

Preliminary

Mayor Sub. - Prelim.

P.L.

SUBMITTAL CHECKLIST

PLANNED DEVELOPMENT REVIEW

Location: N of FRH, E of 27 1/2 Rd

Project Name: 25-101 PD project

| ITEMS | | DISTRIBUTION | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------------|----------------|--|----------------|-------------------|---------------------|-----------------------|----------------------|---------------|------------------------|--------------------------|-----------------|--------------------|---------------------|-------------------|----------------|----------------|-----------|----------------|------|------|--------------------|--------------|--------------|--|
| DESCRIPTION | SSID REFERENCE | City Community Development | City Dev. Eng. | City Utility Eng. | City Property Agent | City Parks/Recreation | City Fire Department | City Attorney | City G.J.P.C. (8 sets) | City Downtown Dev. Auth. | County Planning | County Bldg. Dept. | Irrigation District | Drainage District | Water District | Sewer District | U.S. West | Public Service | GVRP | CDOT | Corps of Engineers | Walker Field | TOTAL REQ'D. | |
| | | ● Application Fee <i>6630 + 415/24</i> | 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 | |
| ● 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 | |
| ● 11"x17" Reduction of 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 | |
| ● Evidence of Title | VII-2 | (1) | | | | | | (1) | | | | | | | | | | | | | | | | |
| ○ Appraisal of Raw Land | VII-1 | 1 | | | 1 | 1 | | | | | | | | | | | | | | | | | | |
| ● Names and Addresses | VII-3 | (1) | | | | | | | | | | | | | | | | | | | | | | |
| ● Local Description | VII-2 | (1) | | | (1) | | | | | | | | | | | | | | | | | | | |
| ○ Deed | VII-1 | 1 | | 1 | | | | | | | | | | | | | | | | | | | | |
| ○ Easement | VII-2 | 1 | 1 | 1 | 1 | | | 1 | | | | | | | | | 1 | 1 | 1 | | | | | |
| ○ Avigation Easement | VII-1 | 1 | | 1 | | | | | | | | | | | | | | | | | | | | |
| ○ ROW | VII-3 | 1 | 1 | 1 | 1 | | | | | | | | | | | | | | | 1 | 1 | 1 | | |
| ○ Improvements Agreement/Guarantee | VII-2 | 1 | 1 | 1 | | | | | | | | | | | | | | | | | | | | |
| ○ CDOT | VII-3 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | |
| ○ Industrial Pretreatment Sign-off | VII-4 | 1 | | 1 | | | | | | | | | | | | | | | | | | | | |
| ● General Project Report | X-7 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| ○ Elevation Drawing | IX-13 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | |
| ● Site Plan | IX-29 | 2 | 2 | 1 | 1 | | | | | | | | | | | | | | | | | | | |
| ● 11"x17" Reduction of Site Plan | IX-29 | | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| ○ Grading and Drainage Plan | IX-16 | 1 | 2 | | | | | | | | | | | 1 | 1 | 1 | 1 | 1 | 1 | | | | | |
| ○ Storm Drainage Plan and Profile | IX-30 | 1 | 2 | | | | | | | | | | | | | | 1 | 1 | 1 | | | | | |
| ○ Water and Sewer Plan and Profile | IX-34 | 1 | 2 | 1 | | 1 | | | | | | | | 1 | 1 | 1 | 1 | 1 | 1 | | | | | |
| ○ Roadway Plan and Profile | IX-28 | 1 | 2 | | | | | | | | | | | 1 | | | | | | | | | | |
| ○ Road Cross-Sections | IX-27 | 1 | 2 | | | | | | | | | | | | | | | | | | | | | |
| ○ Detail Sheet | IX-12 | 1 | 2 | | | | | | | | | | | | | | | | | | | | | |
| ● Landscape <i>1/ Fencing</i> | IX-20 | 2 | 1 | 1 | | | | | | | | | | | | | | | | | | | | |
| ○ Geotechnical Report | X-3 | 1 | | | | | | | | | 1 | | | | | | | | | | | | | |
| ○ Final Drainage Report | X-5,6 | 1 | 2 | | | | | | | | | | | 1 | | | | | | | | | | |
| ○ Stormwater Management Plan | X-14 | 1 | 2 | | | | | | | | | | | 1 | | | | | | | 1 | | | |
| ○ Phase I and II Environmental Report | X-10,11 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | |
| ○ Traffic Impact Study | X-15 | 1 | 2 | | | | | | | | | | | | | | | | | | 1 | | | |

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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: 15 Sept 1994

Conference Attendance: David Chase Trent Wilson Tom Dren

Proposal: 25 unit PD ~~deck~~ proposal in PR 10.2 zone

Location: 272 Rd north of Patterson

Tax Parcel Number: 2945-03

Review Fee: _____

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

Additional ROW required? Probably

Adjacent road improvements required? yes

Area identified as a need in the Master Plan of Parks and Recreation? _____

Parks and Open Space fees required? yes Estimated Amount: _____

Recording fees required? _____ Estimated Amount: _____

Half street improvement fees required? _____ Estimated Amount: _____

Revocable Permit required? _____

State Highway Access Permit required? _____

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)



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

Receipt 1639
 Date 10/4/94
 Rec'd By [Signature]
 File No. #166-94

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

166 94

| PETITION | PHASE | SIZE | LOCATION | ZONE | LAND USE |
|---|--|------------------------------------|--|---|--|
| <input checked="" type="checkbox"/> Subdivision Plat/Plan | <input checked="" type="checkbox"/> Minor <input checked="" type="checkbox"/> Major <input type="checkbox"/> Resub | 4.5 Ac. | WEST OF 27 1/2 ROAD 330' NORTH OF PATTERSON | PR 10.2 | |
| <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 | | | | |
| <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 type="checkbox"/> PROPERTY OWNER | | <input type="checkbox"/> DEVELOPER | | <input type="checkbox"/> REPRESENTATIVE | |

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|--------------------------|-----------------------------|--------------------------|
| Green Valley Estates | Tim Schultz | Banner Associates, Inc. |
| Name | Name | Name |
| 2957 North Avenue | 10467 E. Ida Avenue | 2777 Crossroads Blvd. |
| Address | Address | Address |
| Grand Junction, CO 81501 | Greenwood Village, CO 80111 | Grand Junction, CO 81506 |
| City/State/Zip | City/State/Zip | City/State/Zip |
| | (303)694-4994 | (303)243-2242 |
| 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.

[Signature] Banner Assoc., Inc. 10/3/94
 Signature of Person Completing Application Date

James M. Griffith
Mary Ellen Binkley James M. Griffith 9-30-94
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

MARION L. HOWARD
601 27½ Road
Grand Junction, CO 81506-4161

ROBERT R SISAC
2742 Patterson Road
Grand Junction, CO 81506-4002

RICHARD E HOLLINGER
1831 Bell Ridge Ct.
Grand Junction, CO 81506-4069

DALE L ELY
1630 Patterson Road
Grand Junction, CO 81506-4023

LAWRENCE ELY
1639 Lowell Lane
Grand Junction, CO 81506-4005

JOHN K MALAN
1541 Lowell Lane
Grand Junction, CO 81506-4003

HAROLD M GILBERT
605½ 27½ Road
Grand Junction, CO 81506-4161

CLAUDE DECROW
609 27½ Road
Grand Junction, CO 81506-4161

GREEN VALLEY ESTATES
2957 North Avenue
Grand Junction, CO 81504-4988

THELMA G MOORE
2860 N 15th Street
Grand Junction, CO 81506-5218

MARY J SERRATO
1628 Lowell Lane
Grand Junction, CO 81506-4006

ANGELINA MRAULE
Post Office Box 656
East Carbon, UT 84520-0656

JOHN L GRAKO
1902 Spring Valley Circle
Grand Junction, CO 81506-4150

CAROLE L MORITZ
1912 Spring Valley Circle
Grand Junction, CO 81506-4150

BRUCE E DIXSON
1922 Spring Valley Circle
Grand Junction, CO 81506-4150

KENNETH HUNT
1932 Spring Valley Circle
Grand Junction, CO 81506-4150

STEVE E NICHOLSON
1931 Barberry Ct.
Grand Junction, CO 81506-4116

CORRINE K JOHNSON
1921 Barberry Ct.
Grand Junction, CO 81506-4116

JOSEPH J CONDOTTI
1919 Barberry Ct.
Grand Junction, CO 81506

ERIC R JAHNKE
1918 Barberry Ct.
Grand Junction, CO 81506-4116

PETER S HAMMOND
2844 27½ Road
Grand Junction, CO 81506-4106

ROGER C HEAD
2850 27½ Road
Grand Junction, CO 81506-4106

STEPHEN G GEORGIA
2858 27½ Road
Grand Junction, CO 81506-4106

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**GENERAL PROJECT REPORT
BLUE HERON SUBDIVISION**

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The proposed Blue Heron Subdivision is located on 4½ acres on the west side of 27½ Road and approximately 330 feet north of Patterson Road. It can also be described as being entirely in the SE¼ of the SW¼ of Section 1, Township 1 South, Range 1 West, Ute Principal Meridian. A Vicinity Map is attached as Exhibit A. This site is currently comprised of two vacant parcels that have no existing uses. Access to the site would be from 27½ Road, however this site does adjoin a portion of the right-of-way for Lowell Lane at the southwest corner. Several years ago, an application was made to the City of Grand Junction to develop these parcels into a project with 40-plus units and it was approved for a rezone to PR10.2. In that application, the plan was to extend Lowell Lane through the development and connect to 27½ Road. This plan was ultimately denied due to opposition from surrounding neighbors who did not wish to see Lowell Lane extended. The Blue Heron Subdivision, as can be seen on the Preliminary Plan, is a proposal that will significantly reduce the number of units to 24 townhome units. These townhome units will be situated on a building envelope that will be sold as such and will either be a single unit or be attached to another unit as a duplex building. This reduction in the number of units will relate to a density of 5.4 units per acre. The street accessing the site is now being proposed as a cul-de-sac approximately 600 feet in length. This cul-de-sac, named Hermosa Court, will intersect with 27½ Road in the same general location as with the previous application near the northeast corner of the site. Hermosa Court will be in a 44 foot dedicated right-of-way and built to City of Grand Junction standards. The remaining area around the building envelopes and road right-of-way will be Common Open Space maintained by a Homeowners Association and will be primarily landscaping. This Common Open Space, however, will also be described and platted as an easement for utilities, irrigation, drainage and access. The type of construction for the buildings is to be a single level rancher that will be a typical frame structure. At this point in time, the living space for the units will be between 1,200 and 1,400 square feet. The exterior finish of the units will be a combination of masonry and stucco to provide a low-maintenance building. Proposed setbacks are ten feet at all exterior property boundary lines.

In addition to constructing Hermosa Court, proposed infrastructure improvements will include extending an eight inch water line into the project from an existing eight inch line in 27½ Road. Two new fire hydrants will be located within the development to keep all buildings with 150 feet of a hydrant. An existing sanitary sewer line is located along the south property line that extends from Lowell Lane east to the Spring Valley Subdivision. It is proposed to construct a new eight inch sanitary sewer line tying onto this existing line and extending up to and within

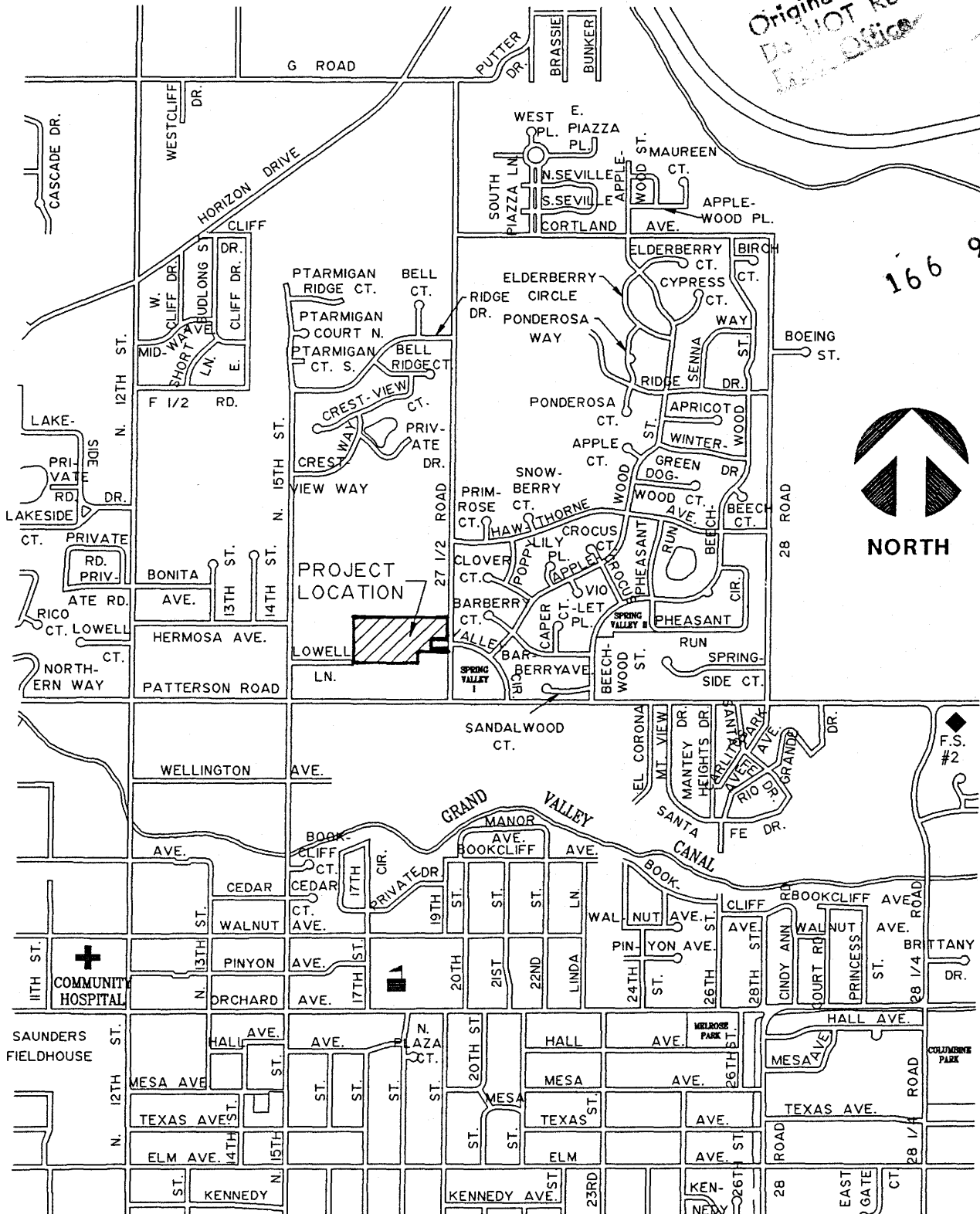
Hermosa Court. Individual services will then be provided for each unit. Grading and drainage patterns will follow historical patterns. More information regarding the grading and drainage is provided in the Preliminary Drainage Report.

In researching preliminary soils information, data was obtained from the Grand Junction office of the Soil Conservation Service. This information classifies on-site soils as "Sagers silty clay loam", which has few limitations. In making site observations, there appears to be no geological hazards at the site. This site does not fall within the boundaries of any 100-year flood plain.

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EXHIBIT A

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VICINITY MAP
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PRELIMINARY DRAINAGE REPORT BLUE HERON SUBDIVISION

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GENERAL LOCATION & DESCRIPTION

As mentioned in the General Project Report, the proposed Blue Heron Subdivision is located on the west side of 27½ Road approximately 330 feet north of Patterson Road. The land that makes up this site is comprised of two vacant parcels that together are 4½ acres in size. Situated across 27½ Road from this site is the Spring Valley Subdivision. West and south of this proposal are more single family lots with a large agricultural parcel to the north.

Ground cover at the site is composed of native grasses and weeds. Mature trees also exist along portions of the west and north property lines. Information obtained from the Grand Junction office of the Soil Conservation Service classifies the soil at this site as "Sagers silty clay loam" which has few limitations.

EXISTING DRAINAGE CONDITIONS

No street improvements exist on the west side of 27½ Road which fronts this project. It is understood, however, that the City of Grand Junction is planning to improve 27½ Road within the next couple of years. This site is relatively flat sloping downward from the northeast to the southwest at a grade of approximately 1.6%. Runoff from adjoining areas is prevented from impacting this site by the existence of irrigation ditches and/or grading along the north and east property lines.

A prominent natural swale is located in the center of the site which helps direct the runoff to the southwest corner. Runoff collected at this point then discharges from the site through a 12" culvert that passes under Lowell Lane. It continues a short distance more to an existing drainage ditch.

PROPOSED DRAINAGE CONDITIONS

The layout that is being proposed for Blue Heron Subdivision is one that closely follows that of the existing. Hermosa Court, that is being planned, will take the place of the natural swale in the center of the project. Runoff collected in Hermosa Court will be transported to the west end of the cul-de-sac where it will then be taken to a detention area prior to exiting the site. Grades will determine whether the runoff between the cul-de-sac and the detention area will be carried through a storm sewer or a via a surface path.

166 94

It is anticipated that runoff being collected in Hermosa Court will be primarily from the street itself and driveways. Runoff from the remaining areas of buildings and landscaping will be directed to remain in the areas of landscaping .

DESIGN CRITERIA AND APPROACH

This project is in a location that has surrounding areas that have been urbanized. This site, along with others in the vicinity, will soon be developed. It will be necessary to anticipate and calculate the developed runoff from these new projects so proper designs can be accomplished that will prevent drainage from adversely impacting properties "downstream". It is proposed to calculate the historic runoff from this site and also a developed runoff, consistent with the above described grading plan. In determining these volumes, procedures set forth in the Stormwater Management Manual (SWMM), prepared by the City of Grand Junction, will be followed. For the size of this project the Rational Method of determining storm runoff will be used.

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**LEGAL DESCRIPTION
BLUE HERON SUBDIVISION**

The South 100 feet of the East 698.5 feet of the N $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 1 South, Range 1 West of the Ute Meridian;
EXCEPT the South 88 feet of the East 238 feet,
EXCEPT the East 25 feet as conveyed to Mesa County by instrument recorded February 4, 1959 in Book 749 at Page 491,

AND

The East 698.5 feet of the N $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 1 South, Range 1 west of the Ute Meridian;
EXCEPT the South 100 feet;
and EXCEPT Beginning 100 feet North of the Southeast corner of the N $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1, thence West 150 feet, thence North 75 feet, thence East 150 feet, thence South to beginning;
EXCEPT the East 25 feet as conveyed to Mesa county by instrument recorded February 4, 1959 in Book 749 at Page 491,

Mesa County, Colorado

REVIEW COMMENTS

Page 1 of

FILE #166-94

TITLE HEADING: Preliminary Plan - Blue
Heron Subdivision

LOCATION: West of 27 1/2 Road; 330' North of Patterson

PETITIONER: Tim Schultz

PETITIONER'S ADDRESS/TELEPHONE: 10467 E Ida Avenue
Greenwood Village, CO
694-4994

PETITIONER'S REPRESENTATIVE: David Chase
Banner Associates, Inc.

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., , 1994.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

10/5/94
244-1656

No comments.

GRAND JUNCTION FIRE DEPARTMENT
Hank Masterson

10/5/94
244-1414

If individual structures are designed to be in excess of two family dwellings, a fire flow survey will be required and water supply must supply the required fire flow. Building plans must be submitted to the Fire Department in order for us to complete the fire flow survey. If structures of one and two family size only are planned, the minimum fire flow is 500 gallons per minute and no fire flow survey will be required.

Hydrant locations and access roads are adequate as shown.

PARKS & RECREATION DEPARTMENT
Don Hobbs

10/5/94
244-1542

Open space fees based upon 24 units at \$225.00 per unit = \$5,400.00 due in fees.

CITY UTILITY ENGINEER
Bill Cheney

10/6/94
244-1590

It is assumed this is a preliminary submittal even though not noted on the application. Comments on the proposal will be forthcoming when detailed information pertaining to sewer and water installations are submitted for review.

U.S. WEST
Leon Peach

10/7/94
244-4964

No comment.

PUBLIC SERVICE COMPANY
Dale Clawson

10/7/94
244-2695

Electric and Gas: No objections.

UTE WATER
Gary R. Mathews

10/12/94
242-7491

The 8" water main proposed for Hermosa Court will be C-900 and installed 2-3 feet in oil on the North side to the last fire hydrant. A 3" PVC line can run from the 8" main around the circle to supply domestic water to approximately 10 units. Policies and fees in effect at the time of application will apply.

GRAND VALLEY WATER USERS
Richard Proctor

10/17/94
242-5065

Grand Valley Water Users Association (GVWUA) has no ditches, pipelines or other facilities located with the Blue Heron Subdivision proposed development area. However, GVWUA would like to review the design and location of relocated irrigation diversion box in as much as these said changes can effect our ability to deliver irrigation water to the structure. Delivery to this diversion box is made through a pipeline under 27 1/2 Road from east of 27 1/2 Road.

The report states that drainage of developed runoff sill discharge to an existing drainage ditch. Said drainage ditch is part of a drainage conveyance system that originates east of 28 Road and is used to carry a combination of seepage water, irrigation return flows and storm water. It is not exclusively for storm water. The drainage ditch is an open channel in the area near the Blue Heron Subdivision until it reaches N 15th Street where it goes underground. We are advised it is at this point that the conveyance system has been previously loaded to and/or beyond its capacity.



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

October 12, 1994

Tim Schultz
10467 East Ida Avenue
Greenwood Village, CO 80111

City Of Grand Junction File #166-94

Dear Tim,

The Community Development Department has received your application for a 24-lot housing project, known as Blue Heron Subdivision. The site is approximately 600 feet north of Patterson (F) Road on the east side of 27 1/2 Road.

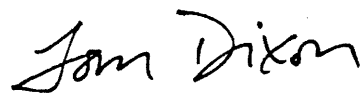
In reviewing this request, several City representatives had concerns over the development of this site as well as potential development on the vacant site north of the proposed Blue Heron Subdivision. In general, interest was expressed over the future eastward extension of Hermosa Avenue which currently terminates some 500 feet to the west of this site. In addition, Engineering staff had a concern about the 130 feet of intersection distance between Spring Valley Circle and the proposed location of Hermosa Court. Engineering staff would like to be able to consider the feasibility of creating an alignment of Hermosa Avenue which could serve several properties and reduce the need for individual intersections along 27 1/2 Road. However, such an alignment would need to be coordinated between property owners and in a mutually beneficial manner.

Based on the concerns expressed, we are going to table your request from the scheduled November 1, 1994 Planning Commission meeting in order to give Engineering staff enough time to consider the future location of Hermosa Avenue based on proposed development of affected properties. It is our intention to delay the scheduling of this request until the December 6th Planning Commission meeting.

A meeting with yourself and David Chase, as well with City Planning and Engineering staff, is scheduled for October 19th at 3:30 p.m. at 250 5th Street to discuss this issue. Thank you for your understanding and your interest in working to make the best possible solution to the problem of access onto 27 1/2 Road.

If you have any questions, please feel free to contact me at 244-1447.

Sincerely,

A handwritten signature in black ink that reads "Tom Dixon". The signature is written in a cursive, slightly slanted style.

Tom Dixon, AICP

cc: David Chase, Banner & Associates
file



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

November 1, 1994

Tim Schultz
10467 East Ida Avenue
Greenwood Village, CO 80111

City of Grand Junction File #166-94

Dear Tim,

I wanted to get back to you regarding your site on 27 1/2 Road which you are proposing to develop with 24 units, known as Blue Heron Subdivision.

City staff has reviewed the issue of a future extension of Hermosa Avenue from 15th Street to 27 1/2 Road. The alignment of this future right-of-way will impact your proposed development. The City will require limited access onto 27 1/2 Road by allowing only one intersection somewhere between a point 300 feet north of Spring Valley Circle and a point 300 feet south of Hawthorne Avenue, or an intersection at Spring Valley Circle.

In order to achieve this, there are two (2) options available to you, each of which has some direct impact on the manner in which you develop the property. The options outlined below will be presented formally to the City Planning Commission in the form of a "Minor Street Plan". This plan, if adopted, will require future development in this area to access the extension of Hermosa Avenue. This letter is intended to provide you with some options while the City pursues the Minor Street Plan.


Option 1. Hermosa Avenue intersects with Spring Valley Circle and provides direct access for your property. This option will require a right-of-way dedication through your property to its north boundary. This assumes that the remaining connection to Hermosa Avenue at 15th will occur on the remaining parcels to the north and west when those sites develop.

Option 2. A temporary access will be considered from the northeast corner of your property with a permanent road extension built to City standards going westward. This assumes that the future extension of Hermosa Avenue will occur on the property to the north and your street will then connect to Hermosa Avenue somewhere between 15th and 27 1/2 Road. The standards for this temporary access will be 22 feet of pavement and a location at least 150 feet north of Spring Valley Circle. Standard City street requirements

will apply for the remaining portion of the development. The issues you may have to address to the City's satisfaction are: when would the temporary access be eliminated? how and by whom would it be removed? what use would then occur on this area of the property? what kind of guarantee is there for removal of the access when Hermosa Avenue is extended? how and by what financial mechanism would the road from your development connect with Hermosa Avenue?

I hope these options are sufficiently clear for you to evaluate the choices you have in developing the property. If you can think of other solutions for us to consider which meet the objective of a single access to 27 1/2 Road, please let us know so that we may review them. If you have any additional questions, you may contact me at 244-1447.

Sincerely,



Tom Dixon, AICP, Senior Planner

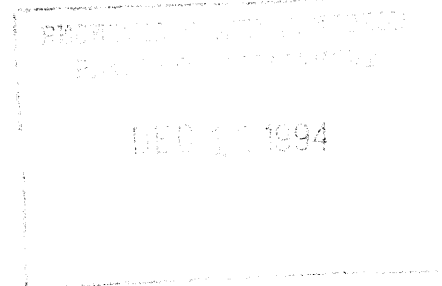
cc: File # 166-94
David Chase, Banner & Associates
Mark Achen, City Manager
Larry Timm, Community Development Director
Mark Relph, Public Works Manager
Jody Kliska, City Development Engineer
John Shaver, Assistant City Attorney

CONSULTING ENGINEERS & ARCHITECTS

BANNER ASSOCIATES, INC.
2777 Crossroads Boulevard
Grand Junction, Colorado 81506
(303) 243-2242
FAX (303)243-3810
605 East Main, Suite 6
Aspen, Colorado 81611
(303) 925-5857

December 9, 1994

Mr. Tom Dixon, AICP, Senior Planner
Grand Junction Community Development Dept.
250 N. 5th Street
Grand Junction, CO 81501



RE: Application Fee - Blue Heron Subdivision

Dear Tom:

As per our conversation last week, I am writing you this letter on behalf of the petitioner for the above reference project, Mr. Tim Schultz. As you know Tim had us prepare, and submit for review, a Preliminary Plan for this proposed project in October. During the review process there were discussions and a meeting was held on October 19 to discuss the issue regarding the roadway masterplan in the area.

At staff's request we agreed to table this item for a month while the City studied this issue and could better define their position. We appreciated your letter dated November 1 which clearly states the City's wishes in this matter. Unfortunately, these wishes do not fit into what Tim had planned for this development. In addition, this site is only one of two in this area that has had recent development proposals. The other being the 20-plus acre site immediately to the north. Since this site is only 4.55 acres, it makes sense that other larger sites be developed, or planned for development, first so the City's objectives can be better implemented.


Therefore, based on direction from Tim, we have pulled this application from being reviewed or placed on a public hearing agenda. Because we feel as though all of the information regarding the City's position on the roadway master plan was not available at the time the Preliminary Plan was prepared, we are requesting that the Application Fee of \$705 be refunded. Since this fee was paid by BANNER, it would be appreciated if the check be made out to BANNER ASSOCIATES, INC.

Mr. Tom Dixon, AICP. Senior Planner
Grand Junction Community Development Dept.
December 9, 1994
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Again I want to thank you, and the rest of the City staff for being honest and straight forward with us on this issue. If you have any questions or if I can be of further assistance, please do not hesitate to call.

Respectfully,

BANNER ASSOCIATES, INC.



DAVID E. CHASE, P.E
Project Manager

DEC/rk

cc: Tim Schultz



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

February 15, 1995

David Chase
% Banner & Associates
2777 Crossroads Blvd.
Grand Junction, CO 81506

Dear David,

I have reviewed your written request, dated December 9, 1994, for a full or partial refund of the application fee for the proposed Blue Heron Subdivision off of 27 1/2 Road. Your request for a refund has been reviewed in relation to Administrative Regulation 2-95 which deals with refunds.

In the case of Blue Heron Subdivision, City staff decided, after the application was submitted, that a through road would be required for Hermosa Street. According to both you and Tim Schultz, the petitioner, this unexpected requirement caused the application to be withdrawn. This followed the City's request that the application be pulled from the tentative Planning Commission agenda for November, 1994 in order to consider and study the Hermosa Street issue.

In accordance with Administrative Regulation 2-95, a full refund of the application fee will be granted. The refund is currently being processed. Thank you for your patience and understanding.

Sincerely,

A handwritten signature in cursive script, appearing to read "Larry Timm".

Larry Timm, AICP,
Director of Community Development

cc: File # 166-94

