





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

Receipt 1453  
 Date 8/11/94  
 Rec'd By RSE

File No. 135 94

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	<input type="checkbox"/> Minor <input checked="" type="checkbox"/> Major <input type="checkbox"/> Resub				
<input checked="" type="checkbox"/> Rezone		<u>8.3</u>	<u>2694</u> <u>UNAWEEP</u>	From: <u>4.1</u> To: <u>4.7</u>	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input checked="" type="checkbox"/> Prelim <input type="checkbox"/> Final	<u>8.3</u> Acres	<u>2694</u> <u>UNAWEEP</u>	<u>PR-47-90</u>	<u>Single family Residential</u>
<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				<u>Original</u> <b>Do NOT Remove From Office</b>	<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
<u>JOE LLOYD RODRIGUEZ</u>		
Name	Name	Name
<u>653 WINTER GREEN</u>		
Address	Address	Address
<u>GRAND JUNCTION, COLORADO 81501</u>		
City/State/Zip	City/State/Zip	City/State/Zip
<u>434-8911</u>		
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.

Joe Lloyd Rodriguez  
 Signature of Person Completing Application  
8-28-94  
 Date

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

35-94 Tom  
Micaela's  
Village

2945-234-07-024  
DIXIE LEE BRADLEY  
1153 SANTA CLARA AVE  
GRAND JUNCTION, CO  
81503-1857

2945-234-07-026  
PAUL R CLEMENT LYNETTE M  
1149 SANTA CLARA AVE  
GRAND JUNCTION, CO  
81503-1857

2945-234-07-030  
DORA MARIA ROMER  
1154 OLSON AVE  
GRAND JUNCTION, CO  
81503-1841

2945-234-08-031  
SIDNEY A NICHOLS LAURA M  
P.O. BOX 131  
MESA, CO  
81643-0131

2945-234-08-035  
MICHAEL EDWARD GOODWILL  
1175 OLSON AVE  
GRAND JUNCTION, CO  
81503-1836

2945-234-08-050  
JOHN A GREEN IRENE M  
P.O. BOX 835  
CLIFTON, CO  
81520-0835

2945-261-00-015  
RICCI INVESTMENT COMPANY  
2021 N REDWOOD RD  
SALT LAKE CITY, UT  
84116-1239

2945-261-02-002  
W B SWISHER CAROL L-TRUST  
1640 O RD  
LOMA, CO  
81524-9414

2945-261-02-003  
DOUGLAS G MEAGLEY  
1815 DAVID ST  
GRAND JUNCTION, CO  
81503-1927

2945-234-07-020  
SANDRA K WARNER  
1161 SANTA CLARA AVE  
GRAND JUNCTION, CO  
81503

2945-234-00-951  
G.J. CONGREGATION OF  
JEHOVAH'S  
1736 LINDEN ST  
GRAND JUNCTION, CO  
81503

2945-261-04-003  
JOHN PAUL OVENS  
TRUSTEE  
4417 E CORTEZ ST  
PHOENIX, AZ  
85028-2316

2945-234-00-014  
ELZIE O GROSS LORENE A  
1722 ROUBIDEAU ST  
GRAND JUNCTION, CO  
81503-1842

2945-234-00-015  
KENNETH A HEITT  
2239 RIMROCK RD  
GRAND JUNCTION, CO  
81503-1179

2945-234-00-016  
KENTON NEAL FOSTER  
CATHERINE ANN  
2676 UNAWEEP AVE  
GRAND JUNCTION, CO  
81503-1870

2945-234-00-017  
WILSON DILLS  
ETAL C/O WILSON DILLS  
2017 TERRACE WAY  
SANTA ROSA, CA

2945-234-00-019  
C L TILTON ETAL  
2959 D 1/2 RD  
GRAND JUNCTION, CO  
81504-8609

2945-234-02-004  
PAT L CUNNINGHAM M KIM  
1716 ROUBIDEAU ST  
GRAND JUNCTION, CO  
81503-1842

2945-234-02-019  
GREGORY P SVALDI PATRICIA J  
1742 ROUBIDEAU ST  
GRAND JUNCTION, CO  
81503-1842

2945-234-07-019  
DONALD SURGES ETAL  
1163 SANTA CLARA AVE  
GRAND JUNCTION, CO  
81503-1857

2945-234-07-021  
PENNY S HYDE  
1159 SANTA CLARA AVE  
GRAND JUNCTION, CO  
81503-1857

2945-234-07-022  
ANTHONY E KENDRICK  
447 AVENAL LN  
GRAND JUNCTION, CO  
81503-2507

2945-234-07-023  
WILLIAM D HAYES PAULA J  
2558 GYPSUM CREEK RD  
GYPSUM, CO  
81637-9748

2945-234-07-025  
FRANK GREEN LOUISE M  
1151 SANTA CLARA AVE  
GRAND JUNCTION, CO  
81503-1857

2945-234-07-027  
JAMES C LANCASTER  
ELIZABETH F  
P.O. BOX 1103  
OMAHA, NE  
681013-1103

2945-234-07-031  
RICHARD J MONTGOMERY  
PATRICIA D  
1156 OLSON AVE  
GRAND JUNCTION, CO  
81503-1841

2945-234-07-034  
MAGGIE SUE CASE  
1162 OLSON AVE  
GRAND JUNCTION, CO  
81503-1841

2945-234-08-030  
FLORENCE DOBBS ESSER  
501 N 5TH ST  
OLATHE, CO  
81425

2945-234-08-036  
SHANNON H WHEELER  
1177 OLSON AVE  
GRAND JUNCTION, CO  
81503-1836

2945-234-08-039  
EDWARD M JUNAK  
1183 OLSON  
GRAND JUNCTION, CO  
81504

2945-234-08-042  
LOIS R STARBUCK  
1189 OLSON AVE  
GRAND JUNCTION, CO  
81503-1836

2945-234-07-028  
JEANETTE HELM  
1150 OLSON AVE  
GRAND JUNCTION, CO  
81503-1841

2945-234-07-032  
CHARLES D SMITH VIOLA M  
1158 OLSON  
GRAND JUNCTION, CO  
81504

2945-234-08-028  
MARTY RAY POLLARD  
206 32 RD  
GRAND JUNCTION, CO  
81503-9404

2945-234-08-032  
SIDNEY A NICHOLS LAURA M  
P.O. BOX 131  
MESA, CO  
81643-0131

2945-234-08-037  
LISA RGYWALSKI FRANK V  
1179 OLSON AVE  
GRAND JUNCTION, CO  
81503-1836

2945-234-08-040  
SMITH M MCCUISTION  
LOIS J-M P&L A MCCUISTION  
398 N DALE CT  
GRAND JUNCTION, CO  
81503-1664

2945-234-08-043  
JOHN G MILLER  
1186 OLSON AVE  
GRAND JUNCTION, CO  
81503-1838

2945-234-07-029  
JOHN H CRAWFORD  
MURIEL  
3943 S PIAZZA PL  
GRAND JUNCTION, CO  
81506-8501

2945-234-07-033  
JOHN H CRAWFORD  
JOHN H CRAWFORD JR.  
393 W VALLEY CIR  
GRAND JUNCTION, CO  
81503-4624

2945-234-08-029  
KENNETH RAY PAYNE  
1166 OLSON AVE  
GRAND JUNCTION, CO  
81503-1838

2945-234-08-033  
RANDY P VANDERLANN  
1174 OLSON AVE  
GRAND JUNCTION, CO  
81503-1838

2945-234-08-038  
GARY R BALLANTYNE  
JOAN L  
1181 OLSON AVE  
GRAND JUNCTION, CO  
81503-1836

2945-234-08-041  
CAROL J JONES  
1187 OLSON AVE  
GRAND JUNCTION, CO  
81503-1836

2945-234-08-044  
SUSAN I STANTON  
1188 OLSON AVE  
GRAND JUNCTION, CO  
81503-1838

2945-234-08-045  
DAVID R SMUIN  
MAUREEN T MUCK  
1179 SANTA CLARA AVE  
GRAND JUNCTION, CO  
81503

2945-234-08-048  
DAVID L DIONNE  
DENISE P GORE  
1171 SANTA CLARA AVE  
GRAND JUNCTION, CO  
81503-1869

2945-261-00-038  
JOHN M TRUMBO

LURA J  
2677 UNAWEEP AVE  
GRAND JUNCTION, CO  
81503-1800

2945-261-05-003  
ESTHER L DANIELS  
680 1/2 MOORELAND CT  
GRAND JUNCTION, CO  
81504-4230

2945-261-05-006  
ROBERT O BRATTIS  
C/O ROBERT S BRATTIS-PER REP  
326 FRANK KEASLER BLVD  
DUNCANVILLE, TX  
75116-2110

2945-234008-046  
GORDON H BELL  
203 E RAVEN AVE  
RANGELY, CO  
81648-2714

2945-234-08-49  
CHARLES J EULER  
1169 SANTA CLARA AVE  
GRAND JUNCTION, CO  
81503-1869

2945-261-04-004  
HILLTOP FOUNDATION INC

1100 PATTERSON RD  
GRAND JUNCTION, CO  
81506-8219

2945-243-28-084  
R W INGLE  
1144 HILL AVE  
GRAND JUNCTION, CO  
81501-3237

2945-261-05-007  
P W P ORCHARD MESA  
INVESTMENT C/O JO SMITH  
33 CHARLESTON AV  
SUGARLAND, TX  
77478

2945-234-08-047  
JOHN R SNOWDON NANCY  
1173 SANTA CLARA AVE  
GRAND JUNCTION, CO  
81503-1869

2945-234-08-051  
ROBERTA K SIVILS  
1165 SANTA CLARA AVE  
GRAND JUNCTION, CO  
81503-1869

2945-261-05-002  
PAUL P SCHLEISMAN ETAL

C/O LOUIS L HOTCHKISS  
3262 E RD  
CLIFTON, CO  
81520-7970

2945-243-28-002  
FLOYD E ALLEN  
FRANCES J-TRUST  
311 PINON ST  
GRAND JUNCTION, CO  
81503-2048

Lloyd Rodriquez  
653 Wintergreen  
Grand Junction, CO 81501

Q.E.D. Surveying  
Dan Brown  
1018 Colorado Ave.  
Grand Junction, CO 81501

City of Grand Junction  
Community Development  
250 N. 5th St.  
Grand Junction, CO 81501

GENERAL PROJECT REPORT. McClea's Subdivision

My proposal is to build forty new homes and delete existing mobile homes. These homes will be built to all U.B.C. , Mesa County and city codes. Each home will be ranging from 1100 to 1300 square feet with all custom options, wood siding, brick in front and interiors done to perfection. The address where these homes and new subdivision will be located is 2694 Unawep Grand Junction , Colorado.

The area impacted by this project will be the area off of Unawep running from Roubideau St. east to 27 Road. this is an excellent area for planned residential or RSF- 8. There is allot of parking area due to good planning and the excellent street access off of Unawep and any other accesses the City of Grand Junction requires. This project will add beautification to the existing neighborhood and delete the eye sore of weeds and mobile homes presently there. The area is surrounded by similar homes in size most built in the late 1970's . There are plenty of schools from Columbus Elementary 2660 Unawep to Orchard Mesa Junior High School 2736 Unawep. Plenty of shopping with City Market less than one mile away. Several of the local individuals are familiar with my project and in complete approval of my project.

The project will have City water and Sewer services. Public Service Company of Colorado will install Electricity and Gas services. U.S. West communications will install the telephone services. Each of the homes will have private landscaping with strict convenes to be completed by owners. They will be maintained in order to establish A beautiful asset. to the neighborhood and the City of Grand Junction.

My proposal will not only beautify the neighborhood, but also increase the value of the area itself as well as the surrounding area.

Yours Truly,  
LLOYD RODRIQUEZ

135 94

Original  
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# POSTING OF PUBLIC NOTICE SIGNS

The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

To expedite the posting of public notice signs the following procedure list has been prepared to help the petitioner in posting the required signs on their properties.

1. All petitioners/representatives will receive a copy of the Development Review Schedule for the month advising them of the date by which the sign needs to be posted. IF THE SIGN HAS NOT BEEN PICKED UP AND POSTED BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.
2. A deposit of \$50.00 per sign is required at the time the sign is picked up.
3. You must call for utility locates before posting the sign. Mark the location where you wish to place the sign and call 1-800-922-1987. You must allow two (2) full working days after the call is placed for the locates to be performed.
4. Sign(s) shall be posted in a location, position and direction so that:
  - a. It is accessible and readable, and
  - b. It may be easily seen by passing motorists and pedestrians.
5. Sign(s) MUST be posted at least 10 days before the Planning Commission hearing date and, if applicable, shall stay posted until after the City Council Hearing(s).
6. After the Public Hearing(s) the sign(s) must be taken down and returned to the Community Development Department within three working days to receive full refund of the sign deposit. For each working day thereafter the petitioner will be charged a \$5.00 late fee. After eight working days Community Development Department staff will retrieve the sign and the sign deposit will be forfeited in its' entirety.

Community Development Department staff will field check the property to ensure proper posting of the sign. If the sign is not posted, or is not in an appropriate place, the item will be pulled from the hearing agenda.

I have read the above information and agree to its terms and conditions.

Lloyd Rodriguez  
SIGNATURE \_\_\_\_\_ DATE 5-18-94

FILE #/NAME 87-94 Michaela's Village RECEIPT # 1232

PETITIONER/REPRESENTATIVE: Lloyd Rodriguez PHONE # 434-8911

DATE OF HEARING: 6-7-94 POST SIGN(S) BY: 5-27-94

DATE SIGN(S) PICKED-UP 5-18-94

DATE SIGN(S) RETURNED 9-14-94 RECEIVED BY: RSC

✓ # 40-074350

# Micaela's Village Drainage Report

29 - July - 94

## I. General Location and Description

The Micaela's Village project is located in the city of Grand Junction, Colorado.

The property is bounded on the east and west by existing residential property. It is bounded on the north side by Olson Avenue and Lamp Light Subdivision and on the south by Unaweep Avenue.

## II. Existing Drainage Conditions

The present ground cover consists of the remains of an irrigated alfalfa field which is now dry and turned to native grass and weeds. The surface soil type is predominantly medium silt. Waste water presently drains to an existing 10" culvert near the south west corner of the property.

There is no off site drainage entering the property .

For additional information see the attached Armstrong Engineers Drainage report for this property.

## III. Proposed Drainage Conditions

As shown on the preliminary plan, there will be a detention facility in the south west corner of the property. The streets and short drainage pipes will convey the storm water to the detention facility.

The detention facility will include a two-stage controlled outlet and a spillway overflow. The control structure will consist of a concrete box open at the top to allow discharge of the 100 year historic flow at the design elevation. The head on the weir (top of the structure) will force the maximum pond elevation to the 100 year storm storage level.

A rectangular orifice is to be constructed in the front of the structure to allow the 2 year historic flow to discharge at the design elevation. The front of the structure is to be fitted with an orifice and head gate to drain the irrigation storage portion of the pond.

The detention pond will drain at the historic discharge rate to the existing storm 10" storm and waste water drain.

135 94

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#### IV. Design Criteria & Approach

Design rainfall intensities are taken from the City of Grand Junction Stormwater Management Manual, dated June 1994 . The time of concentration for each basin is calculated using combinations of overland flow, channel flow and pipe flow travel time.

The following formula is used to calculate overland sheet flow:

$$t_c = 1.8(1.1 - C) (L^{1/2} / 100S)^{1/3}$$

where:

$t_c$  = time of concentration in minutes;  
C = runoff coefficient;  
L = length of basin in feet; and  
S = slope of the basin in feet/feet.

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The intensity is taken from APPENDIX A of the Interim Outline Of Grading And Drainage Criteria.

For on site development, the peak runoff discharges are calculated using the rational formula:

$$Q = CiA$$

where:

Q = peak runoff rate in cubic feet per second (CFS);  
C = runoff coefficient representing a ratio of peak runoff to average rainfall intensity for a duration equal to the runoff time of concentration;  
i = average rainfall intensity in inches per hour; and  
A = drainage area in acres

All hydrology and Hydraulics calculations will conform with methods outlined in the City of Grand Junction SWMM manual and will be a part of the final drainage plan and report.

MICAELA'S VILLAGE  
DRAINAGE REPORT

135 94

Micaela's Village encompasses 9 acres consisting of approximately 90% fallow ground and 10% developed land (4 mobile homes and a residential structure). A composite runoff coefficient of  $C = 0.40$  is assumed for this existing condition. A developed coefficient of  $C = 0.50$  is assumed for the proposed subdivision.

Ground slopes in the vicinity are generally to the southwest at 0.5%. Offsite runoff does not affect the project. The adjacent property to the north (Lamplite Park) discharges north to the river and the adjacent property to the east discharges south to C Road. Site observations reveal that portions of C Road are very flat in relation to the shoulders and adjacent ground to the north (especially in the vicinity of the southeast corner of the project). This indicates that runoff from northeastern offsite basins would not be deflected west by C Road but would more likely sheet flow across the roadway and continue in a southwesterly direction.

Stormwater runoff and irrigation tailwater from the site has historically been discharged from the southwest corner of the site into an existing 10" culvert. This culvert is located at the driveway approximately 50' west of the southwest property corner. It runs diagonally under the intersection of C Road and Linden Avenue where it discharges into an existing ditch sloping west along the south side of C Road. At a slope of 0.6%, this pipe has a capacity of approximately 1.0 CFS when full.

The Rational Method was used to calculate stormwater runoff:

A = 9.0 Acres

Historic: C = 0.40

Tc = Overland for 1100' @ S = 0.6%

Tc =  $1.8 (1.1-0.40) (1100)^{1/2} / (0.6)^{1/3} = 50$  min.

I<sub>10</sub> = 1.05

I<sub>100</sub> = 1.65

Q<sub>10</sub> = 0.40 (1.05) (9.0) = 3.8 CFS

Q<sub>100</sub> = 0.40 (1.65) (9.0) = 5.9 CFS

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Developed: C = 0.50

Tc = Overland for 120' @ S = 0.6% + 1200' Gutter Flow @ 2.5 ft./sec.  
Tc = 14 + 8 = 22 min.

I<sub>10</sub> = 1.70                      I<sub>100</sub> = 2.70

Q<sub>10</sub> = 0.50 (1.70) (9.0) = 7.6 CFS  
Q<sub>100</sub> = 0.50 (2.70) (9.0) = 12.2 CFS

135 94

Stormwater detention is recommended given the increase in runoff developed by the proposed subdivision, the low capacity of the discharge culvert, and the flat surrounding street grades. The enclosed calculations show a need for approximately 13,000 cubic feet of storage assuming a 10 year frequency storm for 1/2 hour, an outlet discharge of 1.0 CFS, and a desire to not exceed the culvert capacity. This approach actually reduces peak discharge to values below historic flowrates. The storage volume has been approximated (by average end area method) to be contained within the proposed elevation 4632 contour as shown on the grading plan. Storage to this elevation would create street ponding to the top of curb in the southwest corner of the project.

APPENDIX

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i . . . . . Rational Runoff Coefficients  
ii . . . . . Time of Concentration Nomograph  
iii . . . . . Intensity - Duration Curves (Grand Junction)  
iv . . . . . Detention Volume Calculations  
v . . . . . Offsite Topography - Foldout

135 94

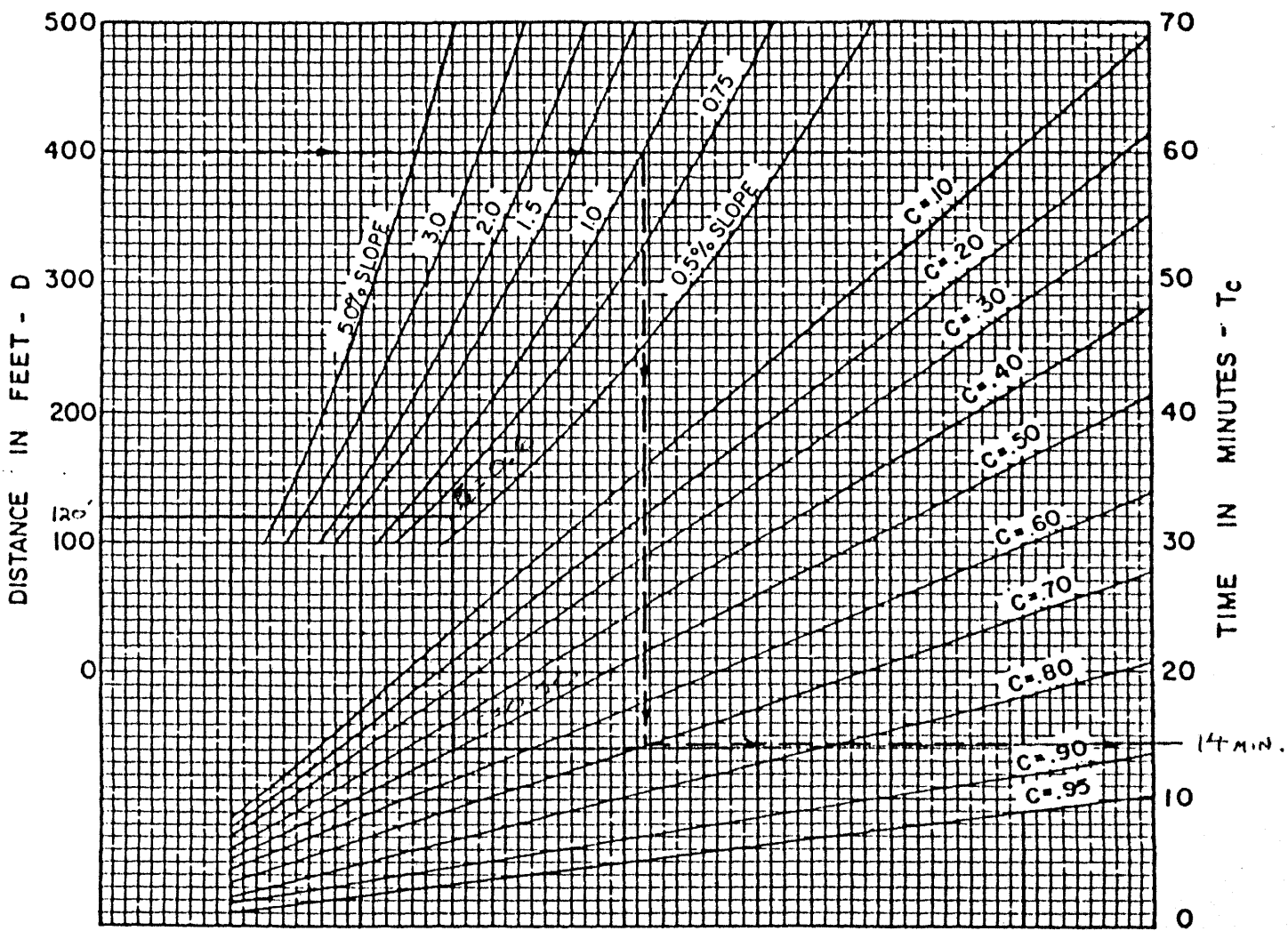
RUNOFF COEFFICIENTS FOR RATIONAL METHOD

LAND USE OR SURFACE CHARACTERISTICS	PERCENT IMPERVIOUS	C, Runoff Coefficients			
		2	5	Original Do NOT Remove From 100%	100%
<b>Business:</b>					
Commercial Areas	95	.87	.87	.88	.89
Neighborhood Areas	70	.60	.65	.70	.80
<b>Residential:</b>					
<u>Single-Family DEVELOPED</u>	40	.40	.45	.50	.60
Multi-Unit (detached)	50	.45	.50	.60	.70
Multi-Unit (attached)	70	.60	.65	.70	.80
1/2 Acre Lot or Larger	30	.30	.35	.40	.60
Apartments	70	.65	.70	.70	.80
<b>Industrial:</b>					
Light Areas	80	.71	.72	.76	.82
Heavy Areas	90	.80	.80	.85	.90
<u>Parks, Cemeteries: HISTORIC (COMPOSITE)</u>	7	.10	.10	.35	.60
Playgrounds:	13	.15	.25	.35	.60
Schools:	50	.45	.50	.60	.70
Railroad Yard Areas:	40	.40	.45	.50	.60
<b>Undeveloped Areas:</b>					
Historic Flow Analysis-	2 (See "Lawns")				
Greenbelts, Agricultural <u>HISTORIC (COMPOSITE)</u>					
Offsite Flow Analysis (when land use not defined)	45	.43	.47	.55	.65
<b>Streets:</b>					
Paved	100	.87	.88	.90	.93
Gravel	13	.15	.25	.35	.65
Drive and Walks:	96	.87	.87	.88	.89
Roofs:	90	.80	.85	.90	.90
Lawns, Sandy Soil:	0	.00	.01	.05	.20
Lawns, Clayey Soil:	0	.05	.10	.20	.40

MICHAELA'S VILLAGE - O.M.

135 94

TIME OF CONCENTRATION  $\approx T_c$   
FOR OVERLAND FLOW



BASED ON EQUATION

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

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

EXAMPLE

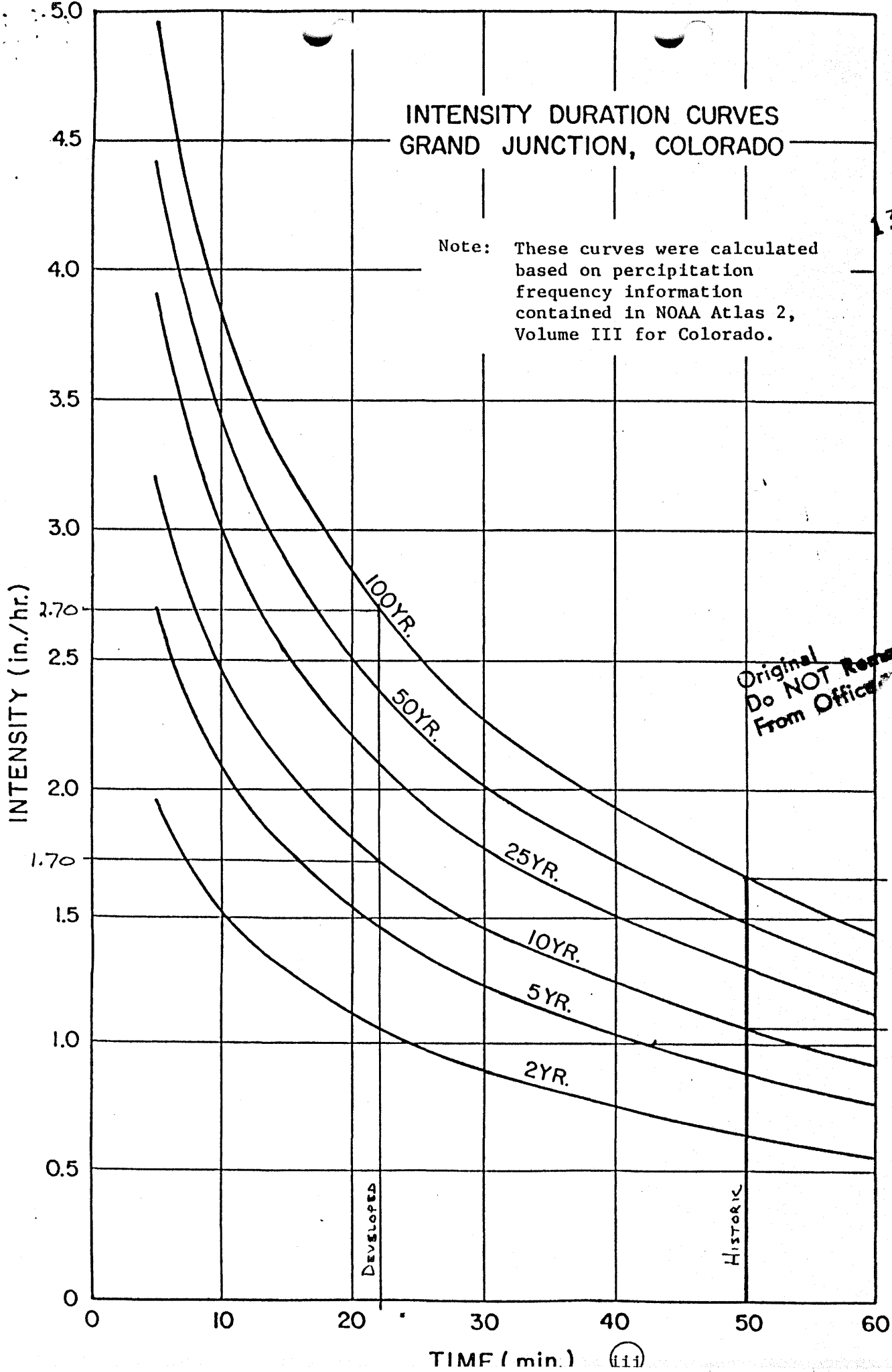
- D = 400'
- S = 1%
- C = 0.70
- $T_c = 15$  Minutes

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MICHAEL'S VILLAGE - O.M.

# INTENSITY DURATION CURVES GRAND JUNCTION, COLORADO

Note: These curves were calculated based on percipitation frequency information contained in NOAA Atlas 2, Volume III for Colorado.



135 90

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MICAELA'S VILLAGE - O.M.

1.65

1.05

DEVELOPED

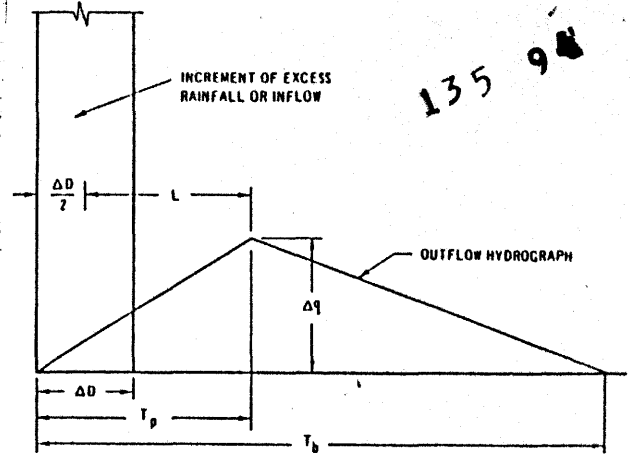
HISTORIC

### WATERSHED LAG AND TIME OF CONCENTRATION

The average slope within the watershed together with the overall length and retardance of overland flow are major factors affecting the runoff rate through the watershed.

Time of concentration ( $T_c$ ) is the time it takes for water to travel from the most hydraulically distant point in a watershed to its outlet. Lag ( $L$ ) can be considered as a weighted time of concentration. When runoff from a watershed is nearly uniform it is usually sufficient to relate lag to time of concentration as follows:

$$L = 0.6 T_c \quad (5)$$



$$\Delta q = \frac{4.84 A \Delta D}{L} \text{ in C.F.S.} = Q_{10} \text{ by rational method}$$

where:

- $\Delta D$  = INCREMENT OF STORM PERIOD IN HOURS = 1/2 hour
- $\Delta Q$  = RUNOFF IN INCHES DURING PERIOD  $\Delta D$
- $\Delta q$  = PEAK DISCHARGE IN C.F.S. FOR AN INCREMENT OF RUNOFF
- $A$  = DRAINAGE AREA IN SQUARE MILES
- $T_p$  = TIME TO PEAK ( $= \frac{\Delta D}{2} + L$ ) IN HOURS
- $T_b$  = TIME OF BASE ( $= 2.67 T_p$ ) IN HOURS

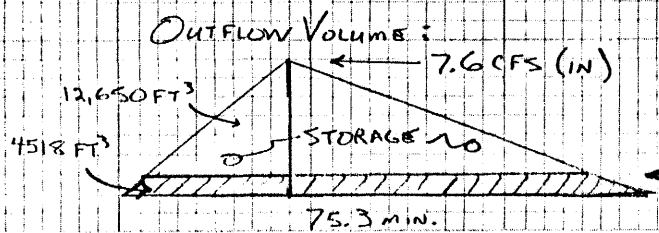
Figure 5.--Triangular hydrograph relationships.

$\Delta D = 30 \text{ MINUTES (GIVEN BY CITY OF G.J.)}$   
 $\Delta q = Q_{10} = 7.6 \text{ CFS (" " " )}$   
 $L = 0.6 T_c = 0.6 (22 \text{ MIN.}) = 13.2 \text{ MIN.}$   
 $T_p = \frac{\Delta D}{2} + L = 15 + 13.2 = 28.2 \text{ MINUTES}$   
 $T_b = 2.67 T_p = 2.67 (28.2) = 75.3 \text{ MINUTES}$

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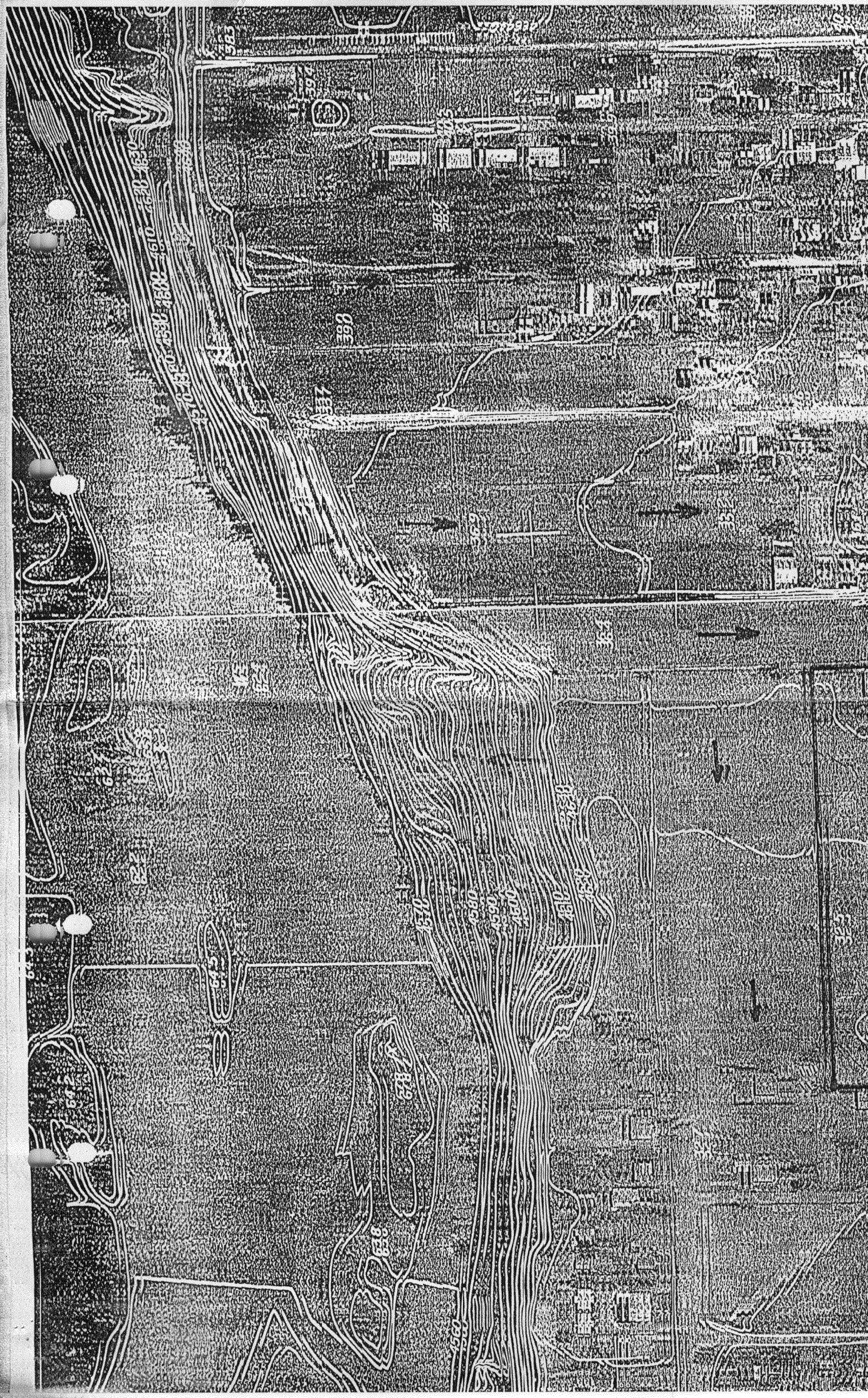
$$\therefore \text{INFLOW VOLUME} = \frac{1}{2} (T_b) (\Delta q) = \frac{1}{2} (75.3 \text{ MIN.}) (7.6 \text{ FT}^3/\text{SEC.}) (60 \text{ SEC./MIN.})$$

$$= \underline{\underline{17,168 \text{ FT.}^3}}$$



VOLUME OUT: 1 CFS FOR 75 MINUTES = 4518 FT<sup>3</sup>  
STORAGE REQ'D = IN - OUT = 12,650 FT<sup>3</sup>

1.0 CFS (OUT) = CAPACITY OF EXISTING 10" CULVERT





**NICHOLS ASSOCIATES, INC.**

751 Horizon Court, Suite #102  
P.O. Box 60010  
Grand Junction, Colorado 81506

29-Jul-1994


CITY OF GRAND JUNCTION  
GRAND JUNCTION, COLORADO

Ladies and Gentlemen:

Please find enclosed the "Preliminary Drainage Report" for the proposed Micaela's Village.

A detention facility is to be designed with a two stage outlet to limit storm water discharge to the 2 year and 100 year historic levels.

I hereby certify that this report was prepared by me.



Terry Nichols  
Registered Professional Engineer.  
State of Colorado, Number 12093

135 94

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# REVIEW COMMENTS

Page 1 of 3

FILE # 135-94

TITLE HEADING: Rezone/Preliminary Plan -  
Micaela's Village

LOCATION: 2694 UnawEEP Avenue

PETITIONER: Lloyd Rodriquez

PETITIONER'S ADDRESS/TELEPHONE: 653 Wintergreen  
Grand Junction, CO 81504  
434-8911

PETITIONER'S REPRESENTATIVE: Dan Brown, Q.E.D. Surveying

STAFF REPRESENTATIVE: Tom Dixon

---

**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., AUGUST 25, 1994.**

---

**CITY PARKS AND RECREATION**  
**Don Hobbs**

**8/03/94**  
**244-1542**

---

I think this is a duplicate review.  
Based upon 40 homes at \$225 = \$9,000 due in open space fees.

**CITY ATTORNEY**  
**Dan Wilson**

**8/05/94**  
**244-1505**

---

The title work shows title in Mary Lou Kennedy. We need evidence that the applicant has an interest in the property before we should process.

**MESA COUNTY PLANNING DEPARTMENT**  
**Mike Joyce**

**8/03/94**  
**244-1642**

---

Olson Avenue west of Lamplite Road is not a standard ROW. This design causes double-frontage lots. Lot 1, block 1 does not have enough frontage to provide a safe driveway location. The same can be said for lot 3, block 2. A redesign of the subdivision is warranted.

**CITY FIRE DEPARTMENT**  
**Hank Masterson**

**8/04/94**  
**244-1400**

---

Submit a utility composite to scale, showing hydrant locations. The preliminary plan of 7-30-94 shows two hydrants. An additional hydrant is needed near the cul-de-sac of block 4, on lots 1 or 7.

**UTE WATER DISTRICT**  
**Gary R. Mathews**

**8/09/94**  
**242-7491**

---

This subdivision is in the Ute Water District. Ute will supply domestic and fire flow from a 8" main at Lamp Lite Subdivision. The proposed connection at UnawEEP (C Road) needs eliminated. This is a City line and is metered West of this location. A 8" main is needed for the subdivision with a 6" ran from the 8" to C Road but not connected . . . . . 2" main lines can be installed in the four cul-de-sacs. . . . .

**POLICIES AND FEES IN EFFECT AT THE TIME OF APPLICATION WILL APPLY.**

**U.S. POSTAL SERVICE**  
**Cheryl Fiegel**

**8/05/94**  
**244-3435**

---

Mail delivery can be:           centralized  
  curbline  
  behind sidewalk - paired at lot lines  
If option 2 or 3 is chosen, delivery will be started when 50% of the houses are complete.

**CITY POLICE DEPT.**  
**Dave Stassen**

**8/04/94**  
**244-3587**

---

This proposal does not pose any concerns to the police department.

**ORCHARD MESA IRRIGATION DISTRICT**  
**James D. Rooks**

**8/11/94**  
**464-7885**

---

Orchard Mesa Irrigation District supplies water for the proposed subdivision at Headgate #83 on Mutual Mesa Lateral. We recommend the developer install a closed irrigation system to the development and pipe the water to each building lot. A Homeowners Association needs to be formed to insure that the irrigation system is operated and maintained after the development is completed.

**SCHOOL DISTRICT NO. 51**  
**Lou Grasso**

**8/14/94**  
**242-8500**

---

See attached.

**CITY UTILITY ENGINEER**  
**Bill Cheney**

**8/16/94**  
**255-1590**

---

Water:           Coordinate placement of hydrants with Grand Junction Fire Department.  
General:       Additional detailed design information will be required at time of final submittal.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Tom Dixon**

**8/16/94**  
**244-1447**

---

See attached comments.

**PUBLIC SERVICE**  
**Dale Clawson**

**8/13/94**  
**244-2695**

---

Electric and Gas: Request the 14' front lot line easement in Block 1 be labeled as such.

**U.S. WEST**  
**Leon Peach**

**8/22/94**  
**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.

MESA COUNTY VALLEY SCHOOL DISTRICT NO.51

REVIEW AGENCY COMMENT SHEET

Date: 8/14/94 Project: 135-94 2694 UWAward

Comments:

✓  
Provide sidewalks/hard surface walkways that will allow access to adjacent developments.

✓  
Provide sidewalks/hard surface walkways that will allow access to any roadway adjacent to the development.

Provide bus loading/unloading areas at each perimeter of the development where a roadway exists. The areas would be of sufficient length to allow a bus to enter and exit in a safe manner. Such areas would be a hard surface. The area should also provide space for students to congregate while waiting for a bus.

Note: Because a bus loading area exists, it does not guarantee a bus stop at that location. A number of factors determine the location of the stops and they are subject to change.

SCHOOL ENROLLMENT IMPACT:

<u>School</u>	<u>Current Enrollment:Capacity</u>	<u>Impact Estimate</u>
Ele.: <u>Columbus</u>	<u>334 / 328</u>	<u>10</u>
M.S.: <u>OR. MEIA</u>	<u>585 / 625</u>	<u>5</u>
H.S.: <u>G.J.</u>	<u>1554 / 1630</u>	<u>7</u>

Other:

MICAEALA'S VILLAGE

RESPONSE TO REVIEW COMMENTS:

CITY PARKS AND RECREATION:

ACKNOWLEDGED

CITY ATTORNEY:

ACKNOWLEDGED     Petitioner is submitting a letter of ratification  
                          from Mary Lou Kennedy.

MESA COUNTY PLANNING DEPARTMENT:

LOT 1 BLOCK 1 frontage will be addressed at final stage after  
drainage considerations have all been addressed.   LOT 3 BLOCK 2  
will access out of cul-de-sac.

CITY FIRE DEPARTMENT:

Complete utility composite and plans will be submitted at the  
final plan stage.

UTE WATER DISTRICT:

ACKNOWLEDGED

ORCHARD MESA IRRIGATION DISTRICT:

Irrigation concerns will be addressed at final plan stage. At  
this time no plans are in the mill for irrigation.

CITY UTILITY ENGINEER:

ACKNOWLEDGED

COMMUNITY DEVELOPMENT DEPARTMENT STAFF ANALYSIS:

Regarding Comment 2-

After a meeting on August 25, 1994 between Tom Dixon, Jody Kliska, Lloyd Rodriguez, and Dan Brown it was decided to submit the plan as it stands. This plan was a revision of a previous plan which was rejected by staff. In an effort to comply with comments by Jody Kliska, the east-west street within the property was moved north to provide for traffic stacking. This in itself makes impractical to front lots on Olson Avenue as many double-fronted lots would be created.

Regarding Comment 5-

During the Final Plan stage, the details for detention or retention of drainage will be fully addressed to the satisfaction of all concerns. At that time, should the elimination of Lot 1 Block 1 be necessary, then so be it.

We appreciate the comments on setbacks and will incorporate these suggestions at the Final stage.

Regarding the items to as not having been responded to, we would like to address them individually.

1. Actually we have responded to this comment in several different ways. It does not seem practical or logical to "squeeze" an already narrow piece of property any further by widening a road that goes nowhere. Also as previously commented on double-fronted lots are not desirable and probably would not sell. The petitioner is willing, however to provide for the sidewalk that the school is requesting. This will be clearly designed in the Final plan stage.
2. With the addition of a cul-de-sac in the Northwest part of the subdivision, it does not seem like a safe idea to curve Olson Avenue into that proximity. Incidentally the addition of the cul-de-sac eliminates the need for the 10' sewer easement in the Northwest corner, this will make it easier to install the sidewalk. Details of this will come at the Final plan stage.
3. Curb returns allowing proper turning radii will be designed and built at all corner lots. Again, this is part of the Road plan required at the Final plan stage.
4. Fencing details will be submitted on Final site plan.
5. Acknowledged and agree.

CITY ENGINEER - JODY KLISKA

PARAGRAPH 1-

AS OF OUR MEETING ON AUGUST 24, 1994, IT WAS STILL A LITTLE UNCLEAR AS TO WHICH STREET DESIGN, CURB, GUTTER, ETC. WOULD BE THE BEST DESIGN FOR OLSON AVENUE. THESE CONCERNS WILL BE FULLY ADDRESSED AT THE FINAL PLAN STAGE.

PARAGRAPH 2-

ACKNOWLEDGED-DETAILS OF ALL CURB RADII AND CONCRETE STRUCTURES WILL BE SUBMITTED WITH THE ROAD PLANS AT THE FINAL STEP.

PARAGRAPH 3-

NO THE DETENTION POND IS NOT INTENDED TO BE AN IRRIGATION FACILITY AS WELL. IF THE POND NEED TO BE LINED IT WILL. WE ARE AWARE THAT GOOD PROCEDURES WILL BE REQUIRED AND CITY STANDARDS WILL BE ADHERED TO. DETAILED PLANS WILL BE SUBMITTED AT THE FINAL PLAN STAGE.

IN SUMMARY:

AFTER SIX REVISIONS THE PETITIONER FEELS THAT HE HAS BEEN MORE THAT WILLING TO COOPERATE WITH THE GUIDELINES HE HAS RECEIVE FROM THE CITY. KEEPING IN MIND THAT THE PETITIONER IS ASKING FOR APPROVAL OF A PRELIMINARY PLAN, THE OVERALL DESIGN HAS BEEN THE PRIMARY CONCERN.

IN 1990 A MOBILE HOME OR MANUFACTURED HOUSING DEVELOPMENT WAS CONSIDERED. THE PETITIONER FEELS THAT THIS DESIGN IS MORE IN CONFORMITY WITH THE SURROUNDING USES.



# CIMARRON PROPERTIES

2146 1/2 B HWY. 6 & 50 GRAND JUNCTION CO. 81505  
Phone (303) 245-6693

August 24, 1994

Dan Wilson

Regarding the property at 2694 UnawEEP Avenue ;

Joe Lloyd Rodriquez is tentatively co-owner and will be co-owner upon fulfilling his part of our previous agreement.

At this time Mr. Rodriquez is acting as my agent regarding the Michaela's Village Subdivision.

Mary Lou Kennedy

*Mary Lou Kennedy*

STAFF REVIEW (Preliminary review)

FILE: #135-94

DATE: August 16, 1994

STAFF: Tom Dixon

REQUEST: Rezone from PR 4.1 to PR 4.7 and a 38-lot Subdivision

LOCATION: 2694 UnawEEP

APPLICANT: Joe Lloyd Rodriquez

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential

EXISTING ZONING: PR 4.1

PROPOSED ZONING: PR 4.7

SURROUNDING ZONING: RSF-8

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:

The UnawEEP Avenue (C Road) Corridor Guidelines apply to this proposal. These guidelines recognize UnawEEP Avenue as a collector street and they are intended to provide for safe pedestrian safety to schools and parks and to protect residential uses from non-residential uses.

STAFF ANALYSIS:

This proposal is for a 38-lot subdivision on a parcel containing approximately 8.2-acres. The lot sizes range from 5,425 square feet to 8,259 square feet in size. Access to the individual lots will occur from a new (unnamed) road having four cul-de-sacs, each cul-de-sac providing frontage for no more than seven lots each. There will also be one road connection onto UnawEEP Avenue (to the south) and one onto Olson Avenue (to the north). The road connection with UnawEEP aligns with David Street and the connection at Olson aligns with Lamp Lite Road. This site is presently zoned PR 4.1. Because the actual density proposed with this subdivision is 4.7 units per acre, a rezone to PR 4.7 is also requested.

This subdivision was submitted several months ago and has been through a couple of revisions in order to address staff concerns. While there are concerns with this layout,

several constraints exist for this parcel which limit its optimal development potential. These are listed below:

- 1) Access onto UnawEEP Avenue is restricted for both individual lots and road connections. This necessitates an internal manner of circulation and access for most of the lots.
- 2) Access connections to the north are limited to Lamp Lite Road and Olson Avenue. Olson has a substandard road width and dead ends on its west end, near the top northwest portion of this site. However, if lots were fronted onto Olson Avenue, the street could be more fully utilized. Olson Avenue presently is improved with curbs and sidewalks along a portion of this property.
- 3) The property's configuration is some 339 feet wide but over 1,000 feet wide. This configuration limits the most efficient manner of parcelization.
- 4) A previous approval of a rezone from PR 4.1 needs to be changed to reflect the actual density being approved. Under this proposal, the density is 4.7 units per acre.
- 5) The area of detention for site drainage may not be sufficient. This problem has been acknowledged by the petitioner and Lot 1 Block 1, as a buildable lot, may have to be eliminated, depending on final drainage information.

The setbacks proposed by the petitioner are as follows:

Front = 20 feet

Rear = 15 feet

Side = 5 feet

The petitioner should consider reducing the front setback to 15 feet with a minimum garage setback of 18 feet. Since this subdivision will generally be an internally focused development, these setbacks would be appropriate and provide a stronger sense of neighborhood by generating a better street connection. A height limit of 30 feet per structure will be recommended by staff. This is the standard maximum height in the single-family residential zones.

As it now stands, this proposed subdivision cannot be supported. The petitioner has not responded to previous comments to this proposal such as:

- 1) The need to make Olson Avenue a full-width street with curbs and sidewalks the full length of the property on its north side. A complete sidewalk is important for it is part of a pedestrian path to nearby Columbus Elementary School.
- 2) Olson Avenue needs to be a curved road that connects with UnawEEP Avenue.
- 3) Curb returns need to be finished on all of the corner lots to allow proper turning radii.
- 4) Fencing around the subdivision needs to be shown and identified for height and material.

5)" No access" restrictions will apply to all lots fronting on Unawep Avenue and must appear on the final plat.

The petitioner has been encouraged and advised to consider alternative designs for this subdivision. Based on comments from other agencies, the full dedication and improvement of Olson Avenue, including providing a direct connection between Olson and Unawep, necessitates a re-submittal. It is acknowledged that re-designing this subdivision may result in fewer lots than the 38 proposed at this time. It is the petitioner's responsibility to provide an acceptable alternative to this layout and staff assistance is available to discuss alternative subdivision patterns.

Probable staff recommendation:

Denial of the proposed 38-lot subdivision. A revised subdivision should be submitted that addresses the concerns and comments discussed above, as well as other agency comments generated by this proposal.

Denial of the rezone from PR 4.1 to PR 4.7. A final rezone will be considered when a preliminary subdivision is approved in order to determine an accurate zone.

# CIMARRON PROPERTIES

2146 1/2 B HWY. 6 & 50 GRAND JUNCTION CO. 81505  
Phone (303) 245-6693

August 24, 1994

Dan Wilson

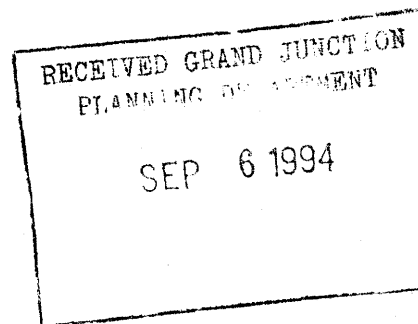
Regarding the property at 2694 Unawep Avenue ;

Joe Lloyd Rodriquez is tentatively co-owner and will be co-owner upon fulfilling his part of our previous agreement.

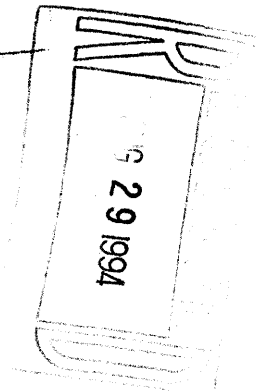
At this time Mr. Rodriquez is acting as my agent regarding the Michaela's Village Subdivision.

Mary Lou Kennedy

*Mary Lou Kennedy*



*To Planning*



# 135-94

*Michaela's Village*

**STAFF REVIEW (Final)**

**FILE: #135-94**

**DATE: August 30, 1994**

**STAFF: Tom Dixon**

**REQUEST: Rezone from PR 4.1 to PR 4.7 and Preliminary Plat Review for a 38-lot  
Subdivision**

**LOCATION: 2694 UnawEEP**

**APPLICANT: Joe Lloyd Rodriquez**

**EXISTING LAND USE: Vacant**

**PROPOSED LAND USE: Single-family Residential**

**SURROUNDING LAND USE: Single-family Residential**

**EXISTING ZONING: PR 4.1**

**PROPOSED ZONING: PR 4.7**

**SURROUNDING ZONING:**

**NORTH: PR-8 (Planned Residential, 8 units per acre)**

**SOUTH: RMF-16 (Multi-Family Residential, 16 units per acre) and  
PB (Planned Residential)**

**EAST: RSF-8 (Single-Family Residential, 8 units per acre)**

**WEST: RMF-16**

**RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:**

The UnawEEP Avenue (C Road) Corridor Guidelines apply to this proposal. These guidelines recognize UnawEEP Avenue as a collector street and they are intended to provide for safe pedestrian safety to schools and parks and to protect residential uses from non-residential uses.

**STAFF ANALYSIS:**

This proposal is for a preliminary plat of a 38-lot subdivision on a parcel containing approximately 8.2-acres. The lot sizes range from 5,425 square feet to 8,259 square feet in size. Access to the individual lots will occur from a new (unnamed) road having four cul-de-sacs, each cul-de-sac providing frontage for no more than seven lots each. There will also be one road connection onto UnawEEP Avenue (to the south) and one onto Olson

Avenue (to the north). The road connection with Unawep aligns with David Street and the connection at Olson aligns with Lamp Lite Road. This site is presently zoned PR 4.1. Because the actual density proposed with this subdivision is 4.7 units per acre, a rezone to PR 4.7 is also requested.

This subdivision was submitted several months ago and has been through a couple of revisions in order to address staff concerns. While there are concerns with this layout, several constraints exist for this parcel which limit its optimal development potential. These are listed below:

- 1) Access onto Unawep Avenue is restricted for both individual lots and road connections. This necessitates an internal manner of circulation and access for most of the lots.
- 2) Access connections to the north are limited to Lamp Lite Road and Olson Avenue. Olson has a substandard road width and dead ends on its west end, near the top northwest portion of this site. However, if lots were fronted onto Olson Avenue, the street could be more fully utilized. Olson Avenue presently is improved with curbs and sidewalks along a portion of this property.
- 3) The property's configuration has over 1,000 feet of frontage along Unawep but only 339 feet of depth. This configuration limits the most efficient manner of parcelization.
- 4) A previous approval of a rezone from PR 4.1 needs to be changed to reflect the actual density being approved. Under this proposal, the density is 4.7 units per acre.
- 5) The area of detention for site drainage may not be sufficient. This problem has been acknowledged by the petitioner and Lot 1 Block 1, as a buildable lot, may have to be eliminated, depending on final drainage information.

The setbacks proposed by the petitioner are as follows:

Front = 20 feet

Rear = 15 feet

Side = 5 feet

The petitioner should consider reducing the front setback to 15 feet with a minimum garage setback of 18 feet. Since this subdivision will generally be an internally focused development, these setbacks would be appropriate and provide a stronger sense of neighborhood by generating a better street connection. A height limit of 32 feet per structure will be recommended by staff. This is the standard maximum height in the single-family residential zones.

As it now stands, this proposed subdivision cannot be supported. Still outstanding resolutions to this proposal include:

- 1) The need to make Olson Avenue a full-width street with curbs and sidewalks the full length of the property on its north side. A complete sidewalk is important for it is part of a pedestrian path to nearby Columbus Elementary School.

- 2) Olson Avenue needs to be a curved road that connects with UnawEEP Avenue.
- 3) A street layout which eliminates the excess number of cul-de-sacs and which provides a more circular and continuous manner of traffic movement.
- 4) Curb returns need to be finished on all of the corner lots to allow proper turning radii.
- 5) Fencing around the subdivision needs to be shown and identified for height and material.
- 6) " No access" restrictions will apply to all lots fronting on UnawEEP Avenue and must appear on the final plat.

The petitioner has been advised to consider alternative designs for this subdivision. Based on comments from other agencies, the full dedication and improvement of Olson Avenue, including providing a direct connection between Olson and UnawEEP, necessitates a re-submittal. It is acknowledged that re-designing this subdivision may result in fewer lots than the 38 proposed at this time. On a previous submittal (#87-94), only 32 lots were proposed. It is the petitioner's responsibility to provide an acceptable alternative to this layout.

The petitioner has responded to comments generated by staff. The intent is to pursue the preliminary subdivision request, as proposed. Issues the petitioner disagrees with are:

- a) The need to design Olson Avenue to a full-width street standard. The petitioner is willing to provide a curb and sidewalk along Olson to match the existing improvements.
- b) The direct connection between Olson and UnawEEP.
- c) A re-design of the subdivision since it has not been clear what staff would support as an acceptable subdivision design.

#### STAFF RECOMMENDATION:

Denial of the proposed 38-lot subdivision. A revised subdivision should be submitted that addresses the issues and concerns identified.

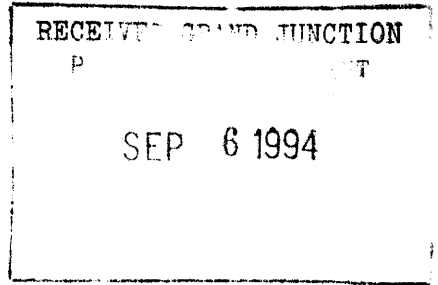
Denial of the rezone from PR 4.1 to PR 4.7. A final rezone will be considered when a preliminary subdivision is approved in order to determine an accurate zone.

#### PLANNING COMMISSION MOTION:

Mr. Chairman, on item #135-94, I move that we deny the proposed subdivision and deny the proposed rezone from PR 4.1 to PR 4.7.



Sandra K. Warner  
1161 Santa Clara Avenue  
Grand Junction, CO 81503



September 6, 1994

Mr. Tom Dixson, Planner  
City of Grand Junction  
Community Development  
250 N. 5th Street  
Grand Junction, CO 81501

Dear Tom:

I am unable to attend the public hearing which is to be held tonight in the City/County Auditorium, but as a homeowner in Lamplite Subdivision, I feel it is important to let you know my views on the proposed subdivision entitled Micaela's Village.

One of the things that was appealing to me when I purchased my home in Lamplite was the fact that there was no exit from Lamplite Subdivision itself to a main thoroughfare such as Unawep Avenue. One would have to exit Lamplite Subdivision on to Unawep through Roubideau Street and there would be no through traffic in the subdivision.

However, if Micaela's subdivision goes through in the way that it is being proposed now, Lamplite will no longer have its quiet, out of the way little subdivision.

I realize, as the developer states in his proposal, that a new subdivision in that open field which runs off of Unawep would be more appealing than the existing weeds, but not to me if Lamplite is not somehow separated from Micaela's Village.

Again, if I may reiterate, I strongly oppose Micaela's Village as it is currently being proposed.

Sincerely,



Sandra K. Warner

09-14-1994

Lloyd Rodriquez  
P.O. Box 4146  
Grand Junction, CO  
81502

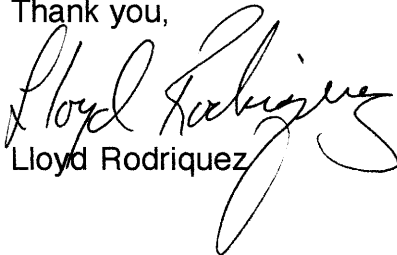
City of Grand Junction  
250 North 5th  
Grand Junction, CO  
81501

RE: Micaella's Village

To whom it may concern:

We will work with Tom Dixon in recognition to petition the city council for rezone after we have a complete design in the final stage. Due to the unusual constraints and the decisions arrived at the planning commission hearing, the final stage may vary slightly. In view of this, we are asking not to be placed on agenda for city council at this time.

Thank you,

  
Lloyd Rodriquez