



# SUBMITTAL CHECKLIST

PP-  
95-64

## MAJOR SUBDIVISION: PRELIMINARY Resub.

Location: Ridgely (The Ridgelys)

Project Name: \* Required for Private Drive

ITEMS		DISTRIBUTION																				TOTAL RECD							
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Engr.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.P.C. (B sots)	City Downtown Dev. Auth.	City Police	County Planning	Walker Field	School Dist. #51	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service	GVMP		CDOT	Corps of Engineers	Colorado Geological Survey	U.S. Postal Service	Periscope WWTF	Ridgely A.M.C.	City Council (Special)
1 ● Application Fee <i>\$160.00</i>	✓ VII-1	1																											
1 ● Submittal Checklist*	✓ VII-3	1																											
15 ● 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	1	1
23 ● Application Form*	✓ VII-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	1	1	
23 ● Assessor's Map	✓ VII-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	1	1	
3 ● Evidence of Title	✓ VII-2	1																											
2 ● Names and Addresses	✓ VII-3	1																											
2 ● Legal Description	✓ VII-2	1																											
23 ● General Project Report	✓ X-7	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	1	
6 ● Location Map	✓ IX-21	1																											
19 ● Preliminary Plan	✓ IX-26	1	2	1	1																								
3 ● 11"x17" Reduction of Prelim. Plan	✓ IX-26	1																											
3 ● Preliminary Drainage Report	✓ X-12	1	2																										

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.



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

Receipt # 2193  
 Date 3 April 1995  
 Rec'd By ID  
 File No. ~~95-95-64~~  
 PP

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 type="checkbox"/> Major <input checked="" type="checkbox"/> Resub (paving)	3.5 acres	Kathleen Ct. Ridges #5	PR4	Residential
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input 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 checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
<u>G.H. Garrett</u> Name	<u>G.H. Garrett</u> Name	
<u>2386 West Plateau Ct.</u> Address		
<u>Grand Junction, CO 81503</u> City/State/Zip		
<u>(303) 243-0572</u> 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 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 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 of Person Completing Application: G.H. Garrett Date: Mar 22, 1995

2945-202-06-038  
JOHN D BENTON  
398 S MILL AVE STE 200  
TEMPE, AZ 85281-2824

PP ~~ES~~ -95-64

2945-202-06-945  
CITY OF GRAND JUNCTION  
250 N 5TH ST  
GRAND JUNCTION, CO 81501-2628

2945-202-17-019  
DYNAMIC INVESTMENTS INC  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-201-06-003  
DONALD W ANDERSON  
J I  
393 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-201-06-004  
DOUGLAS A DIEKMAN  
PATRICIA K  
393 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-201-06-005  
NANCY B STUBBS  
391 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-201-06-006  
GARY WENDALL HINES  
391 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-201-06-007  
BRIAN J CINQUEGRANI  
387 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-201-06-008  
SUSAN L KNUTSON  
385 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-201-06-009  
JOHN O SCHAEFER  
MINTA J  
385 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-201-06-944  
CITY OF GRAND JUNCTION  
250 N 5TH ST  
GRAND JUNCTION, CO 81501-2628

2945-201-06-037  
PROFESSIONAL INVESTMENT PROPERTIES INC  
383 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4606

2945-201-06-033  
JENICE BENTON INTERIOR DESIGNS  
398 S MILL AVE STE 200  
TEMPE, AZ 85281-2824

2945-201-06-034  
JENICE BENTON INTERIOR DESIGNS  
398 S MILL AVE STE 200  
TEMPE, AZ 85281-2824

2945-201-06-035  
JENICE BENTON INTERIOR DESIGNS  
398 S MILL AVE STE 200  
TEMPE, AZ 85281-2824

2945-201-06-036  
JENICE BENTON INTERIOR DESIGNS  
398 S MILL AVE STE 200  
TEMPE, AZ 85281-2824

2945-201-08-024  
WILLIAM R MCCORMICK  
MARGUERITE G  
17 FAIRFIELD PL  
YONKERS, NY 10705-1706

2945-201-08-022  
RICHARD I OERMAN  
VONI M  
384 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4605

2945-201-08-023  
KENNETH E KARP  
KATHLEEN R  
386 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4605

2945-201-08-025  
HENRY A GONZALES  
MARIA ISABEL  
388 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4605

2945-201-08-026  
JOHN A KORBE  
JIMMIE L  
388 1/2 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4605

2945-201-08-027  
HENRY A SMITH  
CHERYL K  
390 HILLVIEW DR  
GRAND JUNCTION, CO 81503-4605

2945-201-08-028  
GEORGE W BOGGESS  
ROSEMARY J  
8121 CHASE AVE  
LOS ANGELES, CA 90045-2707

PP ~~85~~ -95-64

GENERAL PROJECT REPORT

G. H. GARRETT

General Contractor  
Owner

April 3, 1995

PP ~~E~~-95-64

General Project Report

A. Project Description

1. Location. Located in the Ridges Subdivision, on the Redlands, immediately west of the City of Grand Junction. The tract is described as Lot 17, Block 13, Filing 5 of the Ridges Subdivision.
2. Acreage. 3.58 acres
3. Proposed use. Establishment of a Home Owner's Association with 5 member families. Five single family dwellings are to be built on 5 individual building "envelopes" of approximately 1/3 acre each. Open space surrounding the individually owned residential property envelopes will be owned "in common" by the HOA.

B. Public Benefit will be the creation of additional housing units in accommodating growth of city population.

C. Project Compliance, Compatibility, and Impact

1. Adopted plans and/or policies
  - a. Vacation of Right-of-way. A replat of Lot 17 platted a street (Katherine Drive) for ingress, egress and a utility easement. Under the project proposal the public right-of-way will be reverted to a private drive that will be maintained by the Home Owner's Association. (Note attached map 1)
  - b. The project will not meet City Standards for street, curb, sidewalk and gutter requirements due to:
    - (1) Geological rock formations forming a natural wall along the east side of the driveway are steep, massive and aesthetically pleasing in appearance. Removal of these rock formations is impractical. The driveway is too narrow to meet street standards.
    - (2) Driveway is too steep to meet City Standards. A final grade will be at 9%. Further cuts into the site to reduce the grade will render the site unusable as a building site. The entrance is the only feasible entrance to the site since it the less severe slope of any of the other sides of the plateau.
2. Land use in the surrounding area. Single family housing and District Open Space.
3. Site access and traffic patterns. Access is through the Ridges Subdivision via Hillview Drive. The Los Altos driveway begins at the end of Hillview Drive. The dead-end driveway leads up an elevation of 40-60 feet and will service the five residential dwellings on top the Los Altos plateau.



PPRS-95-64

4. All utilities are available at the entrance from the site where Hillview Drive ends. It will be necessary to construct utilities up to the five home sites. Irrigation water will not be made available. One fire hydrant will need to be placed on the site.

5. Special or unusual demands on utilities. None known.

6. Effects on public facilities. Minimal effect.

7. Site soils and geology. Soils are alluvial in origin, being part of the bedrock of the ancient Colorado River Complex. The entire deposit is a cobble/gravel/sand mixture which is somewhat variable in actual constituent percentages. In general the soils are capable of supporting medium to heavy loads. The soils exhibit a profile of redbrown, poor top-soil, which is very gravelly and cobbly. This topsoil is generally quite thin. The alluvial soils covering the sandstones are less than 5 feet thick and near the edges of the plateau become non-existent.

The Geological setting is that of a gently dipping sandstone bed of the Upper Dakota Formation. These Dakota Sandstones are very much in presence. The onsite Geology consists of a veneer of course, cobbly gravels and sands which overlie the the erosional surface of hard Dakota Sandstone. Underlying the sandstones are shales, carbonaceous shales and poor grade coals. (See Subsurface Soils Investigation for details and specifics)

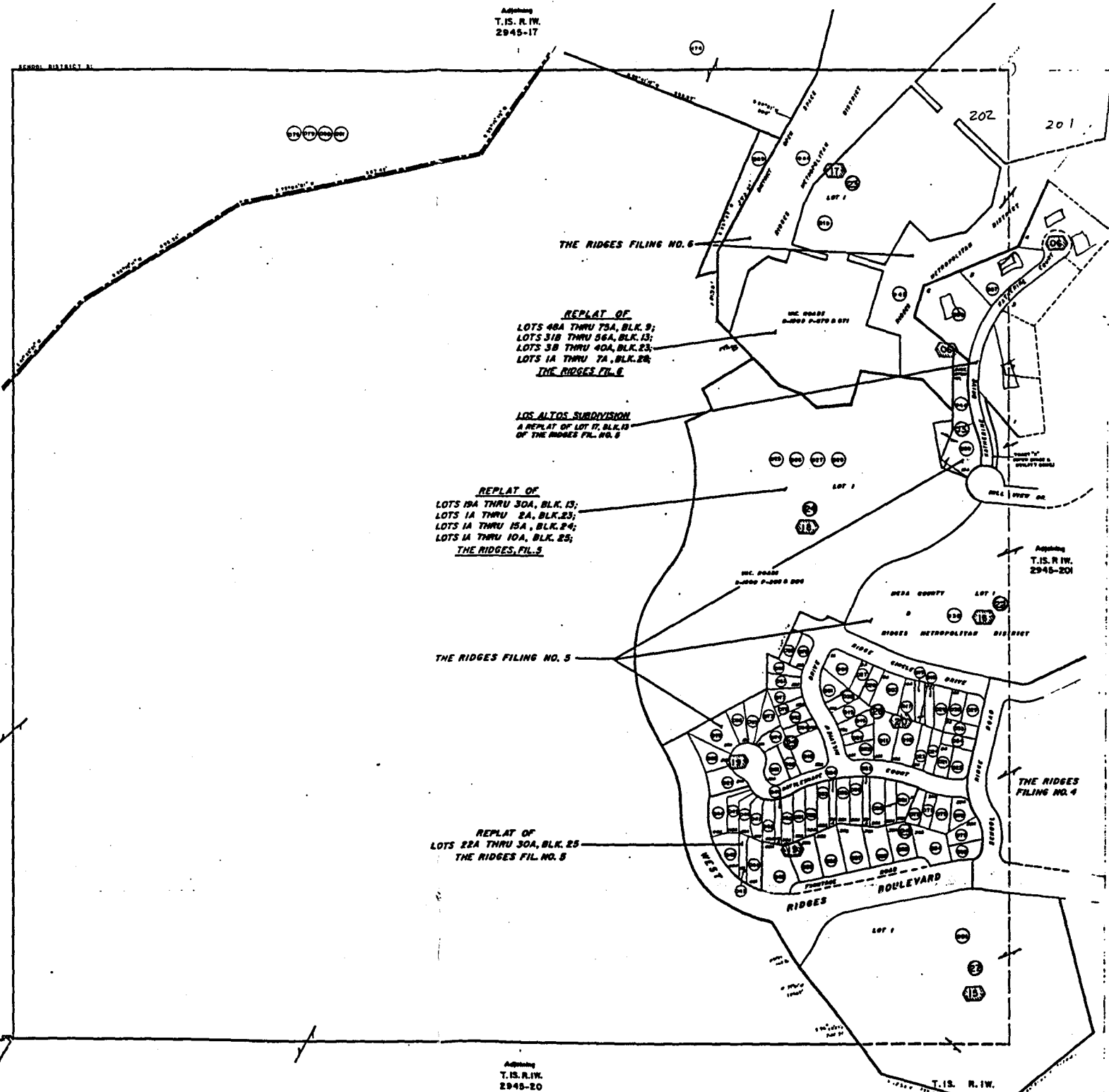
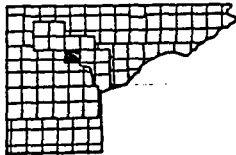
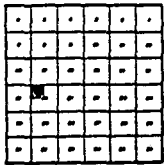
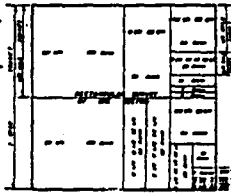
8. Impact of project on site geology and geological hazards. Minimal impact. Construction will be single level housing with considerable spacing between units. Structures will be designed to blend with the topography as much as possible.

9. Hours of Operation. Not applicable.

D. Development Schedule and Phasing:

- April thru July -- City/County approval and permits
- August Utility infrastructure constructed
- Sept 95 thru Dec 96 Construct 5 residential units

COUNTY OF MESA	
DIVISION OF LAND MANAGEMENT	
RECORDS & PERMITS DIVISION	
RECORDS SECTION	
DATE OF FILING	12/15/2011
FILE NO.	2945-202
PROJECT NO.	
OWNER	
PREPARED BY	
CHECKED BY	
APPROVED BY	
DATE OF REVIEW	
REVIEWER	
DATE OF APPROVAL	
APPROVAL	
DATE OF CLOSURE	
CLOSURE	



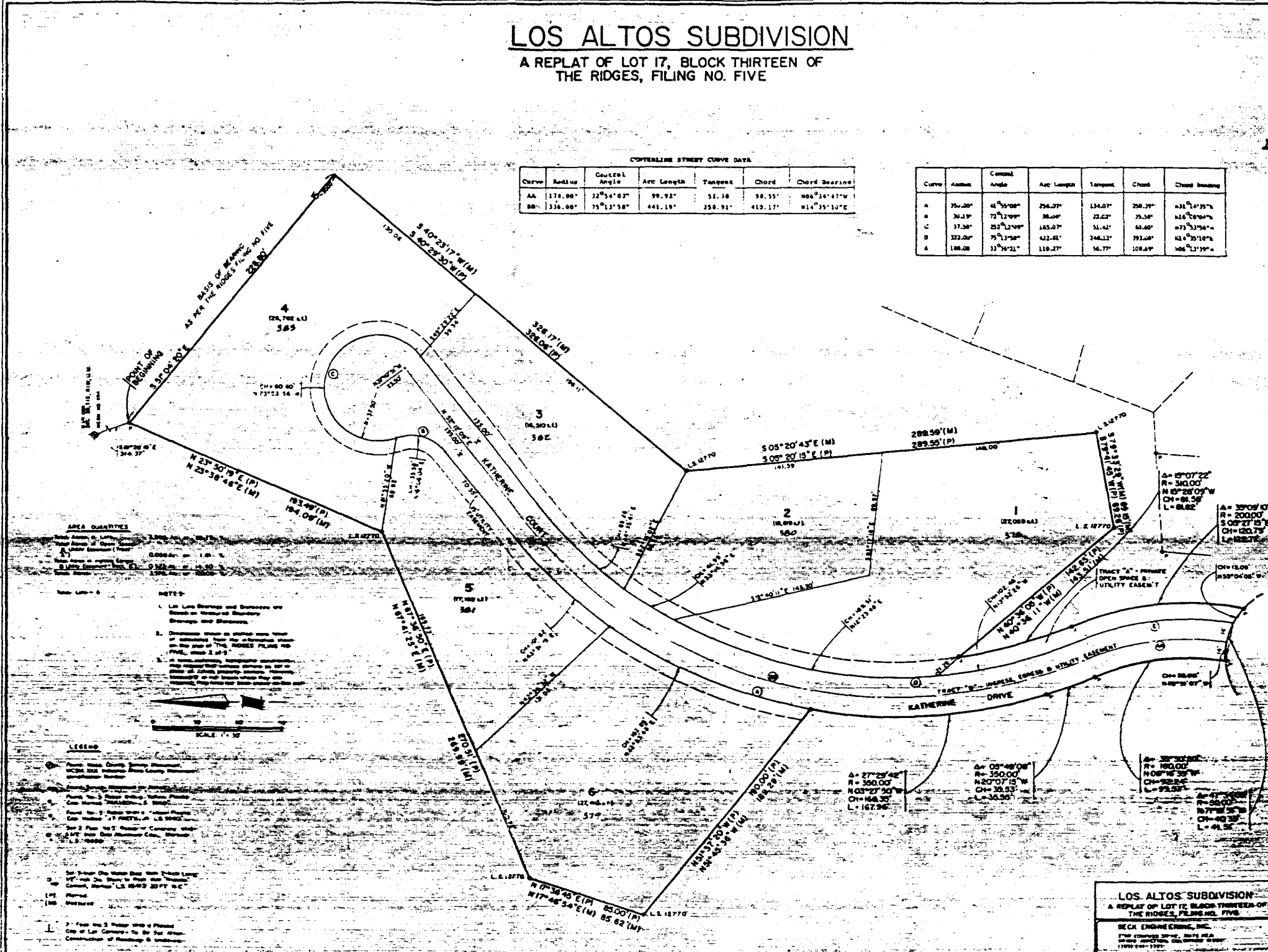
# LOS ALTOS SUBDIVISION

A REPLAT OF LOT 17, BLOCK THIRTEEN OF THE RIDGES, FILING NO. FIVE

COVERLINE STREET CURVE DATA

Curve	Radius	Central Angle	Arc Length	Tangent	Chord	Chord Bearing
AA	178.00'	32°54'03"	99.92'	51.18	98.55'	N06°34'47"W
BB	326.00'	75°13'58"	441.15'	258.91'	410.17'	N14°35'13"E

Curve	Radius	Central Angle	Arc Length	Tangent	Chord	Chord Bearing
A	350.00'	41°55'00"	256.37'	134.07'	290.37'	S31°14'35"W
B	300.00'	72°12'00"	380.49'	223.62'	355.58'	N16°08'44"W
C	175.00'	25°12'00"	145.07'	51.42'	64.60'	N73°33'56"E
D	322.00'	75°13'58"	423.41'	248.12'	393.68'	S14°35'10"E
E	188.00'	33°54'21"	119.37'	56.77'	108.49'	S06°13'39"E



**AREA QUANTITIES**

Lot 1: 300.00 sq. ft.  
 Lot 2: 300.00 sq. ft.  
 Lot 3: 302.00 sq. ft.  
 Lot 4: 305.00 sq. ft.  
 Lot 5: 304.00 sq. ft.  
 Lot 6: 304.00 sq. ft.

- NOTES**
1. All Lots Shown and Dimensions are Based on Historical Survey Maps and Records.
  2. Dimensions shown on this plan are based on the most recent survey of the property. The survey was conducted by Beck Engineering, Inc. on 10/15/2014. The survey was conducted in accordance with the California State Board of Surveying and Mapping Act.
  3. A utility easement is shown on the plan. The easement is shown in accordance with the California State Board of Surveying and Mapping Act.

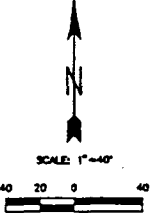
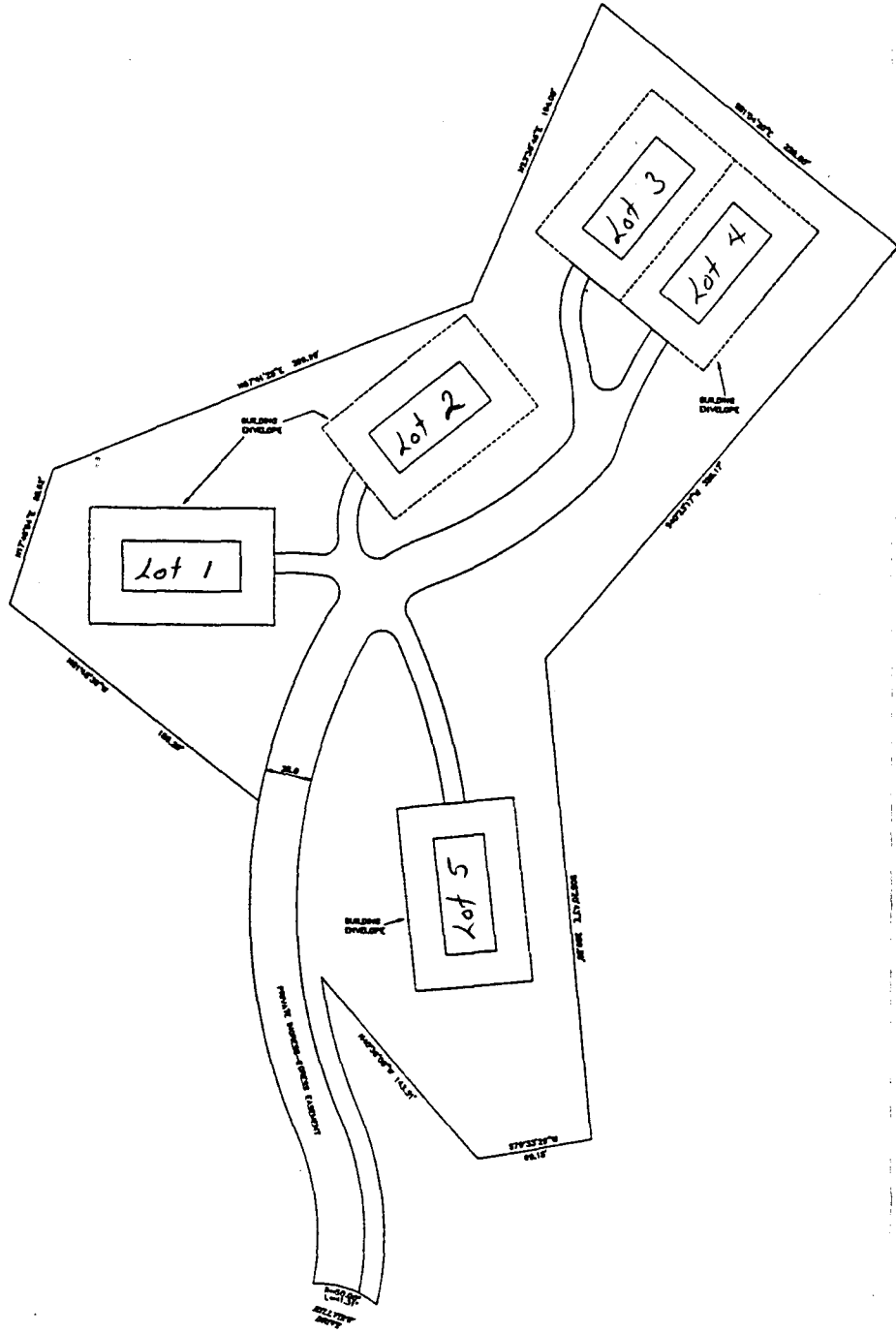
**LEGEND**

1. Survey Boundary  
 2. Easement Boundary  
 3. Utility Easement Boundary  
 4. Proposed Lot Boundary  
 5. Proposed Lot Boundary  
 6. Proposed Lot Boundary

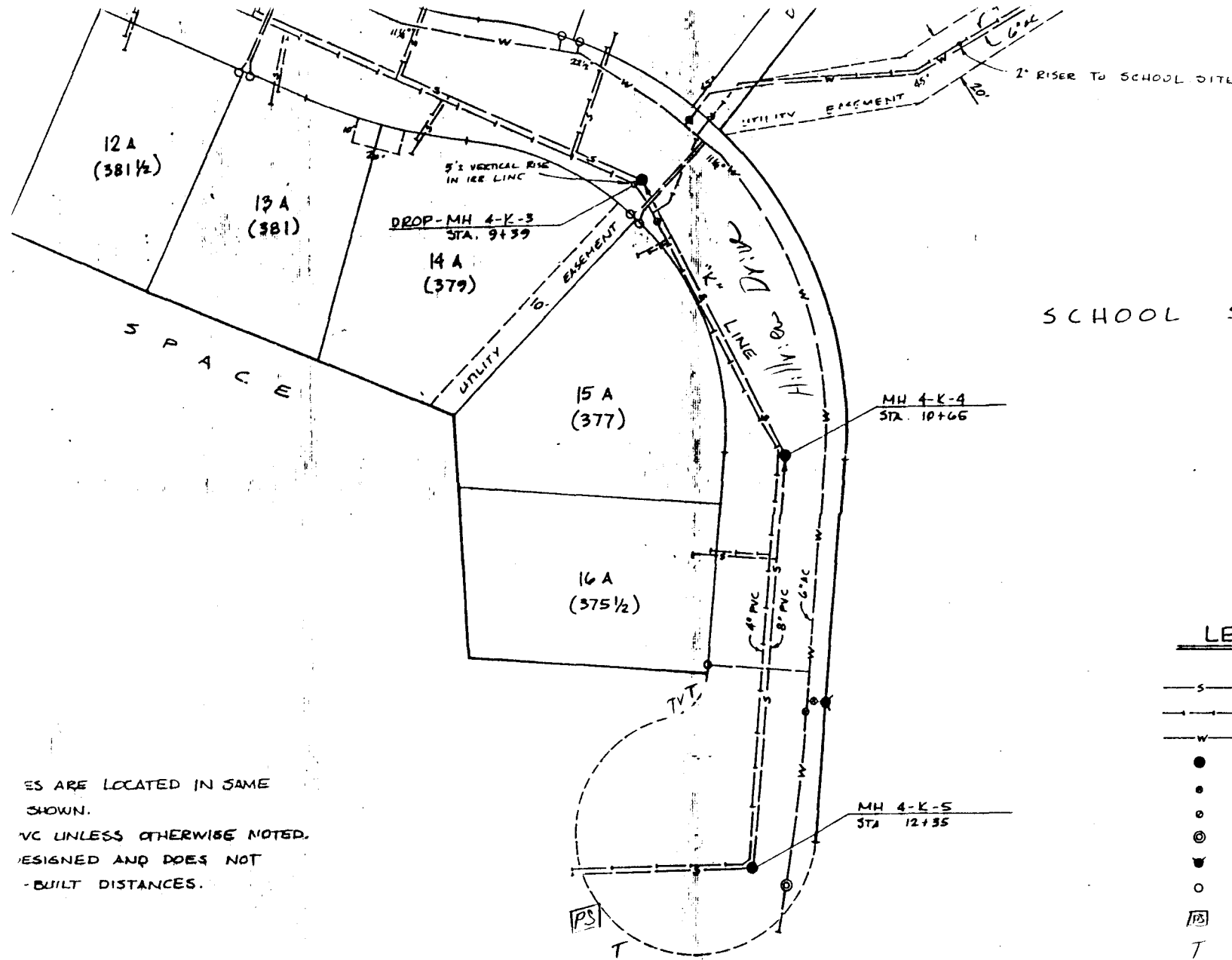
**LOS ALTOS SUBDIVISION**  
 A REPLAT OF LOT 17, BLOCK THIRTEEN OF THE RIDGES, FILING NO. FIVE

BECK ENGINEERING, INC.  
 10000 S. DEER CREEK ROAD, SUITE 100  
 SAN JOSE, CALIFORNIA 95138  
 (408) 253-1100

PRELIMINARY PLAN  
REPLAT OF LOS ALTOS SUBDIVISION



MAP B



SCHOOL SITE

ES ARE LOCATED IN SAME SHOWN.  
 VC UNLESS OTHERWISE NOTED.  
 ESIGNED AND DOES NOT  
 -BUILT DISTANCES.

LEGEND

- S— SEWER LINE
- I— IRRIGATION LINE
- W— DOMESTIC WATER LINE
- SEWER MANHOLE
- GATE VALVE
- BUTTERFLY VALVE
- ⊙ AIR & VACUUM RELIEF VALVE
- ▼ FIRE HYDRANT
- WATER METER
- PS Public Service
- T 115 West
- TV north

File # PP-95-64 MAP C

SHEET- AB 9

THE RIDGES, FILING NO. FOUR (PHASE 1)  
 LOCATION OF UTILITIES - AS-BUILT

PP-95-64

PRELIMINARY DRAINAGE REPORT

Los Altos Subdivision

G. H. Garrett  
General Contractor  
Owner

April 3, 1995

ES-95-64  
PP

I. GENERAL LOCATION AND DESCRIPTION.

A. Site and Major Basin Location. Located in the Ridges Subdivision, on the Redlands, immediately west of the city of Grand Junction. The tract is described as Lot 17, Block 13, Filing 5 of the Ridges Subdivision, in Mesa County, Colorado.

1. Streets in the vicinity. Hillview Drive leads to, and ends at the site.
2. Development in the vicinity. Hillview Drive, located primarily to the east of the site, is fully developed as PR 4. The area to the south, west and north is District Open Space.

B. Site and Major Basin Description.

1. Acreage. 3.58 acres that are the top of a small plateau.
2. Ground cover types. Very light vegetation, thin grasses and weeds.
3. Hydrologic soil types. Poor topsoil, which is very gravelly and cobbly. Topsoil is quite thin, however, some areas could have as much as 18 inches. Alluvial soils covering the sandstones are less than five feet thick.

II. EXISTING DRAINAGE CONDITIONS.

A. Major Basin.

1. General topography, drainage patterns and features. The general surface and subsurface drainage of the immediate surrounding land and of the Ridges Subdivision is toward the Northeast, into the Colorado River, located about 1 mile from the tract.
2. Previously determined 100-year flood plains. The subject tract of land is not located within a defined or implied floodplain and is not considered to be subject to direct flooding hazards.

B. Site.

1. Historic drainage patterns. On site drainage is off the site in all directions. The onsite subsurface drainage is toward the Northeast.
2. Inflow characteristics from upstream. None. The site is 40 to 60 feet above the surrounding land.
3. Discharge characteristics to down-stream sub-basins. Drainage off the site is in all directions.

III. PROPOSED DRAINAGE CONDITIONS.

A. Changes in Drainage Patterns.

1. Major basin. None
2. Site. The only drainage pattern conceivable is the run-off caused by construction of an asphalt driveway

95-64  
PP

from the entrance/exit at Hilllview Drive and throughout the five residential driveways. All drainage will be positive and away from the pavement, with a slight crown. There will be no homesite irrigation.

B. Maintenance issues.

1. Access. The common property will belong to a Home Owner's Association. Cost of and provisions for maintenance of the driveway will belong to the HOA.
2. Ownership and responsibility. The HOA will own, and be responsible for all common areas. Individual home owners will be responsible for deeded drive-ways.

IV. DESIGN CRITERIA AND APPROACH.

A. General considerations.

1. Previous drainage studies performed for the area. Subsurface Soils Investigation, Los Altos Development, by PETROS CONSULTING, Mr. Ed Morris, dated April 4, 1983.
2. Master planning issues. Future development in the Ridges will be on a similar topography with individual clusters of PR4 and multi-family housing. The Planning Department and the City Council need to understand that building to the current standards will not always be possible in the rugged and steep terrain that constitutes a majority of the Ridges topography. A set of standards suitable to the topography should be adopted.
3. Constraints imposed by site. The only access is on the south side of the ridge/plateau, which is the less severe slope than any of the other sides.

B. Hydrology. No calculations

C. Hydraulics. No calculations





**PETROS CONSULTING**

393 HILLVIEW DRIVE  
GRAND JUNCTION, CO 81503  
303-243-2493

• WELL SITE GEOLOGY

• GEOTECHNICAL GEOLOGY

April 4, 1983

WOODSTOCK HOMES  
c/o BECK, SHRUM & ASSOC.  
Pufferbelly East #203  
215 Pitkin Avenue  
Grand Junction, Colo.

SUBSURFACE SOILS INVESTIGATION

LOS ALTOS DEV.  
Lot 17, Blk 13, Fil. 5  
The Ridges  
Mesa County, Colorado

Gentlemen;

Enclosed herewith is the results of a Geology and Subsurface Soils Investigation of the Los Altos Development, located in the Ridges Subdivision, in Mesa County, Colorado.

Respectfully submitted,

PETROS CONSULTING

Edward M. Morris

## GENERAL

Personnel of PETROS CONSULTING have completed an investigation of the site of the proposed Los Altos Development, in order to determine the Engineering Geology and the Subsurface Soils Characteristics of the tract. This information is to be used for the construction either multifamily or high density, single family residential structures. It is assumed that the structures will be relatively light, wood frame buildings. This report includes information regarding foundation recommendations, onsite drainage, basic road pavement design and construction data and a brief statement of Geology of the tract.

The tract contains approximately 3.58 acres, located in the Ridges Subdivision, on the Redlands immediately west of the City of Grand Junction. The tract is described as Lot 17, Block 13, Filing 5 of the Ridges Subdivision, in Mesa County Colorado.

On site drainage is off the site in all directions, the onsite subsurface drainage is toward the Northeast. The general surface and subsurface drainage of the immediate surrounding land and of the Ridges Subdivision is toward the Northeast, into the Colorado River, located about 1 mile from the tract. The subject tract of land is not located within a defined or implied floodplain and is not considered to be subject to direct flooding hazards.

The topography is that of a top of a small hill or short ridge. The lot is approximately 40 to 60 feet above the surrounding land and is nearly surrounded by rock outcrops which are quite steep. The access is on the south side of the ridge, which is the less severe slope than any of the other sides. The maximum elevation of the lot portion dedicated to buildings is 4868 and the minimum elevation is 4840. The overwhelming majority of the lot is above 4860' elevation.

## GEOLOGY

The Geological setting of the general area of the Ridges Subdivision is that of Gently dipping sandstone beds of the Upper Dakota Formation comprising the higher elevations in the northern part of the development and the Sandstones (Buckhorn) of the Burro Canyon Formation forming the higher elevations in the Southwestern part of the Development. In the part of the Ridges which is the concern of this report, the Dakota Sandstones are very much in presence. The valley bottoms in this area are generally the greenish claystones and Buckhorn Sandstones of the Burro Canyon Formation. The Valley sides are generally sandstones, conglomerates, shales, coals and carbonaceous shales of the Lower Dakota Formation. The beds are gently dipping toward the Northeast. Minor faulting, folding and significant fracturing are present in the formations in the immediate area of the subject tract and the major fault/fracture/Folding complex of the Redlands Fault is approximately 1½ miles to the southwest.

The onsite Geology consists of veneer of Coarse, Cobbly Gravels and Sands which overlie an erosional surface of hard Dakota Sandstone. This Cobbly gravel and sand is a remnant of an ancient Colorado River Terrace and appears to be a portion of the oldest preserved terrace deposit.

The Dakota Sandstones is described as a fine to medium grained, medium to well sorted, crossbedded and well cemented. The sandstone mass is approximately 20+ feet thick and based on previous experience in the area, these sandstones are not considered to be rippable.

Underlying the sandstones are shales, carbonaceous shales and poor grade coals with thin sandstone beds throughout the horizon. It should be noted that these lower rocks and members of the formation are generally considered to be weak. Placement of structures on the very edge of the hilltop could be hazardous as edge sandstone blocks could move due to failure of underlying shales, carbonaceous shales and coals. Generally speaking, structures should not extend more than 10 feet past the Sandstone Outcrop Line designated on the map accompanying this report. If structures are to be placed in excess of 10 feet beyond the Sandstone Outcrop Line, specific investigation should be undertaken to determine if a potential hazard does indeed exist.

## GENERAL SURFACE SOILS

Five (5) test pits were placed on the tract and were used, in conjunction with a detailed visual examination, to determine the soils profile and samples were taken to determine specific Engineering Characteristics. Samples were taken using bulk methods. Previous experience in the area and the consistency of the 5 test pits indicate that the data obtained is most likely representative of the entire site. Additional exploration and study may be necessary to account for special or unforeseen conditions or modes of development.

The soils were found to be alluvial in origin, being placed as part of the bedload of the Ancient Colorado River Complex. These soils, in themselves, represent an erosional remnant of a deposit which, based on other known deposits in the Grand Valley, may have been in excess of 40 feet thick. The entire deposit is a cobble/gravel/sand mixture which is somewhat variable in actual constituent percentages and may be classified as a Cobble with some sand and gravel, a Gravel with some sand and cobble, a Sand with gravel and cobble and any combination of the previous. This changeable nature of the deposit was noted in the test pits and shown on the logs of the test pits.

In general, the soils are capable of supporting medium to heavy loads, however some soft areas may be present and inspection of all open excavations is recommended to insure that the design assumptions are warranted.

The soils exhibit a profile of redbrown, poor topsoil, which is very gravelly and cobbly. This topsoil is generally quite thin, however some areas could have as much as 18 inches. For landscaping purposes, it is recommended that the overlying topsoil be removed and stockpiled for future use. From an Engineering standpoint, this soil is quite similar to the rest of the profile and no special treatment is required other than to be certain that these upper soils have sufficient density to support the anticipated loads imposed by the structures.

In general, the alluvial soils covering the sandstones are less than 5 feet thick and near the edges of the hilltop decrease in thickness and become nonexistent. This condition is noted on the enclosed map which shows the approximate line of rock outcrop and a very approximate line of soil thickness of 3 feet.

## TESTING AND CONCLUSIONS

Soil Type #1 is a gravelly sand with minor amounts of lean clay and silt. The soils would be classified as a SM/SC using the Unified Classification System. These soils are only slightly plastic and are generally found in low to medium density conditions. The thickness of these soils range from a couple of inches to 18 inches in the test pits. These soils have a tendency to consolidate under the addition of loads, however due to the small thickness of these soils and the medium to coarse grain sizing, the amount of consolidation should be quite small and rapid, occurring mostly during the construction phase of the loading period. In the present condition, these soils exhibit a maximum allowable bearing capacity of 1800 psf and no minimum bearing is required. If these soils are compacted, the maximum allowable bearing can be raised to 3400 psf and a minimum bearing of 600 psf will be required. This increased bearing assumes that the soils are compacted to a minimum of 95% of maximum density, determined by ASTM D-698. These soils contain sulfates in detrimental quantities and proper protection for concrete and metal products in contact with the soil must be provided.

Soil Type #2 is a sandy, gravelly cobble, a GM using the Unified Classification System. These soils contain variable amounts of sand and minor silt. These soils are normally found in a medium density condition and the thickness of the deposit ranges from inches to 6½ feet in the test pits. These soils have only a minor tendency to consolidation under low to moderate loads, with the majority of the consolidation occurring during the construction phase. In the present condition, these soils exhibit a maximum, allowable bearing capacity of 2800 psf, with no minimum bearing required. Due to the variable sand content throughout the deposit, these soils tend to be somewhat erratic in bearing capacity and stability. The above stated allowable bearing figure takes the erratic composition into account. Thin sand lenses may be found throughout the deposit, in the open excavations.

No free water was encountered in any of the test pits, however the introduction of irrigation water will probably create an artificial water table, which must be considered in the planning of structures.

## CONCLUSIONS AND RECOMMENDATIONS

Based on the onsite investigation, it is recommended that the building loads be transferred to the underlying soils by means of a reinforced concrete foundation system capable of withstanding minor movement. Several types of foundation systems are possible, as long as the following criteria are met. The foundation must be capable of free-spanning 8 feet while supporting the anticipated building loads. The foundation system should not be in direct contact with the underlying sandstone, to not allow excessive vibrations to be transferred to the upper structure which may crack or deform. These vibrations include possible blasting activities in the area, various construction events and possible ground tremors. Actual structural damage is not anticipated by such vibrations, but rather minor cracking in the finish portions of the structures.

Anticipated foundation types include continuous, reinforced footing and stemwall systems and a thickened edge slab which is properly reinforced. The same general requirements apply to either system, however it is recognized that the thickened edge slab system is more flexible and minor distortion of the upper structure must be anticipated.

The chosen foundation system must be continuously reinforced, with no gaps or breaks in the steel, unless specifically designed. The underlying, foundation soils for the foundation must be consistent in density and stability. Undermining of the foundation by soil erosion after construction must be prevented and may require small retaining structures or other protective measures. This problem is anticipated along the slope edges, along the rear portion of the structures. Initial landscaping practices can be invaluable in addressing this issue.

Due to the noncohesive nature of the soils on this site, surface and subsurface drainage is quite important as the soils are easily eroded by moving water. Provision for roof drainage and larger concentrations of ground surface drainage must be undertaken to provide for the longterm stability of the foundation soils. Protection of the soils from moisture is not the real issue. The soils must be protected from moving waters, both surface and subsurface. It should also be noted that slabs on grade will probably require a plastic vapor barrier to prevent infiltration through the slab. It is recommended that all slabs in living areas be protected by a plastic vapor barrier placed on the bottom side of the slab.

Sampling and testing of the soils on the site provide the following information regarding road pavement design.

R Value HVEEM-CARMANY Method for soil type #2

R Value	37
300 psi Displacement	5.92

The above values imply several properties which will have a direct bearing on the design and construction process. The soils are somewhat unstable and require confinement in order to really obtain the high R Value. The base course and asphalt pavement will usually provide sufficient confinement on the top, proper subgrade compaction should provide under support. The edges of the roads usually present the problem. The subbase tends to roll to the edges, into the 'borrow' or drainage ditches. This problem is usually alleviated by containing the subbase material in a well compacted shoulder or by eliminating the deep ditches on the side of the roadway. This last alternative usually means either in-street water drainage or a system of continuously removing the water from the road area and placing the drainage waters into another drainage system.

In addition, the construction of the access road up the steep hillside will present problems involving the tendency of the soils, roadbase and asphalt to migrate down the hillside. This is usually expressed in the asphalt rolling downhill and large lateral cracks in the pavement. To prevent or minimize this problem, the subgrade portion must be graded to drain toward the edges, in other words must be built with a slight crown, and be very well compacted. The subbase and base courses must be well compacted out into the shoulder areas and the asphalt should be laid down under very desirable conditions and well compacted. All drainage should be positive and away from the pavement.

This office is available for office and field consultation regarding the road construction or any other part of this project which is addressed in this report.

It is believed that all pertinent points have been covered.

CLIENT WOODSTOCK HOMES

LOCATION LOS ALTOS - THE RIDGES

TEST HOLE#

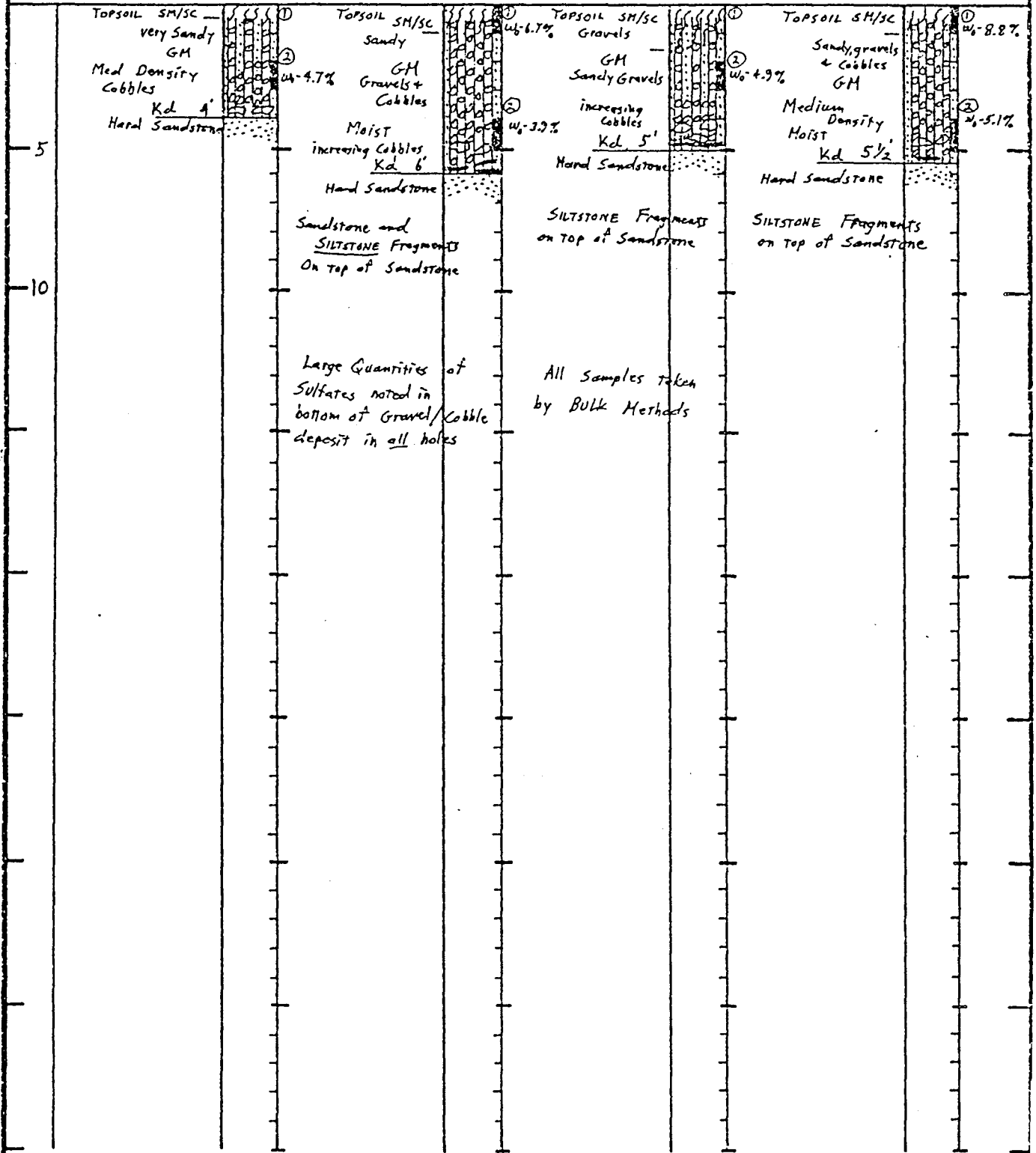
1

2

3

4

TOP ELEV.



PETROS CONSULTING

GRAND JUNCTION  
COLORADO

DRILLING LOGS

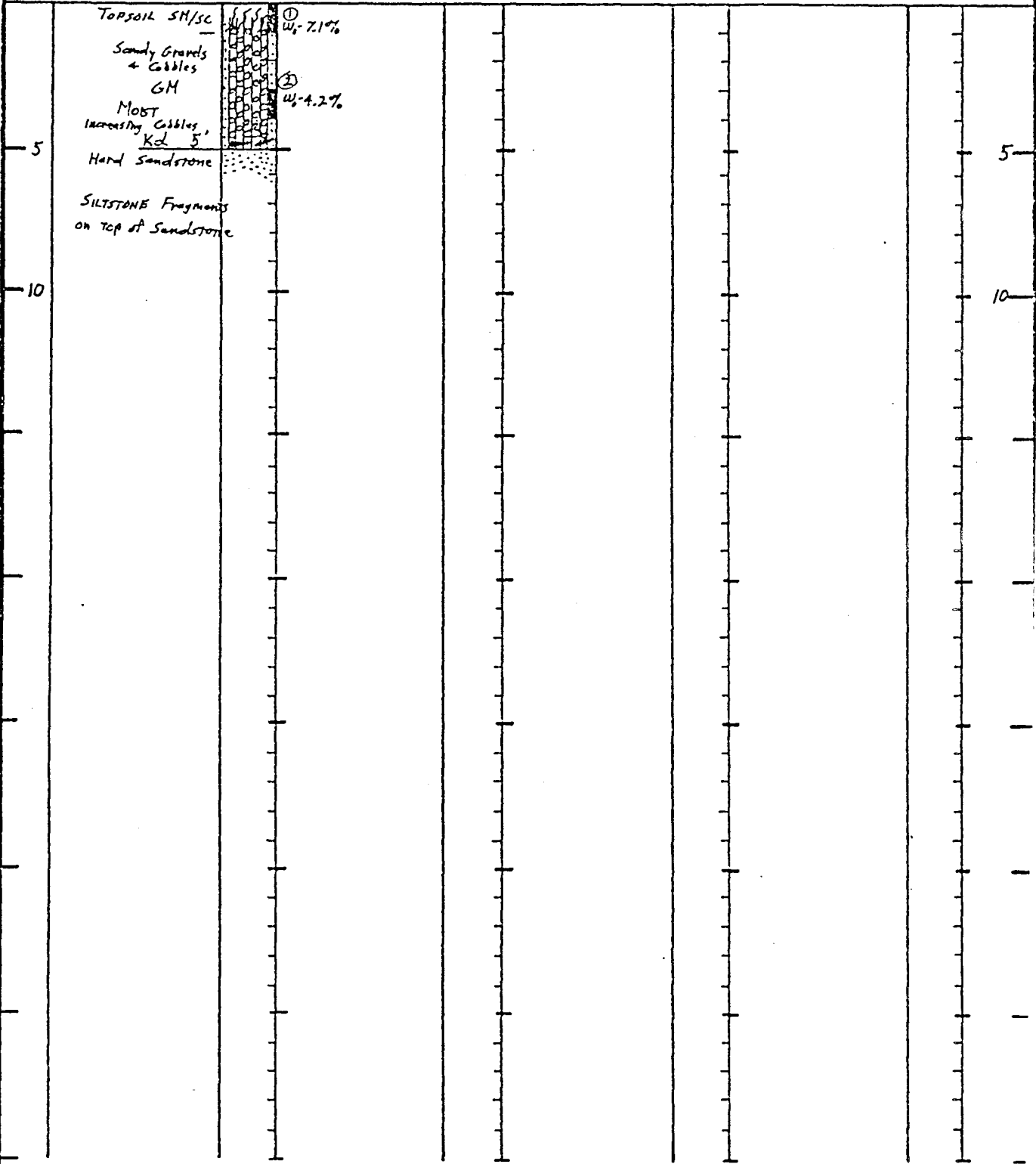


CLIENT \_\_\_\_\_

LOCATION \_\_\_\_\_

TEST HOLE# 5

TOP ELEV. \_\_\_\_\_



**Expos**

DEPOS CONSULTING

GRAND JUNCTION  
COLORADO

DRILLING LOGS

CLIENT Woodstock Homes Co Beck/SHRUM

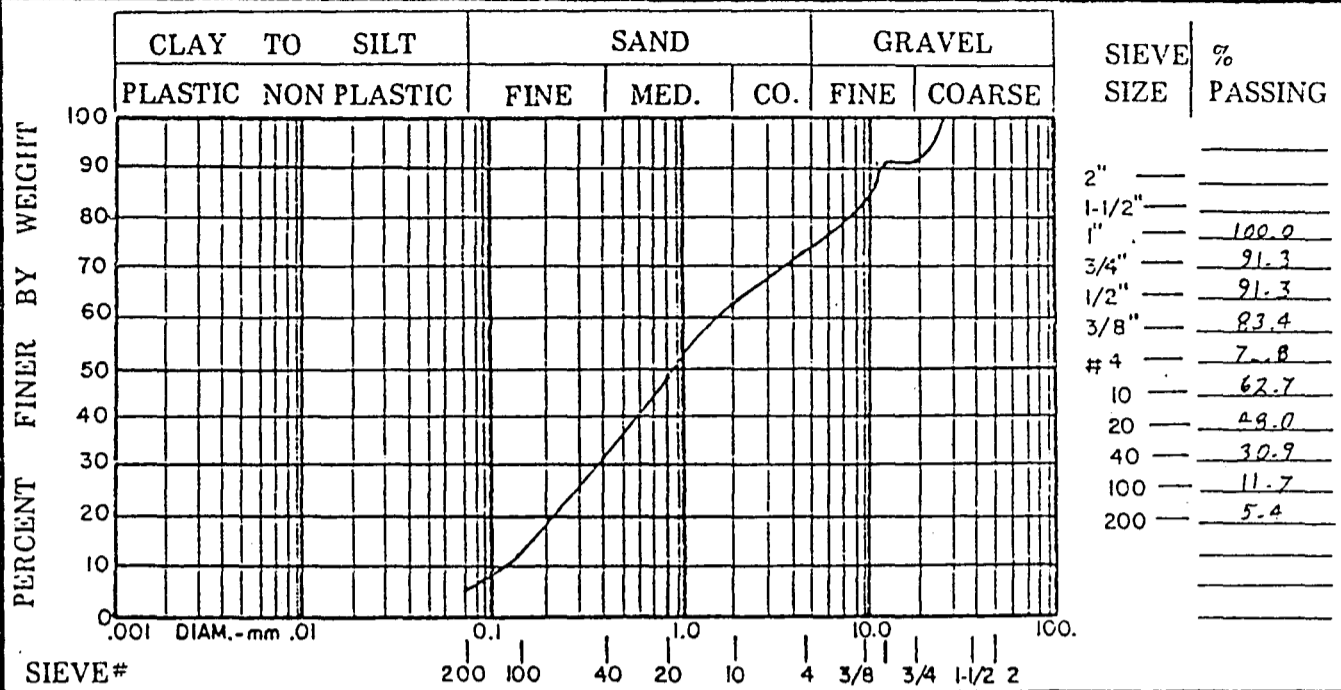
BORING# 2 DEPTH 1

LOCATION Los Altos - THE RIDGES

DATE 3-23-83 TEST BY EMM

SAMPLE # 1

CLASSIFICATION SM/SC



INPLACE DENSITY \_\_\_\_\_ pcf

SPECIFIC GRAVITY \_\_\_\_\_

NATURAL WATER 6.7 %

SULFATES \_\_\_\_\_ ppm

EFFECTIVE SIZE .12 mm

PLASTIC LIMIT 52.3

Cc 13.3

Cu 0.7

LIQUID LIMIT 27.2

FINENESS MODULAS \_\_\_\_\_

SHRINKAGE LIMIT \_\_\_\_\_

PLASTIC INDEX 5.1

— INPLACE BEARING —

— MOISTURE DENSITY RELATIONSHIP —

PENETROMETER 1800 psf

UNCONFINED COMPRESSION \_\_\_\_\_ psf

METHOD \_\_\_\_\_

CONSOLIDATION \_\_\_\_\_% UNDER \_\_\_\_\_ psf

SWELL \_\_\_\_\_% AGAINST \_\_\_\_\_ psf

OPTIMUM MOISTURE \_\_\_\_\_%

\_\_\_\_\_% WATER GAIN

MAXIMUM DRY DENSITY \_\_\_\_\_ pcf

TEST TYPE \_\_\_\_\_

ALLOWABLE BEARING 1800 psf MAXIMUM / 0 psf MINIMUM

NOTES \_\_\_\_\_

**PETROS**  
PETROS CONSULTING GRAND JUNCTION COLORADO

SOIL ANALYSIS

CLIENT WOODSTOCK HOMES % BECK / SHRUM

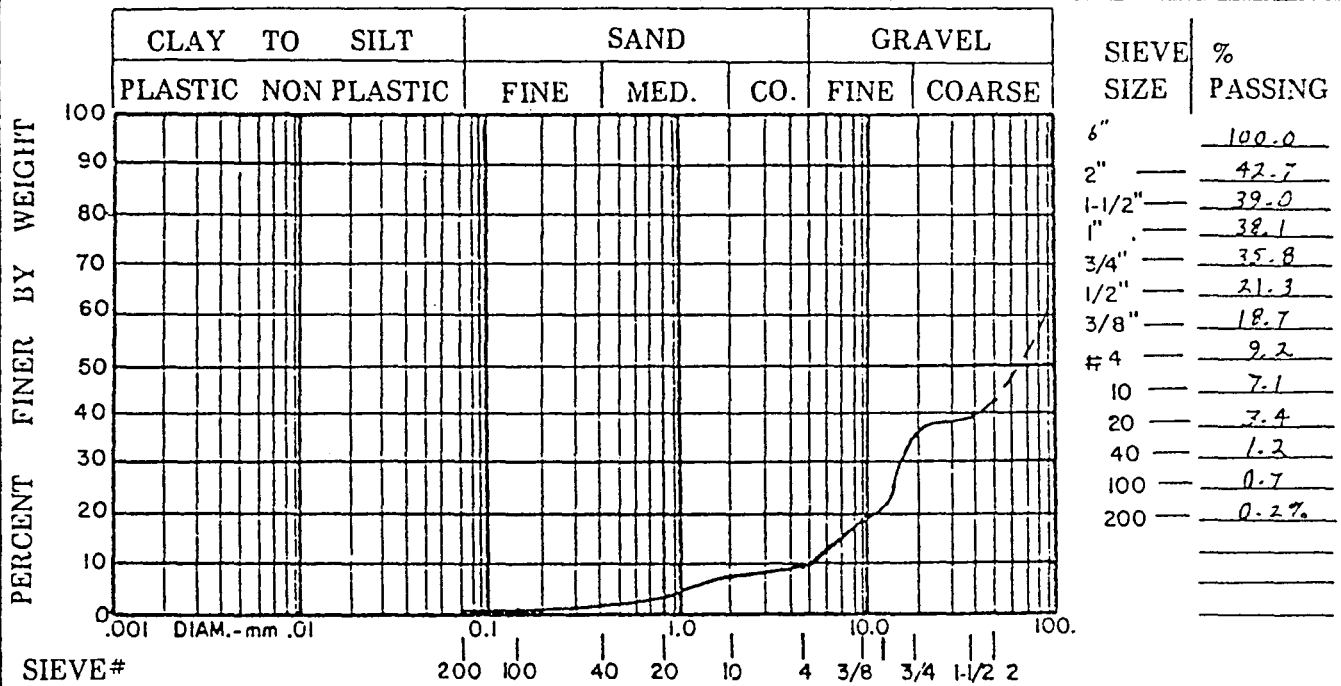
BORING# 2 DEPTH 4

LOCATION LOS ALTOS - THE RIDGES

DATE 3-23-93 TEST BY Z.M.M.

SAMPLE # 2

CLASSIFICATION GM



INPLACE DENSITY \_\_\_\_\_ pcf

SPECIFIC GRAVITY \_\_\_\_\_

NATURAL WATER 3.9 %

SULFATES \_\_\_\_\_ ppm

EFFECTIVE SIZE 5.0 mm

PLASTIC LIMIT \_\_\_\_\_

Cc 18

Cu .6

LIQUID LIMIT \_\_\_\_\_

FINENESS MODULAS \_\_\_\_\_

SHRINKAGE LIMIT \_\_\_\_\_

PLASTIC INDEX N.P.

— INPLACE BEARING —

PENETROMETER 2800 psf

UNCONFINED COMPRESSION \_\_\_\_\_ psf

CONSOLIDATION \_\_\_\_\_% UNDER \_\_\_\_\_ psf

SWELL \_\_\_\_\_% AGAINST \_\_\_\_\_ psf

\_\_\_\_\_ % WATER GAIN

TEST TYPE \_\_\_\_\_

— MOISTURE DENSITY RELATIONSHIP —

METHOD \_\_\_\_\_

OPTIMUM MOISTURE \_\_\_\_\_ %

MAXIMUM DRY DENSITY \_\_\_\_\_ pcf

ALLOWABLE BEARING 2800 psf MAXIMUM / -0- psf MINIMUM

NOTES \_\_\_\_\_

**PETROS**  
PETROS CONSULTING

GRAND JUNCTION  
COLORADO

SOIL ANALYSIS

## ROUGH COST ESTIMATE FOR CONCEPT A LOS ALTOS SUBDIVISION

**IRRIGATION SYSTEM**

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	6" PVC Irrigation Main	LF	0	\$7.50	\$0.00
2	4" PVC Irrigation Main	LF	0	\$5.50	\$0.00
3			0		\$0.00
4	Service Connection	EA	0	\$90.00	\$0.00
5	Irrigation Pump Station	LS	0		\$0.00
6	Irrigation Storage	LS	0		\$0.00
7	Structures	EA	0	\$1,000.00	\$0.00
8	Compliance Testing	LS	0		\$0.00
9	Construction Surveying	LS			\$0.00
	<b>TOTAL IRRIGATION SYSTEM</b>				<b>\$0.00</b>

**ELECTRIC AND GAS DEPOSITS (Joint trench)**

Number of Lots		5	\$250.00	\$1,250.00
Street Frontage		1050	\$7.50	\$7,875.00
Street Lights		2	\$700.00	\$1,400.00
<b>TOTAL DEPOSIT</b>				<b>\$10,525.00</b>

## ROUGH COST ESTIMATE FOR CONCEPT A LOS ALTOS SUBDIVISION

**SANITARY SEWER**

ITEM	DESCRIPTION	UNIT	QUAN.	UNIT PRICE	TOTAL
1	8" Sanitary Sewer Main	LF	525	\$11.50	\$6,037.50
2	4" Sanitary Sewer Main	LF	150	\$7.25	\$1,087.50
3	Standard Manhole	EA	4	\$1,100.00	\$4,400.00
4	Shallow Manhole	EA			\$0.00
5	Service Connections	EA	5	\$45.00	\$225.00
6	Trench Compaction	LF	675	\$2.75	\$1,856.25
7	Pipe Bedding	CY	150	\$10.00	\$1,500.00
8	Pavement Replacement	LF	0	\$24.00	\$0.00
9	Join Existing	EA	1	\$500.00	\$500.00
10	Compliance Testing	LS			\$1,500.00
11	Construction Staking	LS			\$1,000.00
<b>TOTAL SANITARY SEWER</b>					<b>\$18,106.25</b>

**DOMESTIC WATER**

ITEM	DESCRIPTION	UNIT	QUAN.	UNIT PRICE	TOTAL
1	8" PVC Water Main	LF	525	\$11.75	\$6,168.75
2	6" PVC Water Main	LF	0	\$9.75	\$0.00
3	3" PVC Water Main	LF	0	\$8.00	\$0.00
4	8" Gate Valve w/Box	EA	1	\$560.00	\$560.00
5	6" Gate Valve w/Box	EA	0	\$475.00	\$0.00
6	3" Gate Valve w/Box	EA	0	\$350.00	\$0.00
7	Join Existing Water Main	EA	1	\$2,000.00	\$2,000.00
8	Service Connection	EA	5	\$395.00	\$1,975.00
9	Trench Compaction	LF	625	\$2.25	\$1,406.25
10	Fire Hydrant Assembly	EA	1	\$1,400.00	\$1,400.00
11	Asphalt Replacement	LF	0	\$25.00	\$0.00
12	Compliance Testing	LS			\$1,000.00
13	Construction Surveying	LS			\$1,000.00
<b>TOTAL DOMESTIC WATER</b>					<b>\$15,510.00</b>

## ROUGH COST ESTIMATE FOR CONCEPT A LOS ALTOS SUBDIVISION

## ROADWAY IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	QUAN.	UNIT PRICE	TOTAL
1	Excavation	CY	1200	\$2.25	\$2,700.00
2	Sub-Grade Preperation	SY	1980	\$1.50	\$2,970.00
3	Class 6 ABC	CY	70	\$18.00	\$1,260.00
4	3" Grading C HBP	TON	413	\$25.00	\$10,325.00
5	18" RCP	LF	50	\$20.00	\$1,000.00
6	12" RCP	LF	0		\$0.00
7	6'-6" Curbwalk	LF	0	\$16.50	\$0.00
8	7'-0" Curbwalk	LF	0	\$18.00	\$0.00
9	Standard Manhole	EA	0	\$1,250.00	\$0.00
10	Trench Compaction	LF	0	\$5.00	\$0.00
11	Pavement Repalcement	LF	0	\$15.00	\$0.00
12	2-6" Curb and Gutter	LF	1050	\$9.00	\$9,450.00
13	Drainage Structure	LS	0	\$2,000.00	\$0.00
14	Half Street Improvements	LF	0	\$50.00	\$0.00
15	Traffic Control Signs	EA	2	\$150.00	\$300.00
16	Adjust MH's & Valves	EA	8	\$135.00	\$1,080.00
18	Compliance Testing	LS			\$200.00
19	Construction Staking	LS			\$1,000.00
	<b>TOTAL ROADS</b>				<b>\$30,285.00</b>

## ROUGH COST ESTIMATE FOR CONCEPT A LOS ALTOS SUBDIVISION

## SUMMARY

ITEM	DESCRIPTION	
1	ROADWAY IMPROVEMENTS	\$30,285.00
2	SANITARY SEWER IMPROVEMENT:	\$18,106.00
3	DOMESTIC WATER IMPROVEMENT	\$15,510.00
4	IRRIGATION SYSTEM	\$0.00
5	GAS & ELECTRIC DEPOSITS	\$10,525.00
6		
7	COMMUNICION DEPOSITS	\$2,500.00
8	GOVT. FEES	\$2,000.00
9	ENGINEERING AND PLANNING	\$6,000.00
	sub-total	\$84,926.00
10	10% Contingency	\$8,492.60
	<b>TOTAL</b>	<b>\$93,418.60</b>

**\$18,684.00 PER LOT @ 5 LOTS**

# REVIEW COMMENTS

Page 1 of 5

FILE #PP-95-64

TITLE HEADING: Preliminary Plan - Los Altos  
Subdivision

LOCATION: 375 Hillview Drive

PETITIONER: G.H. 'Lee' Garrett

PETITIONER'S ADDRESS/TELEPHONE: 2386 W Plateau Court  
Grand Junction, CO 81503  
243-0572

PETITIONER'S REPRESENTATIVE: Ed Morris / Lee Garrett

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., APRIL 24, 1995.**

---

MESA COUNTY SCHOOL DISTRICT #51

4/5/95

Lou Grasso

---

SCHOOL IMPACT

<u>SCHOOL</u>	<u>IMPACT</u>	<u>CURRENT ENROLLMENT / CAPACITY</u>
Elementary - Scenic	1	309 / 325
Middle School - Redlands	1	559 / 650
High School - Fruita	1	1312 / 1100

GRAND JUNCTION FIRE DEPARTMENT

4/6/95

Hank Masterson

---

1. Submit a utility composite, including an area water map, showing locations of nearest looped water mains. Minimum water line size is 6" and cannot exceed 1,000' in length to nearest looped main. The proposed hydrant should be located in level area and such that all lots are within 250'.
2. Minimum fire flow requirements of 500 gallons per minute must be provided. Contact the Fire Department to schedule a time to flow test area hydrants to determine available flows.
3. If the proposed private drive exceeds 150' in length, adequate turnarounds are requested for Fire Department apparatus. Current City standards for public streets call for a cul-de-sac of at least 40' radius.



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

**04/10/95**  
**244-1590**

---

There is not enough information to provide an adequate review. Information provided is inadequate for even a preliminary review since the applicant is proposing water and sewer line installations.

**CITY POLICE DEPARTMENT**  
**Dave Stassen**

**04/06/95**  
**244-3587**

---

From a Crime/ Security viewpoint, this project causes minimal problems for the Police Department. I would suggest that some type of street light be placed either where the driveway crests the hill, or where the driveway splits to go to the individual homes.

If there is to be a trash enclosure at the bottom of the driveway, it should be constructed of fencing that is transparent (chain link or wrought iron, etc). This will discourage vandalism and encourage the home owners association to keep the area clean and free of litter.

**CITY ATTORNEY**  
**John Shaver**

**04/07/95**  
**244-1501**

---

The project report states that "the public right-of-way will be reverted to a private drive". The applicant must request a vacation of the right-of-way. The Zoning and Development Code has no provision for reversion. Proposed site access is not consistent with Zoning and Development Code.

**CITY PARKS & RECREATION DEPT.**  
**Don Hobbs**

**04/11/95**  
**244-1542**

---

Open space fees based upon 5 units at \$225 each = \$1,125.00 due in fees.

**REDLANDS WATER & POWER**  
**Gregg Strong**

**04/12/95**  
**243-2173**

---

Non-Impact to our facilities.

**COMMUNITY DEVELOPMENT DEPT.**  
**Tom Dixon**

**04/07/95**  
**244-1447**

---

See attached comments.

**CITY DEVELOPMENT ENGINEER**  
**Jody Kliska**

**04/14/95**  
**244-1591**

---

Please submit a copy of the soils report mentioned in the drainage report with the final plan.

A turn around adequate for fire equipment is required at the top of the grade.

Drainage: The submitted report does not detail how additional runoff from the development will be handled. The proposed road section needs to be shown, complete with pavement & base thicknesses, width, roadside ditch or curbing and where the drainage will end up.

The portion of Hillview Dr. cul-de-sac that connects to Katherine Court must be paved. An area for trash and mail pickup must be located adjacent to the public street.

The petitioner needs to show on a drawing how the City Street Standard would look on the site and demonstrate the grades and width will be detrimental. If this is approved as a private road, a Homeowner's Association must be established and maintenance of the road is clearly established as the responsibility of the HOA.

Please clarify how the lots will be platted - which areas are to be designated as common open space.

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

**04/15/95**  
**244-2695**

---

Require dedication of utility easements, so Petitioner needs to contact Public Service Co. about location of facilities and easements.

REPLY FROM PETITIONER TO REVIEW COMMENTS

Preliminary Plan - Los Altos, File NO. PP-95-64

G. H. Lee Garrett

Petitioner

April 24, 1995

REPLIES TO REVIEW COMMENTS AS FOLLOWS:

GRAND JUNCTION FIRE DEPARTMENT

A Utility composite water map is enclosed. Water line size, length, and proposed hydrant will be incorporated in the final plan.

A flow test is scheduled for 4-27-95.

A turn around area of 80 feet diameter is planned.

CITY UTILITY ENGINEER

Name of subdivision and total site acreage

Los Altos Subdivision, 3.58 Acres

Perimeter boundaries. See Map B

Utility vendors. U.S. West, Public Service Company, City Sewer and Water.

Proposed lots, Row. See Map B

Ownership. A Home Owner's Association will own the common ground within the 3.58 acre tract. Individual home owner's will own individual house lots. See Map B {Proposed lots}

Drainage Systems. A rudimentary sketch is provided on Map A. If approval is granted to create a HOA and have a private road, a professional engineer will design a drainage system for the site and will be submitted for final plan.

Contours. There will be no major changes to site grading other than private road improvements. All residences will be single level structures.

Arterial/collection roads. Not applicable. Site is a dead end of Hillview Drive.

100 Year Floodplain. The subject tract and land is not located within a defined or implied floodplain and is not considered to be subject to direct flooding hazards. (See page 1 of "Subsurface Soil Investigation".

Other drainages, wetlands, etc. None Exist

Land Use Breakdowns:

5 Lots	-	33 percent of acreage
Open Space		52 percent of acreage
Private Drive		15 percent of acreage

Adjacent properties. District Open Space surrounds the property with the exception of three lots that border the entrance of the property on the west side. {Block Thirteen, Filing 5} All adjoining properties are vacant, unimproved land, zoned PR-4.

Adjacent buildings. There are no buildings on property adjacent to the property.

Number lots. Lots are numbered 1 thru 5. (Map B)

Identify streets. Property is located at the end of Hillview Drive. At this point it is proposed that a private drive

service the property and that the Right of Way dedicated as Katherine's Court be vacated.

Proposed water, sewer, irrigation. Map C

Existing (ends at Hillview Dr)

water 6"line

sewer 8"line

irrigation 4"

Proposed

6"line 525'

6"line 525'

none

Other utility locations. Located at entrance to property

Dimensions. Map B

Private Drive should not exceed 22' paved width due to the narrow width caused by significant geological rock formations. Property width at the drive, per the deed, is approximately 40'.

#### CITY POLICE DEPARTMENT

Security lighting will be built into each residence. Subdued street lighting, rather than glaring, will be incorporated. Trash enclosure will be constructed. Residents will be equipped with trash compactors.

#### CITY ATTORNEY

Applicant will request a vacation of the right-of-way.

#### CITY PARKS AND RECREATION

Open Space fees should be waived due to the reduction in the number of lots from 6 to 5, rather than an increase in the lot count.

#### COMMUNITY DEVELOPMENT

A copy of the Soils Report is enclosed.

A turn-around space is planned that is 80' in diameter. In fact the entire top of the plateau is all weather gravel with flat unobstructed surfaces. All homes will be located with significant distance to provide clearance for fire equipment. (Map A)

Drainage. Additional runoff will be caused only by the asphalt driveway since the drive will act as a collector. A professional Engineer will design a run-off system if the city will allow the Home Builders Association and a private drive.

Proposed Road Section.

Private Drive.	width	-	20'
	drainage	-	4' each side of asphalt
	thickness	-	4" minimum. center crest
	base	-	compacted roadbase per engineer specification

Hill View Cul-de-Sac. Paved as required following placement of utilities. It is unclear whether that area will

remain a cul-de-sac since it actually lends itself to becoming a through street extension of Hillview.

Mail pick-up. Will be designed\designated through co-operation with the U.S. Post Office.

Trash disposal. Trash pick-up will be enhanced through the installation of trash compactors in each residence. The collection point will be designated with a containment area near the end of the driveway at Hill View. In the event private trash collection commences, trash will be picked-up at each residence with drive-by residential service at a nominal price increase. (BFI)

Impact of City Street Standards imposed on tract. Street standard width exceeds the width of the deeded property line for the first 180 feet of the proposed driveway. (Green line, Map A)  
By widening the existing roadway an entire bluff of natural rock would need to be removed rendering the site unsightly. (Note steep contour line, Map A)

Clarification of Lots. (Map B)  
Los Alto encompasses 3.58 acres  
Lots numbered 1 thru 5 cover 33% of area  
Private driveway cover 15% " "  
Open Space cover 52% " "

Grade. The grade is at 9%. To reduce the grade further would require significant quantities of material to be removed from the top of the plateau. The top of the plateau is covered by 4 to 6 feet of loose cobblestone and gravel. Further excavation would necessitate cutting back the gravel embankments rendering the majority of the site useless as a good building site. (See Map )

Developmental issues. Standards to allow private street. This site requires a longer than average drive. Please realise that this site is highly unique, as are all of the Ridges. This site is within the city but it is very much a rural setting that is highly restricted in space due to its remoteness, ruggedness, and steepness. All these features make it difficult for a builder yet, there-in lies the beauty of the property. Further development in the Ridges will require different standards than those developments built on agricultural land.

Street vacation of the platted Katherine's Court. Request will be made.

Trash collection. See above paragraph addressing this issue.

Comparison with Eagle's Crest.

EAGLE'S CREST

Lots are in a traditional border to border plat with adequate space to create streets at city standard.

LOS ALTOS

Five lots in an expanded setting with building envelopes spaced within open spaces. There is inadequate space for city street standards. Entrance to Los Altos is that of a "mountainous" type, steep\narrow.

More nearly cost-effective  
to build due to close  
proximities of each lot.

Not cost effective to build due  
to less density. Idea of the HOA  
is to preserve the integrity\  
beauty of the plateau through  
less density.

Incorporating city standard  
streets would engulf so much of  
the land in asphalt and concrete  
that most of this narrow plateau  
would be useless for building  
sites. sites.

**STAFF REVIEW (Preliminary comments)**

FILE: #PP-95-64

DATE: April 7, 1995

STAFF: Tom Dixon, AICP

REQUEST: Preliminary plan to resubdivide six lots into five lots with access from a private street

LOCATION: Katherine Court, The Ridges

APPLICANT: Lee Garrett

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Single-family residential

SURROUNDING LAND USE: Mostly undeveloped/single-family residential

EXISTING ZONING: PR-4

SURROUNDING ZONING: PR-4

**RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:** The Ridges Development Plan identifies this site for single-family development.

**STAFF ANALYSIS:** The existing six lots were platted as the Los Altos Subdivision with access from Katherine Court, a cul-de-sac extending approximately 300 feet from Hill View Drive. When platted, Katherine Court was a 28-foot wide private road (identified as Tract "B" - an ingress, egress, and utility easement). The cul-de-sac follows a moderately steep ridge to a small plateau above the surrounding area.

The petitioner proposes to resubdivide the site and reduce the number of lots from six to five. The lots would be reconfigured to allow placement of residences to maximize the nearly 360 degree view enjoyed on the top portion of the plateau. Under present City standards, access to these proposed lots would have to occur utilizing a standard City street having a width of 44 feet.

Under the proposal, all five lots would be served by a 28-foot wide private street that would serve individual residences with the remaining lot area retained in private open space. The alignment of this road would be a variation from that presently platted and would include a turnaround area at approximately midpoint. If this alignment is approved, a street vacation for the existing Katherine Court would be necessary.



There are two major reasons the petitioner cites for not meeting the City street standard. The first is that the placement of such a wide roadway would be aesthetically unattractive and detrimental to The Ridge area due to the extensive scarring of the ridge that would occur. This would have a visual impact on the area that would be greatly reduced by allowing a less narrow street. A second issue is that the steep configuration of the ridge would necessitate a street with a final grade of about 9%. This exceeds the City street standard. A third, and lesser, issue regarding the street standard is that only five lots would be served and the street would never be connected with any intersecting street.

Development issues with this proposal are as follows:

- 1) The Public Works Department currently has no adopted standards to allow private streets.
- 2) A street vacation of the platted Katherine Court would be necessary.
- 3) City services such as trash/garbage collection could be a problem with a private street. Petitioner needs to offer a solution to this issue. It seems that difficulties could occur if future residents were expected to haul trash receptacles up and down a street with a 9% grade.
- 4) A public street was required in the recently approved Eagle Crest project in The Ridges. The petitioner should indicate how this proposal is different from the Eagle Crest situation.

**STAFF REVIEW (Final)**

FILE: #PP-95-64

DATE: April 26, 1995

STAFF: Tom Dixon, AICP

REQUEST: Preliminary plan to resubdivide six lots into five lots with access from a private street

LOCATION: Katherine Court, The Ridges

APPLICANT: Lee Garrett

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Single-family residential

SURROUNDING LAND USE: Mostly undeveloped/single-family residential

EXISTING ZONING: PR-4

SURROUNDING ZONING: PR-4

**RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:** The Ridges Development Plan identifies this site for single-family development.

**SITE DESCRIPTION AND HISTORY:** This undeveloped portion of The Ridges adjoins the terminus of Hill View Drive. From this public right-of-way the land rises to the north along a moderately steep ridge until the area flattens out in an irregularly-shaped plateau. The composition of the soil is rocky and sandy and the vegetation is sparse.

The existing six lots were platted as the Los Altos Subdivision with access from Katherine Court, a cul-de-sac extending approximately 300 feet from Hill View Drive. When platted, Katherine Court was a 28-foot wide private road (identified as Tract "B" - an ingress, egress, and utility easement). The platted roadway follows the ridge as it ascends to the top of the plateau above the surrounding area.

**STAFF ANALYSIS:** The petitioner proposes to resubdivide the site and reduce the number of lots to five. The lots would be reconfigured to allow placement of all five residences on the top portion of the plateau to maximize the nearly 360 degree view enjoyed from that portion of the site.

Under the proposal, all five lots would be served by a 28-foot wide private street that would serve individual residences with the remaining lot area retained in private open space. The alignment of this road would be a variation from that presently platted. If this alignment is approved, a street vacation for the existing Katherine Court would be necessary. Under present City standards, access to these proposed lots would have to occur via a standard City street having a width of 44 feet.

One of the issues the petitioner cites for not meeting the City street standard is that the placement of such a wide roadway would be aesthetically unattractive to The Ridges area due to the extensive scarring of the ridge that would occur. The petitioner was asked by Engineering staff to illustrate the effect of placing a City standard road on the ridge to access these lots. Using a topographic map, the petitioner has outlined the width requirement of a 44-foot wide City standard street relative to the proposed 28-foot wide private street the petitioner desires. In addition to the hillside scarring, the wider road would need to be placed into a portion of the area currently designated as open space within The Ridges plan.

Along with the issue of street width is the problem presented by the grade of the ridge which would necessitate a street with a final grade of about 9%. The City's desired standard is no more than 6%. In order to meet this grade on a City standard street, significant site cutting and grading would be necessary near and on top of the plateau, thereby reducing the area proposed for building sites.

Fire protection for future residences must be assured by the placement of a fire hydrant within 250 feet of all lots and that adequate turnaround be provided in any type of street which would allow the maneuvering by fire trucks. Current City standards for public streets require a cul-de-sac having at least a 40-foot radius.

The limitations on approving this proposal are as follows:

- 1) The City currently has no adopted standards to allow private streets. Exceptions to these standards can only be granted by action of the City Council.
- 2) A utility easement vacation of the platted Tract "B" may be necessary if an alternative private street alignment is allowed. This can be accomplished at the time of final plan review.
- 3) City services such as trash/garbage collection could be a problem with a private street. The petitioner has stated that each residence in this subdivision will be developed with trash compactors. This will make the transfer of garbage to a common collection point near the end of Hill View Drive easier and simpler. An alternative presented by the petitioner would be to contract with a private hauler to collect garbage from each of the proposed residences. If this proposed replat is approved, an area at the base of the private road would have to be designated as a trash pick-up site and it would be required to be fenced and screened.

**STAFF RECOMMENDATION:** Denial of the proposed replat based on the proposal not meeting present City standards for street and access.

**SUGGESTED PLANNING COMMISSION MOTION:** Mr. Chairman, on item #PP-95-64, I move that we deny the preliminary replat with access from a private street.

**STAFF REPORT TO THE CITY COUNCIL**

FILE: #PP-95-64

DATE: May 10, 1995

STAFF: Tom Dixon, AICP

REQUEST: Request for a variance to the City street standard in a five-lot resubdivision

LOCATION: Katherine Court, The Ridges

APPLICANT: Lee Garrett

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Single-family residential

SURROUNDING LAND USE: Mostly undeveloped/single-family residential

EXISTING ZONING: PR-4

SURROUNDING ZONING: PR-4

**EXECUTIVE SUMMARY:** At its May 2, 1995 meeting, the Planning Commission approved the preliminary concept plan of resubdividing six lots into five lots. The proposed resubdivision, known as Los Altos, is located in The Ridges. When last platted the six lots had access from a 28-foot wide private tract (street) identified as Katherine Court. This is a cul-de-sac which connects to Hill View Drive, a public right-of-way.

The Planning Commission approval allowed the realignment of Katherine Court with the 28-foot wide tract retained as the access to the reconfigured lots. A variance is necessary in this instance because the City has no adopted regulation allowing a private street. The City's adopted standard for a public street requires a minimum right-of-way width of 44 feet. Only the City Council can grant a variance to allow the private street.

**RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:** The Ridges Development Plan identifies this site for single-family development.

**SITE DESCRIPTION AND HISTORY:** This undeveloped portion of The Ridges adjoins the terminus of Hill View Drive. From this public right-of-way the land rises to the north along a moderately steep ridge until the area flattens out in an irregularly-shaped plateau. The composition of the soil is rocky and sandy and the vegetation is sparse.

The existing six lots were platted as the Los Altos Subdivision with access from Katherine Court, a cul-de-sac extending approximately 600 feet from Hill View Drive. When platted, Katherine Court was a 28-foot wide private road (identified as Tract "B" - an ingress, egress, and utility easement). The platted roadway follows the ridge as it ascends to the top of the plateau above the surrounding area.

**STAFF ANALYSIS:** The petitioner proposes to resubdivide the site and reduce the number of lots to five. The lots would be reconfigured to allow placement of all five residences on the top portion of the plateau to maximize the nearly 360 degree view enjoyed from that portion of the site.

Under the proposal, all five lots would be served by a 28-foot wide private street that would serve individual residences with the remaining lot area retained in private open space. The alignment of this road, as approved by the Planning Commission, is a variation from that presently platted but is still only 28 feet in width. Under present City standards, access to these proposed lots would have to occur via a standard City street having a width of 44 feet.

One of the issues the petitioner cites for not meeting the City street standard is that the placement of such a wide roadway would be aesthetically unattractive to The Ridges area due to the extensive scarring of the ridge that would occur. The petitioner was asked by Engineering staff to illustrate the effect of placing a City standard road on the ridge to access these lots. Using a topographic map, the petitioner outlined the width requirement of a 44-foot wide City standard street relative to the proposed 28-foot wide private street the petitioner desires. In addition to the hillside scarring, the wider road would need to be placed into a portion of the area currently designated as open space within The Ridges plan.

Along with the issue of street width is the problem presented by the grade of the ridge which would necessitate a street with a final grade of about 9%. The City's desired standard is no more than 6%. In order to meet this grade on a City standard street, significant site cutting and grading would be necessary near and on top of the plateau, thereby reducing the area proposed for building sites.

Fire protection for future residences must be assured by the placement of a fire hydrant within 250 feet of all lots. An adequate turnaround must be provided in any type of street which would allow maneuvering by fire trucks. Current City standards for public streets require a turnaround having at least a 40-foot radius.

City staff recommended denial of the proposal based on the following issues:

- 1) The City currently has no adopted standards to allow private streets. A variance to these standards can only be granted by action of the City Council.
- 2) A utility easement vacation of the platted Tract "B" may be necessary if an alternative private street alignment is allowed. This can be accomplished at the time of final plan review.

---

DATE: May 5, 1995

TO: File #PP-95-64

From: Tom Dixon

The Los Altos resubdivision concept was approved by the Planning Commission at its May 2, 1995 meeting. The City of Grand Junction is appealing that decision to the City Council since the City currently has no allowance for private streets in new subdivisions (or resubdivisions). Waiver of the public street requirement can only be granted by the City Council.