

Table of Contents

File 1993-0145

Name: Country Club Estates- Major sub.-Prelim. = SE Corner of G Rd./27 Rd.

P A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record. In
r some instances, entries are recorded documents designated to be scanned, copies kept for Commun Dev.
e and the original sent to City Clerk for retention, these files are denoted with (**) and will be found on the
s ISYS Query system in their designated categories.
a There are also documents specific to certain files, not found on the standard checklist, they are listed on the
n bottom of the page and marked scanned.
e Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a
n quick guide for the contents of each file. Correspondence can be queried by contents or date.
t When querying, Planning Clearance will need to be typed in full, as well as other entries such as
d Ordinances, Resolutions, Board of Appeals, and etc.

X	X	Table of Contents
X	X	Review Comments
X	X	Application form
X		Review Sheets
X		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
X	X	*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*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	Site Plan – to be scanned			
X		Planning Commission Minutes - ** - 1/4/94 - APPROVED			
X	X	Correspondence			
X		Commitment to Insure – Abstract & Title Co. of Mesa County, Inc.			
X		Quit Claim Deed – not conveyed to the City – Bk 853/Pg 452			
X		Notice of Public Hearing mail-out – 1/4/94			
X		Proof of Publication			
X	X	Landscaping Plan			
X	X	Site Development Plan			



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

Receipt _____
 Date _____
 Rec'd By _____
 File No. 145-93

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
<input checked="" type="checkbox"/> Subdivision Plat/Plan <i>prelim</i>	<input type="checkbox"/> Minor <input checked="" type="checkbox"/> Major <input type="checkbox"/> Resub	<i>5 ACRES</i>	<i>SE CORNER OF G ROAD & 27 ROAD</i>	<i>PR-6</i>	
<input type="checkbox"/> Rezone				From: To:	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input checked="" type="checkbox"/> Prelim <input type="checkbox"/> Final	<i>5 ACRES</i>		<i>PR-6</i>	
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
<i>Sid Gotlieb</i> <i>Jeffrey K. Williams</i>		
Name	Name	Name
<i>715 Horizon Dr. Ste 200</i>		
Address	Address	Address
<i>Grand Jct. Co. 81506</i>		
City/State/Zip	City/State/Zip	City/State/Zip
<i>245-0200</i>		
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.

Jeffrey K. Williams
 Signature of Person Completing Application
 Date *Nov. 1, 1993*

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

SUBMITTAL CHECKLIST

MAJOR SUBDIVISION: PRELIMINARY

Location: SE CORNER of GRd & 27 Rd Project Name: _____

ITEMS		DISTRIBUTION																				TOTAL REQ'D.					
DESCRIPTION	SSID REFERENCE	<input type="checkbox"/> City Community Development	<input type="checkbox"/> City Dev. Eng.	<input type="checkbox"/> City Utility Eng.	<input type="checkbox"/> City Property Agent	<input type="checkbox"/> City Parks/Recreation	<input type="checkbox"/> City Fire Department	<input type="checkbox"/> City Attorney	<input type="checkbox"/> City G.P.C. (8 sets)	<input type="checkbox"/> City Downtown Dev. Auth.	<input type="checkbox"/> City Police	<input type="checkbox"/> County Planning	<input type="checkbox"/> Walker Field	<input type="checkbox"/> School Dist. #51	<input type="checkbox"/> Irrigation District	<input type="checkbox"/> Drainage District	<input type="checkbox"/> Water District	<input type="checkbox"/> Sewer District	<input type="checkbox"/> U.S. West	<input type="checkbox"/> Public Service	<input type="checkbox"/> GVRP		<input type="checkbox"/> CDOT	<input type="checkbox"/> Corps of Engineers	<input type="checkbox"/> Colorado Geological Survey	<input type="checkbox"/> US Postal Service	<input type="checkbox"/> Persigo WWTF
$\begin{array}{r} 610.00 \\ + 75.00 \text{ Acceage Fees} \\ \hline 685.00 \end{array}$																											
● Application Fee	VII-1	1																									
● Submittal Checklist*	VII-3	1																									
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1		1				1																			
● Names and Addresses	VII-3	1																									
● Legal Description	VII-2	1		1																							
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Location Map	IX-21	1																									
● Preliminary Plan	IX-26	1	2	1	1																						
● 11"x17" Reduction of Prelim. Plan	IX-26	1			1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Preliminary Drainage Report	X-12	1	2																								
● Proposed Bulk Requirements (setback, etc)		1	1	1	1	1	1	1		1									1	1	1						
● Proposed Restrictive Covenants		1	1					1																			

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: Aug 5, 1993
Conference Attendance: JACK Payne, Fred Shuman, Jeff Williams, DAVE THORNTON, Gerald Williams
Proposal: Planned Development - Residential
Location: SE corner of G Road & 67th Street

Tax Parcel Number: 2945-012-50-001
Review Fee: \$1085.00

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required? AT FINAL
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? AT FINAL Estimated Amount:
Recording fees required? AT FINAL Estimated Amount:
Half street improvement fees required? YES AT FINAL Estimated Amount:
Revocable Permit required? NA
State Highway Access Permit required? NA

Applicable Plans, Policies and Guidelines

Located in identified floodplain? FIRM panel #

Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?

Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Screening/Buffering, Land Use Compatibility, Drainage, Landscaping, Traffic Generation, Floodplain/Wetlands Mitigation, Availability of Utilities, Geologic Hazards/Soils, Other

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

**PRELIMINARY DEVELOPMENT PLAN
FOR
COUNTRY CLUB ESTATES**

November, 1993

Prepared For:
Jeff Williams, Country Club Estates, LLC.
715 Horizon Drive, Suite 200, Grand Junction, CO 81506
303-245-0200

PROJECT NARRATIVE
PRELIMINARY DEVELOPMENT PLAN FOR:
COUNTRY CLUB ESTATES

LOCATION - Country Club Estates contains approximately 5 acres. Country Club Estates is located in the North Grand Junction area, at the Southeast corner of "G" Road and North 12th. Street. The property is located in part of the NW 1/4 of Section 1, Township One South, Range One West, of the Ute Meridian. The site is also known as Lot One of Horizon Park Subdivision.

EXISTING LAND USE - The site is vacant of structures. Though irrigation water is available, the site is in a fallow state. No recent agricultural production has occurred. The site is somewhat affected by an existing natural drainage swale that flows along the easterly boundary of the property. Topography of the property is considered to be "gently rolling" in nature. The land within Country Club Estates slopes towards the south at an average rate of 3.5 percent. The subject property is zoned PR - 8 (Planned Unit Development) by the City of Grand Junction.

SURROUNDING LAND USE -The surrounding land use in the vicinity of the subject property is considered to be of moderate intensity. Predominate uses include single family dwellings on subdivided tracts and multi-family condominium units. Agricultural production is almost nonexistent in the vicinity of the subject site. Numerous non-residential uses can be found in the area surrounding the subject property along the Horizon Drive corridor east of the property. The Bookcliff Country Club is located a short distance east of the site north of G Road. Attached is an "Assessor's Map" which depicts the configuration of various properties in the area surrounding Country Club Estates.

PROPOSED LAND USE - The proposal calls for the ultimate development of 21 single family building sites on 5 acres. Lots range in size from 5,200 square feet to 10,625 square. The resulting density is 4.2 dwelling units per acre. The accompanying Preliminary Site Development Plan depicts the relationship of each lot to the property boundary, roadway access, and other features of the proposed development.

The Development Plan calls for approximately 4.0 percent of the total site area to be designated as Private Open Space that is to be fully landscaped.

Besides the individual lot development standards presented herein, strict architectural controls will be instigated to protect the development from undesirable influences. To achieve this, a set of covenants, conditions and restrictions (C.C. & R's) will be adopted to insure ongoing protection to the future residents of Country Club Estates and surrounding property owners. The C.C. & R's will also include provisions for ownership and maintenance of the Private Open Spaces and storm water management facility. The accompanying Site Development Plan suggests the minimum building setbacks that will be incorporated in the lot building envelopes.

ACCESS - Primary access to Country Club Estates will be from North 12th. Street which is designated as local minor arterial by the City of Grand Junction. Review of the accompanying maps reveal that besides North 12th. Street, G Road, also a minor arterial road provides access to Horizon Drive.

Proposed roadway improvements call for the construction of approximately 750 feet of new public street. Except for the turnarounds, internal streets will be constructed in accordance with the City's current standards for "Local Streets". The landscaped areas within the turnarounds will be owned and maintained by the proposed Home Owners Association. The street right-of-way will also serve as a utility corridor. In

accordance with City requirements, escrow payments made for adjoining half street improvements for both North 12th. Street and G Road.

According to the Colorado Highway Department's Trip Generator, approximately 210 average daily trips would occur after site development is complete. In 1987 and 1988 the City measured 2200 average daily trips along North 12th. Street adjoining the subject property and 1160 average daily trips for G Road.

UTILITY SERVICE

DOMESTIC WATER - All lots within Country Club Estates will be served by a domestic water distribution system. An existing 8 inch water main is located within G Road and will be used to provide water service to lots within Country Club Estates. A new 8 inch main will be extended within the property. All of the existing water mains are owned and maintained by the Ute Water Conservancy District. Fire hydrants will be placed throughout the development. Sufficient flows and pressure exist to provide adequate water supply for fire protection.

SANITARY SEWER - A new sanitary sewage collection system will be constructed to serve all lots within the development. Sewer service will be extended from an existing 8 inch main located in North 12th. Street. It is estimated that peak sewage flows generated by the lots within the development will be 5,350 gallons per day.

ELECTRIC, GAS, PHONE & CATV - Electric, gas, and communication lines will be extended to each lot within the development from existing lines located next to the proposed development. Lines will be located in a "common trench" adjacent to the dedicated road right-of-way.

IRRIGATION WATER - Due to the nature of the development irrigation water will not be utilized. Irrigation of the landscaped areas will utilize domestic water supplies.

SOILS - According to data contained within the Soil Conservation Service (SCS) soil evaluations, soil limitations are not identified as severe for identified building areas within Country Club Estates. SCS has identified four soil classifications within the property.

S.C.S. SOIL CLASSIFICATIONS GENERAL CHARACTERISTICS				
Map Symbol	Agricultural Capability	Internal Drainage	Occurrence of High Water Table	Surface Drainage
Cc	Vi	Very Slow	None	Medium
Rp	VIII	do	do	Very Rapid
Rs	VIII	do	do	Very Slow
Pb	IV	Very Slow	Occasional	Slow

- Class I = Few Limitations for Production
- Class II = Moderate Limitations for Production
- Class III = Severe Limitations for Production
- Class IV = Very Severe Limitations for Production
- Class V = Rangeland, Woodland, Wildlife Habitat
- Class VI = Unsuitable For Production

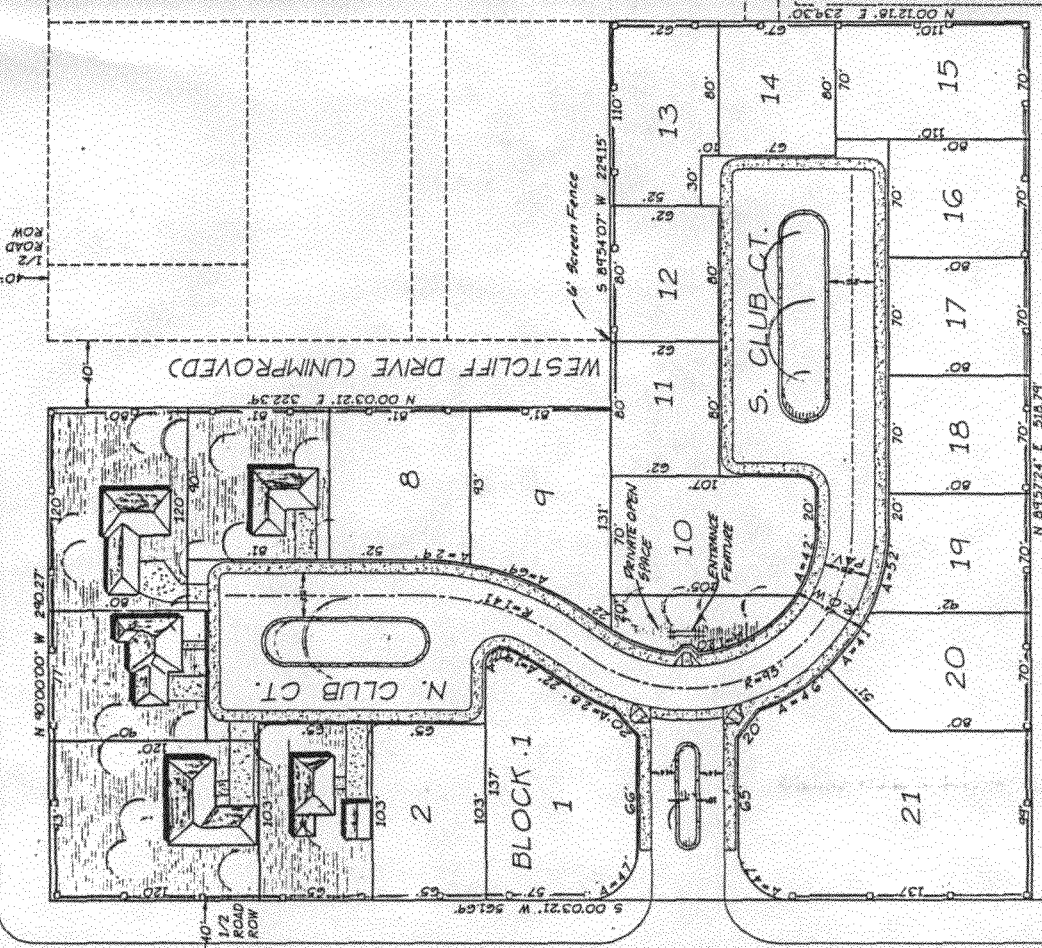
DRAINAGE - A Drainage Report which evaluates the impacts on existing drainage patterns has been submitted to the City Engineering Department under separate cover. Most of the future drainage will be carried on the ground surface to the proposed street system and to the southwest property corner. A new outlet control structure will be constructed within a depressed area in a manner which will control the amount of developed storm water which will be discharged from the site. A drainage easement for the proposed outlet control structure and detention basin will be described with a proposed lot near the southwest corner of the development. The site is somewhat affected by drainage from off-site sources particularly from land lying to the north.

DEVELOPMENT SCHEDULE - The rate at which development of Country Club Estates, will occur is dependent upon the City's future growth and housing needs. At this point in time it is anticipated that total site development will begin and be completed during the spring of 1994.

VINTAGE 70'S
CONDOMINIUMS

G ROAD

EDGE OF PAVEMENT

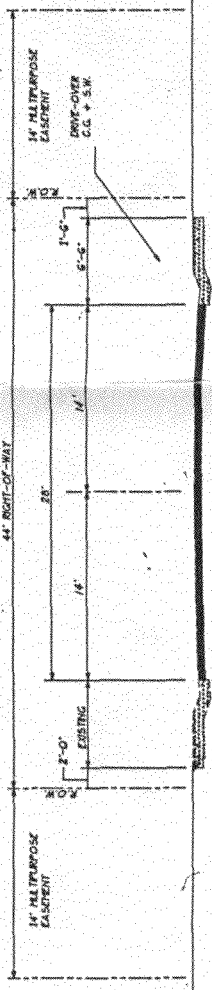


12TH STREET (27 ROAD)

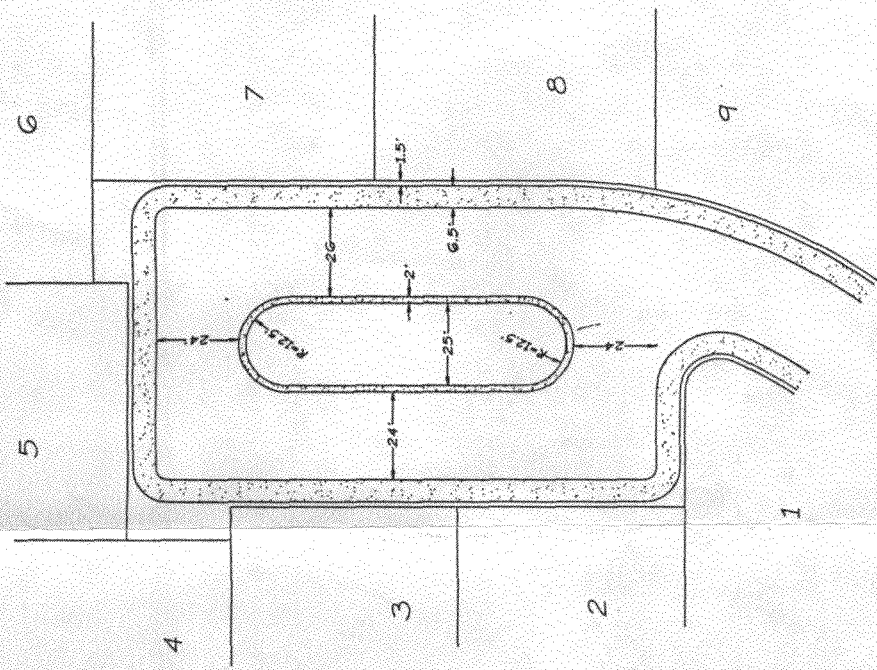
KURTZ SUBDIVISION

MINIMUM BUILDING SETBACKS

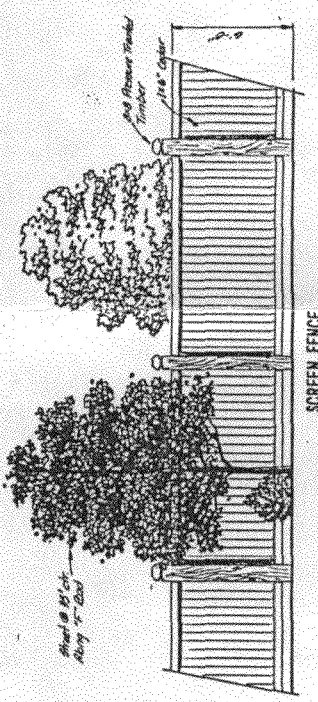
FRONT	20 FT.
SIDE	0 FT. (MIN 15 FT. BLDG. SEPARATION)
REAR	15 FT.



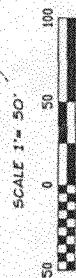
URBAN RESIDENTIAL STREET



TURN AROUND DETAIL



SCREEN FENCE



BENCHMARK IS THE SECTION CORNER AT 12TH AND G' ROAD ELEVATION 46'2.59

LAND USE SUMMARY

USE	AREA IN AC.	% of TOTAL
AREA IN ROW	1.0	20.0
AREA IN LOTS	3.8	76.0
PRIVATE OPEN SPACE	0.2	4.0
TOTAL AREA	5	100.0

SITE DEVELOPMENT PLAN

COUNTRY CLUB ESTATES

TAL THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANT

PROJECT NO. CATALANEEA03X19
DATE: NOVEMBER, 1993
SHEET 1 OF 3

PRELIMINARY DRAINAGE REPORT FOR:

COUNTRY CLUB ESTATES

November, 1993

Prepared For:
Country Club Estates, LLC.
Grand Junction, Colorado

PRELIMINARY DRAINAGE REPORT FOR:

COUNTRY CLUB ESTATES

November, 1993

Prepared For:
Country Club Estates, LLC.
Grand Junction, Colorado

I. General Location and Description

A. Site and Major Basin Location:

Country Club Estates is bounded to the north by G Road, to the west by 27 Road (12th Street), to the south by undeveloped alluvial lands and to the east by low density rural residential lots.

Development in the vicinity consists of Vintage 70's Condominiums to the north with Fairway Park Subdivision beyond. To the northwest lies Bella Vista Subdivision a medium density residential development. To the east of and adjacent to the site are 7 rural residential lots.

The project site and its offsite tributary basins are located approximately 750 feet north of and are ultimately tributary to Horizon Drive Channel as defined in and shown on the detailed drainage study entitled "Flood Hazard Information, Colorado River and Tributaries" (Reference 3, Exhibit I-1.0).

B. Site and Major Basin Description:

The project site contains approximately 5.00 acres and is planned for 21 single family residential lots. Offsite tributary sub-basins include OF1 (24.63 acres), OF2 (46.86 acres) and OF3 (2.10 acres) as shown on Exhibits I-2.0, I-2.1 and I-2.2.

The project site has been striped and is currently void of vegetation. Offsite sub-basins OF1, OF2 and OF3 are developed basins having associated ground covers.

Based on the "Soil Survey, Grand Junction Area, Colorado" (Reference 5, Exhibit I-3.0) onsite soils are defined as (Cc), hydrological soil group "D", (Rp and Rs), hydrological soil group "D" and (Pb), hydrological soil group "D". Soils within offsite sub-basin OF1 are defined as (Fs), hydrological soil group "B" and (Pb), hydrological soil group "D". Soils within offsite sub-basin OF2 are defined as (Ge), hydrological soil group "B" and (Cb, Pa, Pb and Rs), hydrological soil group "D". Soils within offsite sub-basin OF3 are defined as being (Cc), hydrological soil group "D".

II. Existing Drainage Conditions

A. Major Basin:

Generally the area wide basin drains from the north to the south. Flows from areas north of the Horizon Drive Channel are intercepted and conveyed by roadside drainage swales and irrigation ditches to the Horizon Drive Channel.

Wetland areas have been identified and occur within an existing drainage ditch along 27 Road from G Road south to the Horizon Drive Channel. The ditch and associated wetlands are accommodated by an existing 20'-foot wide utility and irrigation easement.

As identified in Reference 3 and shown on Exhibit I-1.0 the project site and offsite tributary basins are not within the defined 100 year floodplain for the Horizon Drive Channel.

B. Site:

Historically the property drains in a sheetflow fashion from the northeast to the southwest at approximately 4.0% slope where it is intercepted by an existing drainage ditch adjacent to 27 Road and is subsequently conveyed south to the Horizon Drive Channel.

As the property is bounded to the west by 27 Road, off-site flows from sub-basin OF1 are intercepted and directed to the existing drainage ditch at the northwest corner of the site via 15"-inch diameter CMP culverts under G Road and 27 Road. Offsite runoff from sub-basin OF2 is intercepted and conveyed under G Road and subsequently to the existing drainage ditch at the northwest corner of the site via a 12" diameter PVC storm sewer. Offsite runoff from sub-basin OF3 enters the site in an overland sheetflow fashion from the east to the west.

Runoff from offsite and onsite sub-basins are intercepted and conveyed south to the Horizon Channel via the existing drainage ditch adjacent to 27 Road.

III. Proposed Drainage Conditions

A. Changes in Drainage Patterns:

Historic offsite drainage patterns and the way in which the flows enter the site shall not be altered.

The proposed site plan divides the site into 3 sub-basins labeled as A1 (0.80 acres), A2 (3.58 acres) & A3 (0.62 acres). Runoff from sub-basin A1 shall be conveyed via lot grading and side yard swales directly to the existing drainage ditch adjacent to 27 Road and subsequently south to the Horizon Drive Channel. Runoff from sub-basin A2 shall be directed via lot grading and roadway alignments to a single curb inlet constructed in South Club Court adjacent to lots 20 and 21. This runoff shall be conveyed to a proposed detention pond to be located on a portion of lot 21. Runoff from Sub-basin A3 shall be conveyed via lot grading, side yard and rear yard swales to the proposed detention pond on lot 21.

Impact to the existing wetlands is minimal and shall be confined and limited to the area of the main entrance to the site. The integrity of the existing drainage ditch and associated wetlands along 27 Road shall be preserved as development activity shall not infringe upon the existing 20'-foot utility and irrigation easement (see the Preliminary Grading and Drainage Plan).

B. Maintenance Issues:

Access to and through the site shall be by dedicated public-right-of-way. Access to the

proposed detention pond shall be by dedicated easement.

Ownership and responsibility for maintenance of the proposed detention pond shall be that of the Country Club Estates Homeowner's association.

IV. Design Criteria & Approach

A. Hydrology:

The "Interim Outline of Grading and Drainage Criteria, City of Grand Junction" (Reference 1) and the "Mesa County Storm Drainage Criteria Manual" (Reference 2) shall be used as the basis for analysis and facility design.

As the project is a single family residential development containing approximately 5.0 acres the "Rational Method" shall be used to calculate historic and developed flow rates. The minor storm shall be the 2 year frequency rainfall event and the major storm shall be 100 year frequency rainfall event. Detention requirements shall be based on the historic flow rates. Allowable release rates shall not exceed historic or pre-developed conditions.

Runoff Coefficients to be used in the computations shall be based on the most recent City of Grand Junction criteria as defined in Reference 1 and shown on Exhibit IV-1.0.

As the project is located within the Grand Junction Urbanized area (Exhibit III-2.0) the Intensity Duration Frequency Curves (IDFC) shown on Exhibit IV-2.0 shall be used for design and analysis.

Times of Concentration shall be calculated based on the Average Velocities For Overland Flow and the Overland Flow Curves as provided in Reference 1 and shown on Exhibits IV-3.0 and 3.1.

Because off-site flows from sub-basins OF1 and OF2 are intercepted and directed away from the project site, compliance with off-site drainage considerations for these areas is mitigated. Runoff from sub-basin OF3 shall be allowed to pass without detention through the site.

B. Hydraulics:

All site facilities and conveyance elements shall be designed in accordance with the City of Grand Junction guidelines as provided in Reference 1.

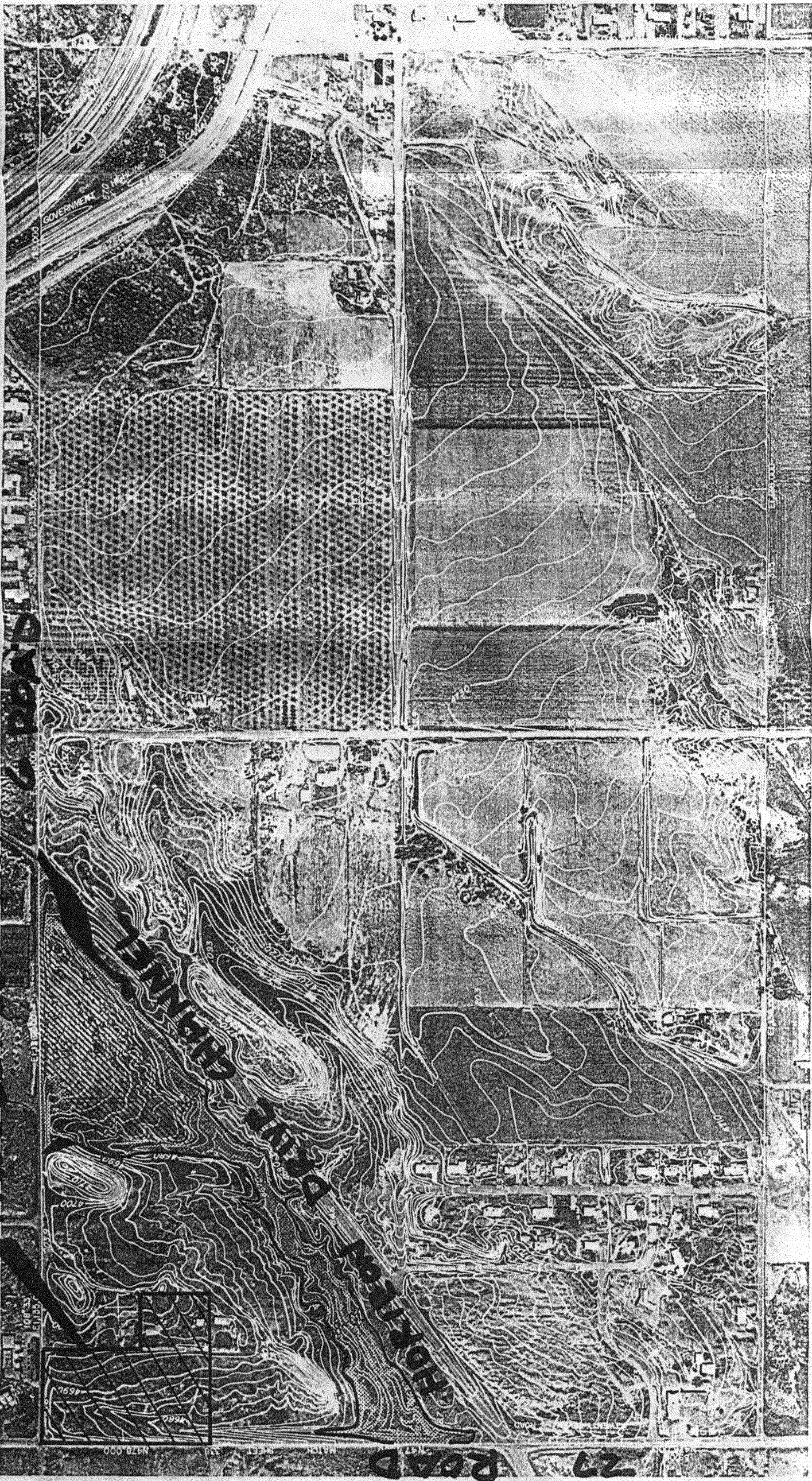
This Preliminary Drainage Study has been prepared to address site specific drainage concerns in accordance with the requirements of the City of Grand Junction, Colorado. The Appendix of this report includes criteria, exhibits, tables and design nomographs to be used in the Final Drainage Study.

V. References

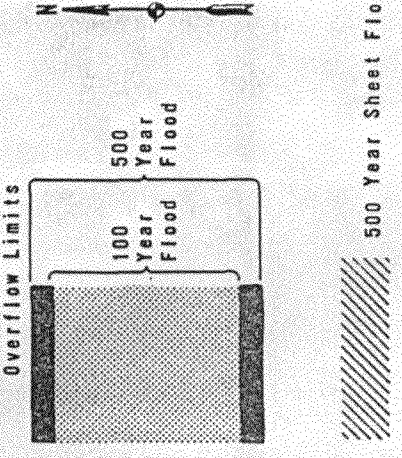
1. Interim Outline of Grading and Drainage Criteria, City of Grand Junction, July, 1992.
2. Mesa County Storm Drainage Criteria Manual, Final Draft, Mesa County, Colorado, March, 1992.
3. Flood Hazard Information, Colorado River and Tributaries, Grand Junction, Colorado, prepared for the City of Grand Junction and Mesa County, by The Department Of The Army, Sacramento District, Corps Of Engineers, Sacramento, California, November, 1976.
4. Flood Insurance Rate Map, Mesa County, Colorado, (Unincorporated Areas), Community Panel Number 080115 0460 B, Federal Emergency Management Agency, Map Revised July 15th, 1992.
5. Soil Survey, Grand Junction Area, Colorado, Series 1940, No. 19, U.S. Department of Agriculture, issued November, 1955.

APPENDIX

PROJECT LOCATION



LEGEND



19+00

Distance in thousands of feet upstream from mouth along tributary streams.

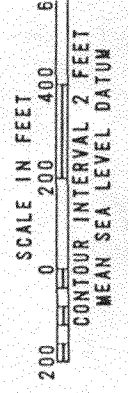
NOTES

Map based on April 1975 orthophoto map provided by the U.S. Bureau of Reclamation. Minor additions and adjustments made by Corps of Engineers.

Sheet number agrees with sheet number shown on Bureau of Reclamation maps.

Limits of overflow shown may vary actual locations on the ground because of accuracy of available topography.

Areas outside the overflow limits shown may be subject to flooding from local runoff.

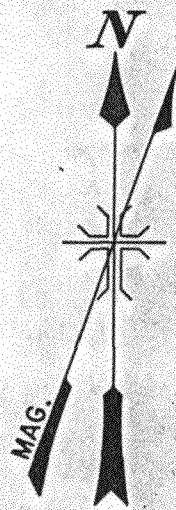
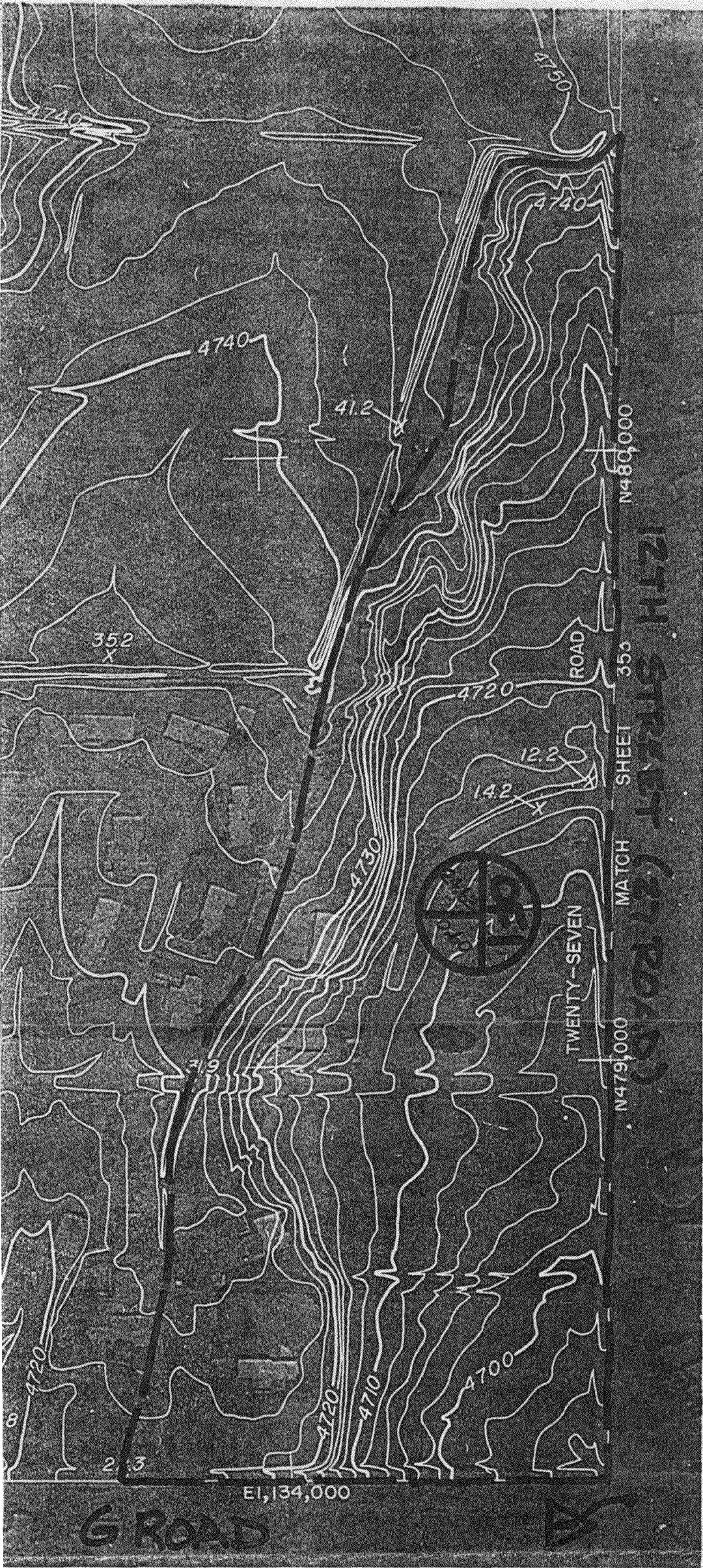


DEPARTMENT OF THE ARMY
SACRAMENTO DISTRICT, CORPS OF ENGINEERS
SACRAMENTO, CALIFORNIA

FLOOD HAZARD INFORMATION
COLORADO RIVER AND TRIBUTARIES
GRAND JUNCTION, COLORADO
FLOODED AREAS
NOVEMBER 1976

SHEET 354 PLATE

EXHIBIT I-1.0

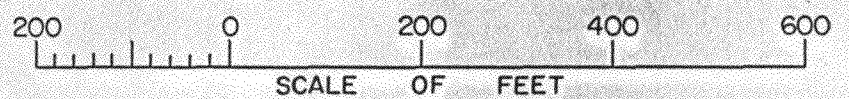


320	336	352
321	(337)	353
322	338	354

SHEET INDEX

ORTHOGRAPHY: IMAGES OF OBJECTS NOT AT GROUND LEVEL MAY BE DISPLACED.

COLORADO STATE PLANE COORDINATES CENTRAL ZONE
BASED ON ELEVATION 4700 FEET. C.A.F. 1.000288278



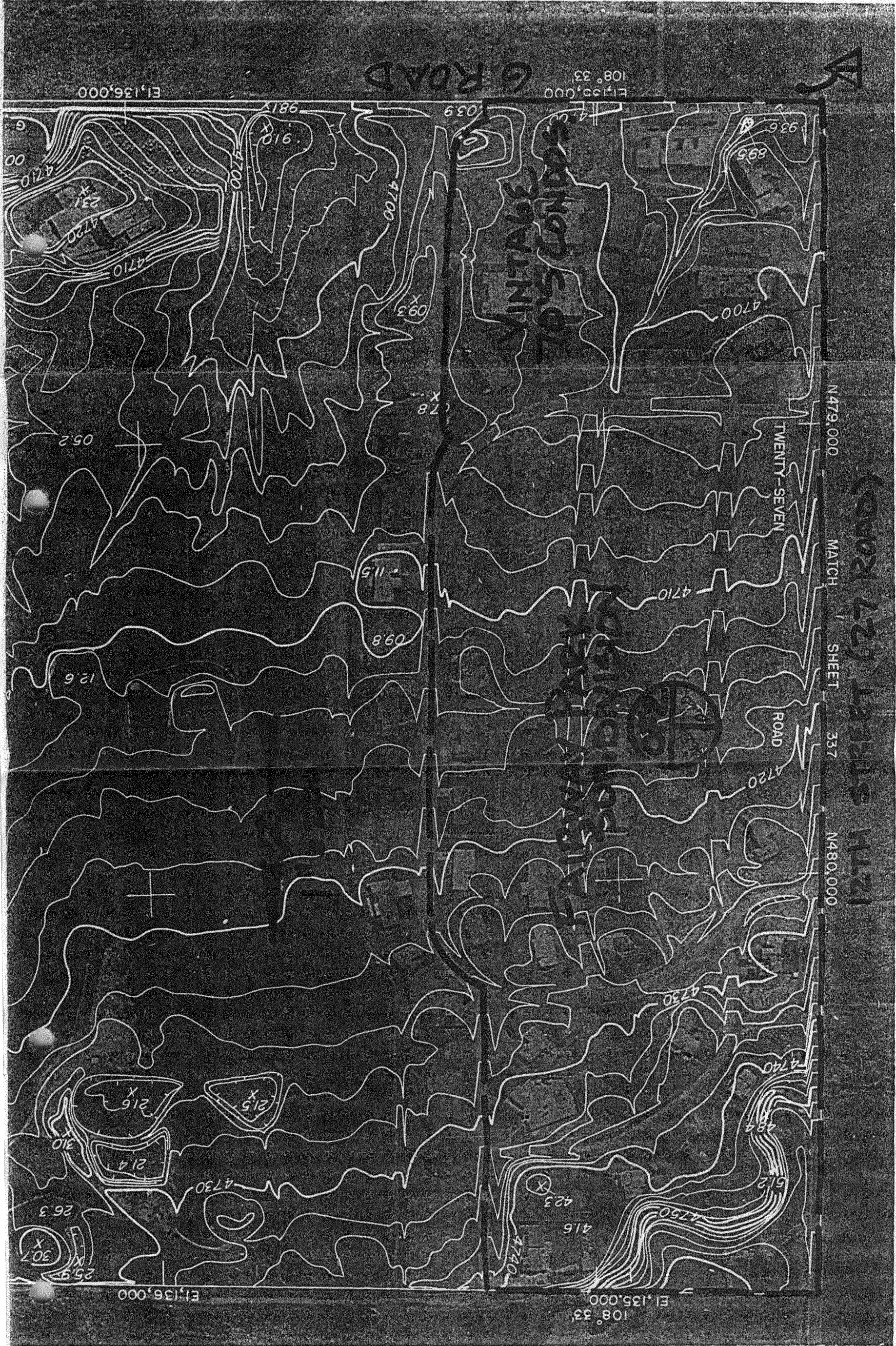
U.S.C. & G.S. DATUM
CONTOUR INTERVAL 2 FEET

EXHIBIT I-2.0

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION
COLORADO RIVER BASIN SALINITY CONTROL PROJECT
GRAND VALLEY UNIT - COLORADO
ORTHO PHOTO MAP
TOPOGRAPHY

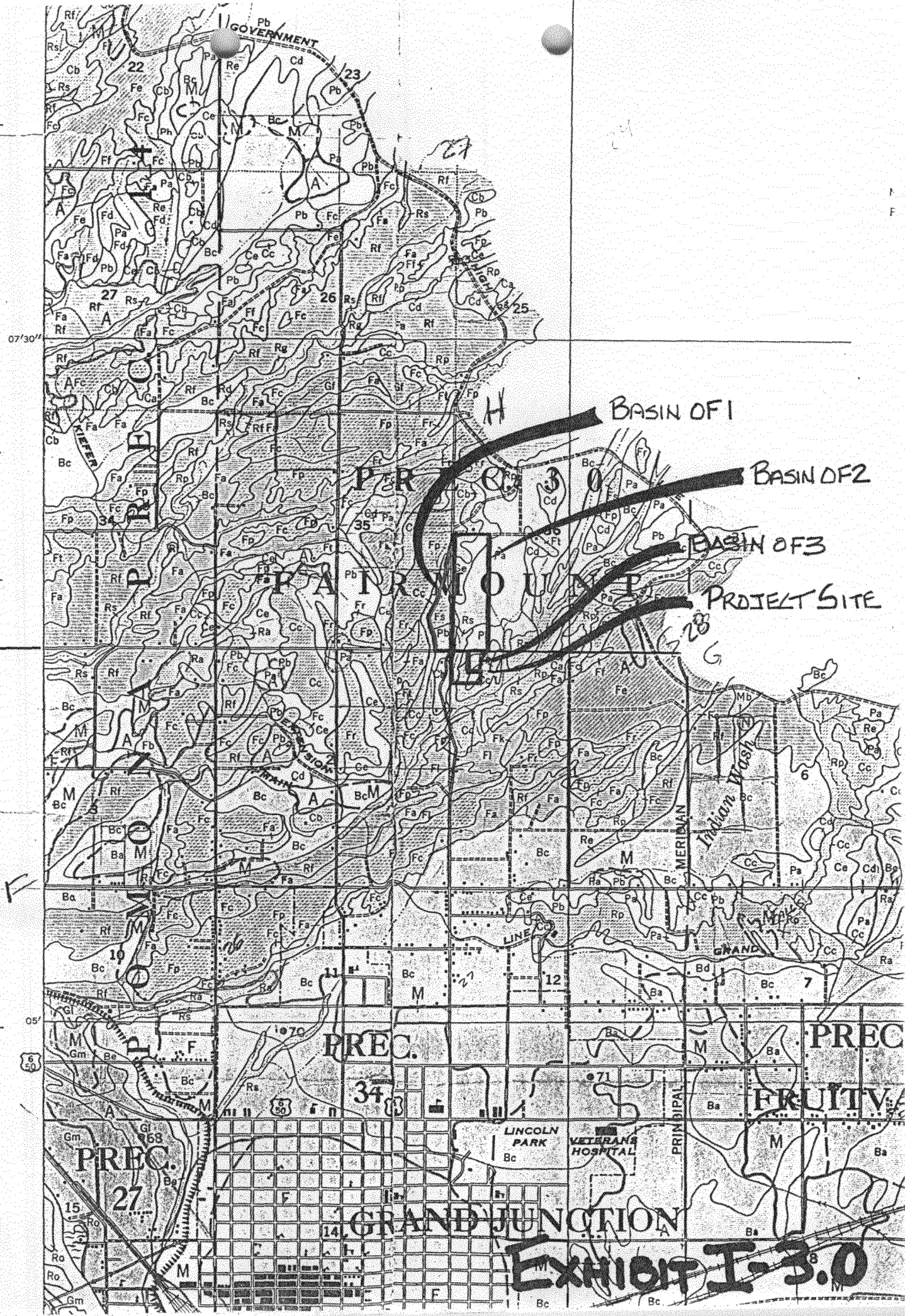
TOPOG _____ SUBMITTED _____
 INKED _____ RECOMMENDED _____
 CHECKED _____ APPROVED _____
 GRAND JUNCTION, COLORADO APRIL 13, 1975
 SHEET 337 OF 488 | 1295-417-

1.2-1.191HX3



22-ILIBHX3





BASIN OF 1

BASIN OF 2

BASIN OF 3

PROJECT SITE

PREC.

PREC

FRUITVA

PREC. 27

GRAND JUNCTION

EXHIBIT I-3.0

APPENDIX B

RATIONAL METHOD
RECOMMENDED AVERAGE RUNOFF COEFFICIENTS

Land Use or Surface Characteristics	"C" VALUES			
	2-YR STORM		100-YR STOR	
	A&B*	C&D*	A&B*	C&D*
Undeveloped Areas (Vacant or pre-development analysis condition)	0.10	↓ 0.20	0.25	↓ 0.35
Residential Areas		↓		↓
Less than 1/8 acre per unit	0.55	0.65	0.70	0.80
1/8 acre per unit	0.50	0.60	0.65	0.75
1/4 acre per unit	0.40	0.50	0.55	0.65
1/3 acre per unit	0.35	0.45	0.50	0.60
1/2 acre per unit	0.30	0.40	0.45	0.55
1 acre per unit	0.25	0.35	0.40	0.50
Pavement and Roofs	0.90	0.90	0.95	0.95
Gravel and Soil Traffic areas	0.70	0.70	0.85	0.85
Lawns and Green Landscaping	0.15	0.25	0.30	0.40
Gravel and Non-Green Landscaping	0.45	0.50	0.60	0.70
Parks, Cemeteries, Pastures	0.25	0.35	0.40	0.50
Schools	0.45	0.50	0.60	0.70

PROJECT SITE
← OFFSITE
← BASINS

* Refers to SCS soil hydrologic group classification.

EXHIBIT IV-1.0

INTENSITY DURATION FREQUENCY CURVES
GRAND JUNCTION, COLORADO

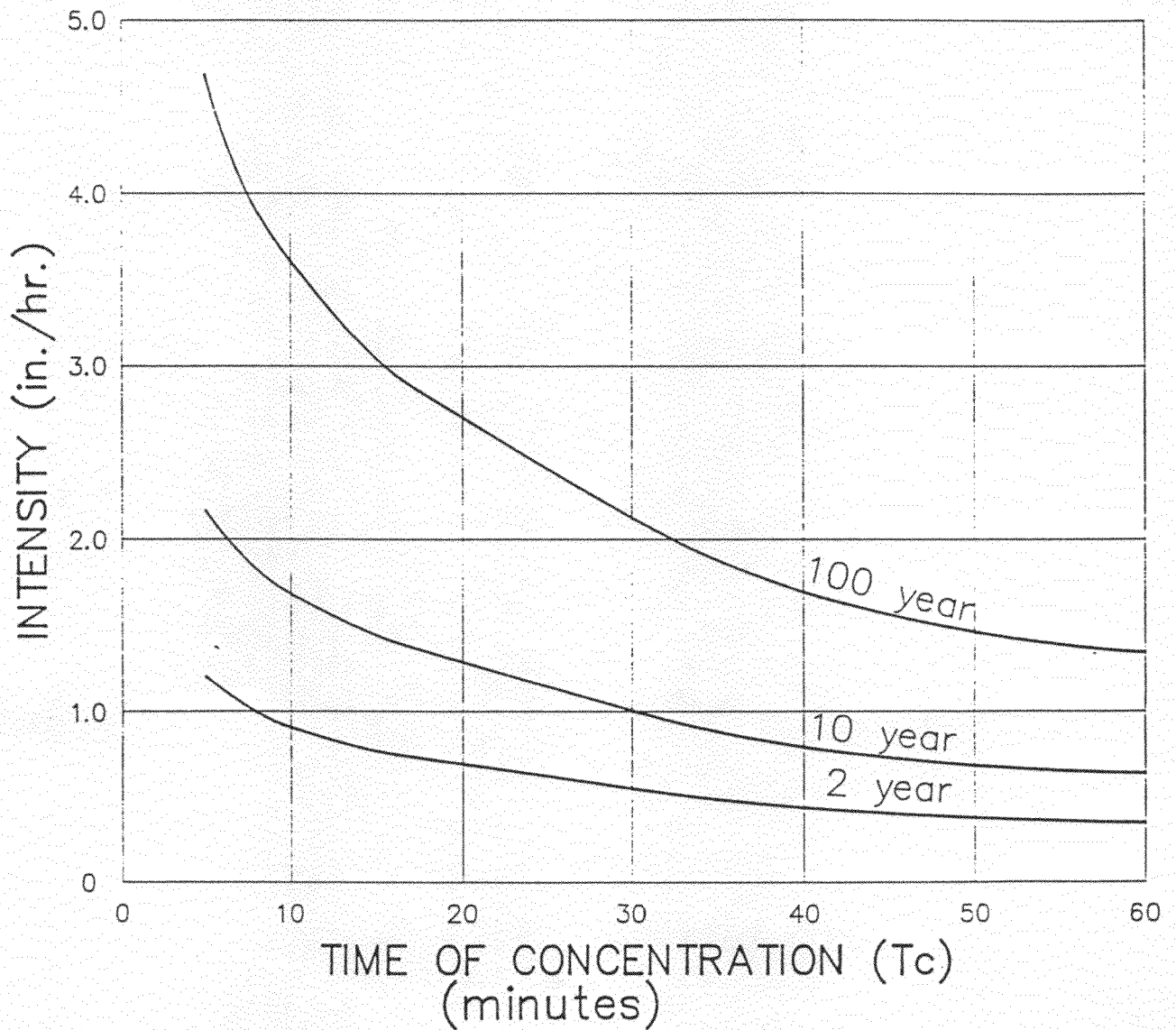


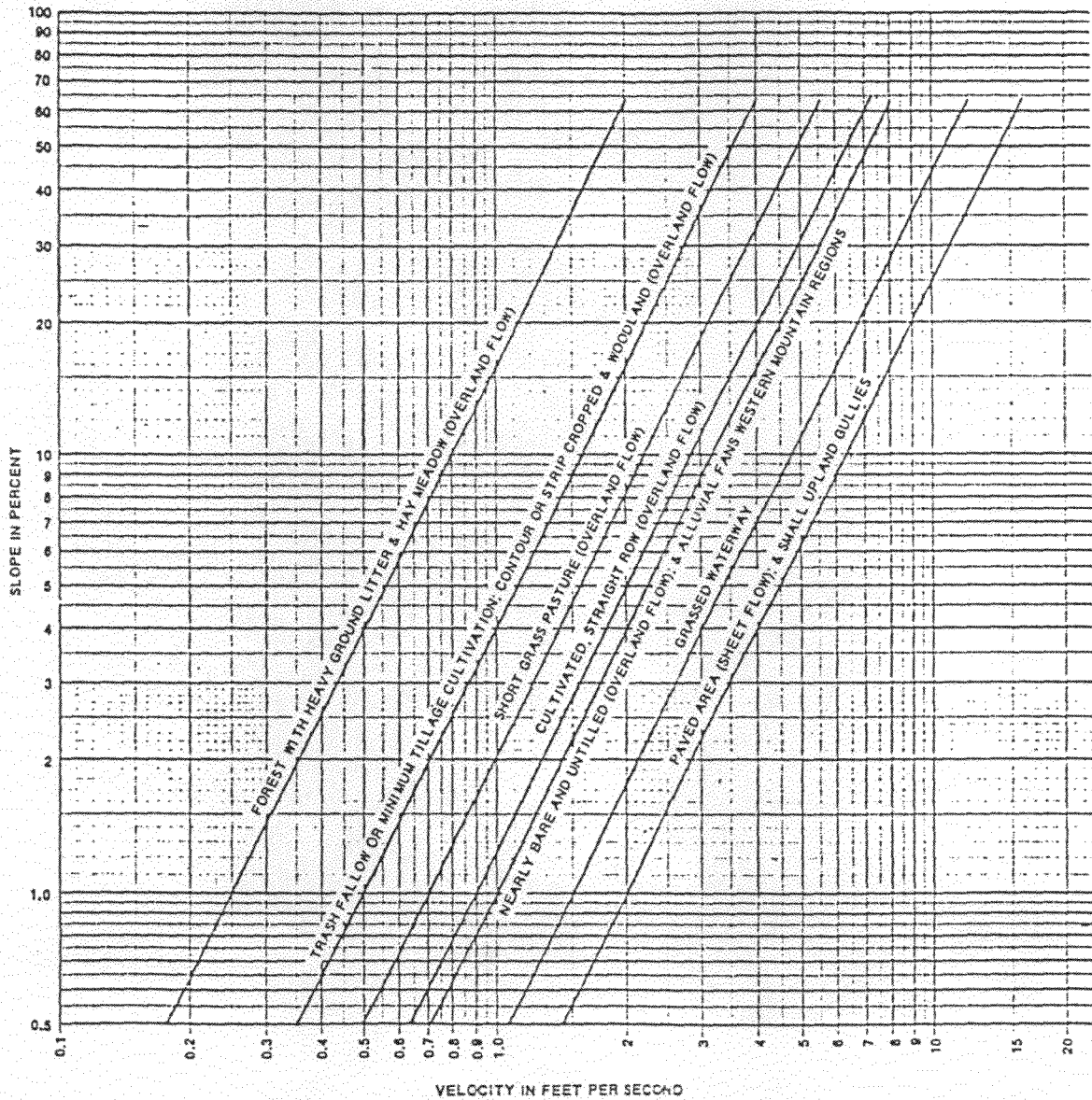
EXHIBIT IV-2.0

Appendix C
5 of 5

MESA COUNTY STORM DRAINAGE CRITERIAL MANUAL

FIGURE 402

Taken from TR-55 (1975) and NEH-4, both SCS publications.

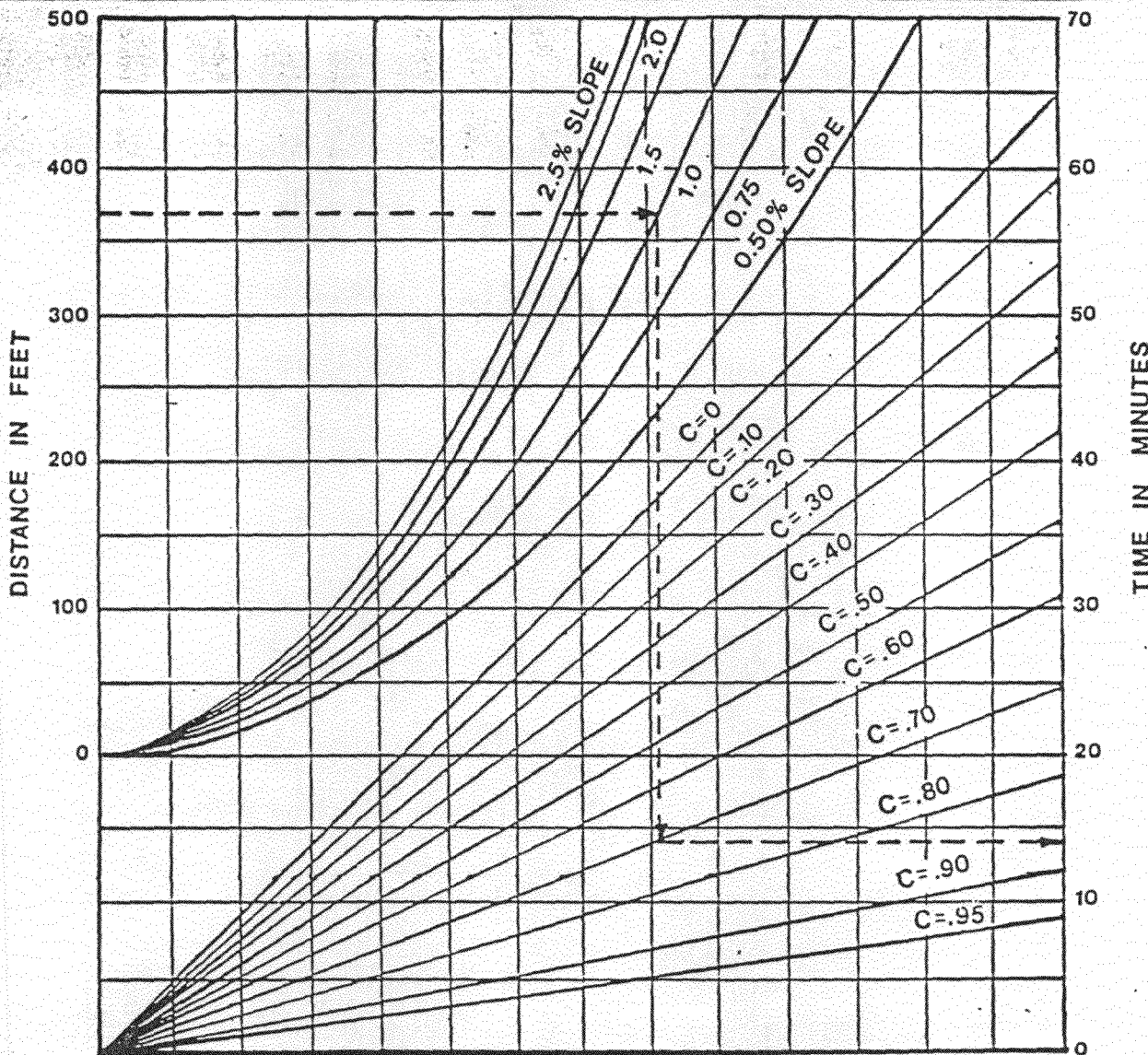


AVERAGE VELOCITIES
FOR OVERLAND FLOW

EXHIBIT IV.3.0

MESA COUNTY STORM DRAINAGE CRITERIAL MANUAL

FIGURE 403



THE ABOVE CURVES ARE A SOLUTION OF THE FOLLOWING EQUATION:

$$t_c = \frac{1.8 (1.1 - C_{10}) \sqrt{L}}{\sqrt[3]{S}}$$

- where: t_c = initial flow time (min.)
 S = slope of basin (%)
 C_{10} = runoff coefficient for 10 year frequency
 L = length of basin (ft.)

Notes: 1. The curves are for use with the Rational Method.

2. The curves shall not be used for distances in excess of 500' or 300'

EXHIBIT IV-3.1

OVERLAND FLOW CURVES

MEMORANDUM

TO: City Council
FROM: Kathy Portner, Community Development *KP*
DATE: January 19, 1994
RE: File #145-93, Country Club Estates

After further discussion Staff is recommending that half street improvements not be required for West Cliff Drive. The existing West Cliff Drive accesses only one house at this time and may not be needed for the other two existing parcels because they are under the same ownership as an adjacent parcel with access onto G Road. If there is to be another local road onto G Road to access future development in the area, it would be better located further to the east. It is unlikely that West Cliff Drive will be needed to access anything other than the one existing house.

REVIEW COMMENTS

Page 1 of 3

FILE #145-93

TITLE HEADING: Preliminary Plan - Country Club Estates

LOCATION: SE corner of 12th Street & G Road

PETITIONER: Jeffrey K. Williams

PETITIONER'S ADDRESS/TELEPHONE: 715 Horizon Drive, Suite 200
Grand Junction, CO 81505
245-0200

PETITIONER'S REPRESENTATIVE: Jeff Williams

STAFF REPRESENTATIVE: Kathy Portner

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., DECEMBER 27, 1993.

CITY UTILITY ENGINEER
Bill Cheney

12/6/93
244-1590

1. WATER - Ute Water normally requires that water lines be installed on the north or east side of the street.
2. SEWER - Minimum depth of cover on sewer line is 72" unless otherwise approved by City Utility Engineer. Show on sewer profile where water lines intersect sewer.
3. GENERAL - In addition to water and sewer, all other utilities are required to be shown on "Utility Plan". Refer to SSID Manual, Section IX-26 for submittal requirements on "Preliminary Plan".

CITY DEVELOPMENT ENGINEER
Jody Kliska

12/7/93
244-1591

1. Preliminary drainage report look OK.
2. Site Plan - a copy of the turnaround with a single-unit vehicle turning on it is attached. This design will be very difficult for fire trucks, garbage trucks and street sweepers - impossible if parking is allowed on the street.
3. Westcliff Drive - based on code requirements, developer is responsible for half-street improvements, and providing a turn-around unless the street plans for the subdivision are revisited.

**U.S. WEST
Leon Peach**

**12/3/93
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.

**PUBLIC SERVICE COMPANY
Herbert R. Tinkle**

**12/6/93
244-2687**

The word utility should be incorporated into the 14' multi-purpose easement designation.

**GRAND JUNCTION POLICE DEPARTMENT
Mark Angelo**

**12/14/93
244-3587**

1. Is this the development where there was going to be a golf cart pathway connection to the other development across from Bookcliff County Club? If so, where is it going to connect?
2. How is the turn-around-island going to be landscaped? I would suggest low ground cover and/or trees. And is there adequate clearance for emergency vehicles to clear the small islands?
3. If there is going to be a golf cart access, how are the rest of the residents going to gain access to it if there is going to be a privacy fence surrounding the development?
4. I agree with the majority - cul-de-sac seems to make more sense.

**COMMUNITY DEVELOPMENT DEPARTMENT
Kathy Portner**

**12/20/93
244-1446**

1. 1/2 street improvements will be required for the frontage along 12th Street and G Road. If it is determined that West Cliff Drive is a dedicated public right-of-way, 1/2 street improvements will also be required along that frontage. A provision for a turn-around should be made at the end of West Cliff Drive.
2. A golf cart easement was provided to this property with the platting of Horizon Park East. If it is to be used by this subdivision, access should be provided.
3. The 0' side yard setback will only be allowed for attached units. All other setbacks must be a specified distance from property line rather than a minimum building separation.
4. Setbacks from 12th Street and G Road must be specified separately. Setbacks along Arterials should be a minimum of 25' from property line.
5. Cul-de-sac design must meet standards as specified by City Engineering and Fire Departments.
6. Maximum building height should be specified.
7. Some of the buildings as shown on the site plan do not appear to have a 20' setback.
8. The landscaping areas within the turn-arounds should be designated as common open space for clarification of maintenance responsibilities.
9. The proposed drainage facilities, including the detention basin and outlet control structure, must be located within common open space and maintained by the homeowners.

10. If phasing is anticipated it must be considered now.
11. Details of the proposed perimeter fencing will be required with the final review phase. The detail must show design, height, location and include provisions for maintenance. Site distance triangles will be taken into account when the location of the fence is reviewed.
12. Lots 13, 15, 4, 5, 6 & 7's boundaries should be extended to the right-of-way needed for landscaping.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

12/20/93
244-1400

1. The cul-de-sac design does not provide for adequate turnaround space for our emergency vehicles. This must be re-designed to meet City standards.
2. The fire hydrants will have to be repositioned when the cul-de-sac's are re-designed. Fire hydrants are to be positioned at each intersection and spaced no greater than 500 feet apart, so that no property is greater than 250 feet from a fire hydrant.
3. Re-submit your revised plans for our review.

RESPONSE TO REVIEW COMMENTS

December 27, 1993

Title: COUNTRY CLUB ESTATES, Preliminary Plan

File No: 145-93

Location: SE Corner 12th. Street and G Road

RESPONSE TO CITY UTILITY ENGINEER:

1. Water mains will be relocated to the north and east sides of the street where practical and to avoid unnecessary sewer main crossings.
2. Sewer profiles will be provided with the Final Development Plan Application with a minimum depth of cover of 72 inches.
3. The Utility Plan, as submitted indicates the location of other utilities on the Joint Trench Detail. These utilities will be located within the proposed Multi-Purpose Easements.

RESPONSE TO DEVELOPMENT ENGINEER:

1. Attached is a drawing (EXHIBIT I) which illustrates the turning radius requirements for a single unit vehicle with a 30 foot wheel base. EXHIBIT I utilizes Figure II-2 from AASHTO'S, *Geometric Design of Highways and Streets, Design Controls and Criteria*. The landscaped median introduces a "human scale" to the development, as well as, reducing adverse environmental impacts created when large expanses of pavement are introduced into a residential setting. EXHIBIT II illustrates the conventional turn around approach as suggested by staff. It is the petitioner's desire to maintain the landscaped turn around. However, if it is the Planning Commission's desire to utilize the traditional turn around the plan will be modified for the Final Plat and Plan review process.
2. It is the petitioner's position that the City's requirement for adjoining half street improvements is to off-set any perceived impact to the roadway system. Westcliff Drive is a local unimproved street. The development proposal does not include access to Westcliff Drive. Additionally, this application would not receive any benefit from the requested improvement.

RESPONSE TO U.S. WEST:

Comments do not require response.

RESPONSE TO PUBLIC SERVICE CO:

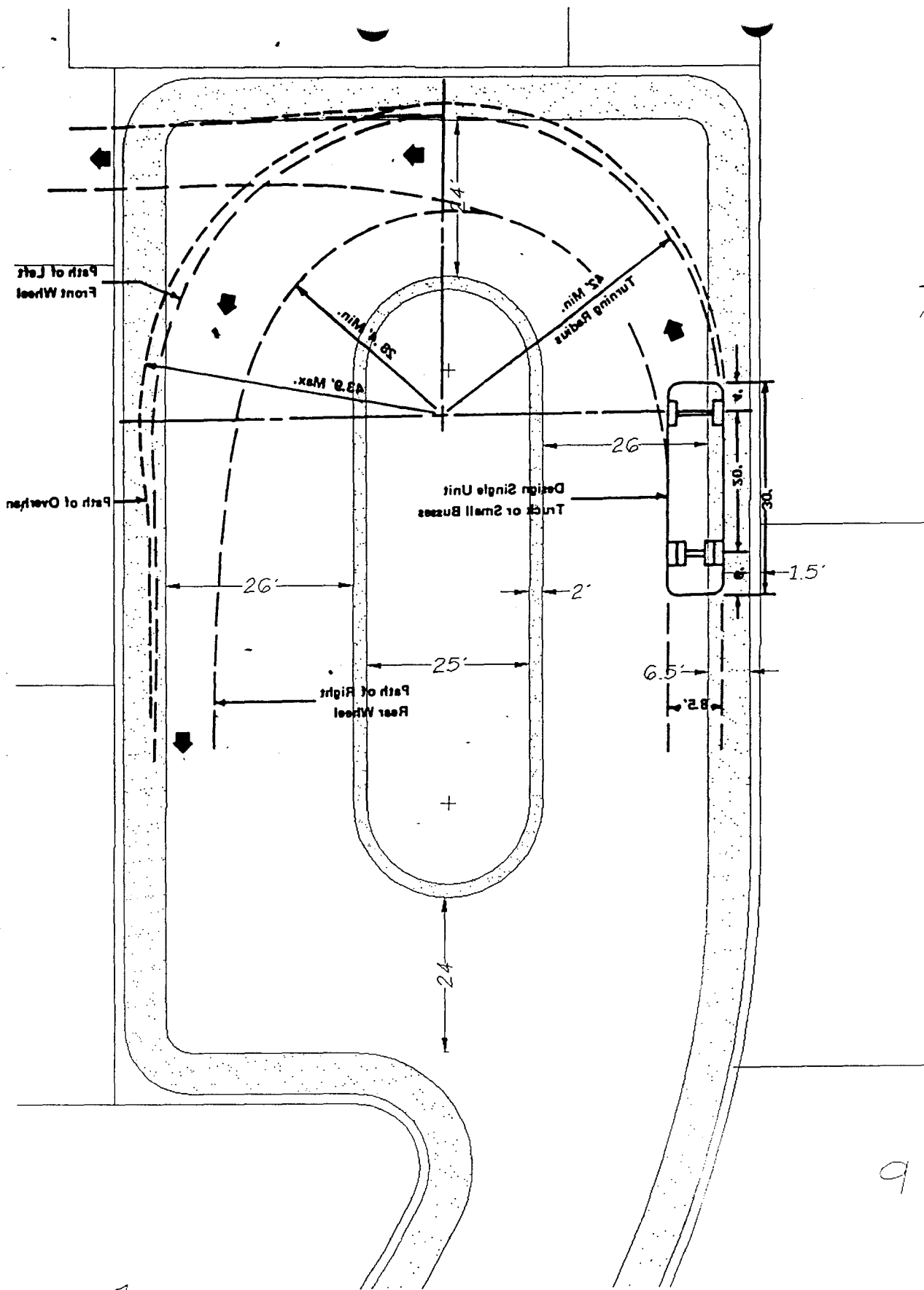
The word "UTILITY" will be incorporated into the 14 foot multi-purpose easement designation on the Final Plat.

RESPONSE TO POLICE DEPARTMENT:

1. The development proposal as submitted does not include a golf cart pathway connection to any other development.
2. Landscaping of the median area include street trees, and turf ground cover.
3. Turn radius templates for a single unit (30 foot) vehicle are attached.

RESPONSE TO COMMUNITY DEVELOPMENT:

1. The petitioner is not aware of a dedicated Golf Cart Easement to their property.
2. Setback requirements have been modified and are on the revised plan.
3. Maximum building height has been added to the accompanying revised Site Development Plan.
4. The landscaped areas within the turn-around will be designated as Private Open Space on the Final Plat.
5. If the development does not pay drainage fees in accordance with the City's new fee schedule, it is the applicant's preference to locate the drainage control facilities within a Drainage Easement. The location of the proposed facility does not lend itself to the visual benefit for all the individuals who will reside within Country Club Estates. To insure the highest level of maintenance of the facility it is suggested that upkeep and care should be the responsibility of the individual who is most directly affected.
6. Phasing of the application has been designated on the revised Preliminary Development Plan.
7. Additional Fencing Details will be provided with the Final Plan Application.
8. Lots 13, 15, 5, 6, & 7's boundaries have been modified as requested on the accompanying revised Preliminary Plan.



9

FIG. ONE

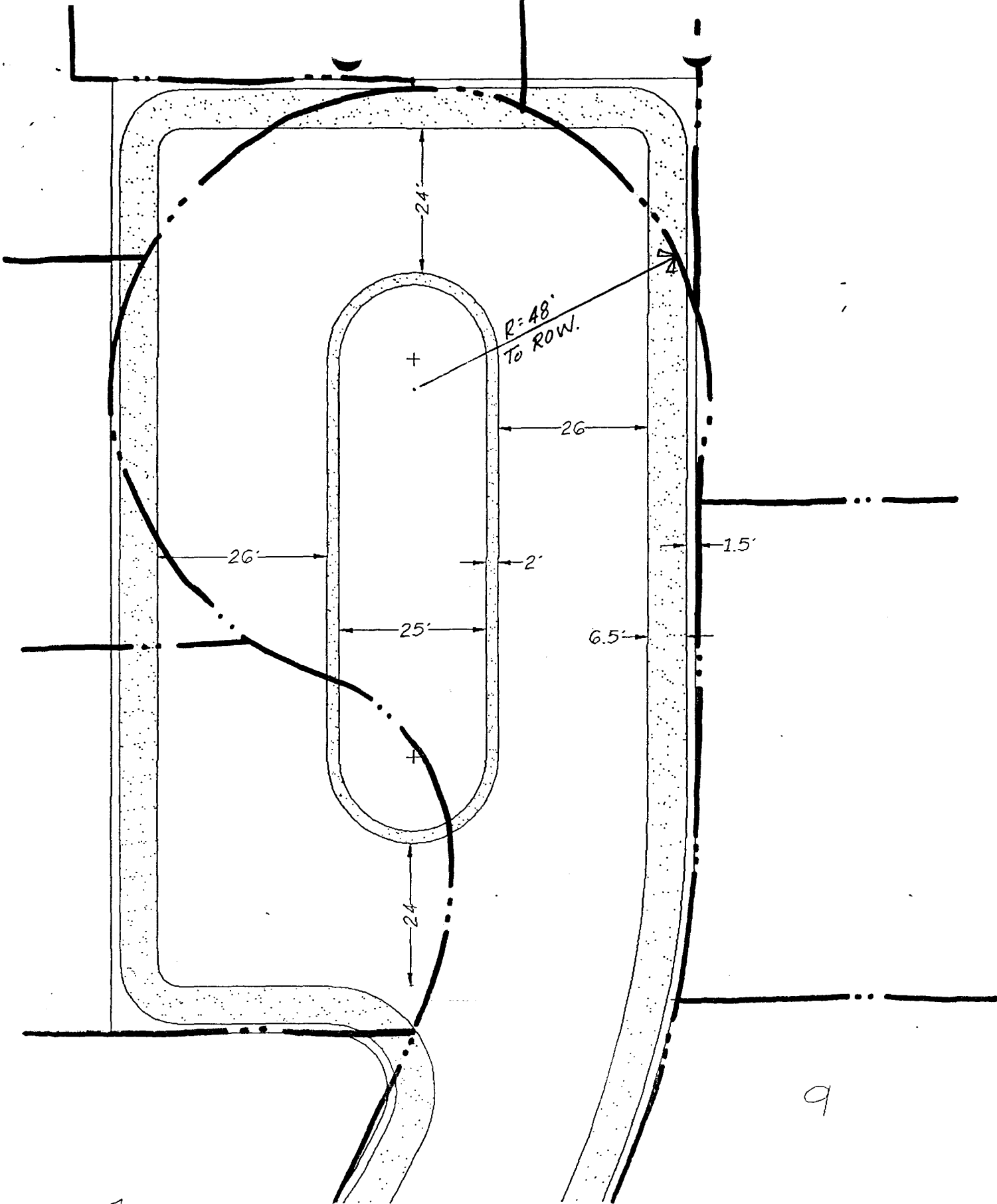


FIG. TWO

STAFF REVIEW

FILE: #145-93
DATE: December 28, 1993
STAFF: Kathy Portner
REQUEST: Preliminary Plan--Country Club Estates
LOCATION: Southeast corner of G Road and 27 Road
APPLICANT: Sid Gotlieb and Jeffrey K. Williams

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH: Residential
SOUTH: Undeveloped
EAST: Residential and Undeveloped
WEST: Undeveloped

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

PROPOSED ZONING: Same

SURROUNDING ZONING:

NORTH: Planned Residential
SOUTH: Highway Oriented
EAST: RSF-5
WEST: County--R-1-B

RELATIONSHIP TO COMPREHENSIVE PLAN:

No plan exists for this area.

STAFF ANALYSIS:

The proposal is for 21 single family lots on approximately 5 acres at the southeast corner of 27 Road and G Road. One access to the development is being proposed off of 12th Street. The property is zoned Planned Residential not to exceed 6 units per acre (PR-6). The proposed density is 4.2 units per acre.

Options for access to the property were discussed with the petitioner prior to submittal. Alternatives included one access only onto 12th Street, one access only onto G Road using the existing West Cliff Drive ROW, or a through access from G Road to 12th Street. Staff feels that any of those options would be acceptable to serve the development. However, even though the proposed access is to 12th Street only, as per requirements of the Zoning and Development Code, the developer will also be responsible for half street improvements to West Cliff Drive since it abuts the property. Currently, West Cliff Drive is unimproved but does provide access to two existing lots with homes.

In response to staff comments, the petitioner has provided two design options for the proposed cul-de-sacs within the development. The rectangular shaped design with the landscaped median as originally proposed does not provide adequate turning radii and creates problems for street sweeping. A more standard designed cul-de-sac should be required. The redesigned cul-de-sacs will require repositioning of fire hydrants. Fire hydrants are to be positioned at each intersection and spaced no greater than 500 feet apart, so that no property is greater than 250 feet from a fire hydrant.

This 5 acre tract is lot 1 of the 3 lot Horizon Park Subdivision. When Horizon Park was platted a 20' wide strip of property was made a part of lot 2, which is now replatted as Horizon Park East Subdivision, to connect to this piece for future golf cart access between the developments. One of the conditions of approval of Horizon Park East was to maintain the 20' strip as a golf cart easement so residents of this development could get their golf carts to the Country Club without accessing along 12th Street and G Road. Access to the 20' strip should be provided through lot 14.

The petitioner is proposing to locate all drainage facilities, including the detention basin and outlet control structure, in an easement to be maintained by a single lot owner. This is not acceptable. All drainage facilities must be located in a common open tract to be maintained by the homeowners.

The proposed side yard setbacks of 3' for detached units with a 15' building separation is not acceptable. It is very difficult for Planning Staff to track building separations. The side yard setback should be the same for all lots or individual building envelopes shown for each lot.

In their response to review comments dated December 27, 1993 the petitioner has agreed to the following:

1. All comments as made by the City Utility Engineer, U.S. West and Public Service Co.
2. 25 ft. setback along G Road and 12th Street, 20 ft. front yard setback on internal streets, 15 rear yard setback and a maximum building height of 25 ft.
3. Any landscaped areas within the ROW will be designated as common open space to be maintained by the homeowners.
4. Additional fencing details will be provided with the final plan/plat application.

Review comments have not been received from Ute Water or Grand Valley Water Users. Any comments from those agencies must be addressed with the final plat submittal.

STAFF RECOMMENDATION:

Staff recommends approval of the preliminary plan with the following conditions:

1. Half street improvements will be required for West Cliff Drive.
2. The cul-de-sacs be redesigned to meet City standards, including the repositioning of fire hydrants.
3. Golf cart/pedestrian access be provided across lot 14 to the adjoining Horizon Park East Subdivision.
4. All drainage facilities, including the detention basin and outlet control structure, must be located in a common open tract to be maintained by the homeowners.
5. The side yard setbacks for detached units be the same for all lots or individual building envelopes be shown for each lot. Minimum building separation as a standard is not acceptable.
6. All revisions as required by the review agencies be incorporated into the final design.

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chairman, I move that we approve item #145-93, a request for a preliminary plan for Country Club Estates Subdivision with the conditions as stated in the Staff recommendation.

STAFF REVIEW

FILE: #145-93

DATE: January 4, 1994

STAFF: Kathy Portner

REQUEST: Preliminary Plan--Country Club Estates

LOCATION: Southeast corner of G Road and 27 Road

APPLICANT: Sid Gotlieb and Jeffrey K. Williams

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH: Residential
SOUTH: Undeveloped
EAST: Residential and Undeveloped
WEST: Undeveloped

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

PROPOSED ZONING: Same

SURROUNDING ZONING:

NORTH: Planned Residential
SOUTH: Highway Oriented
EAST: RSF-5
WEST: County--R-1-B

RELATIONSHIP TO COMPREHENSIVE PLAN:

No plan exists for this area.

STAFF ANALYSIS:

The proposal is for 21 single family lots on approximately 5 acres at the southeast corner of 27 Road and G Road. One access to the development is being proposed off of 12th Street. The property is zoned Planned Residential not to exceed 6 units per acre (PR-6). The proposed density is 4.2 units per acre.

Options for access to the property were discussed with the petitioner prior to submittal. Alternatives included one access only onto 12th Street, one access only onto G Road using the existing West Cliff Drive ROW, or a through access from G Road to 12th Street. Staff feels that any of those options would be acceptable to serve the development. However, even though the proposed access is to 12th Street only, as per requirements of the Zoning and Development Code, the developer will also be responsible for half street improvements to West Cliff Drive since it abuts the property. Currently, West Cliff Drive is unimproved but does provide access to two existing lots with homes.

In response to staff comments, the petitioner has provided two design options for the proposed cul-de-sacs within the development. The rectangular shaped design with the landscaped median as originally proposed does not provide adequate turning radii and creates problems for street sweeping. A more standard designed cul-de-sac should be required. The redesigned cul-de-sacs will require repositioning of fire hydrants. Fire hydrants are to be positioned at each intersection and spaced no greater than 500 feet apart, so that no property is greater than 250 feet from a fire hydrant.

This 5 acre tract is lot 1 of the 3 lot Horizon Park Subdivision. When Horizon Park was platted a 20' wide strip of property was made a part of lot 2, which is now replatted as Horizon Park East Subdivision, to connect to this piece for future golf cart access between the developments. One of the conditions of approval of Horizon Park East was to maintain the 20' strip as a golf cart easement so residents of this development could get their golf carts to the Country Club without accessing along 12th Street and G Road. However, the Horizon Park East plat was recorded without this strip being dedicated as a golf cart access. If the developer of Country Club Estates is interested in having that access, an easement would have to be dedicated by the owner of lots 16 and 17 of Horizon Park East Subdivision.

The petitioner is proposing to locate all drainage facilities, including the detention basin and outlet control structure, in an easement to be maintained by a single lot owner. This is not acceptable. All drainage facilities must be located in a common open tract to be maintained by the homeowners.

The proposed side yard setbacks of 3' for detached units with a 15' building separation is not acceptable. It is very difficult for Planning Staff to track building separations. The side yard setback should be the same for all lots or individual building envelopes shown for each lot.

In their response to review comments dated December 27, 1993 the petitioner has agreed to the following:

1. All comments as made by the City Utility Engineer, U.S. West and Public Service Co.
2. 25 ft. setback along G Road and 12th Street, 20 ft. front yard setback on internal streets, 15 rear yard setback and a maximum building height of 25 ft.
3. Any landscaped areas within the ROW will be designated as common open space to be maintained by the homeowners.

4. Additional fencing details will be provided with the final plan/plat application.

Review comments have not been received from Ute Water or Grand Valley Water Users. Any comments from those agencies must be addressed with the final plat submittal.

STAFF RECOMMENDATION:

Staff recommends approval of the preliminary plan with the following conditions:

1. Half street improvements will be required for West Cliff Drive.
2. The cul-de-sacs be redesigned to meet City standards, including the repositioning of fire hydrants.
3. All drainage facilities, including the detention basin and outlet control structure, must be located in a common open tract to be maintained by the homeowners.
4. The side yard setbacks for detached units be the same for all lots or individual building envelopes be shown for each lot. Minimum building separation as a standard is not acceptable.
5. All revisions as required by the review agencies be incorporated into the final design.

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chairman, I move that we approve item #145-93, a request for a preliminary plan for Country Club Estates Subdivision with the conditions as stated in the Staff recommendation dated 1/4/94. 3-1

- Petitioners would like to pursue the golf cart access

12th & G - Minor Arterials - 80' ROW - 5 lanes

Sewer access for W. Cliff Drive residents? West cliff as a private Dr.?

elevation drawings?, parking/garage? fencing

STAFF REVIEW

FILE: #145-93
DATE: January 12, 1994
STAFF: Kathy Portner
REQUEST: Preliminary Plan--Country Club Estates
LOCATION: Southeast corner of G Road and 27 Road
APPLICANT: Sid Gotlieb and Jeffrey K. Williams

EXECUTIVE SUMMARY:

The Planning Commission approved the Preliminary Plan for Country Club Estates with the condition that the developer be responsible for half street improvements to West Cliff Drive adjacent to the development. The applicant is appealing that condition of approval.

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH: Residential
SOUTH: Undeveloped
EAST: Residential and Undeveloped
WEST: Undeveloped

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

PROPOSED ZONING: Same

SURROUNDING ZONING:

NORTH: Planned Residential
SOUTH: Highway Oriented
EAST: RSF-5
WEST: County--R-1-B

RELATIONSHIP TO COMPREHENSIVE PLAN:

No plan exists for this area.

STAFF ANALYSIS:

The proposal is for 21 single family lots on approximately 5 acres at the southeast corner of 27 Road and G Road. One access to the development is being proposed off of 12th Street. The property is zoned Planned Residential not to exceed 6 units per acre (PR-6). The proposed density is 4.2 units per acre.

Options for access to the property were discussed with the petitioner prior to submittal. Alternatives included one access only onto 12th Street, one access only onto G Road using the existing West Cliff Drive ROW, or a through access from G Road to 12th Street. Staff feels that any of those options would be acceptable to serve the development. However, even though the proposed access is to 12th Street only, as per requirements of the Zoning and Development Code, the developer will also be responsible for half street improvements to West Cliff Drive since it abuts the property. Currently, West Cliff Drive is unimproved but does provide access to two existing lots and one existing home. Planning Commission made the improvements to West Cliff Drive a condition of approval.

The petitioner has agreed to all other conditions of approval.

STAFF RECOMMENDATION:

Staff recommends denial of the appeal of the Planning Commission condition.

PLANNING COMMISSION DECISION:

Planning Commission, at their January 4, 1994 hearing, recommended approval of the preliminary plan subject to staff recommendations which included requiring half street improvements for West Cliff Drive.

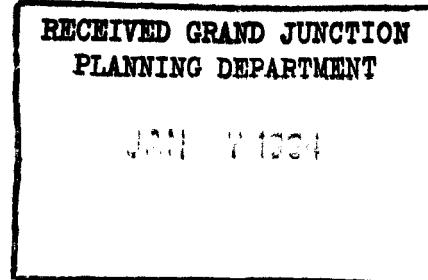


PRIME PROPERTY & INVESTMENT COMPANY

• RESIDENTIAL • COMMERCIAL • MANAGEMENT • CONSULTING • SALES • LEASING • MARKETING • ACQUISITIONS • DEVELOPMENT

January 7, 1994

Community Development
Kathy Portner
250 N 5th Street
Grand Junction, CO 81501




Re: Country Club Estates
Preliminary Site Plan
File #145-93

Dear Kathy:

Please accept this letter as our formal request for a hearing before the City Council as to the requirements of improving Westcliff Avenue in the development of our proposed subdivision.

Sincerely,



Jeffrey K. Williams
Petitioner

JKW/ms

ELLA VISTA SUB. PLAT OF LOTS 10 & 11

COUNTRY CLUB

FAIRWAY PARK ADDITION SEE SPECIAL

VINTAGE 70'S PLAT CONDOMINIUM SUB. 2701-353-C G ROAD

NORTHSIDE PARK

COUNTRY CLUB ESTATES

HORIZON PARK 4 SUBD.

HORIZON DR. SUB.

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

JAYNES PTARMIGAN RIDGE FIL. NO. ONE

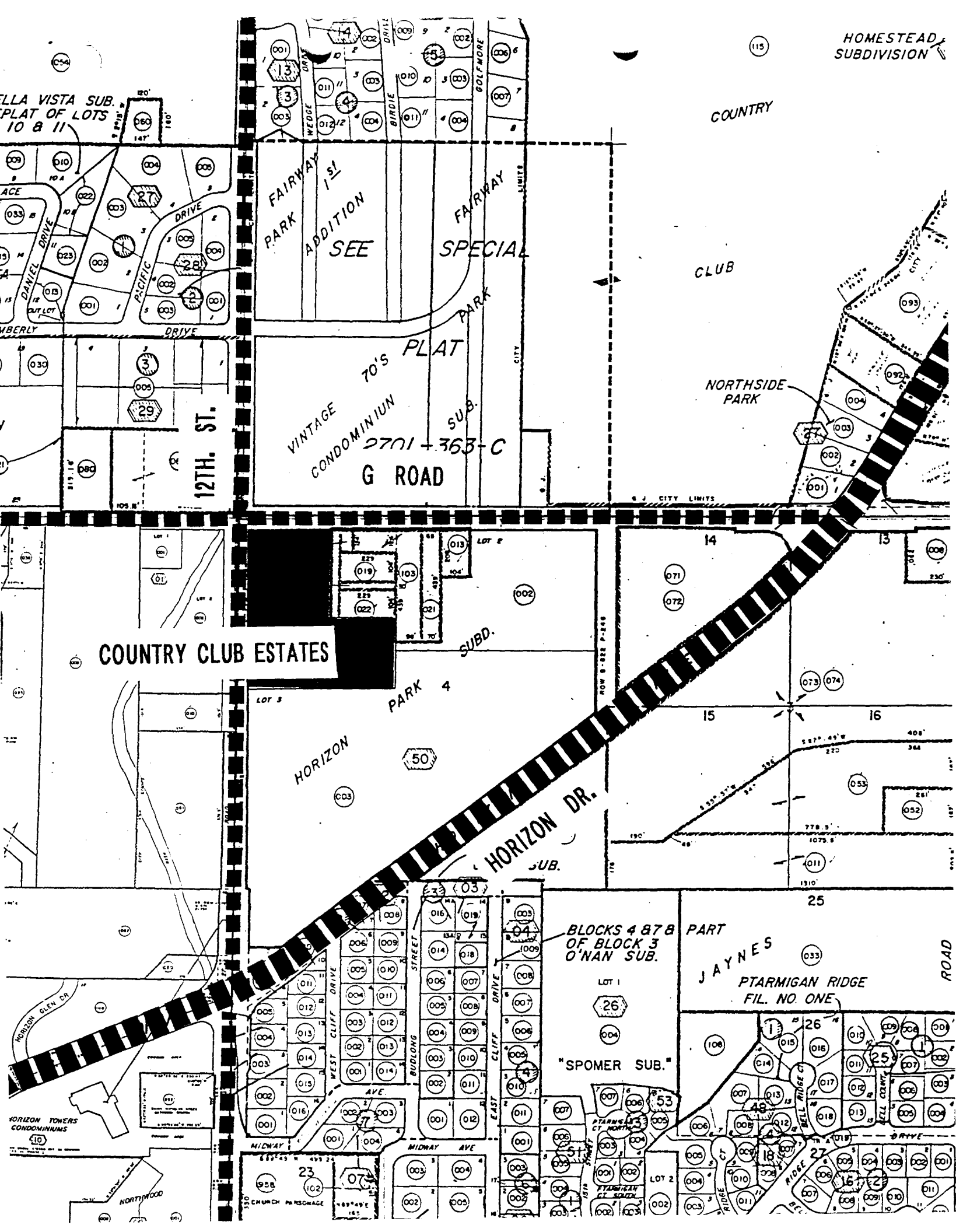
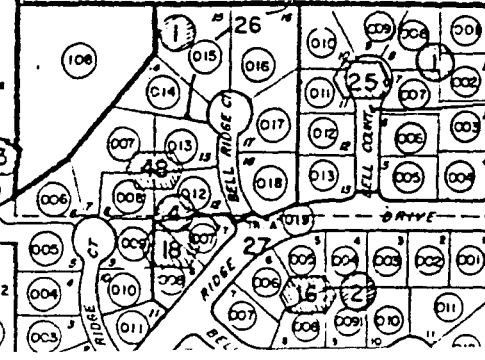
"SPOMER SUB."

HORIZON TOWERS CONDOMINIUMS

NORTHWOOD

23 CHURCH PARSONAGE

PTARMIGAN CT. SCHOOL



VINTAGE 70'S
CONDOMINIUMS

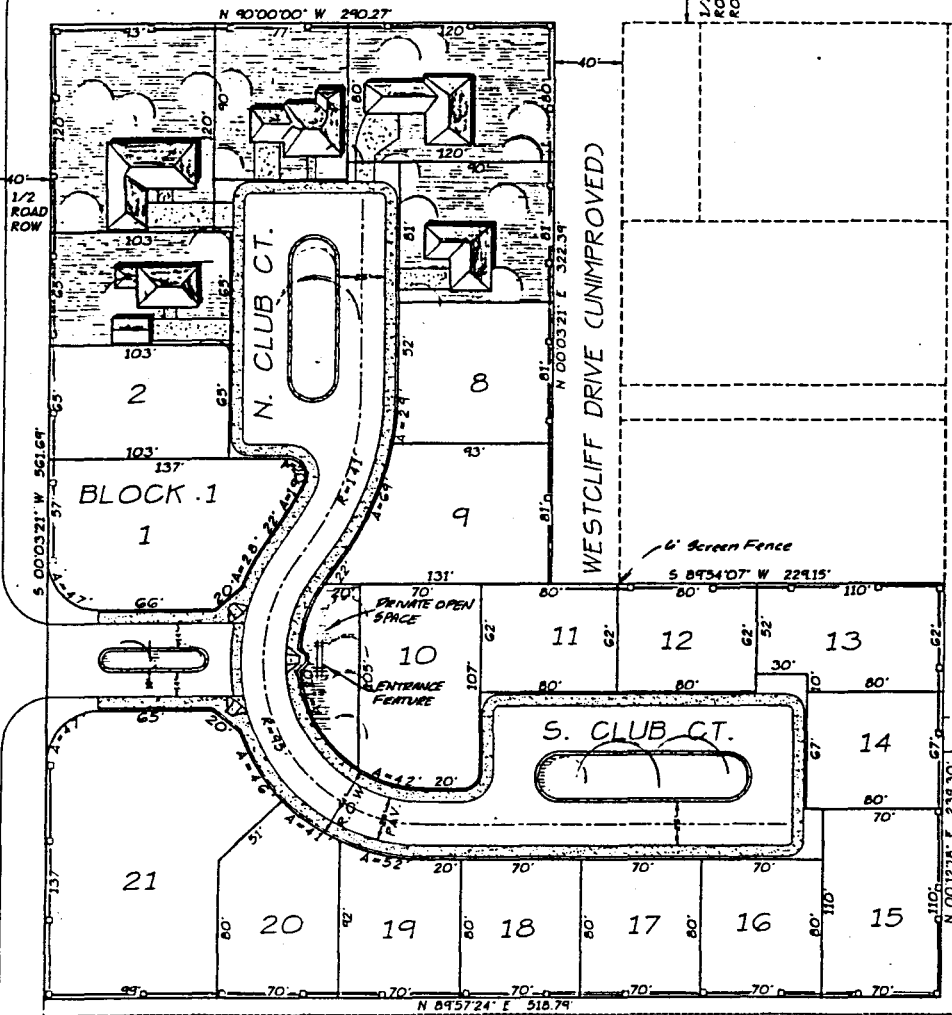
12TH STREET (27 ROAD)

G ROAD

HW CORNER SECTION 1
115. R/W. LH

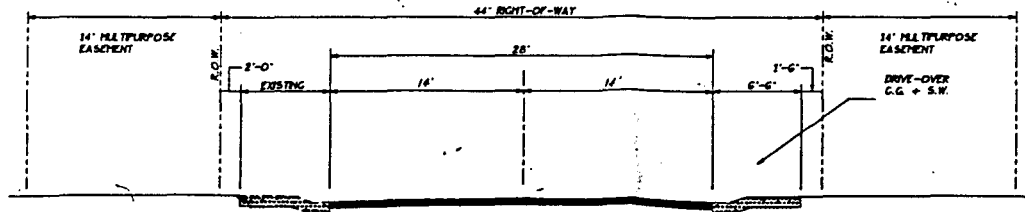
EDGE OF PAVEMENT

1/2 ROAD ROW



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

NOTE: FOR EASEMENTS SEE
UTILITY SHEET



URBAN RESIDENTIAL STREET

STAFF REVIEW

FILE: #145-93
DATE: January 13, 1994
STAFF: Kathy Portner
REQUEST: Preliminary Plan--Country Club Estates
LOCATION: Southeast corner of G Road and 27 Road
APPLICANT: Sid Gotlieb and Jeffrey K. Williams

EXECUTIVE SUMMARY:

The Planning Commission approved the Preliminary Plan for Country Club Estates with the condition that the developer be responsible for half street improvements to West Cliff Drive adjacent to the development. The applicant is appealing that condition of approval.

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH: Residential
SOUTH: Undeveloped
EAST: Residential and Undeveloped
WEST: Undeveloped

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

PROPOSED ZONING: Same

SURROUNDING ZONING:

NORTH: Planned Residential
SOUTH: Highway Oriented
EAST: RSF-5
WEST: County--R-1-B

RELATIONSHIP TO COMPREHENSIVE PLAN:

No plan exists for this area.

STAFF ANALYSIS:

The proposal is for 21 single family lots on approximately 5 acres at the southeast corner of 27 Road and G Road. One access to the development is being proposed off of 12th Street. The property is zoned Planned Residential not to exceed 6 units per acre (PR-6). The proposed density is 4.2 units per acre.

Options for access to the property were discussed with the petitioner prior to submittal. Alternatives included one access only onto 12th Street, one access only onto G Road using the existing West Cliff Drive ROW, or a through access from G Road to 12th Street. Staff feels that any of those options would be acceptable to serve the development. However, even though the proposed access is to 12th Street only, as per requirements of the Zoning and Development Code, the developer will also be responsible for half street improvements to West Cliff Drive since it abuts the property. Currently, West Cliff Drive is unimproved but does provide access to two existing lots and one existing home. Planning Commission made the improvements to West Cliff Drive a condition of approval.

Since the Planning Commission hearing the owner of the one home that is currently accessed by West Cliff Drive has questioned whether there is 40' of ROW existing for West Cliff Drive as shown on the Country Club Estates plans and has also suggested that West Cliff Drive be vacated with the provision of an access easement to his property. Staff would like to look at the possibility of vacating that right-of-way prior to the developer of Country Club Estates submitting their final plat.

The petitioner has agreed to all other conditions of approval.

STAFF RECOMMENDATION:

Staff recommends denial of the appeal of the Planning Commission condition at this time. However, prior to submittal of the final plat for Country Club Estates, we will look at the feasibility of vacating West Cliff Drive.

PLANNING COMMISSION DECISION:

Planning Commission, at their January 4, 1994 hearing, recommended approval of the preliminary plan subject to staff recommendations which included requiring half street improvements for West Cliff Drive.

#145-93

VINTAGE 70'S
CONDOMINIUMS

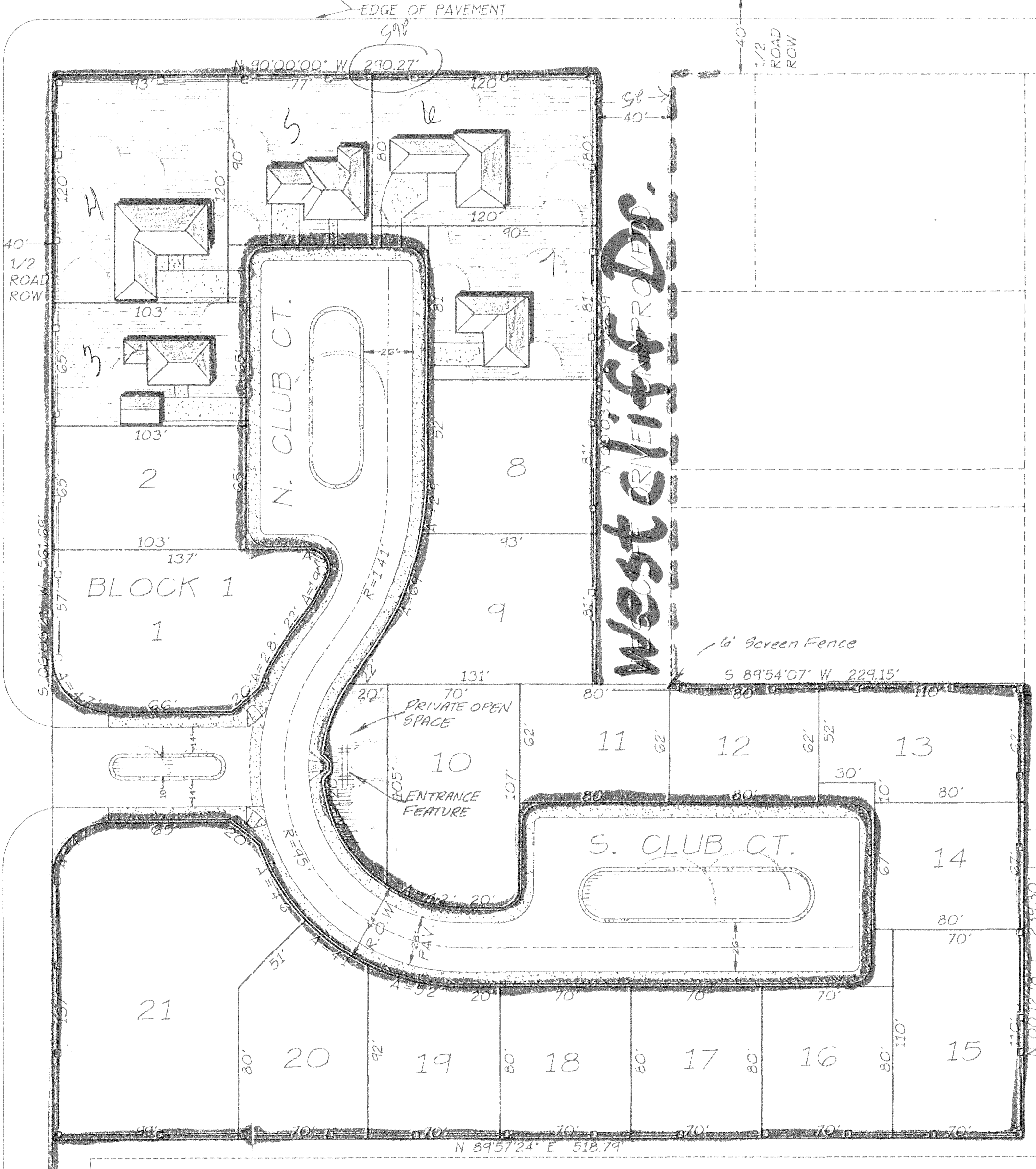
NW CORNER SECTION 1
T15, R1W, U1

G Rd.

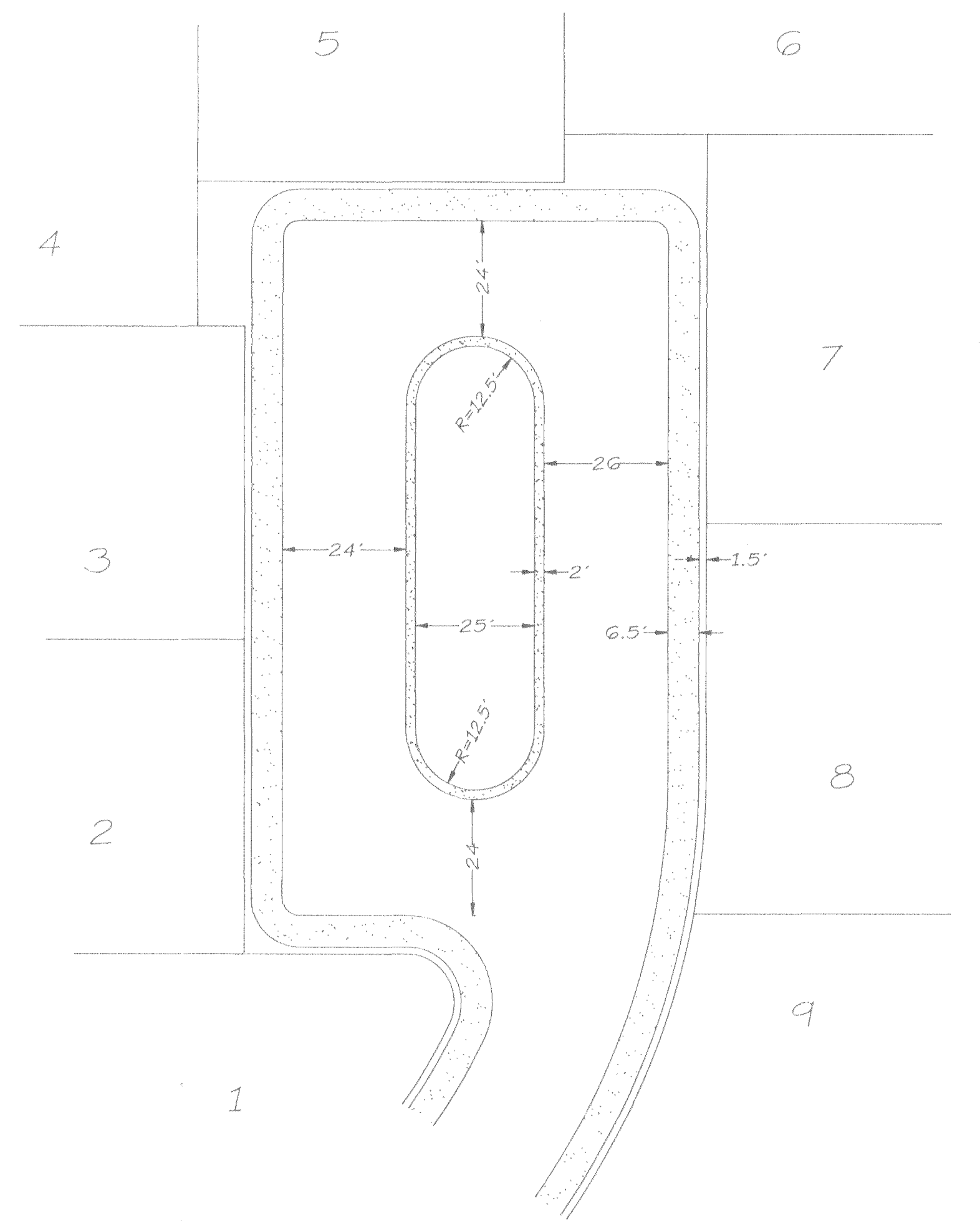
G ROAD

KURTZ SUBDIVISION

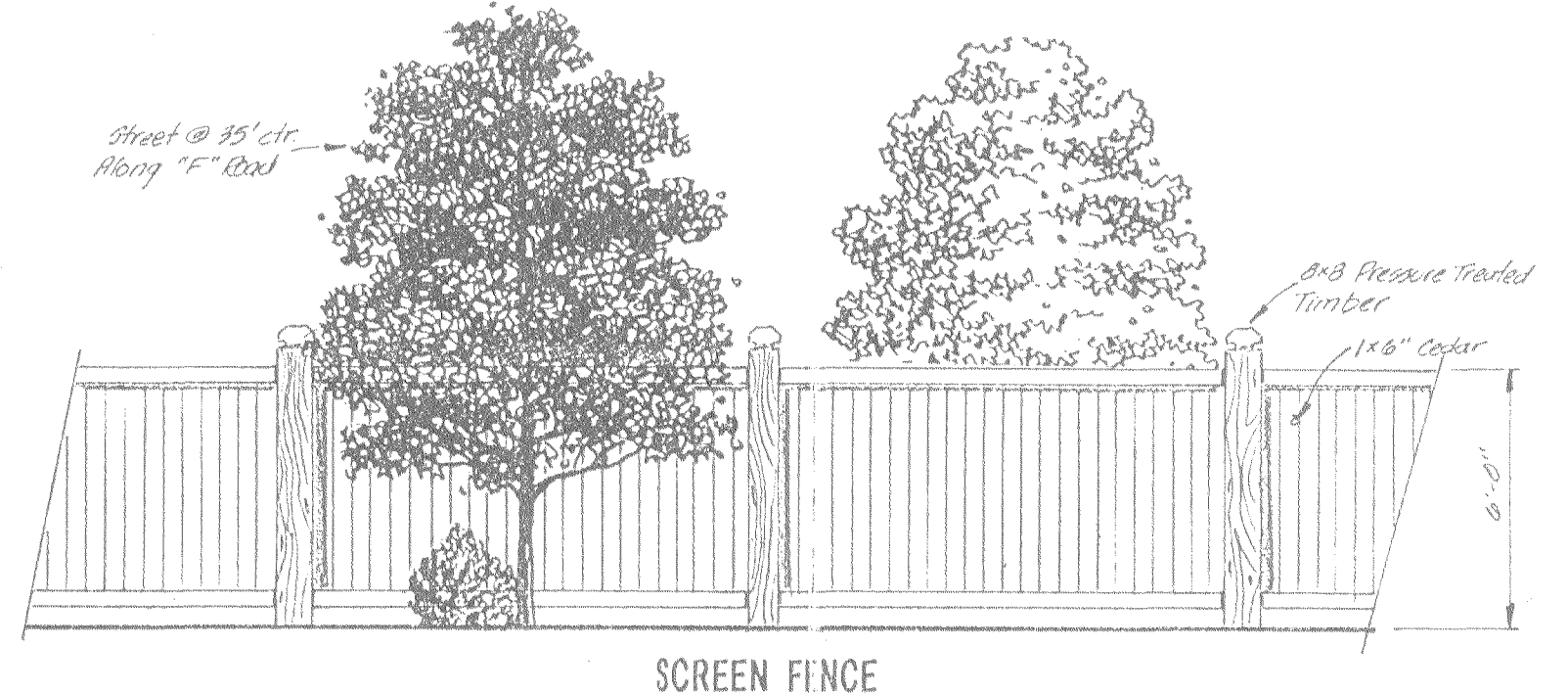
12th Street (27 Road)



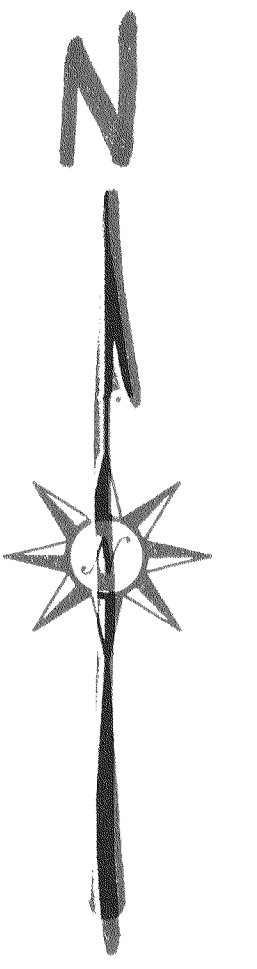
MINIMUM BUILDING SETBACKS	
FRONT	20 FT.
SIDE	0 FT. (MIN. 15 FT. BLDG. SEPERATION)
REAR	15 FT.



TURN AROUND DETAIL



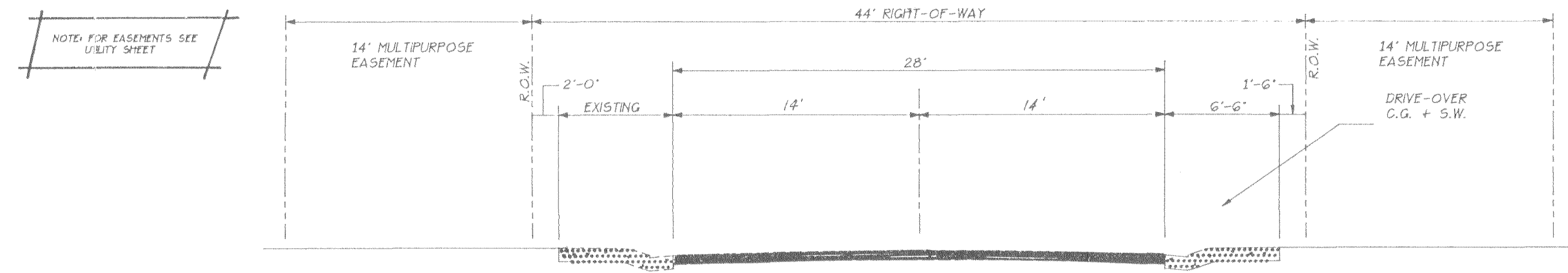
SCREEN FINCE



SCALE 1" = 50'



BENCHMARK IS THE SECTION CORNER AT 12TH AND
"G" ROAD ELEVATION 4692.59



URBAN RESIDENTIAL STREET

LAND USE SUMMARY		
USE	AREA IN AC.	% of TOTAL
AREA IN ROW	1.0	20.0
AREA IN LOTS	3.8	76.0
PRIVATE OPEN SPACE	0.2	4.0
TOTAL AREA	5	100.0
UNITS	21	
DENSITY	4.2 D U./AC.	

SITE DEVELOPMENT PLAN
COUNTRY CLUB ESTATES

TAL THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANT

PROJECT NO. C:\TAL\CC\145-93-119 SHEET OF
DATE: NOVEMBER, 1993 1 3