

February 3, 1994

*Grand Junction Planning Commission
Grand Junction, CO*

RE: *Horizon Park East*

Dear Commission Members:

On an original plat submitted by me, there was a golf cart path shown to allow folks from the West to travel thru Horizon Park East. Since then, there have been changes which make it not practical to install that cart path, including the need for a locked gate which most folks would not use because of the inconvenience, but would rather use G Road as proposed by Country Club Estates. I feel it would be an expense to Country Club Estates that would not be necessary.

Please consider this a request to abandon the idea of a golf cart path to Horizon Park East from the West.

Sincerely,

W. R. Bray

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

Alpine Bank Building
225 North Fifth St.
Suite 1020
Grand Junction,
Colorado 81501
303/241-2909
FAX 303/241-6223

February 18, 1994

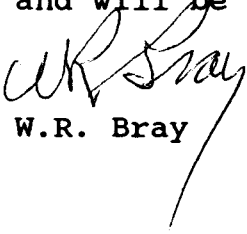
Staff Representative
Kathy Portner

Hand Delivered

RE: Horizon Park East
Golf Cart Easement

Dear Kathy:

I do not agree with the comments from Mark Angelo and Jody Kliska and will be appealing it further.


W.R. Bray

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

FEB 18 1994

REVIEW COMMENTS

Page 1 of 1

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
Mark Angelo

2/10/94
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
Don Hobbs

2/10/94
244-1542

None.

CITY DEVELOPMENT ENGINEER
Jody Kliska

2/15/94
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.

MEMORANDUM

TO: Review Agencies
FROM: Kathy Portner *KP*
DATE: 2/9/94
RE: Horizon Park East golf cart path

The original plans and approval of Horizon Park East Subdivision required a golf cart path easement through the subdivision connecting to the undeveloped lot to the west. There is now a proposed subdivision plan for the lot to the west (Country Club Estates) for which a golf cart easement is being proposed. However, after discussing the issues with Mr. Bray, the developer of Horizon Park East, the developers of Country Club Estates are proposing their golf cart easement to access West Cliff Drive rather than going through the Horizon Park East Subdivision. Staff had already notified Mr. Bray that the golf cart easement was a condition of approval of his development and that he must provide it. Mr. Bray is appealing that requirement to Planning Commission. Please comment on the two alternatives--the golf cart easement through Horizon Park East and the golf cart easement along West Cliff Drive.

STAFF REVIEW

FILE: #2-93(3)
DATE: February 23, 1994
STAFF: Kathy Portner
REQUEST: Change to Approved Plan--Horizon Park East
LOCATION: G Road and 15th Street
APPLICANT: W.R. Bray

EXISTING LAND USE: Residential

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

RELATIONSHIP TO COMPREHENSIVE PLAN:

No plan exists for this area.

STAFF ANALYSIS:

The original plans and approval of Horizon Park East Subdivision required a golf cart path easement through the subdivision connecting to the undeveloped lot to the west. 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 the City's opinion that its dedication and placement was a condition of approval of the Horizon Park East plat and plan. The proposed Country Club Estates subdivision to the east is showing the connection to the golf cart path and staff is also requesting the easement be dedicated for both golf carts and pedestrians.

Mr. Bray is appealing the original condition of approval requiring the golf cart easement.

Comments made by City Engineering and Police Department in response to Mr. Bray's appeal recommend denial. Staff feels it's important to minimize golf cart access along 12th Street and G Road and to provide pedestrian links between subdivisions.

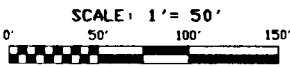
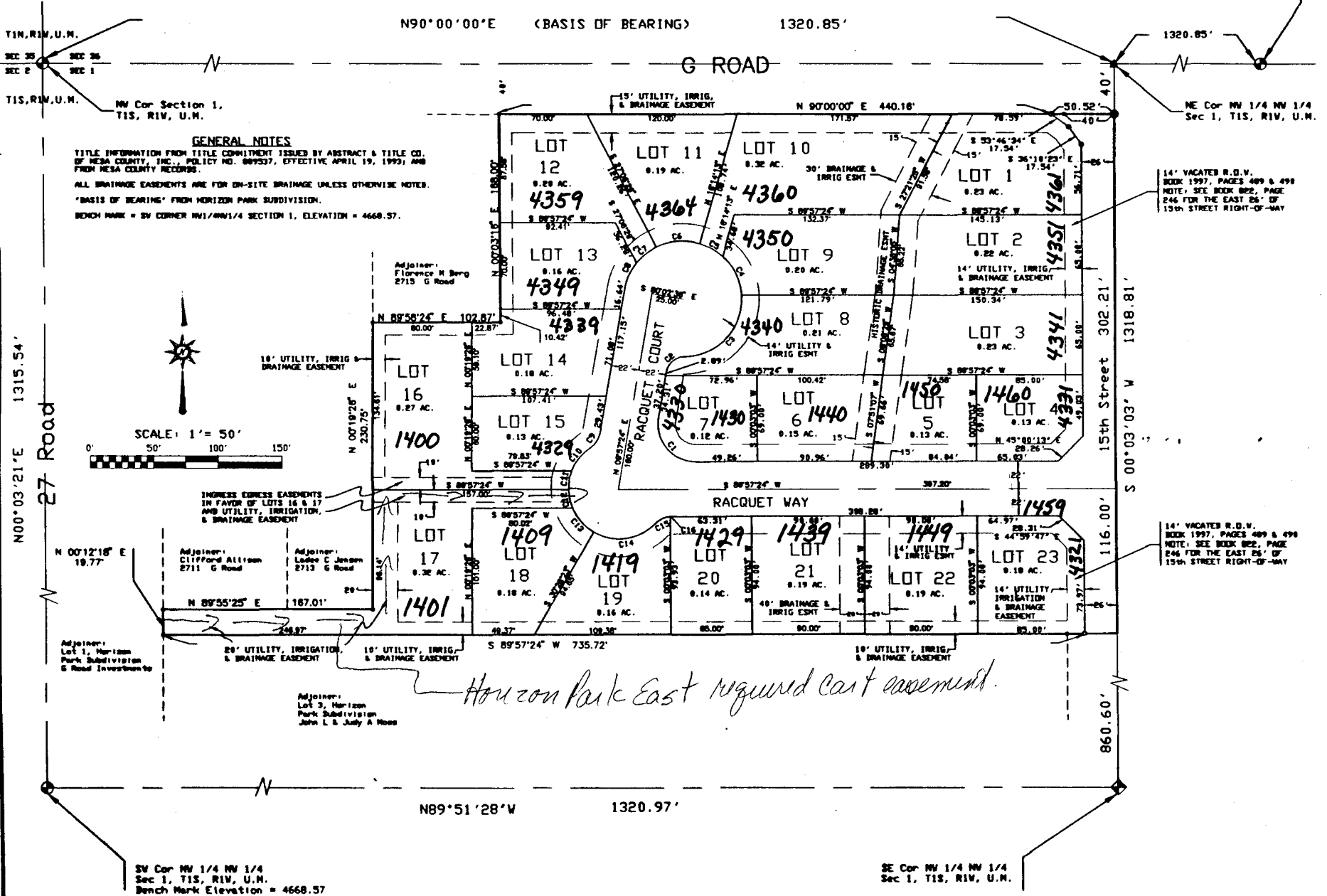
STAFF RECOMMENDATION:

Staff recommends denial of the request to delete the requirement for the golf cart easement and recommends the easement be required for both golf carts and pedestrians, that the developer of Horizon Park East be responsible for providing at least a gravel surface for the pathway, and that the easement not be blocked by a fence or gate from either subdivision.

3/1/94 PC - Approved Mr. Bray's appeal (4-3) - golf cart easement not required.

HORIZON PARK EAST

A REPLAT OF LOT 2 HORIZON PARK SUBDIVISION
AS RECORDED IN PLAT BOOK 13 PAGE 513 AT
MESA COUNTY CLERK & RECORDER OFFICE.



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 Richard A. M
 Registered Pl
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 9/17/93
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 direct superv
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CURVE TABLE

LEGEND

KURTZ SUBDIVISION

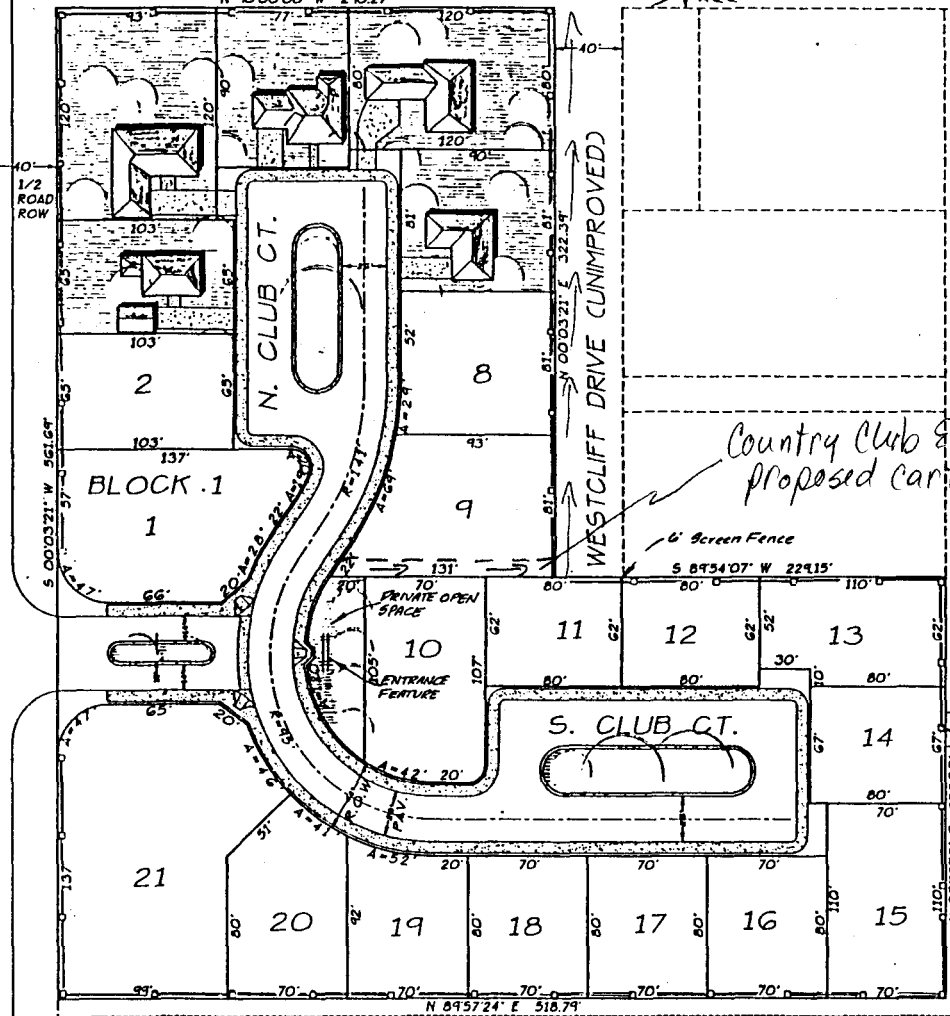
12TH STREET (27 ROAD)

G ROAD

NW CORNER SECTION 1
115. RTW. LH

EDGE OF PAVEMENT

1/2
ROAD
ROW



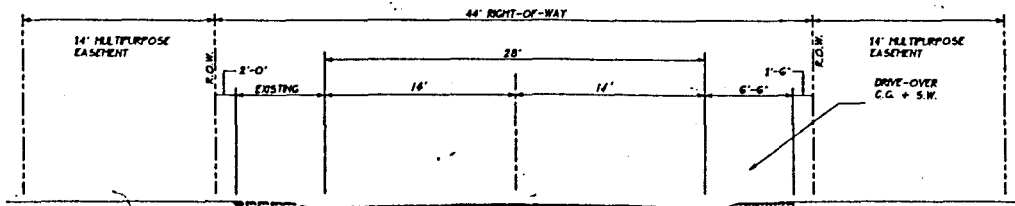
Country Club Estates
proposed cart easement

Horizon Park East
Easement (would require
reconfiguration of lot 14)

Must be 25' or
Along "F" Road

MINIMUM BUILDING SETBACKS	
FRONT	20 FT.
SIDE	0 FT. (MIN. 15 FT. BLDG. SEPERATION)
REAR	15 FT.

NOTE: FOR EASEMENTS SEE
PLAT SHEET



Country Club Estates

URBAN RESIDENTIAL STREET