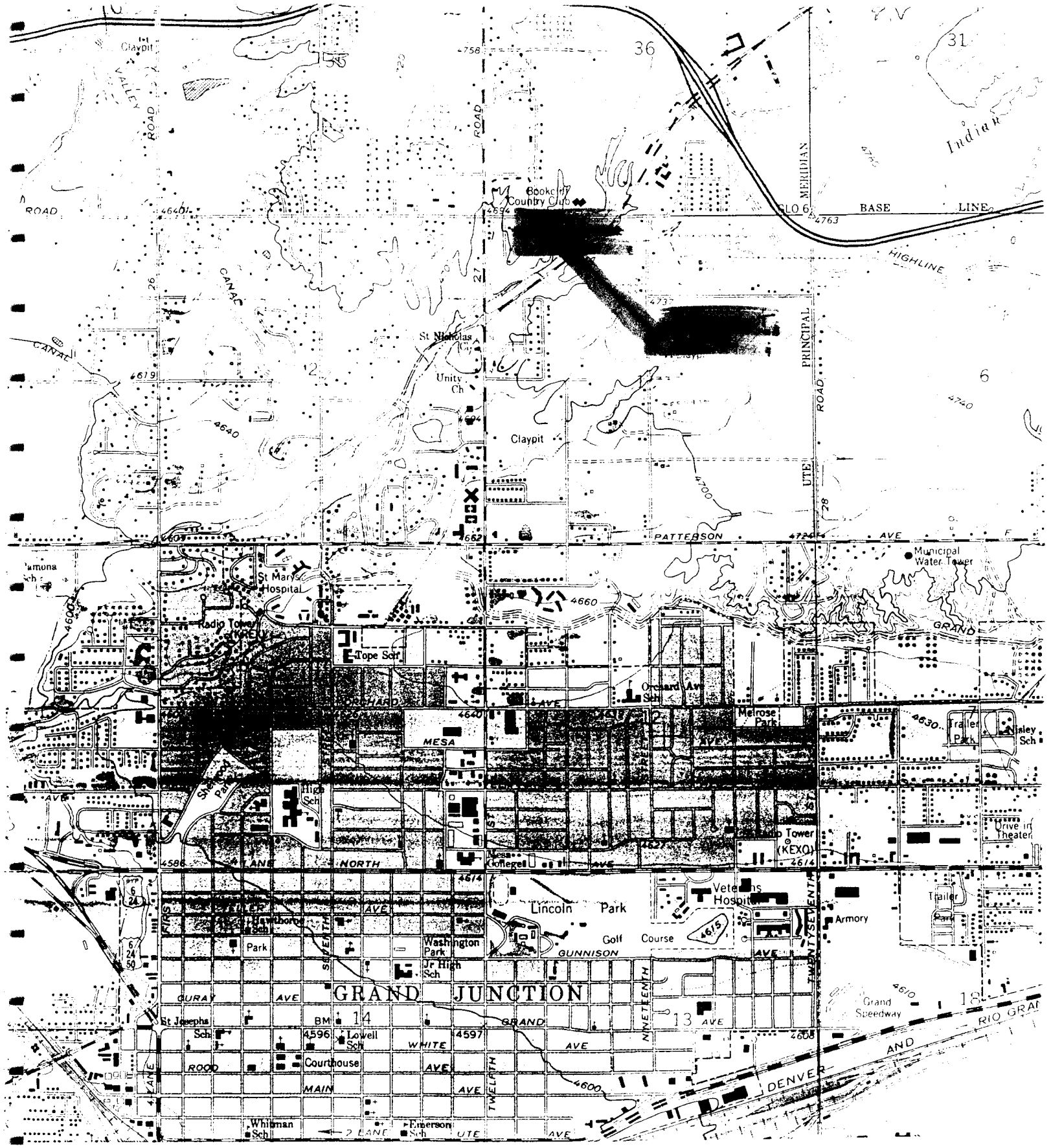
Required On-Site Detention Pond Volume: Vd_{100} = 3 300 cf

OFF-SITE DRAINAGE

100-YEAR DEVELOPED

A = 50 ac ±
C = 0.50
T_c = 26.3 min.
I = 2.46 in/hr
Q = 61.5 cfs (Bypass Runoff)

NOTE: See Appendix A for detailed drainage calculations

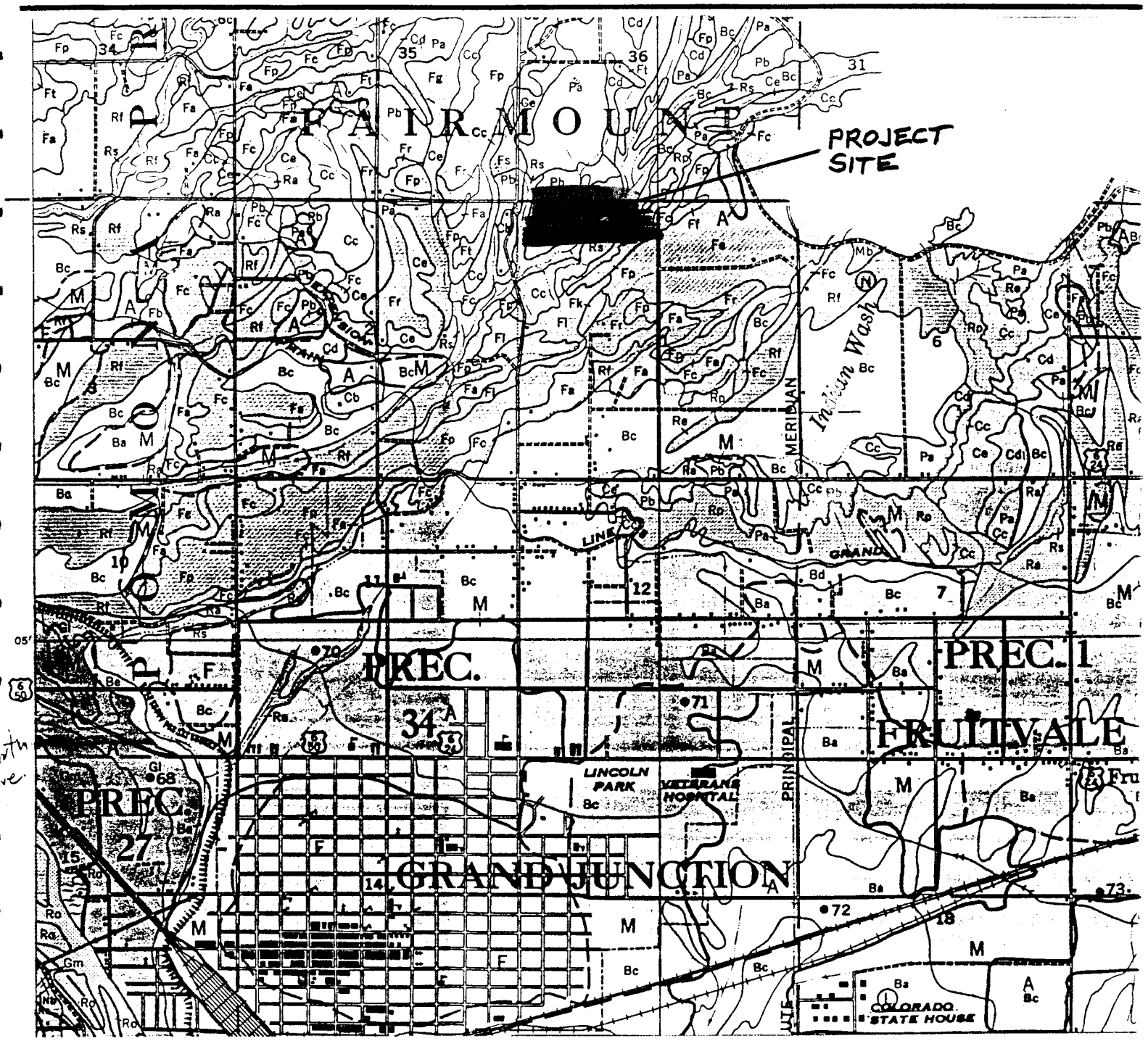


VICINITY MAP

N

FIGURE 1

SOIL MAP
GRAND JUNCTION AREA - COLORADO
SHEET NO. 3



MISCELLANEOUS SOILS AND LAND TYPES

Chipeta-Persayo shaly loams, 5-10 percent slopes

Chipeta-Persayo silty clay loams, 5-10 percent slopes

Fruita and Ravola gravelly loams, [illegible]-40 percent slopes

Redlands and Thoroughfare soils, shallow over bedrock, 2-5 percent slopes

Redlands and Thoroughfare soils, shallow over bedrock, 5-10 percent slopes

Riverwash, 0-2 percent slopes

Rough broken land, Mesa, Chipeta, and Persayo soil materials

Rough broken land, Chipeta and Persayo soil materials

Rough gullied land

FIGURE 2

APPENDIX 'A'

HYDROLOGY CALCULATIONS: ON-SITE

A) Historic Runoff - 100-year Design Storm

1. Runoff Area

$A_h = 5.0$ ac

2. Runoff Coefficient

$C_h = 0.35$

3. Runoff Time of Concentration

$Tc_{100h} = 7.4$ min.

4. Storm Intensity

$I_{100h} = 4.40$ in/hr

5. Storm Runoff

$Q_{100h} = CIA = 0.35(4.40)(5.0) = 7.7$ cfs

B) Developed Runoff - 100-Year Design Storm

1. Runoff Area

$A_1 = 1.06$ ac (Roofs)

$A_2 = 0.26$ ac (Driveways)

$A_3 = 1.00$ ac (Street & Sidewalks)

$A_4 = 2.68$ ac (Landscaping)

2. Runoff Coefficient

$\overline{C}_d = 0.65$

3. Runoff Time of Concentration

$Tc_{100d} = 5.4$ min.

4. Storm Intensity

$I_{100d} = 4.95$ in/hr

5. Storm Runoff

$Q_{100d} = CIA = 0.65(4.95)(5.0) = 16.1$ cfs

C) Summary of Runoff Calculations

100-YEAR HISTORIC	100-YEAR DEVELOPED
A = 5.0 ac	A = 5.0 ac
C = 0.35	$\overline{C}$ = 0.65
T_C = 7.4 min.	T_C = 5.4 min.
I = 4.40 in/hr	I = 4.95 in/hr
Q = 7.7 cfs	Q = 16.1 cfs

D) Required Storage - 100-Year Design Storm

$Q_{max} = Q_{100n} = 7.7$ cfs

$Q_o = 0.80(7.7) = 6.2$ cfs

$\overline{C}_d = 0.65$

$T_{c_{100h}} = 7.4$ min.

$T_{c_{100d}} = 5.4$ min.

$K = 7.4/5.4 = 1.4$

$A = 5.0$ ac

1. Time of critical storm duration

$$Td_{100} = [((2925)(0.65)(5.0))/((6.2)-(((6.2)^2(5.4))/((234)(0.65)(5.0))))]^{0.5} - 25$$

$$= 15.0 \text{ min.}$$

2. Intensity at Td_{100}

$$Id_{100} = 117/(15.0+25) = 2.93 \text{ in/hr}$$

3. Runoff rate at Td_{100}

$$Qd_{100} = 0.65(5.0)(2.93) = 9.5 \text{ cfs}$$

4. Storage Volume

$$Vd_{100} = 66[((9.5)(15.0))-((6.2)(15.0))-((6.2)(5.4))+(((1.4)(6.2)(5.4))/2)+(((6.2)^2(5.4))/((2)(9.5)))]$$

$$= 3\ 325 \text{ cf}$$

Say $Vd_{100} = 3\ 300$ cf

HYDROLOGY CALCULATIONS: OFF-SITE

A) Developed Runoff - 100-Year Design Storm

1. Runoff Area

A_h = 50.0 ac ±

2. Runoff Coefficient

C_h = 0.50

3. Runoff Time of Concentration

T_c = 26.3 min.

4. Storm Intensity

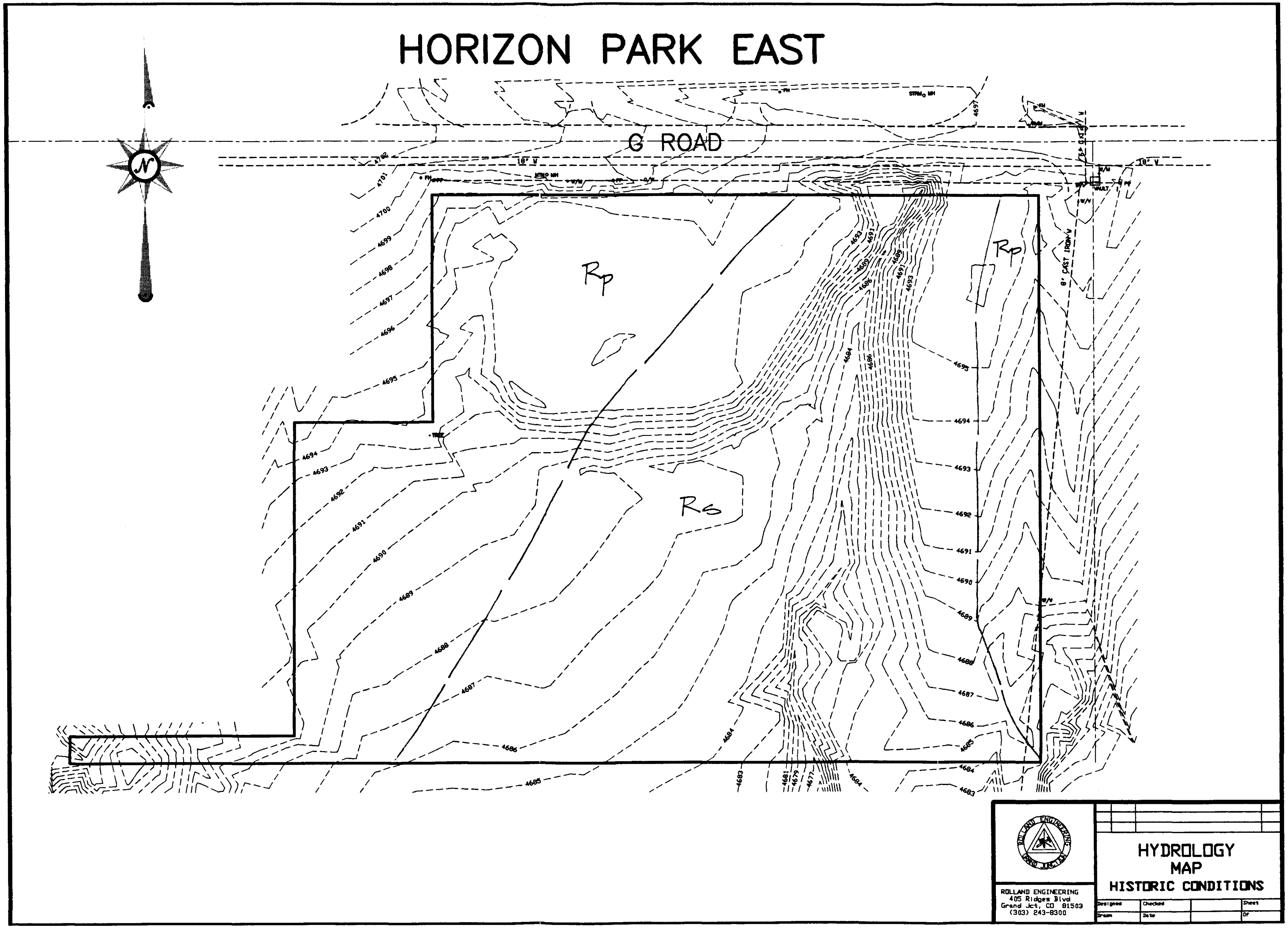
I_{100h} = 2.46 in/hr

5. Storm Runoff

Q_{100d} = CIA

= 0.50(2.46)(50)

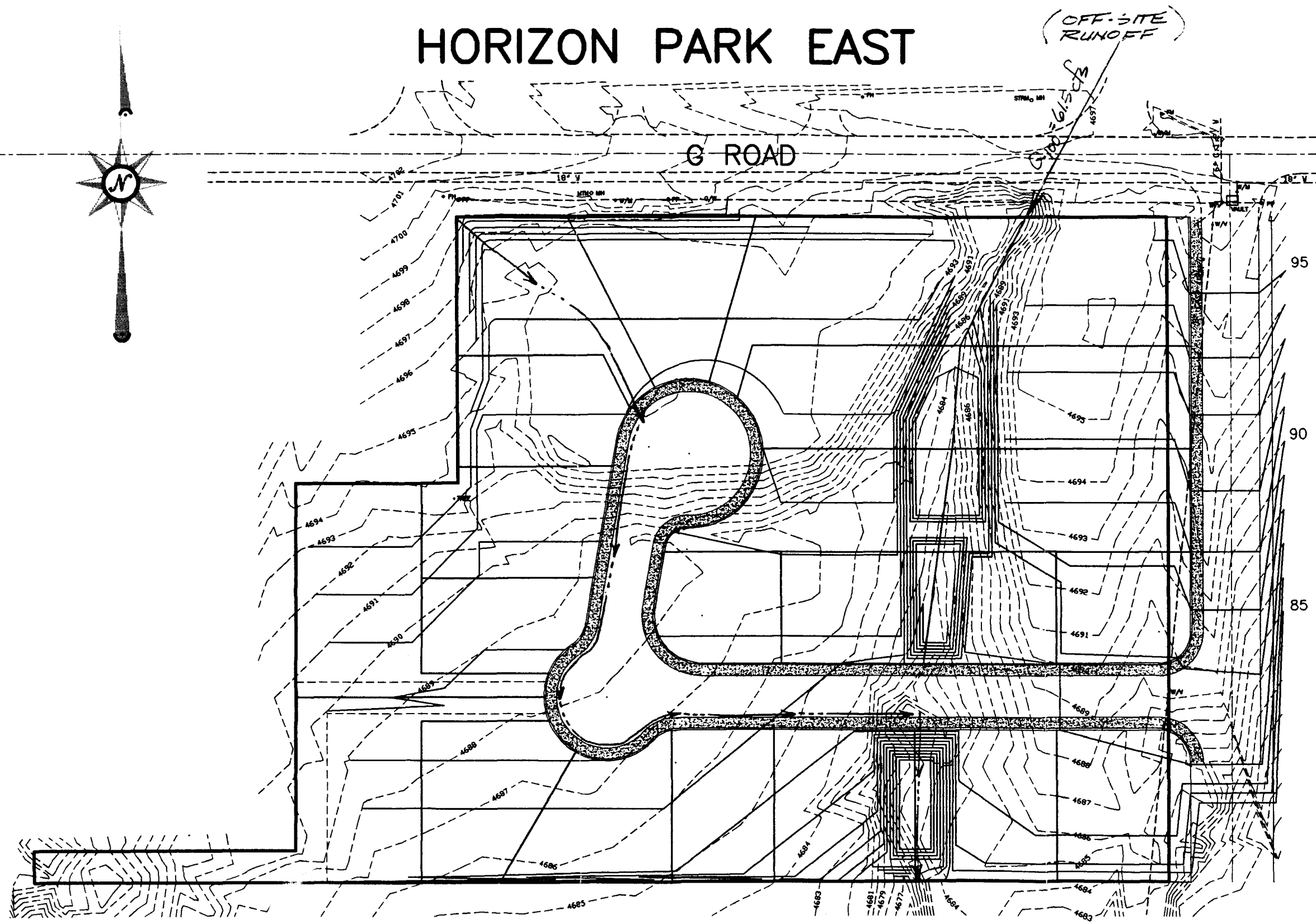
= 61.5 cfs (Bypass Runoff)



HORIZON PARK EAST
G ROAD
Rp
Rp
Rs
ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(303) 243-8300
HYDROLOGY
MAP
HISTORIC CONDITIONS

APPENDIX B

HORIZON PARK EAST



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405 Ridges Blvd
Grand Jct, CO 81503
(303) 243-8300

HYDROLOGY MAP
DEVELOPED CONDITIONS

Designed	Checked		Sheet
Drawn	Date		DP

APPENDIX C

At the outer margin of the alluvial fan, there are areas that have a heavy clay loam surface soil and medium-textured subsoil layers, which together form a profile 2½ to 4 feet deep over Navajo silty clay. Internal drainage in these areas is very slow through the clay substratum. An area of about 10 acres on this more shallow deposit is strongly saline.

Naples clay loam, 0 to 2 percent slopes, is suitable for field and truck crops. It produces high yields.

Naples fine sandy loam, 0 to 2 percent slopes (NB).—This soil occurs on an alluvial fan built up by materials washed down from North Thoroughfare Canyon and deposited upon the flood plain of the Colorado River. This alluvium consists primarily of sandstone material that has been washed from the broken escarpment of the Uncompahgre Plateau.

The surface soil is light-brown, pale-brown, or very pale-brown, soft, calcareous fine sandy loam. The calcareous subsoil layers are of the same color but range from loam to loamy fine sand in texture. The layers below 3 feet are dominantly loamy fine sand. The entire profile is well drained.

Use and management.—This soil is used for alfalfa, beans, corn, and truck crops. Crop yields are high—about the same as on Thoroughfare fine sandy loam, 0 to 2 percent slopes—but can be increased by applying manure, growing green-manure crops, and using legumes in the crop rotation.

Navajo silty clay, 0 to 2 percent slopes (NC).—This soil occupies only a few areas. It has developed from alluvium derived largely from shale, sandstone, and granite materials weathered from the rock formations exposed by the Uncompahgre uplift.

Southwest of Grand Junction, the 10-inch surface soil consists of pale-brown to light reddish-brown silty clay or clay. It is underlain by similar soil material that continues to depths of 3 to nearly 6 feet. This, in turn, is underlain by permeable medium to moderately coarse material deposited by former overflow waters of the Colorado and Gunnison Rivers.

In areas of this soil near the irrigation canal, the surface soil and subsoil, extending to depths of 18 to 24 inches, are gray or grayish-brown heavy silty clay or clay. This material grades into light reddish-brown clay, which overlies medium to moderately coarse Green River soil material at depths varying from about 3 to 6 feet. These areas near the canal are low and have a high water table that makes it difficult to establish adequate subdrainage.

Included with this soil is a narrow strip too small to map separately that has a clay loam texture. This strip borders the lower part of the alluvial fan occupied by Naples fine sandy loam, 0 to 2 percent slopes. Also included is an area northwest of Loma that consists of light reddish-brown silty clay to depths of about 3 or 4 feet. Below this lies Billings silty clay or, in a few places, shale.

Use and management.—All of this soil is cultivated except about 25 acres with imperfect drainage that occurs in the larger area southwest of Grand Junction. The soil is slightly to strongly saline and is not easily worked because of its fine texture. Alfalfa, sugar beets, and small grains are among the crops usually grown. The yields are practically the same as those produced on Billings silty clay, 0 to 2

SUPPLEMENT 1.1

percent slopes. The inadequately drained parts are used for pasture that consists chiefly of saltgrass.

Persayo-Chipeta silty clay loams, 0 to 2 percent slopes (PA).—At least 80 percent of this complex consists of Persayo silty clay loam, 0 to 2 percent slopes. The other member of the complex, Chipeta silty clay loam, 0 to 2 percent slopes, occurs as small irregular bodies of light-gray to gray silty clay loam too small to separate on the map. These soils are similar in most respects, but they differ slightly in a few. Aside from their color difference—the Persayo soil is a pale yellow whereas the Chipeta is gray—the Persayo has a somewhat higher silt content, a slightly deeper surface soil, and a somewhat less compact subsoil.

The 8- to 10-inch surface soil of Persayo silty clay, 0 to 2 percent slopes, is a pale-yellow silty clay loam that contains a few scattered, pale yellow, easily crumbled, shale fragments. Below this depth the shale fragments generally are increasingly more abundant, but in places there are not many to depths of 15 to 18 inches. This material is hard and compact when it is dry. When wet, however, it is less plastic than in the Chipeta soil and therefore is slightly more permeable to plant roots. The soil is calcareous from the surface downward, although the lime is not visible. A small percentage of salts is common, but the cultivated acreage adversely affected is small. A slight scattering of pebblelike aggregates of gypsum over the surface is common. Seams of gypsum occur in the underlying shale strata. Both soils have developed in place from materials weathered from Mancos shale.

The organic-matter content in both soils is very low. Tilth and workability are not very favorable, although they are better in the Persayo than in the Chipeta soil. Internal drainage and permeability to plant roots are slow and partly account for the low productivity of these soils.

Use and management.—Nearly 25 percent of the complex is cultivated. Practically all of it could be cultivated, but few farmers are willing to attempt using it for irrigated crops because it occurs in small isolated areas that would require considerable expense for leveling, and would produce low yields. Yields of the principal crops on the complex, however, are usually slightly higher than on the Chipeta silty clay loam soils. Uncultivated areas support a comparatively thin cover consisting mainly of saltsage, plus some shadscale, pricklypear cactus, rabbitbrush, and greasewood. They are used late in fall for grazing sheep.

Erosion control is necessary to maintain even the current low yields. Sweetclover and other legumes are beneficial in building up these soils, but heavy applications of manure usually give the best results. A considerable acreage is used as irrigated pasture, probably its best use, especially on general farms having ample acreage of soils that are deeper and more productive for general field crops. In many localities, shale soils are greatly benefited by subsoiling every few years, but this practice is not general in this locality.

Persayo-Chipeta silty clay loams, 2 to 5 percent slopes (PB).—In most features except slope, the soils of this complex are essentially like those of the complex of Persayo-Chipeta clay loams, 0 to 2 percent slopes. At least 80 percent of the complex is made up of the Persayo soil, and the rest of the Chipeta. The Chipeta soil occurs either on

comparatively sharp rises or undulations having slopes of more than 5 percent that extend 4 to 6 feet above the prevailing level or in small irregularly shaped bodies on relatively smooth topography. Wherever the areas of Chipeta soil occur, they are too small and too intricately associated with the Persayo soil to be mapped separately.

Use and management.—About 25 percent of this complex is cultivated, but practically all of it could be. The Chipeta soil is not difficult to level, but the expense of leveling and the isolated location of the areas have not favored development for irrigation and cropping. The kinds of crops grown, the management practiced, and the yields produced are approximately the same as for Persayo-Chipeta silty clay loams, 0 to 2 percent slopes.

Ravola clay loam, 0 to 2 percent slopes (RA).—This soil, the second most extensive in the area, has developed in material that consists largely of reworked Mancos shale but includes an appreciable amount of sandy alluvium from the higher Mesaverde formation. The surface of these deposits is relatively level, but the depth of the deposits ranges from 5 to 30 feet. The soil is associated with the Billings silty clay loams and the Ravola fine sandy loams. The most important areas are east, northeast, and southeast of Fruita, north and northwest of Palisade, and north and northwest of Clifton.

The soil is much like the Billings silty clay loams but more porous because it contains more fine sand, especially in the subsoil. Ordinarily, the 10- or 12-inch surface layer consists of light brownish-gray to very pale-brown light clay loam. The underlying layers vary from place to place in thickness and texture and become more sandy below depths of 4 to 5 feet. The range in the subsoil is from fine sandy loam to clay loam.

Small fragments of shale and sandstone are common from the surface downward and are especially noticeable in areas nearest the source of the soil material. The entire profile is calcareous and friable, so internal drainage is medium and development of plant roots is not restricted. The surface is smooth. Most areas are at slightly higher levels than the associated areas of Billings silty clay loams and therefore have better drainage and a lower content of salts. The soil, however, is slightly saline under native cover, and in places it has strongly saline spots and a high water table.

Use and management.—About 95 percent of this soil is cultivated. The chief crops are alfalfa, corn, pinto beans, small grains, and, where climate is favorable, orchard fruits. Practically all the acreage used for tree fruits is near Clifton and Palisade. The acreage used for field crops varies from year to year, but by rough estimate about 30 percent is cropped to corn, 25 percent to alfalfa, 15 percent to pinto beans, 13 percent to orchard fruits, 10 percent to small grains, and the rest to sugar beets, tame hay, tomatoes, and various vegetable crops.

In general, the tilth and workability of this soil are favorable. The content of organic matter is generally less than 1 percent, but many farmers are improving the supply by growing more alfalfa and by using other improved management.

Ravola clay loam, 2 to 5 percent slopes (RB).—This soil differs from Ravola clay loam, 0 to 2 percent slopes, mainly in having greater slopes. Although the combined areas total only seven-tenths of a square mile, this soil is important because the largest single area—approximately 300 acres—is located southeast of Palisade in the Vinelands and is used for peach growing. The remaining areas, widely scattered over the valley, total about 150 acres and are of minor importance.

The large area occupies a position intermediate between the Green River soils and the higher Mesa soils. Its underlying gravel and stone strata consist not only of sandstone but also of granite, schist, basalt, and lava. Much of the lava was deposited by drainage from the southeast. This large area was included with the soil unit largely because its color was similar to that of the other soil areas. Not many years ago subdrainage became inadequate for existing tree fruits and it was not until a number of tile drains were laid, as deep as 7 to 8 feet in places, that subdrainage was corrected in parts of this particular area.

Use and management.—All of the large soil area is in peaches. On it peach yields average as high as in any section of the valley, primarily because the danger of frost damage is negligible. Some of the orchards are now more than 50 years old but have produced steadily and still yield more than 400 bushels an acre according to reports from local growers. About half of the small scattered areas are cultivated. They are used largely for field crops because climatic conditions are not so favorable for peach growing. In building up the organic matter content, the growing of legumes, application of manure in large amounts, and use of commercial fertilizer generally are practiced.

Ravola very fine sandy loam, 0 to 2 percent slopes (RF).—This extensive and important soil occurs either along washes or arroyas extending from the north or on broad coalescing alluvial fans. The alluvial material from which the soil has developed was derived from sandstone and shale and ranges from 4 to 20 feet deep. The principal areas of the soil are north and northwest of Grand Junction and north, northwest, and southwest of Fruita.

This soil is much like Ravola fine sandy loam, 0 to 2 percent slopes, but is generally more uniformly level. The texture is prevailingly very fine sandy loam, but the percentage of silt is noticeably higher in some places. A few small areas that have a loam texture are included.

The 10- or 12-inch surface layer consists of light brownish-gray to very pale-brown very fine sandy loam. In some places the underlying thin depositional layers vary only slightly in color or texture. In other places, especially near drainage courses, the layers are more variable and may grade to loam, silt loam, or fine sandy loam. Nevertheless, layers of very fine sandy loam are more numerous. Below depths of 4 to 5 feet, the texture is sandier, and at depths of 8 to 12 feet strata of loamy fine sand, gravel, and scattered sandstone rock are common.

Disseminated lime occurs from the surface downward. Owing to the friable consistence of the successive layers, the tilth, internal drainage, available supply of moisture for plants, permeability to plant roots, and other physical properties are favorable and assure a wide suitability range for crops. The organic-matter content, however, is low. The soil is slightly saline under native cover and has a few strongly saline spots. Occasionally the water table is high.

Use and management.—More than 99 percent of this soil is cultivated. The chief crops are alfalfa, corn, pinto beans, small grains,

SUPPLEMENT 1.2

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

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

Rough gullied land (Rs).—This land type is the product of erosion, gullying, and gully-bank caving of Billings soil material. The largest areas occur along East and West Salt Creeks, Big Salt Wash, and Mack Wash. The texture of the soil material varies; clay, clay loam, silty clay loam, fine sandy loam, gravel, and stones are represented.

The progress of erosion, gully, and caving is unusual (pl. 3, *A*). Erosion, facilitated by occasional mountain freshets and surface flow of irrigation waste water, continues until a gully has been cut down to the sandy substratum. The small continuous flow of irrigation waste water down the gully keeps the sandy substratum wet during the irrigation season. Some irrigation water applied on the fields adjoining the gully follows animal burrows or seeps down through the soil material until it reaches the sandy substratum. It then trickles out into the gully in small springlike veins and carries the saturated sandy material with it. Eventually, the high bank is undermined and topples down into the gully. The underground erosion and caving continually widen the gully. Some of the gully banks are already 50 to 400 yards apart. Unless waste water from irrigated land is disposed of through corrugated iron outlets, the cropland bordering the gullies gradually caves away. Sometimes it is necessary to abandon good cropland in order to stop this type of erosion.

Use and management.—A few small areas of Rough broken land might be made suitable for cropping if they were properly leveled, but the land is so rough that leveling nor nally would not be economically practical. The areas between wide gullies are rough, seepy, almost always high in salt content, unfit for irrigation, and consequently unsuitable for general field crops. Reclamation of these areas would require enormous expenditure.

Even if shallow, comparatively wide, straight ditches had been dug when the valley was first opened for irrigation, gully erosion could not have been prevented unless stone or concrete baffles were placed in the ditches approximately ⅛ to ¼ mile apart.

Areas of this land that livestock can reach are used primarily for grazing. The vegetation mainly consists of greasewood, scattered cottonwoods, tamarisk, inkweed, snakeweed, Mexican fireweed, smartweed, cattail, and saltgrass. Saltgrass is the most prevalent plant. The value of this land for browsing is low.

Thoroughfare fine sandy loam, 2 to 5 percent slopes (Tb).—This soil occurs in the Redlands westward from Grand Junction. It has developed on alluvium that was derived largely from sandstone and

igneous rocks but that also includes an admixture of material weathered from limestone and shale formations exposed by the Uncompahgre uplift. Ordinarily, the alluvial mantle ranges from 4 to 10 feet or more in thickness over the underlying sandstone or shale. Scattered sandstone and granite boulders are common in uncultivated areas that lie above the highest irrigation canal. The soil differs from those of the Mesa series in having a more reddish color and less distinct profile layers, and, except for a few areas bordering the Colorado River, in lacking gravel, cobbles, and stones in the lower subsoil.

The 10-inch surface soil, a light-brown to light reddish-brown fine sandy loam, contains considerable amounts of coarse irregularly shaped aggregates of granite not commonly found in other soil series of the area. This layer is soft when dry and very friable when moist. It has a low organic-matter content. The upper subsoil consists of light-brown to light reddish-brown fine sandy loam that contains a scattering of gravel-size granite and sandstone fragments. Below 20 to 24 inches, the material is slightly coarser and uniformly light brown. At depths below 50 inches the content of lime is noticeably greater; the lime appears as pink or pinkish-white threads and small spots.

The abundance of sandstone, granite, and quartz fragments varies from place to place, not only in the surface layer but also at different depths in the profile. The soil is calcareous throughout, but the lime can be seen only in the lower subsoil layers.

Use and management.—About 80 percent of this soil lying below the present irrigation canals is cultivated. This amounts to about 60 percent of the total acreage. An estimated 15 percent of the cultivated land is in orchard fruits, mainly peaches. The acreage in orchard crops is gradually increasing. Alfalfa, corn, beans, and small grains are the chief field crops. Potatoes, tomatoes, melons, and other truck crops are grown to some extent. Deep-rooted crops are well suited because drainage is generally good and the subsoil is very friable and permeable to plant roots. Yields compare favorably with those produced on Mesa and Fruita soils.

The water-holding capacity is moderate because of the high percentage of sandy material, especially in the lower subsoil. As for others of the Thoroughfare series, this soil requires more water for successful crop production than other soils in the Redlands.

It would cost too much, at least in most places, to bring water to the areas in the northwestern part of the Redlands and in other places lying above the higher irrigation canals. They afford scant grazing for sheep late in fall but are of little value for any other agricultural use.

Thoroughfare fine sandy loam, 0 to 2 percent slopes (Ta).—This soil is easily tilled and irrigated and generally favorable for agriculture. Except for its more gentle slope, it is very similar to Thoroughfare fine sandy loam, 2 to 5 percent slopes. It holds less water available for plants than Mesa clay loams.

Use and management.—Approximately 85 percent of this soil is under cultivation, and, of this, about 30 percent is in orchard fruits, mainly peaches. The rapidly permeable subsoil and favorable climate allow successful production of tree fruits. The chief field crops, in order of importance, are alfalfa, corn, and beans. Crop yields average about the same as on the Mesa clay loams.

SECTION 3

HYDROLOGIC SOIL GROUPS

This section gives definition of four soil groups that are used in determining hydrologic soil-cover complexes, for estimating runoff from rainfall.

Definitions

The hydrologic soil groups, according to their infiltration and transmission rates, are:

A. (Low runoff potential). Soils have high infiltration rates even when thoroughly wetted. These consist chiefly of deep, well to excessively drained sands or gravel. These soils have a high rate of water transmission in that water readily passes through them.

B. Soils having moderate infiltration rates when thoroughly wetted. These consist chiefly of moderately fine to moderately coarse textures. These soils have a moderate rate of water transmission.

C. Soils having slow infiltration rates when thoroughly wetted. These consist chiefly of soils with a layer that impeded downward movement of water or soils with moderately fine to fine texture. These soils have a slow rate of water transmission.

R_P & R_S →

D. (High runoff potential). Soils having very slow infiltration rates when thoroughly wetted. These consist chiefly of clay soils with a high swelling potential, soils with a permanent high water table, soils with a claypan or clay layer at or near the surface, and shallow soils over nearly impervious material. These soils have a very slow rate of water transmission.

Source of Data

Local Soil Conservation Service field offices have soil survey data for their respective areas. Much of this existing data was mapped with soil symbols or with soil series names that may not be current. These symbols or soil series names may be converted to current names with assistance from respective SCS offices. The 1979 publication, "Soils of Colorado" has current soil series names and hydrologic groups. This information is included in Table S-2 of this publication.

SUPPLEMENT 2

STAFF REVIEW

FILE: 2-93 (2)

DATE: June 18, 1993

STAFF: Kathy Portner

REQUEST: Horizon Park East--Final Plat and Plan and ROW Vacation

LOCATION: South of G Road, West of Horizon Drive

APPLICANT: Bob Bray and Wayne Beede

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH:	Bookcliff Country Club
SOUTH:	Undeveloped
EAST:	Undeveloped
WEST:	Residential Single Family

EXISTING ZONING: PR (Planned Residential) 6 units per acre

PROPOSED ZONING: Same

SURROUNDING ZONING:

NORTH:	PR-8 and County R-1-B
SOUTH:	PB (Planned Business)
EAST:	PB
WEST:	RSF-5 (Residential Single Family, 5 units per acre)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan/Policies/Guidelines exist for this area.

STAFF ANALYSIS:

The proposal is for 23 attached and detached units on 5.3 acres for an overall density of 4.3 units per acre. The property is currently zoned Planned Residential with a maximum density of 6 units per acre. The property has rolling topography, sloping to the south and east with

a contour variation of 16 feet. A stream course, with identified wetlands, bisects the parcel in two sections with 4.2 acres to the west and 1.1 acres to the east.

Issues and Comments

1. The 20' drainage easement is not wide enough to contain the existing and proposed drainage features.

2. Staff will rely on the Corps of Engineer's for review of wetlands disturbance. Minimal disturbance is preferred.

3. Submit a site plan showing the proposed building envelopes for each lot. It is confusing as to when the 10' or 15' rear yard setback applies.

4. How will the golf cart easement be developed and maintained? Will lots 16 and 17 have golf carts going along their driveways?

5. Any proposed fencing or subdivision identification signs must be submitted and reviewed at this time. Screening along G Road and the south property line might be considered.

6. The covenants refer to allowing only detached units. The narrative indicates there may be common wall units. There is also a reference to the setback requirements to be to City of Grand Junction standards. It should probably reference the approved setbacks as indicated on the plat or recorded site plan.

7. All review agency comments must be satisfactorily addressed in the response to review comments or the items will be pulled from the Planning Commission agenda.

STAFF RECOMMENDATION:

A recommendation will be made after review of petitioner's response to review comments.

REVIEW COMMENTS

FILE NO. #2-93(2) **TITLE HEADING:** Final Plan - Horizon Park East

LOCATION: G Road & Horizon Drive

PETITIONER: W. R. Bray & Wayne Beede

PETITIONER'S ADDRESS/TELEPHONE: 225 North 5th Street, Suite 1020
Grand Junction, CO
241-2909

PETITIONER'S REPRESENTATIVE: Rolland Engineering

STAFF REPRESENTATIVE: Kathy Portner

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., JUNE 28, 1993.

U.S. WEST **6/4/93**
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.

PARKS & RECREATION DEPARTMENT **6/3/93**
Don Hobbs **244-1542**

Open space fees based upon 23 units @ $225.00 each = $5,175.00 Open Space Fee due.

UTE WATER **6/14/93**
C.E. Stockton **242-7491**

The Utility Composite submitted with this project review packet indicates a proper proposed water system to serve the property, with the possible addition of a fire hydrant at the intersection of Racquet Way and 15th Street. Water line size would be reduced after the fire hydrant near Racquet Court.

Each dwelling unit will be individually metered and will have a double check valve in the meter yoke. Because this double check constitutes a "closed system", each unit needs to be equipped with a pressure relief or expansion chamber in the in-house plumbing, per the Uniform Plumbing Code.

The Ute District expects to participate in the installation of the 8" water main in 15th Street and abandon the existing water line which presently skirts the property along its westerly limits.

Policies and fees in effect at the time of application will apply.

WALKER FIELD **6/14/93**
Mike Sutherland **244-9100**

The Airport Authority has no objection to this proposal providing that an Avigation Easement is recorded for the entire property at the same time as the subdivision plat.

Please forward a copy of the signed, recorded easement to the Walker Field Airport Authority.

As this proposal is within the Airport Area of Influence, it is recommended that the residences be constructed with sufficient soundproofing materials to mitigate any noise generated by aircraft in the area.

CITY ATTORNEY **6/17/93**
Dan Wilson **244-1505**

1. Title is held by 9 people, therefore, Development Improvements Agreement (and other documents) either must be signed by all or a power of attorney supplied so that one or two persons may bind the other owners.
2. See corrections, noted in red on attached blue line copy of proposed plat.

CITY POLICE DEPARTMENT **6/14/93**
Mark Angelo **244-3587**

Is the golf cart utility easement paved? Who is responsible for maintenance and upkeep of the golf cart easement? Where does the golf cart easement go as you go west? Is it for use by all homeowners? Is it necessary? I feel the golf carts will just use Racquet Way East to the main street, north to G Road to golf course. What is the name of the street to the east of the development? If this street is not going anywhere, maybe a cul-de-sac would be better than just the pavement ending.

CITY UTILITIES ENGINEER **6/16/93**
Bill Cheney **244-1590**

See attached comments.

CITY DEVELOPMENT ENGINEER **6/16/93**
Gerald Williams **244-1591**

See attached comments.

COMMUNITY DEVELOPMENT DEPARTMENT **6/18/93**
Kathy Portner **244-1446**

See attached comments.

REVIEW COMMENTS FOR "HORIZON PARK EAST, LOT 2" FILE #2-93(2)

General

1. All plans shall be stamped or sealed by the Professional Engineer preparing the plans.

2. Provide a benchmark with elevation in immediate vicinity of project. Elevation to be on same datum as benchmark noted on plans.

3. Note "Book and Page" for all existing easements that will be utilized for the installation of the sewer line.

Water

1. Show water line service locations.

2. Show locations of valves and thrust blocks.

3. Show angle of bend in water line when not 90 degrees.

4. Note tracing wire requirement on construction notes.

Sewer

1. Special construction of sewer line is required when cover over sewer line is less than 42".

2. Manhole bases to be constructed with 0.2' fall across base unless pipe runs through manhole.

3. Show plug into stubs from manholes instead of caps to facilitate future connection. Show grade on all stubs.

Reviewed by: Bill Cheney
6-16-93

Racquet Way and Court Street and Sewer Plan and Profile

1. The typical street section should be labeled ("Racquet Court and Racquet Way)" since it is not applicable to N. 15th Street.

2. The typical street section shown does not conform with City Standards - 44 feet of ROW with a 28' wide asphalt mat and 6.5 foot curb, gutter, and sidewalk section are required. Also, what is the proposed typical (straight-run street section) cross-slope?

3. We prefer flowline elevations, but inasmuch as you have provided back of walk elevations, provide a statement regarding the grade relationship between back of walk, flowline, and street centerline.

4. *At the north end of N. 15th Street, reference the other P&P sheet for continuation.

5. *Provide the name of N. 15th Street.

6. The sewerline stub shall continue east past the waterline.

7. Show and call out City detail handicap ramps at the intersection, and provide adequate ROW therefor.

8. Although not required, for safety purposes we recommend that vertical curbs be used around the curb returns, with a 3-foot transition from drive-over to vertical curbs immediately adjacent to the curb returns.

9. *Call out the station of the catch basin inlets, and the grate elevation. (Note that the Standard detail indicates that grates have a 1 inch depression below normal flowline, although this may be as much as 3 inches.) Provide both flowline and grate elevations.

10. *Between the catch basins is a pipe. Call out the pipe length, type, class, and due to the very shallow cover, special bedding class as required.

11. *Note the pipe class of the 20 L.F. RCP leaving the south catch basin.

12. *We have long required profiles of both right and left flowline along with centerline, as is indicated on the SSID checklists. However, since this is your first roadway submittal to us in a long time, we will accept only the centerline profile this time only, but must have on plan view grades at all PT's, PC's, grade changes, etc. for flowlines (or back of walks). For the most part, you have done this,

but slopes around the cul-de-sac or knuckles are not provided. Also, street cross slopes must fall between 1% and 3%, and street gutters at least 0.4%. Check your grades and note on the plans cross slopes at governing locations, such as are located on the red-lined drawings.

13. The cul-de-sac ROW should be noted to have a 47 foot radius.

14. The sewer stub must be extended east beyond the proposed edge of pavement and waterline, and the waterline should be shown, with C-900 pipe or encasement on the sewerline as required.

15. The sewer stub slope is 1%. Is this sensible for the site grades to the east? Please review or note in narrative response that the 1% is conducive to off-site slopes.

16. What is your proposed N. 15th Street cross-section? Your Racquet Way centerline profile shall match the N. 15th Street typical cross-section slope for at least one lane width of 12 feet, or from station 0+00 to 0+12.

17. Add "(See Grading and Drainage Plan)" under the "Culvert in Drainage Ditch" note.

18. Show RCP pipe crossings in the profile using the outside diameter, since these pipes are provided to observe clearances.

19. Once grades in the cul-de-sac are checked, re-look at grades provided for the centerline at Station 5+57.20 and for the rim of MH A-1.

<u>15th Street and Sewer Plan and Profile</u>

1. *Provide a legend.

2. Call out "ROW proposed for vacation", not "14' vacated ROW".

3. The waterline south of Lot 23 is not in a proposed or existing easement, at least per the drawing.

4. Show the sewer stub beyond the pavement and waterline.

5. *Show handicap ramps at the intersection and provide adequate ROW for the sidewalk per City details.

6. The curb, gutter, and sidewalk should be the 6.5 foot wide drive-over type, not 7 foot. (This also applies to a note on the other Road P&P as well.)

7. The CIP waterline should be noted to be abandoned, not replaced, because the new line is in a different location.

8. Revise the typical street cross-section to show the 6.5 foot curb, gutter, and sidewalk width, typical cross-slope, and add "(15th Street)."

9. In the first general note add "or City, whichever is more stringent."

10. N. 15th Street is not perpendicular to G Road, therefore the stationing of the BCR for right and left side will be different. The distance along the centerline will be 33.5' to flowline plus 30 radius or at station 0+63.5. The BCR's will be slightly more or less.

11. Do not install curb, gutter, and sidewalk around the curb returns. Extend the pavement north and pave a 30 foot radius to tie into the existing pavement.

12. If the 14 feet of ROW becomes vacated, then ROW should be maintained adequately for sidewalk and handicap ramp; consequently, we would require the line to go from ROW to ROW at the BCR and ECR.

13. Show street lights, signing, and other traffic controls. This applies to both Roadway Plan and Profile drawings.

14. Reference the other P&P sheet for continuation.

Outfall Sewer Line

1. At manhole #1, add "Rim Elevation - Match existing grade".

2. The CMP does not meet City specifications. Refer to City specs, US-102.8 for allowed materials.

3. Who owns the ditch in which the CMP is proposed? If it is an irrigation company or Drainage District facility, their approval is required.

4. Easements are shown, but are not identified as existing or proposed. Documentation and notation is required.

5. Add a note: "Use 6-12" of grade rings below castings on Manholes 2, 3, and 4 to allow for future rim adjustment."

6. Cut is proposed around MH 4. It looks like this will require re-grading outside of the easement. Delineate the extent of the cut, and provide cut/slope or construction easements as required.

7. The note shown on Lot 18 should refer to lots 15-18, not 16-18.

Improvements Agreement

1. Quantities need not be supplied until final plans are approved. That way, time is not lost when plans may yet change.

2. Two fire hydrants required.

3. Three street lights are provided for - they should have been shown on the plans.

4. Add "As-builts" on item V-14.

Geotechnical Report

The first two sentences of the last paragraph on page 24 should be added to the Grading and Drainage Plan.

Drainage Report

1. The hydrological "big picture" and detailed hydraulics seem to be missing from the report. Rather than devote several pages to comments, I'll simply refer to the SSID manual, pages X-12, X-5, X-6, IX-24, IX-25, IX-14, and IX-23. In brief, contributing off-site areas were ignored, on-site areas that drain directly off-site were ignored, mapping, and subbasin delineation and information was inadequately provided.

2. Outflows from the site may not exceed either the 2 year or 100 year historic storm; therefore, both storms must be analyzed.

3. The T_c values are not supported. Provide calculations.

4. Analysis with pre-and post-development 5.0 acres alone does not address site conditions, existing or proposed.

5. The detention basin does not have an outlet, yet calculations provide for one of orifice type.

6. There was no stage/volume or stage/volume/discharge check to see if the proposed system worked.

7. No outlet was hydraulically designed.

8. Inlets, pipes, and culvert designs are not supported.

9. The maps are inadequate.

10. In the future, reports at this level of deficiency will be cause for application rejection.

RESPONSE TO REVIEW COMMENTS

Project Name: **Horizon Park East**
Location: G Road and Horizon Drive
Petitioner: W.R. Bray and Wayne Beede
Petitioner's Representative: ROLLAND ENGINEERING

This response is to answer comments that are not being addressed directly in the engineering package.

City Attorney (Dan Wilson)

Power of attorney will be supplied for signature purposes.

City Police Department (Mark Angelo)

The golf cart utility easement will be graveled and maintained by the developer. The golf cart easement will go to the lower southwest corner of Horizon Park East Development. The cart path will connect any future building developments of the original Horizon Park Plat (Lots 1 and 3).

Staff Review (Kathy Portner)

1) The Corps of Engineers has been contacted about the latest wetlands report. A "Wetland Delineation Report" was prepared June 21, 1993 by Martin Miller of AZTECH ENVIRONMENTAL. **To date, we have not received any response back from this report**. We are continuing Horizon Park East development design under the original understanding received from the Corps of Engineers. Original correspondence with the Corps of Engineers date February 1, 1993 stated that an "Army permit is not required to proceed with the project, provided the discharge does not cause the loss of more than 1 acre of waters of the United States". The "Wetland Delineation Report" dated June 21, 1993 as prepared by AZTECH ENVIRONMENTAL states that "Approximately 0.88 acre of these waters are proposed to be disturbed by construction of a residential development".

   Note: The "Wetland Delineation Report" by AZTECH ENVIRONMENTAL is included in the engineering package.

4) The golf cart easement will be graveled. Lots 16 and 17 will have golf carts going along their driveways.

6) Covenants refer to only detached units and the final engineering package will show only detached units. The covenants will be changed to reference the site plan for approved setbacks.

City Utilities Engineer (Bill Cheney)

The Professional Engineer preparing the plans will stamp the plans at final approval.

City Development Engineer (Gerald Williams)

Grading & Drainage Plan

4) Dwayne Watson at the Colorado Department of Health was contacted regarding the possible need for an NPDES Stormwater Construction Activity permit. Horizon Park East is 5.00 acres. He responded that we did not need an Activity permit because the **disturbance** would be under five acres.

6) The main drainage channel is within the 20 foot drainage easement. The initial grading of the proposed slopes around the drainage channel will be graded at approximately 2H:1V. Individual lot owners may control the sloping using desert type vegetation, retaining wall systems, or any other method that the homeowner prefers.

Outfall Sewer Line

3) ROLLAND ENGINEERING contacted Grand Junction Drainage District Grand Valley Water Users. They both said that they did not maintain or control the swale/drainage ditch in question. Further review of the original Horizon Park Plat shows that there is a 20 foot utility/drainage easement that is dedicated to the City of Grand Junction. The proposed drainage pipe is within the 20 foot easement.

STAFF REVIEW

FILE: 2-93 (2)

DATE: July 1, 1993

STAFF: Kathy Portner

REQUEST: Horizon Park East--Final Plat and Plan and ROW Vacation

LOCATION: South of G Road, West of Horizon Drive

APPLICANT: Bob Bray and Wayne Beede

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH:	Bookcliff Country Club
SOUTH:	Undeveloped
EAST:	Undeveloped
WEST:	Residential Single Family

EXISTING ZONING: PR (Planned Residential) 6 units per acre

PROPOSED ZONING: Same

SURROUNDING ZONING:

NORTH:	PR-8 and County R-1-B
SOUTH:	PB (Planned Business)
EAST:	PB
WEST:	RSF-5 (Residential Single Family, 5 units per acre)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan/Policies/Guidelines exist for this area.

STAFF ANALYSIS:

The proposal is for 23 detached units on approximately 5 acres for an overall density of 4.6 units per acre. The property is currently zoned Planned Residential with a maximum density of 6 units per acre. The property has rolling topography, sloping to the south and east with

a contour variation of 16 feet. A stream course, with identified wetlands, bisects the parcel in two sections with approximately 4 acres to the west and 1 acre to the east.

The 15th Street Right-of-Way currently exists with no improvements. The total ROW width is now 80'. The current City street standards require only 52' of total ROW for a commercial section. This section must remain a commercial section because the property to the east is zoned Planned Business. The proposed vacation of 14' of ROW along the property is appropriate.

Issues and Comments

1. The 40' drainage easement is not wide enough to contain the existing and proposed drainage features. The drainage easement should be wide enough to contain the drainage channel as well as the graded side slopes. Side slopes should not exceed 3:1. Restrictions on the use and development of the drainage feature should be noted on the plat.

2. Staff has received verbal confirmation from the Corps of Engineers that the proposed plan will be approved by them under a nation-wide permit. Written confirmation will be required prior to recording the plat.

3. The setbacks as proposed in the revised site plan are 20' from G Road, 15th Street and Racquet Way and Court; 15' along the south and west exterior boundary of the subdivision; 10' rear setback for interior lots; and 5' side setbacks. The normal required setback along a minor arterial such as G Road would be 25' from property line. However, the 6' concrete/stucco wall proposed should provide an additional sound buffer for the lots backing onto G Road.

4. The details for the proposed exterior wall will have to be reviewed for site distance at the corner of G Road and 15th Street.

5. It should be made clear who is responsible for the development and maintenance of the golf cart easement.

6. The subdivision identification sign cannot exceed 32 square feet. Placement of the sign must be reviewed to provide for adequate site distance.

7. Open space fees of $225 per unit and half street improvements for G Road must be paid prior to recording the plat. An improvement agreement and guarantee is also required.

8. All other review agency comments must be satisfactorily addressed prior to recording the final plat and plan.

STAFF RECOMMENDATION:

Staff recommends approval subject to all review agency comments being satisfactorily addressed prior to recording the plat.

FF — Original Do NOT Remove From Office — ACTION SHE

FINAL

ACRES _____

UNITS _____

DENSITY _____

FILE NUMBER #02 93 lo

ZONE PR-6

TAX SCHEDULE # 2945-012-50-00

ACTIVITY Final Plan & Plat & Right-of-Way Vacation

PHASE Final

COMMON LOCATION Lot 2, Horizon Park ~~Subd.~~ EAST - G Rd & Horizon Dr.

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	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
● Community Development	●	●	●	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●							
● City Engineer (2 sets)	●	●	●						●		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●			●				
○ 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 51	●	●	●										●	●	●	●	●	●			●	●				●			●				
● Irrigation Grand Valley	●	●	●										●	●	●	●	●	●	●	●	●	●				●			●				
○ Drainage	●	●	●										●	●	●	●	●	●	●	●	●	●				●			●				
● Water (Ute, Clifton)	●	●	●										●	●	●	●	●	●	●	●	●	●				●			●				
○ Sewer Dist. (FV, CGV, OM)	●	●	●										●	●	●	●	●	●	●	●	●	●				●			●				
● U.S. West	●	●	●										●	●	●	●	●	●	●	●	●	●				●			●				
● Public Service (2 sets)	●	●	●										●	●	●	●	●	●	●	●	●	●				●			●				
○ State Dept. of Transportation	●	●	●										●	●	●	●	●	●			●	●				●			●				
~~● State Geological Survey~~	●	●	●							●	●		●	●	●	●	●	●	●	●	●	●				●			●				
○ State Health Department	●	●	●										●	●	●	●	●	●			●	●				●			●				
● City Property Agent	●	●	●										●	●	●	●	●	●	●			●	●			●			●				
● City Utilities Engineer	●	●	●										●	●	●	●	●	●	●			●	●			●			●				
● City Attorney	●	●	●		●	●							●	●	●	●	●	●								●			●				
○ Building Department	●	●	●								●				●		●	●				●				●			●	●	●		
○ DDA	●	●	●												●														●	●	●		
● GJPC (7 packets)	●	●	●												●			●			●	●			●	●			●	●	●	●	
~~● CIC (1 packet)~~	●	●	●												●			●			●	●				●			●	●	●		
● County Surveyor	●						●									●																	
● Other Corps of Engineers	●	●	●												●	●	●	●								●			●	●	●		
○																																	
○																																	
TOTALS																																	

BOARDS	DATE	
PC	7/6/93	Approved final, subject to comment & consideration of drainage. Recommend approval of ROW vacation

STAFF

$740.00 + $60.00 acreage = $800.00 payable to City of G.J.

$50.00 sign deposit

APPLICATION FEE REQUIREMENTS

STAFF REVIEW

FILE: 2-93 (2)

DATE: July 15, 1993

STAFF: Kathy Portner

REQUEST: Horizon Park East--Vacation of a portion of the 15th Street ROW

LOCATION: South of G Road, West of Horizon Drive

APPLICANT: Bob Bray and Wayne Beede

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH:	Bookcliff Country Club
SOUTH:	Undeveloped
EAST:	Undeveloped
WEST:	Residential Single Family

EXISTING ZONING: PR (Planned Residential) 6 units per acre

PROPOSED ZONING: Same

SURROUNDING ZONING:

NORTH:	PR-8 and County R-1-B
SOUTH:	PB (Planned Business)
EAST:	PB
WEST:	RSF-5 (Residential Single Family, 5 units per acre)

EXECUTIVE SUMMARY

As a part of the approval of the Horizon Park East Subdivision the developer is requesting a vacation of 14' of the existing 15th Street ROW along their property resulting in a half street ROW width of 26' which meets current standards.

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan/Policies/Guidelines exist for this area.

STAFF ANALYSIS:

Planning Commission has approved the subdivision proposal for 23 detached units on approximately 5 acres for an overall density of 4.6 units per acre. The 15th Street Right-of-Way currently exists with no improvements. The total ROW width is now 80'. The current City street standards require only 52' of total ROW for a commercial section. This section must remain a commercial section because the property to the east is zoned Planned Business. The proposed vacation of 14' of ROW along the property is appropriate and meets the criteria set forth in section 8-3 of the Zoning and Development Code.

STAFF RECOMMENDATION:

Staff recommends approval of the ROW vacation.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended approval of the ROW vacation at their 7/6/93 hearing.

June 24, 1993

HORIZON PARK EAST BOUNDARY CLOSURE INFORMATION

INV	1	NE	45 00 00	7071.07	5,000.0000	5,000.0000	0.00
SOUTHWEST CORNER							
INV	2	NE	0 12 18	19.77	5,019.7699	5,000.0707	0.00
INV	3	NE	89 55 25	167.01	5,019.9925	5,167.0806	0.00
INV	4	NE	0 19 26	230.75	5,250.7389	5,168.3850	0.00
INV	5	NE	89 58 24	102.87	5,250.7867	5,271.2550	0.00
INV	6	NE	0 03 16	168.00	5,418.7867	5,271.4146	0.00
INV	7	NE	90 00 00	450.68	5,418.7867	5,722.0946	0.00
INV	8	SW	0 03 03	418.24	5,000.5468	5,721.7236	4685.18
INV	1	SW	89 57 24	721.72	5,000.0000	5,000.0000	0.00
SOUTHWEST CORNER							

file copy

October 13, 1993

Mr. Tom Espland
Colorado National Bank

Re: Horizon Park East Subdivision

Mr. Espland:

Please consider this as a request for disbursement of funds for payment for work completed through 9/30/93 by Parkerson Construction, Inc. on the above referenced project. Costs for which this advance is being requested have been incurred in connection with the construction of the improvements on the property; all work performed and materials supplied are in accordance with the plans and specifications submitted to and approved by the City; the work has been performed in a workmanlike manner; no funds are being requested for work not completed, nor for material not installed; Rolland Engineering has inspected the improvements for which payment is requested; and that such improvements have been completed in accordance with all terms, specifications and conditions of the approved plans.

Attached are two copies of invoices for this request.

Rolland Engineering — 10/13/93 Date

Parkerson Construction — Date

Jim West - Builder — 10/13/93 Date

City of Grand Junction — Date

Signed by Bill Cheney

UTILITY LINES — GRAVEL PRODUCTS — EXCAVATION

PARKERSON CONSTRUCTION, INC.

710 S. 15th Street
Grand Junction, Colorado 81501
242-8134

HORIZON PARK EAST PARTNERSHIP
LIMITED LIABILITY CORPORATION
225 NORTH 5TH ST, #1020
GRAND JUNCTION CO 81501

PROJECT: HORIZON PARK EAST

PAGE: 1
INVOICE NUMBER: 0936758-IN
INVOICE DATE: 09/30/93
CUSTOMER NO: HOR PAR
SHIP VIA:
SALES TAX CODE: CO MES GJ
TERMS: NET 30
CUSTOMER P.O.:

DESCRIPTION	QUANTITY	PRICE	AMOUNT
09/30/93 SANITARY SEWER/100%	1.000 L.S.	67,165.000	67,165.00
09/30/93 DOMESTIC WATER/90%	1.000 L.S.	36,702.000	36,702.00
09/30/93 STREETS & GRADING			
ROUGH GRADING & SUB-GRADE PREP	1.000 L.S.	25,230.000	25,230.00
EXCAVATE RETENTION POND	1.000 L.S.	2,000.000	2,000.00
INSTALL 36" RCP	1.000 L.S.	12,640.000	12,640.00
LESS RETAINAGE 10%			14,373.70-

NET INVOICE: 129,363.30
SALES TAX: .00

INVOICE TOTAL: 129,363.30

1½% per month (18% per annum) charged on all balances older than 30 days

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

REPLY TO
ATTENTION OF

October 22, 1993

Regulatory Section (199375120)

Mr. W. Bray
225 North 5th Street, Suite 1020
Grand Junction, Colorado 81501

Dear Mr. Bray:

I am writing you concerning the unauthorized discharge of fill material into "waters of the United States". The unauthorized discharge occurred on the Horizon Park East Subdivision within Section 1, Township 1 South, Range 1 West, Mesa County, Colorado.

An on-site inspection of the project was conducted on October 4, 1993 by personnel from our Grand Junction Office. We determined an area of approximately 3,150 square feet of jurisdictional wetland, including a unnamed creek had been filled. Since a Department of the Army permit has not been issued authorizing this discharge, the work is in violation of the Clean Water Act.

To bring this project into compliance with the Clean Water Act, fill material must be removed from the creek channel and wetland as you were informed by Mr. Randy Snyder of our Grand Junction office on October 5, 1993. The area denuded of vegetation must be replanted with native species.

You have agreed to voluntarily resolve the violation. Restoring the area of unauthorized work in accordance with the compliance guidelines stated above will absolve you from further legal action by the Corps of Engineers. Please provide Mr. Snyder, Western Colorado Regulatory Office, 402 Rood Avenue, Room 142, Grand Junction, Colorado 81501-2563, with your proposed actions to bring your project into compliance by November 3, 1993. You may contact Mr. Snyder at (303) 243-1199 if you have any questions.

We have assigned number 199375120 to your project. Please refer to this number when submitting any correspondence related to this matter.

Sincerely,

Art Champ
Chief, Regulatory Section

Copies Furnished:
Dr. Gene Reetz, U.S. Environmental Protection Agency, 8WM-WQ, 999 18th Street, Suite 500, Denver, Colorado 80202-2466
Mr. Jon Scherschligt, Department of Health, 4300 Cherry Creek Drive, South, Denver, Colorado 80222
Mr. Keith Rose, U.S. Fish and Wildlife Service, 529 25 1/2 Road, Suite B-113, Grand Junction, Colorado 81501
Ms. Kathy Portner, Community Development, 250 North 5th Street, Grand Junction, Colorado 81501

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

January 20, 1994

Mr. Bob Bray
225 N. 5th Street, Suite 1020
Grand Junction, CO 81501

Dear Mr. Bray:

As discussed with you last week, we have some concern about the golf cart easement that was not included on the final plat for the Horizon Park East Subdivision.

The blue-line copies of plats contained in development file #2-93(2) all include the designated golf cart easement along the 20' strip of property connecting to lot 1 of Horizon Park Subdivision. The Community Development Department staff comments dated June 18, 1993 question how the golf cart easement will be maintained. The petitioner's written response to review comments state the golf cart easement will be graveled and that lots 16 and 17 will have golf carts going along their driveways. The revised staff review dated July 1, 1993 which was presented at the Planning Commission hearing states under Issues and Comments, "5. It should be made clear who is responsible for the development and maintenance of the golf cart easement". At their July 6, 1993 hearing, Planning Commission approved the final plat/plan for Horizon Park East "subject to review agency comments" which would include all references to the golf cart easement.

Based on all the representations made throughout the review process concerning the golf cart easement, it is our opinion that its dedication and placement was a condition of approval of the Horizon Park East plat and plan. Please submit a corrected plat with the golf cart easement designated and dedicated by February 1, 1994. If you have questions you can contact me at 244-1446 or John Shaver, Assistant City Attorney, at 244-1506.

Sincerely,

Katherine M. Portner
Planning Supervisor

xc: Tom Rolland, Rolland Engineering

REVIEW COMMENTS

FILE #2-93(3) **TITLE HEADING:** Change in Approved Golf Cart Easement - Horizon Park East

LOCATION: G Road & 15th Street

PETITIONER: W.R. Bray

PETITIONER'S ADDRESS/TELEPHONE: 225 N 5th Street, #1020
Grand Junction, CO 81501
241-2909

PETITIONER'S REPRESENTATIVE: W.R. Bray

STAFF REPRESENTATIVE: Kathy Portner

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., FEBRUARY 22, 1994.

CITY POLICE DEPARTMENT **2/10/94**
Mark Angelo **244-3587**

Following are comments on Country Club Estates Final - which also apply to this request.

Big problem - golf cart easement. It is my understanding that the golf cart easement was provided to keep the golf carts off of "G" Road as much as possible for safety reasons. Where the proposed golf cart easement is proposed does not do this. I would recommend the connection to the golf cart easement be across Lot 14, somehow. Maybe you can make Lot 15 smaller and make the connection between Lot 13-14; or make Lots 13 & 15 bigger and eliminating Lot 14, making it an easement only. The increase of Lots 13 & 15 can also benefit Lots 10-12 and 16-21. You may be able to change the driveway access to Lots 13 & 15 to incorporate the golf cart easement. The existing proposed cart easement duping onto Westcliff Drive to me is not acceptable.

CITY PARKS & RECREATION DEPARTMENT **2/10/94**
Don Hobbs **244-1542**

None.

CITY DEVELOPMENT ENGINEER **2/15/94**
Jody Kliska **244-1591**

The golf cart easement as originally proposed is the route which has golf carts on G Road for the shortest distance. Safety is our primary concern, and there is currently no shoulder on G Road to accommodate golf carts.

C-93

March 3, 1994

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

Mr. W.R. Bray and Mr. Wayne Beede
225 N. 5th Street Suite 1020
Grand Junction, CO 81501

Subject: Horizon Park East Subdivision

Dear Mr. Bray and Mr. Beede:

A final inspection of the streets and drainage facilities in Horizon Park East Subdivision was conducted on December 3, 1993. As a result of this inspection, a list of remaining items was given to Tom Rolland for completion. These items were reinspected and found to be satisfactorily completed.

"As Built" record drawings and required test results for the streets and drainage facilities were received on November 24, 1993. These have been reviewed and found to be acceptable.

In light of the above, the streets and drainage improvements are accepted for future maintenance by the City of Grand Junction.

This acceptance is subject to a warranty of all materials and workmanship for a period of one year beginning December 3, 1994.

Thank you for your cooperation in the completion and acceptance of this project.

Sincerely,

J. Don Newton

J. Don Newton
City Engineer

cc: Jody Kliska
Doug Cline
Walt Hoyt
Kathy Portner
Rolland Engineering

City of Grand Junction
Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 244-1599

April 4, 1997

Mike Best
LANDesign
259 Grand Ave.
Grand Junction, CO 81051

Re: Setback at 1429 Racquet Way (File #2-93)

Dear Mr. Best:

This is in response to your request for a minor amendment for lot 20, Horizon Park East Subdivision to allow a portion of the house to encroach 6" into the required rear yard setback. Based on section 7-5-6.A.2.d of the Zoning and Development Code, the request is approved. The 6" encroachment was a result of inaccurate lot dimensions being shown on a sales map and the decrease in the setback will not negatively affect adjacent properties. The property to the south is zone for business uses.

Sincerely,

Katherine M. Portner
Acting Community Development Director

#2-93 CC1260-0042

LANDesign

ENGINEERING • SURVEYING • PLANNING

April 1, 1997

Ms. Kathy Portner, A.I.C.P
250 N. 5th Street
Grand Junction, CO 81501

Re: Rear Encroachment of the Setback at 1429 Racquet Way, Lot 20, Horizon Park East

Dear Ms. Portner:

On behalf of our client, Horizon Park Joint Ventures, we are requesting a minor change for the above-referenced site.

The following information has been provided by our client on the events leading to and resulting from this encroachment:

Item 1 The sales map provided to our client shows Lots 20, 21, 22 & 23 to be 95 feet deep. The actual depth shown on the recorded plat are 94 feet. Our client designed the residence using the sales map dimensions.

Item 2 The concrete contractor, CRM Concrete, did not check the offsets to the existing lot corners. They relied on the sales map provided by the owner. The contractor also used the existing stucco fence as the rear lot line. The rear lot line is actually inside of Lot 20 by 0.5 feet.

Item 3 The residence has been completed and sold. When our client applied for a planning clearance for Lot 21, the error in the sales map was discovered. This lead to the check of the existing residence located on Lot 20.

Item 4 Our client has had several discussions with you and your staff as to resolution of the encroachment.

Find attached a copy of the sales map, a portion of the recorded final plat, and a site plan for Lot 20, Horizon Park East.

If any further information is required, please contact our client or our office at your convenience.

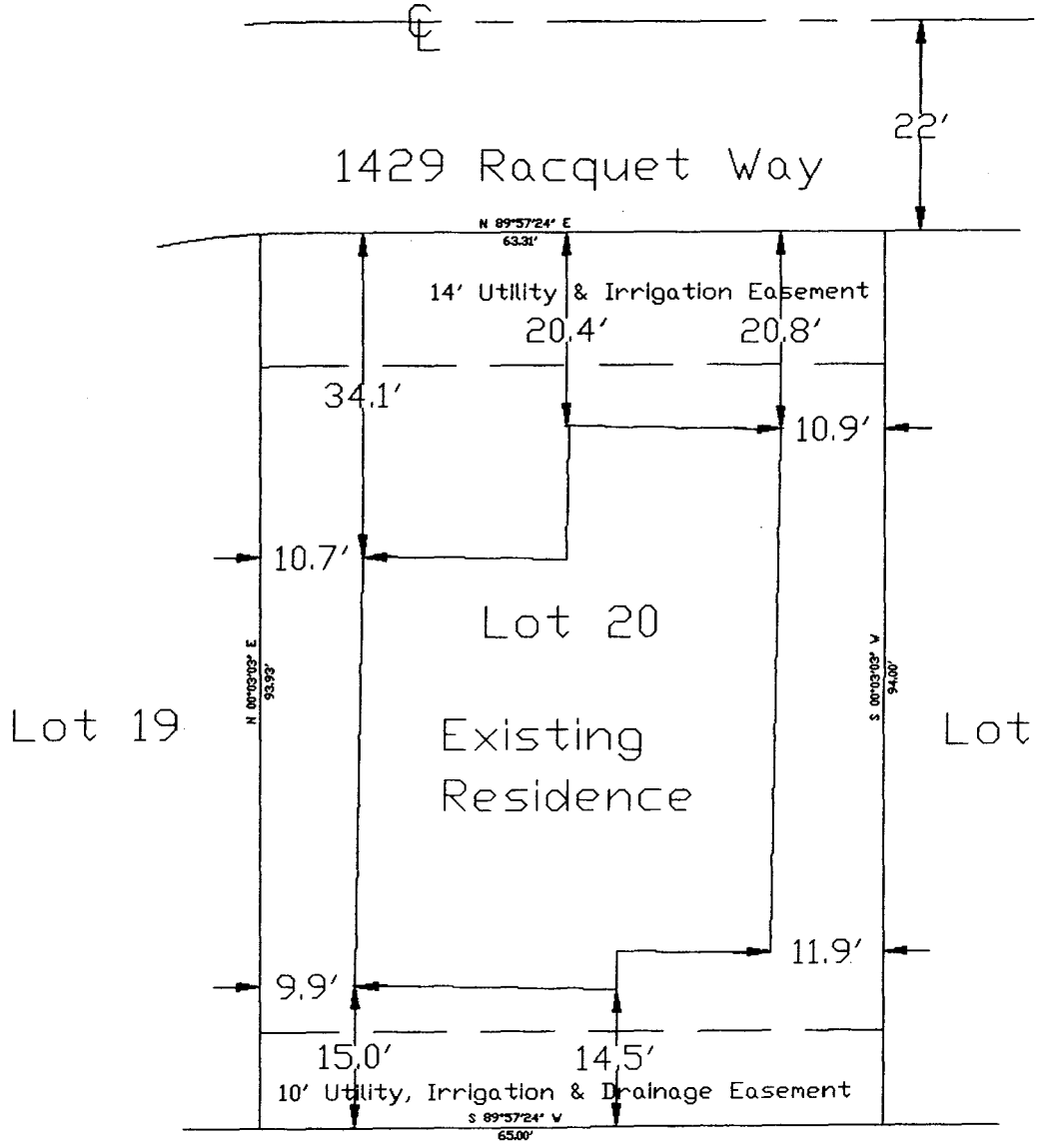
Very truly yours,

Mike Best

Mike Best

cc: Leeds Foyil, Horizon Park Joint Ventures
3076 F Road
Grand Junction, CO 81505
File

259 GRAND AVE. • GRAND JUNCTION, CO 81501 • (970) 245-4099 • FAX (970) 245-3076

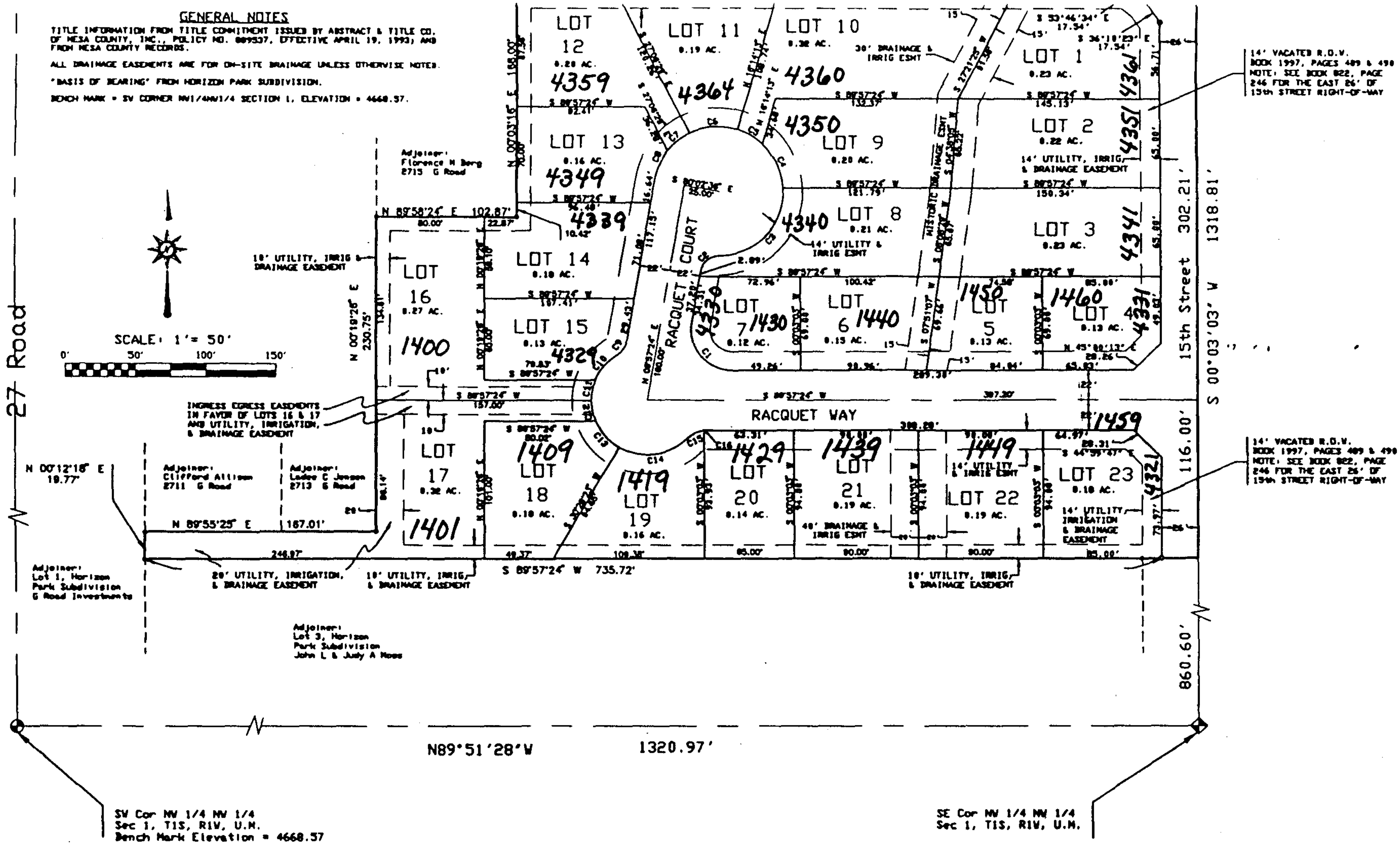


Scale: 1″ = 20′

Horizon Park East
A Replat of Lot 2 Horizon Park Subdivision

Note: This is not a survey or ILC for this site. All dimensions for the offsets were provided by the client. No field verification was done by our office.

Site Plan					
Horizon Park Joint Ventures					
LANDesign ENGINEERS • SURVEYORS • PLANNERS 229 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 245-4099					
PROJECT NO. 97045.40	DESIGNED	DRAWN	CHECKED	SHEET	OF
DATE: April 1997	CMB	CMB		1	1



CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	30.00'	52.36'	45.96'	N 40°02'36" W	100°00'00"	35.75'
C2	15.00'	20.64'	19.05'	N 49°22'36" E	78°50'24"	12.33'
C3	47.00'	75.65'	67.74'	S 42°41'10" W	92°13'16"	48.86'
C4	47.00'	35.94'	35.07'	S 25°19'42" E	43°48'27"	18.90'
C5	47.00'	20.77'	20.60'	S 59°53'30" E	25°19'09"	10.56'
C6	47.00'	35.75'	34.90'	N 85°39'25" E	43°35'03"	18.79'
C7	47.00'	20.58'	20.41'	N 51°19'17" E	25°05'13"	10.46'
C8	47.00'	23.64'	23.39'	N 24°22'02" E	28°49'17"	12.08'
C9	20.00'	15.91'	15.49'	S 32°44'35" W	45°34'23"	8.40'
C10	40.00'	23.42'	23.09'	N 38°45'19" E	33°32'55"	12.06'
C11	40.00'	15.38'	15.28'	N 10°58'07" E	22°01'28"	7.78'
C12	40.00'	15.38'	15.28'	N 11°03'20" W	22°01'28"	7.78'
C13	40.00'	26.15'	25.69'	N 40°47'50" W	37°27'33"	13.56'
C14	40.00'	53.12'	49.30'	N 82°25'42" E	76°05'22"	31.30'
C15	20.00'	14.22'	13.92'	N 64°45'04" E	40°44'06"	7.43'
C16	20.00'	1.69'	1.69'	N 87°32'15" E	04°50'17"	0.84'

LEGEND

- FOUND 5/8" REBAR & CAP - LS 9133 & LS 24943
- SET 5/8" REBAR & ALUM. CAP IN CONC. - LS 18469
- SET 5/8" REBAR & CAP AT LOT CORNERS - LS 18469
- FOUND 2 1/2" GALVANIZED PIPE W/ CAP - LS 24943
- MESA COUNTY SURVEY MONUMENT
- BLM SURVEY MONUMENT
- FOUND HINGE BOLT AT 1/16 POSITION & REFERENCED BY BLM

AREA SUMMARY

TOTAL AREA IN LOTS	4.47 AC
TOTAL AREA IN STREETS	0.53 AC
TOTALS	5.00 AC

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W.R. Bray, Ma

STATE OF COLOR

COUNTY OF MESA
The foregoing
A.D. 1993.

My commission

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CLERK AND RECO
STATE OF COLOR

COUNTY OF MESA
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Clerk and Reco

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Reception Numb

CITY OF GRAND
Approved this
of Mesa County

President of

SURVEYOR'S CER
I, Richard A.
SUBDIVISION, a
direct supervi
the Zoning and

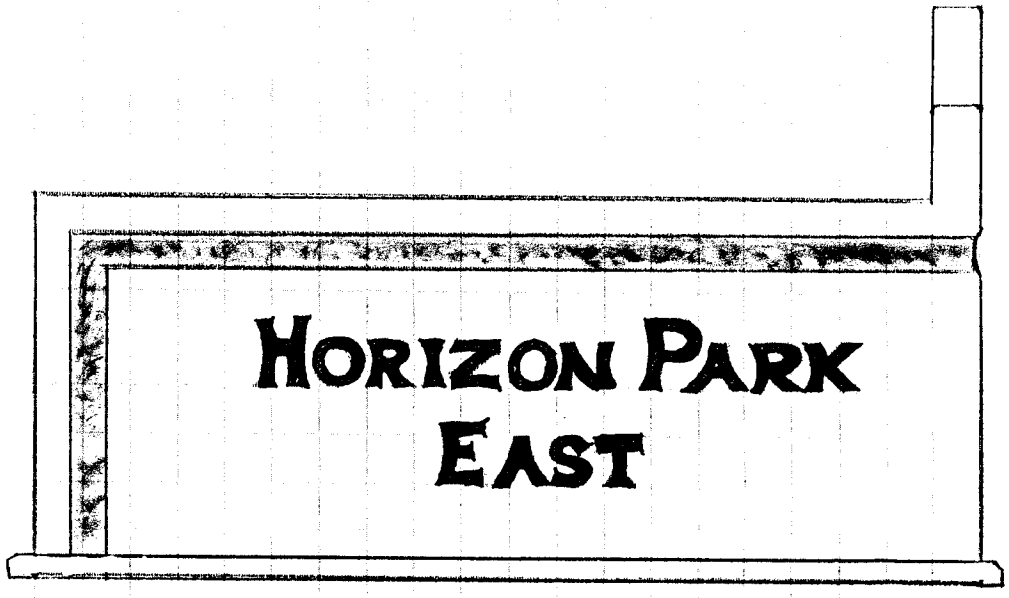
Richard A.
Registered P
P.L.S. No. 18

9/17/93
Date

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

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUN 28 1990



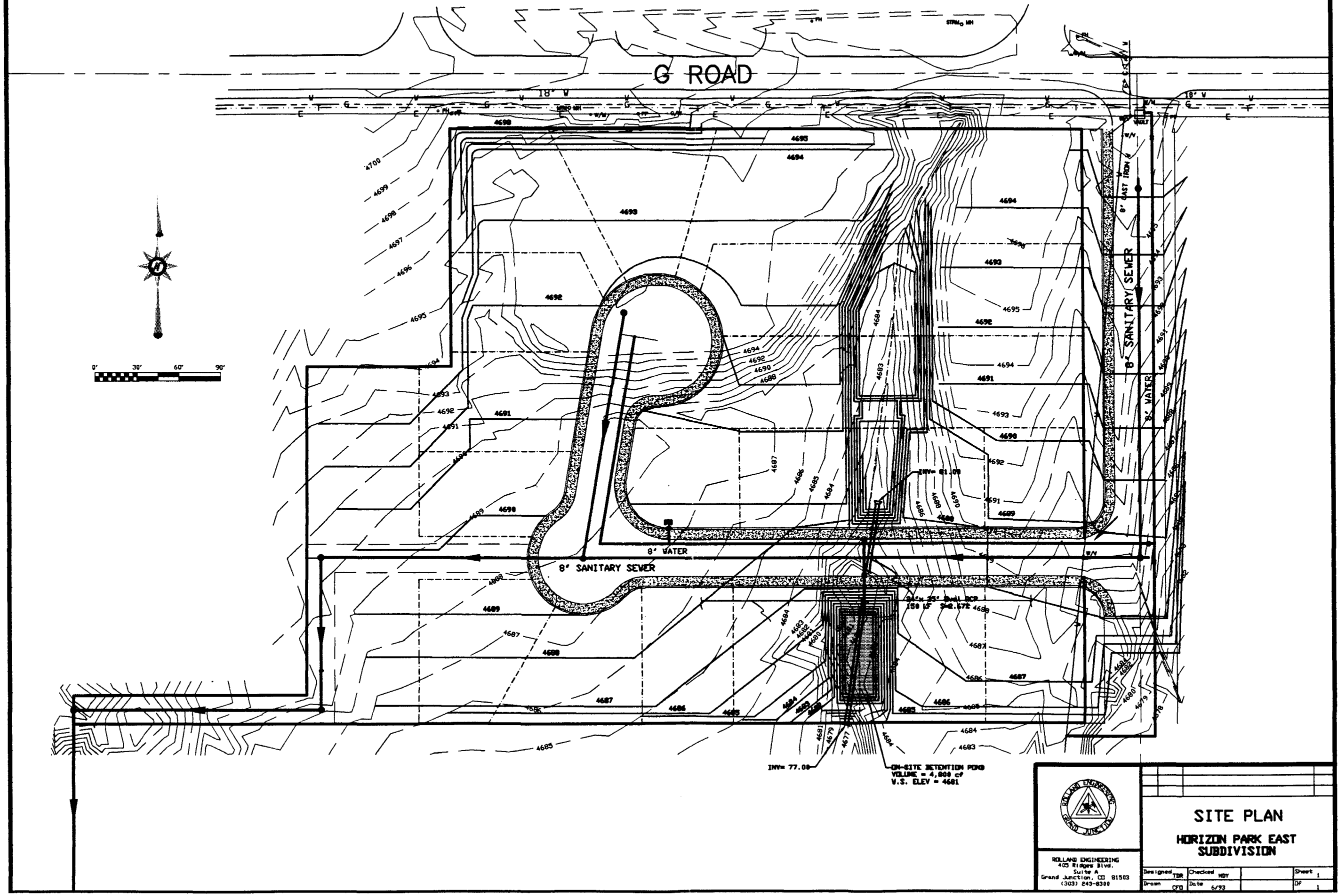
ENTRY SIGN

SCALE: ½"=1'0"

Date

Page of

HORIZON PARK EAST



ROLLAND ENGINEERING
405 Ridges Blvd.
Suite A
Grand Junction, CO 81503
(303) 243-8300

SITE PLAN

HORIZON PARK EAST SUBDIVISION

Designed	TBR	Checked	MDY		Sheet 1
Drawn	CFD	Date	6/93		OF 1

Original
Do NOT Remove
From Office

2 93(2)