



# SUBMITTAL CHECKLIST

R20-95-131

## OUTLINE DEVELOPMENT PLAN (ODP) / REZONE

Location: SE CORNER 7<sup>th</sup> & HORIZON

Project Name: \_\_\_\_\_

ITEMS	DISTRIBUTION																					
Date Received <u>8/1/95</u> Receipt # <u>2703</u> File # <u>R20-95-131</u>  DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent	● City Parks/Recreation	● City Attorney	● City G.J.P.C. (8 sets)	○ City Downtown Dev. Auth.	● City Fire Dept.	● City Police	○ County Planning	● Walker Field	● School Dist #51	○ Irrigation District	● Drainage District - GIDD	○ Sewer District	● U.S. West	● Public Service	○ GVRP	○ TCI Cable	TOTAL REQ'D.
● Application Fee \$400 + 50% deposit	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
● Application Form*	VII-1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Reduction of Assessor's Map	VII-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	1																	
● Names and Addresses*	VII-2	1																				
● Legal Description*	VII-2	1		1																		
● General Project Report	X-7	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● ODP Drawing	IX-22	1	2	1	1																	
● 11"x17" Reduction of ODP Drawing	IX-22	1			1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

NOTES: \* An asterisk in the item description column indicates that a form is supplied by the City.



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**GENERAL PROJECT REPORT FOR: HORIZON VILLAGE**  
July, 1995

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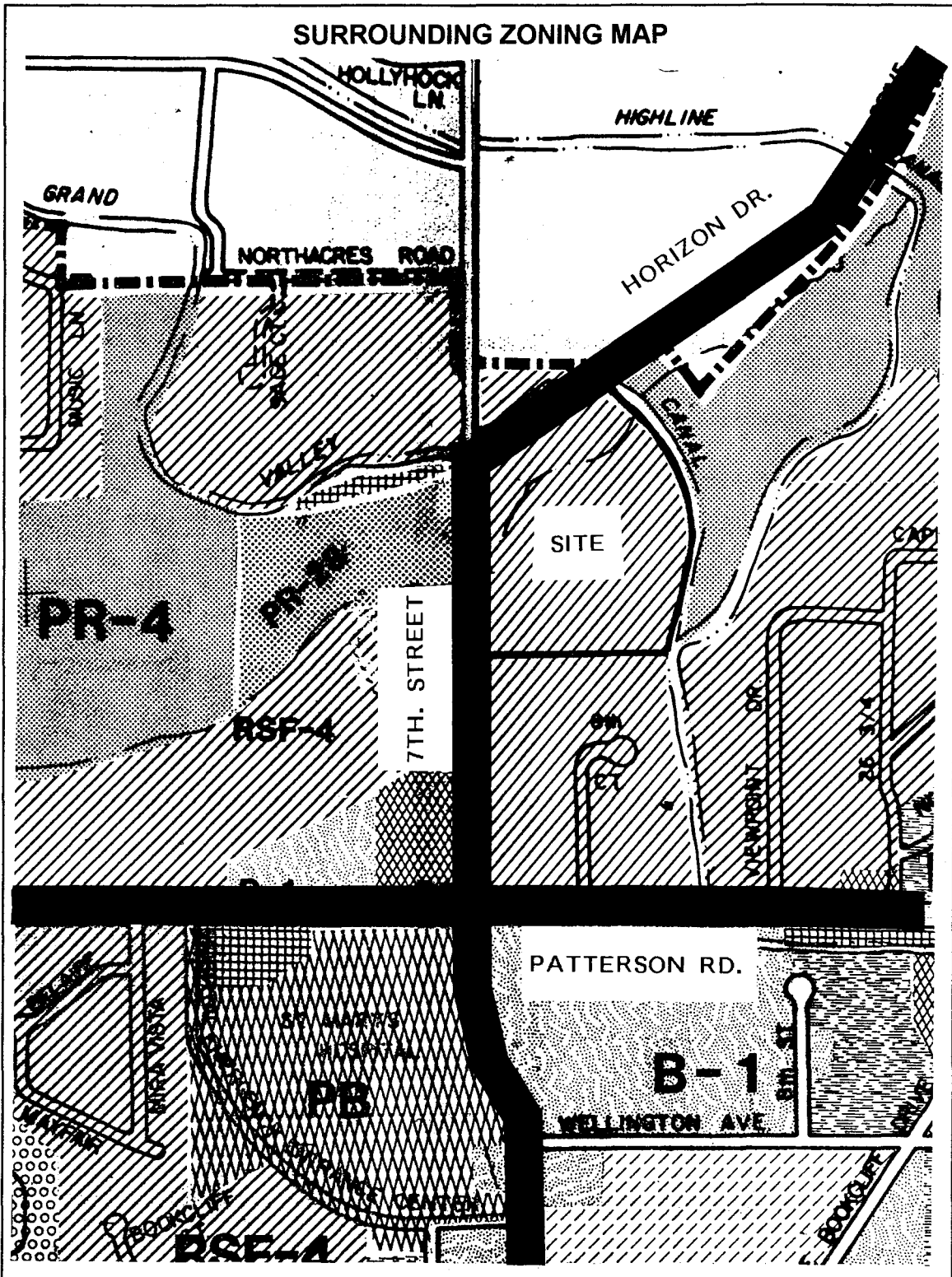
**INTRODUCTION** - The accompanying narrative statement and maps will provide sufficient data to assess the merits of the requested change in zoning and the Concept Plan application. Information gained as a result of the review process will be utilized in the preparation of the Preliminary and Final Plans for the future development of the project.

**LOCATION** - Horizon Village contains approximately 11.7 acres. The subject property is located in the north area of the City of Grand Junction, east of North 7th Street and south of Horizon Drive. The property is located in part of the SW 1/4 of Section 4, Township One South, Range One West, of the Ute Meridian.

**EXISTING LAND USE** - The site is currently occupied by a single family residential structure and out buildings. Most of the property is grazing land. Topography of the property is considered to be "rolling" in nature and generally slopes towards the north. The flatter areas which are predominately the grazing land slopes at an average rate of less than one percent. Steeper areas found on the property approach slopes of 20 percent. A major drainage channel known as the Independent Ranchman's Ditch flows westerly across the northerly portions of the site. The Grand Valley Mainline Canal forms the properties west boundary. The subject property is presently zoned RSF-4 by the City.

**SURROUNDING LAND USE** -The surrounding land use in the vicinity of the subject property is considered to be of moderate intensity. Predominate uses range from single family dwellings on subdivided tracts to retirement housing and multi-family. Non-residential uses in the vicinity of the subject property include the Saint Mary's Hospital and other retail uses found in the vicinity of the 7th Street and Patterson Road intersection, one quarter mile south of the subject site. Platted subdivisions within the area include:

SURROUNDING ZONING MAP



SURROUNDING SUBDIVISION CHART			
SUBDIVISION NAME	ZONING	No. of UNITS	DENSITY (DU/AC)
Walker Heights	RSF-4	13	2.0
View Point Subdivision	RSF-4	8	1.3
Westwood Estates	PR-12	61	12.0
Mesa View	PR-28	103	15.8

A Location Map at the end of this narrative statement illustrates the location of subject site in relationship to the surrounding land ownership. A reproduction of the City of Grand Junction Zoning maps follows:

**PROPOSED LAND USE** - The proposal calls for the ultimate development of 76 residential units on 11.7 acres. The resulting density is 6.15 dwelling units per acre. The proposal calls for two types of uses; condominium and large lot single family.

**CONDOMINIUM AREA** calls for the future construction of 72 new condominium dwelling. Each of the 24 buildings will contain three units on two levels. A typical unit is 1,350 square feet, exclusive of the attached two car garage, outdoor patio and terrace space.

**LARGE LOT AREA** - About 15 percent of the property is reserved for 4 "large lot" building sites ranging in size from 9,000 square feet to 32,000 square feet. Building setback requirements for the "large lot" sites are illustrated on the following chart:

<b>LARGE LOT SETBACKS</b>	
<b>PRINCIPAL BUILDING</b>	
FRONT	20 ft.
SIDE	10 ft.
REAR	20 ft.
<b>ACCESSORY BUILDING</b>	
FRONT	rear 1/2 of lot
REAR	5 ft.
SIDE	5 ft.

<b>TOWNHOME BUILDING SETBACK REQUIREMENTS</b>	
STREET	20 feet
BLDG. SEPARATION	15 feet
REAR	15 feet
<b>MAX. BUILDING HEIGHT = 32 FT.</b>	

The accompanying Concept Plan depicts the relationship of each housing type to the property boundary, roadway access, and other features of the proposed development.

In addition to the individual lot development standards presented herein, strict architectural controls will be adopted to protect the development from undesirable influences. To achieve this, a set of covenants, conditions and restrictions (C.C. & R's) will be adopted to insure ongoing protection to the future residents of Horizon Village and surrounding property owners. The C.C. & R's will also include provisions for ownership and maintenance of the irrigation system, as well as maintenance of the open space grounds and exterior of the condominium units by a Home Owner Association.

23 percent of the total site is designated as Private Open Space which will serve as a natural buffer area between the property and Horizon Drive.

<b>LAND USE SUMMARY</b>			
<b>USE</b>	<b>UNITS</b>	<b>AREA</b>	<b>% OF TOTAL</b>
Single Family	4	1.8	15.4
Condominium	72	5.8	49.6
Public R.O.W		1.0	8.5
Private Drives		0.4	3.4
Park and Open Space		2.7	23.1
<b>TOTAL</b>	<b>76</b>	<b>11.7</b>	<b>100.0</b>

**ACCESS** - Primary access to Horizon Village will be from North 7th Street which is a fully improved major arterial roadway. Review of the accompanying Location Map



reveals that access is also available to Patterson Road, an east/west arterial roadway which is located about 1/4 mile south of the site. Horizon Drive provides access to a major employment and service area located around the Walker Field airport.

Proposed roadway improvements call for the construction of approximately 910 feet of new public street within Horizon Village. Streets will be constructed in accordance with the City's current standards for "Local Streets". The street right-of-way will also serve as a utility corridor. Access to most of the condominium units as well as, the four new single family lots will utilize short, privately owned drives. Due to topographic constants found on the site, "inter-neighborhood" connectors will not be provided to adjoining properties most of which are developed. According to the Institute of Transportation Engineers (ITE) *Trip Generator*, the following trips would be realized when the Horizon Village is fully developed:

HORIZON VILLAGE TRIP GENERATION				
USE	ITE USE ID No.	AVERAGE DAILY TRIPS	PEAK A.M. TRIPS	PEAK P.M. TRIPS
Single Family Detached	210	40	2	3
Residential Condo./Townhomes	230	422	32	39
<b>TOTAL</b>		<b>462</b>	<b>34</b>	<b>41</b>

#### UTILITY SERVICE

**DOMESTIC WATER** - All lots within Horizon Village will be served by a domestic water distribution system. An existing 8 inch water main is located within North 7th Street and will be used to provide new water service and fire protection to lots within the development. The existing water main is owned and maintained by the City of Grand Junction. Fire hydrants will be placed throughout the development. Sufficient flows and pressure should exist to provide adequate water supply for fire protection.

**SANITARY SEWER** - A new sanitary sewage collection system will be constructed to serve all lots within Horizon Village utilizing an existing 15 inch main which crosses the property. Sewer service is administrated by the City of Grand Junction and is treated at the Persigo Waste Water Treatment Plant. It is estimated that peak sewage flows generated by the lots within the development will be 21,600 gallons per day.

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

**IRRIGATION WATER** - A central pressurized irrigation water delivery system is planned to provide water for the landscaped areas within Horizon Village.

**DRAINAGE** - Stormwater generated within the development will be carried on the ground surface to the proposed street system and ultimately to the Independent Ranchmen's Ditch. Initial drainage evaluations suggest that due to the location of the proposed development in respect to the overall Ranchman's Ditch drainage basin, detention of developed storm water may not be necessary. However, if future detail drainage studies require detention, it can be accommodated within the open areas planned for the development. Various flood plain studies on the Ranchman's Ditch have identified it to be prone to flooding in the event of a major storm. The studies indicate a 100 year frequency storm is conveyed within the banks of the ditch and flooding of the Horizon Village site is almost non-existent.

**DEVELOPMENT SCHEDULE** - The rate at which development of Horizon Village, will occur is dependent upon the City's future growth and housing needs. Therefore, the proposal calls for phased development. At this point in time it is anticipated that site development will begin within the first phase during the spring of 1996. The last phase of development will include the four single family building sites.

### **REZONE CRITERIA**

The City of Grand Junction has established seven criteria for evaluation of zone change requests. A response to each follows:

A. It does not appear that the existing zone was an error at the time of its adoption.

B. Substantial changes in the character of the surrounding area have occurred since the adoption of the existing zone. Specific changes include:

1. The re-construction of North 7th Street Road to arterial standards and the signalization of Horizon Drive.
2. The expansion of a St. Mary's Hospital and the development of major retail facilities along Patterson Road and Horizon Drive.
3. The development of Mesa View Retirement Center, planned unit development.
4. The development of Westwood Estates, planned unit development.

C. It is a widely accepted fact that any community that does not have some new residential housing it will wither and die economically. It is important for any community to encourage development of quality housing endeavors which help maintain its economic stability.

D. Other than economic impacts to the City of Grand Junction, the proposed site in its present state, does not present major adverse impact on the adjoining areas. However, once development is completed, some impact of the adjoining properties

would most likely be realized. Impacts to the surrounding non-residential zones would be positive, while impact to the adjoining residential zones could be considered negative.

Utilizing the "Planned Unit Development" (PUD) zone concept, any such negative impacts can be minimized. The PUD zone allows for specific site plan reviews of the proposed development plans by the general public and various governmental agencies.

Preparation of the Site Development Plan meets several goals in development of the site:

1. Protect the adjoining single family residential uses from any adverse impacts.
2. Preserve and enhance the natural features of the open area adjacent to Horizon Drive not only for the residents of Horizon Village, but, the motoring public using Horizon Drive.
3. Maintain ease of accessibility, yet providing a sense of security for the future residents of Horizon Village.
4. Achieve a desirable surrounding for the future residents of the development.
5. Respect the location of the existing sanitary sewer main which crosses the property.
6. Maintain the value of the existing single family residence on the property.

In order to meet the goals established above the following key design elements were incorporated within the Concept Plan:

1. 2.7 acres of open space along Horizon Drive.
2. The Horizon Drive open space is easily accessible to all residents within the development.
3. Adequate driveway widths and public streets for users of the development.
4. Front of most of the condominium units face the public streets.
5. Generous amounts of formal landscaping around individual units.

6. Locating the large lot single family area adjacent to the adjoining single family residential uses.
7. Abandon and relocate the existing drive access to the property for improved sight distance.

E. Since the requested land use zone is some what more than the underlying zone, the requirement upon local government services will most likely increase. However, governmental agencies have expended a tremendous amount of capitol resources to expand their facilities into the area surrounding the subject property. Increasing densities is one way to generate additional revenues to help offset the initial cost of providing the existing services to the area.

F. The City of Grand Junction has adopted numerous land use regulations and policies. The 7th Street and Horizon Drive Corridor Guidelines are the most applicable to the request. According to the 7th Street guideline, " the existing residential character of the area between Horizon Drive and Patterson should be retained ...". The guideline statement for Horizon Drive; G Road to 7th Street, states, "residential multi-family uses are appropriate and encouraged along this section of the corridor. The proposed Site Development Plan responds adequately to the conditions contained within the performance standard.

G. All public utilities required for the development of the subject property exists within the adjoining roadways and have the available capacity to serve the proposed use.

Deborah Showalter  
606 26 1/2 Rd  
City 81506

Olga Henry  
2711 8th Ct.  
City 81506

Stanley Carlson  
606 Viewpoint Dr.  
City 81506

Ruth Edfast  
604 26 1/2 Rd  
City 81506

Roger Head  
2713 N. 8th Ct.  
City 81506

Robert Bishop  
612 Viewpoint Dr.  
City 81506

Nick Mahleres  
612 26 1/2 Rd  
City 81506

Mary Robinson  
2715 8th Ct.  
City 81506

John Schumacher  
608 Viewpoint Dr.  
City 81506

Kenneth Allen  
603 Viewpoint Dr.  
City 81506

William Latham  
2717 8th Ct.  
City 81506

James Danbury  
620 Viewpoint Dr.  
City 81506

Robert Alstatt  
2670 Patterson Rd.  
City 81506

Thomas Graves  
2719 8th Ct.  
City 81506

Allen Munroe  
617 Viewpoint Dr.  
City 81506

John Hyre  
2674 Patterson Rd.  
City 81506

Norman Craig  
2721 8th Ct.  
City 81506

Stephen Meacham  
2525 N. 8th St.  
City 81501

William Bush  
619 Viewpoint Dr.  
City 81506

Richard Pond  
2714 8th Ct.  
City 81506

Raymond Beckner  
611 Viewpoint Dr.  
City 81506

Glen Wilson  
2666 Patterson Rd.  
City 81506

Mack Gough  
2720 8th Ct.  
City 81506

Donald Plein  
609 Viewpoint Dr.  
City 81506

James Danbury  
620 Viewpoint Dr.  
City 81506

IBX, Inc.  
640 S. 12th St.  
City 81501

John Gordon  
629 1/2 26 1/2 Rd.  
City 81506

Robert Lubinski  
2709 8th Ct.  
City 81506

Walter Hatmaker  
2656 Patterson Rd.  
City 81506

City of GJ  
250 N. 5th St.  
City 81501

C. Mottram  
609 26 1/2 Rd.  
City 81506

Jesse Stone  
636 Horizon Dr., # 202  
City 81506

Martha DeBruin  
585 Ronlin St.  
City 81504

Mildred Vandover  
604 Meander Dr.  
City 81505

Howard Nesbitt  
636 Horizon Dr., # 203  
City 81506

Roger Head  
2713 8th Ct.  
City 81506

Mercedes Cameron  
621 261/2 Rd.  
City 81506

Michael Bieber  
4316 23rd St.  
Lubbock, TX 79410

John Lafferty  
636 Horizon Dr., # 710  
City 81506

Cheryl Duree  
605 261/2 Rd  
City 81506

Robin Kendrick  
636 Horizon Dr., # 701

Melvin Scott  
1025 Lakeside Dr.  
City 81506

Mesa View Retirement  
PO Box 14111  
Salem, OR 97309

Ronald Hall  
PO Box 3949  
City 81502

Norma Herman  
636 Horizon Dr. # 712  
City 81506

Nola Morrissey  
636 Horizon Dr., # 101  
City 81506

Warren McElvain  
2123 Natahoa Ct.  
Falls Church, VA 22043

Lilliam Moore  
636 Horizon Dr. # 301  
City 81506

Edward Gardner  
935 Lakeside Ct.  
City 81506

Rudy Rodriguez  
1636 Haslam Ter.  
Los Angeles, CA 90069

Nancy Huff  
636 Horizon Dr. # 302  
City 81506

Ruth Bennett  
636 Horizon Dr., # 103  
City 81506

Gladys Phillips  
636 Horizon Dr., # 705  
City 81506

Colorado Natl Bank  
Dora Perlmutter Trust  
PO BOX 5168  
Denver, CO 80217

Arthur Henke  
636 Horizon Dr., # 104  
City 81506

Marge Richert  
636 Horizon Dr., # 706  
City 81506

Gerald Ashby  
636 Horizon Dr.  
City 81506

Earl Jones  
636 Horizon Dr., # 201  
City 81506

Lavina Summers  
636 Horizon Dr. # 707  
City 81506

Diana Chotvacs  
636 Horizon Dr. # 801  
City 81506

Vivien Glaze  
636 Horizon Dr., # 802  
City 81506

Joy Eisenhower  
636 Horizon Dr., # 812  
City 81506

Robert Linnemeyer  
636 Horizon Dr., # 602  
City 81506

Gary Cucarola  
7783 W. 62nd Way  
Arvada, CO 80004

Molly Stucker  
636 Horizon Dr., # 401  
City 81506

K. Latham  
636 Horizon Dr., # 603  
City 81506

Rudy Rodriguez  
1636 Haslam Ter.  
Los Angeles, CA 90069

Robert Hoover  
636 Horizon Dr., # 402  
City 81506

Marilynn Dorn  
636 Horizon Dr., # 604  
City 81506

William Cash  
636 Horizon Dr., # 805  
City 81506

Ruth Hall  
636 Horizon Dr., # 403  
City 81506

Ethel Arendsee  
636 Horizon Dr., # 901  
City 81506

Wayne Harris  
36 N. Meadow View Ct.  
Glenwood Springs, CO  
81601

Beverly Kirby  
636 Horizon Dr., # 404  
City 81506

Terry Sommerfield  
636 Horizon Dr., # 902  
City 81506

Lorell Chapman  
636 Horizon Dr., # 807  
City 81506

Earle Wagaman  
636 Horizon Dr., # 501  
City 81506

Ralph Powers  
636 Horizon Dr., # 903  
City 81506

F. Johnson  
636 Horizon Dr., # 808  
City 81506

A. Letey  
636 Horizon Dr., # 502  
City 81506

Chester Carter  
636 Horizon Dr., # 904  
City 81506

Dorothy Howard  
636 Horizon Dr., # 809  
City 81506

Robert Strain  
636 Horizon Dr., # 503  
City 81506

Elizabeth Bentjen  
636 Horizon Dr., # 908  
City 81506

Phyllis Safford  
636 Horizon Dr., # 810  
City 81506

Jane Quimby  
636 Horizon Dr., # 504  
City 81506

Joan Nestler  
636 Horizon Dr., # 906  
City 81506

Henrietta Hay  
636 Horizon Dr., # 811  
City 81506

Betty Salatino  
636 Horizon Dr., # 601

Kawna Safford  
636 Horizon Dr., # 907  
City 81506



Erin Johnson  
2750 Reed St.  
Lakewood, CO 80215

Eleanor Anderson  
636 Horizon Dr., # 909  
City 81506

Terry Broom  
2678 Continental Dr.  
City 81506

Palma Larson  
636 Horizon Dr., # 911  
City 81506

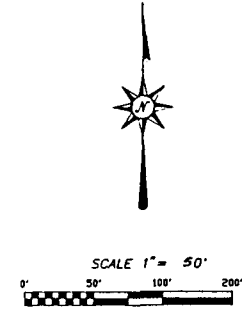
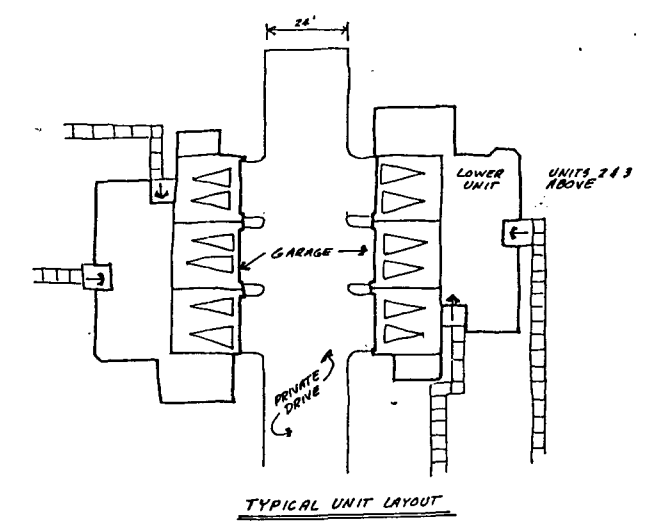
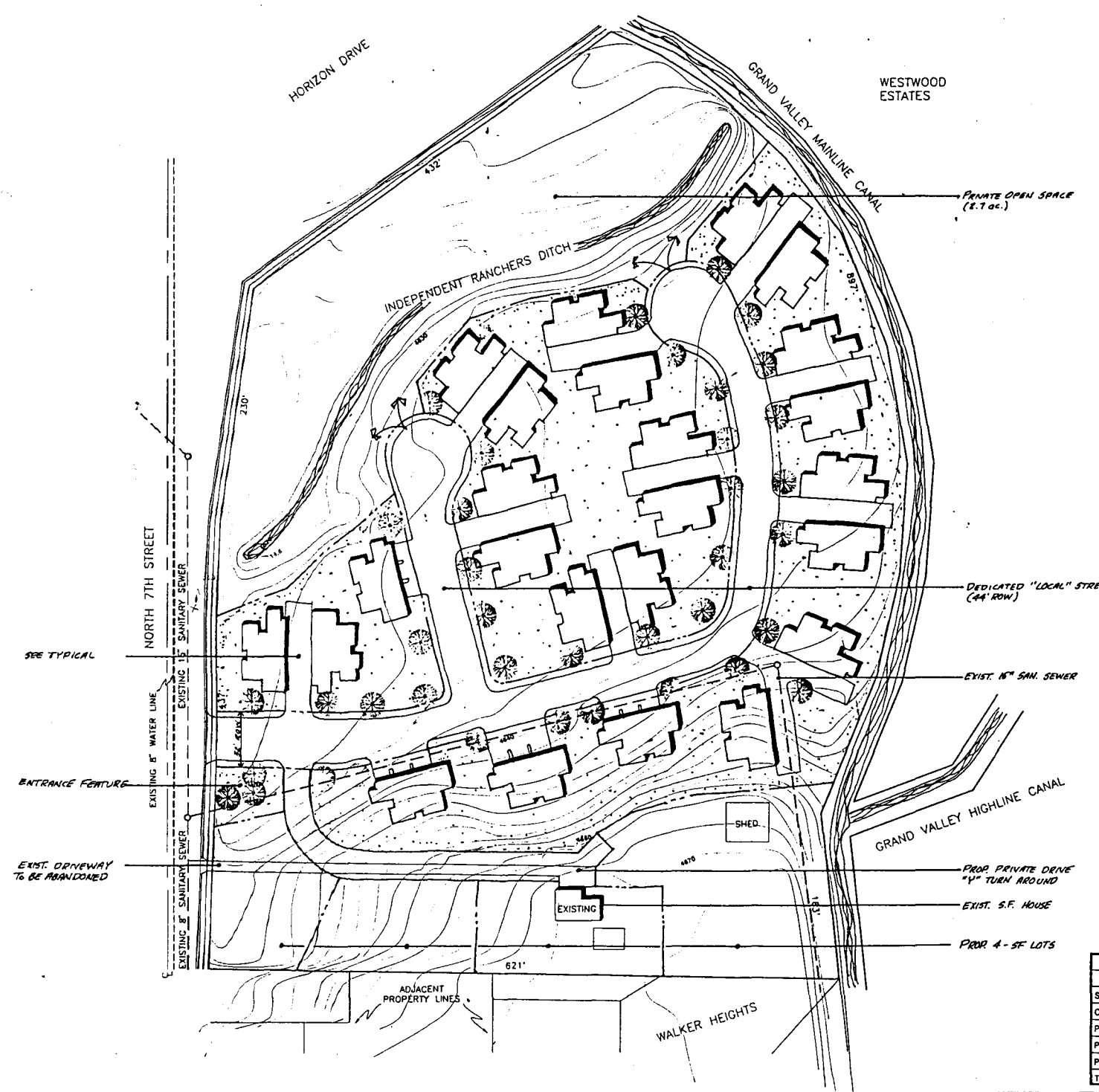
Allen Worley  
636 Horizon Dr., # 912  
City 81506

Community Hospital  
2021 N. 12th St.  
City 81501

St. Paul Evangelician  
Lutheran Church  
632 26 1/2 Rd.  
City 81506

John Cunningham  
642 26 1/2 Rd.  
City 81506

Intl Church of Four Square  
Gospel  
1100 Glendale Blvd.  
Los Angeles, CA 90026



LAND USE SUMMARY			
USE	UNITS	AREA	% OF TOTAL
Single Family	4	1.8	15.4
Condominium	72	5.8	49.6
Public R.O.W	1.0	0.5	0.5
Private Drives	0.4	3.4	3.4
Park and Open Space	2.7	23.1	23.1
<b>TOTAL</b>	<b>78</b>	<b>11.7</b>	<b>100.0</b>

**CONCEPT PLAN**

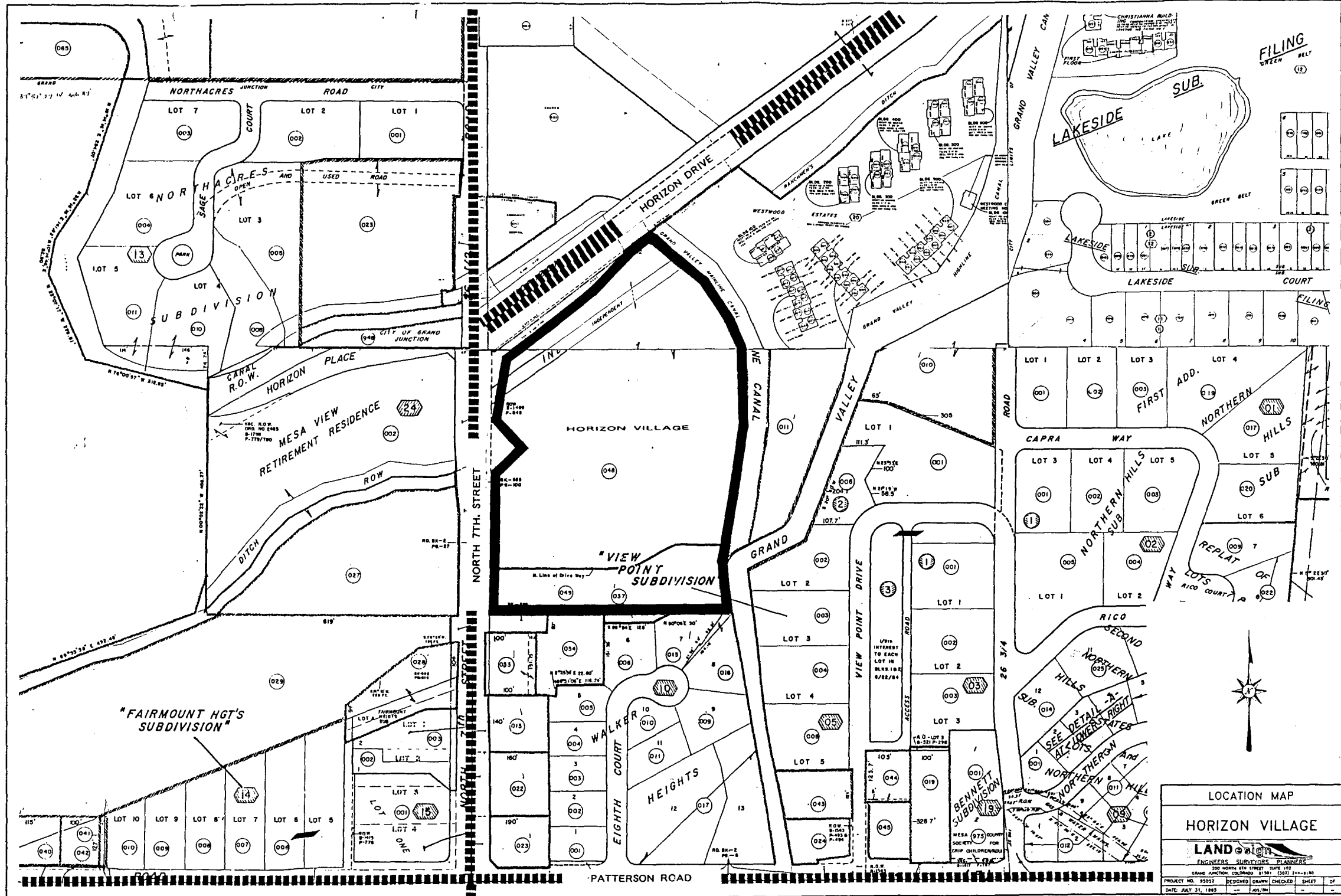
**HORIZON VILLAGE**

**LAND** **PLANNERS**

ENGINEERS SURVEYORS PLANNERS

100 NORTH 7TH STREET, SUITE 100  
GRAND JUNCTION, COLORADO 81501 (970) 244-1100

PROJECT NO. 95032	DESIGNED	DRAWN	CHECKED	SHEET	OF
DATE: JULY 31, 1993					



FILING GREEN BELT (12)

LOCATION MAP

**HORIZON VILLAGE**

**LAND** ENGINEERS SURVEYORS PLANNERS

300 NORTH 8TH STREET, SUITE 102  
 GRAND JUNCTION, COLORADO 81501

PROJECT NO. 89032 DESIGNED DRAWN CHECKED SHEET OF

DATE: JULY 31, 1993

# REVIEW COMMENTS

Page 1 of 3

FILE # RZO-95-131

TITLE HEADING: ODP and Rezone - Horizon Village

LOCATION: SE corner 7th and Horizon Drive

PETITIONER: Nick & Helen Mahleres

PETITIONER'S ADDRESS/TELEPHONE: 612 26 1/2 Road  
Grand Junction, CO 81506  
242-2464

PETITIONER'S REPRESENTATIVE: Landesign

STAFF REPRESENTATIVE: Kathy Portner

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NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., August 25, 1995.

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CITY FIRE DEPARTMENT

8/4/95

Hank Masterson

244-1414

The Fire Department has no problem with this proposed Rezone and Concept Plan.

For the Preliminary Plan a complete utility composite must be submitted to the Fire Department. An 8" looped line is required for the multi-family units, with hydrants located at intersections and spaced no more than 300' apart. A 6" looped line is allowed for the single family units with a maximum hydrant spacing of no more than 500'. Also, a fire flow survey is required for the multi-family units - submit complete building plans to the Fire Department for this purpose and for our required plan review.

Fire Department access is acceptable as shown.

GRAND JUNCTION DRAINAGE DISTRICT

8/14/95

John Ballagh

242-4343

There are no existing GJDD Drains on-site. However, Westwood Estates has two perimeter drains which barely resolve high water problems on that site. There are also GJDD drains across Horizon Drive at the Foursquare Church site. There is a private underground drain system at Mesa View Retirement. The surrounding area is known to suffer high water problems. If the District is going to be asked to maintain a system, then adequate unimpeded access to the lines must be designed into the project. Setbacks sufficient to allow large, sewer cleaning equipment in to work on the lines must be observed.

**CITY POLICE DEPARTMENT**

8/14/95

Dave Stassen

244-3587

At this point, the Police Department does not have any questions or concerns with this request.

**CITY PROPERTY AGENT**

8/16/95

Steve Pace

244-1452

No Plat to review.

**COMMUNITY DEVELOPMENT DEPARTMENT**

8/16/95

Kathy Portner

244-1446

See attached comments.

**PUBLIC SERVICE CO.**

8/15/95

Jon Price

244-2693

PSCO requires standard 14' front lot easements. Each building will have only one point of service for both gas and electric. Service points must be on front 1/3 of each building.

**CITY DEVELOPMENT ENGINEER**

8/16/95

Jody Kliska

244-1591

1. On-site detention will be required due to downstream concerns with the Ranchman's Ditch.
2. A traffic study which addresses the following will be required:
  - A peak hour gap analysis on 7th Street at the proposed location of the entry.
  - A signal timing analysis if there are insufficient gaps to allow left turns from the site.
  - A measurement of sight distance on 7th Street from the proposed entry.
  - An evaluation of the need for a right turn lane into the site.
3. The private drive as proposed to serve four lots does not meet City Code. A standards city street section is required.

**CITY UTILITY ENGINEER**

8/16/95

Trent Prall

244-1590

Water: City

The City of Grand Junction will be the water purveyor for the proposed development.

Sewer: City

The City of Grand Junction would prefer the existing 15" sanitary sewer line be located within a proposed roadway.

More comments on final submittals.

**LATE COMMENTS**

**CITY PARKS & RECREATION DEPARTMENT**

8/16/95

Shawn Cooper

244-3869

1. Should require trail easement on east side of property along Grand Valley Mainline Canal.
2. Parks & Open Space fees should be collected (76 residential)

U.S. WEST  
Max Ward

8/17/95  
244-4721

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New or additional telephone facilities necessitated by this project may result in a "contract" and up-front monies required from developer, prior to ordering of placing of said facilities. For more information, please call 1-800-526-3557.

**TO DATE, NO COMMENTS RECEIVED FROM:**

City Attorney  
Walker Field Airport  
Mesa County School District #51

**LATE COMMENTS**

**CITY PARKS & RECREATION DEPARTMENT**  
**Shawn Cooper**

**8/16/95**  
**244-3869**

---

1. Should require trail easement on east side of property along Grand Valley Mainline Canal.
2. Parks & Open Space fees should be collected (76 residential)

**U.S. WEST**  
**Max Ward**

**8/17/95**  
**244-4721**

---

New or additional telephone facilities necessitated by this project may result in a "contract" and up-front monies required from developer, prior to ordering of placing of said facilities. For more information, please call 1-800-526-3557.

**WALKER FIELD AIRPORT AUTHORITY**  
**Marcel Theberge**

**8/22/95**  
**244-9100**

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This proposal lies approximately 1/2 mile west of the airport area of influence boundaries. No opposition to this proposal.

**TO DATE, NO COMMENTS RECEIVED FROM:**

City Attorney  
Mesa County School District #51

Revised 8/25/95

## LATE COMMENTS

**CITY PARKS & RECREATION DEPARTMENT**  
**Shawn Cooper**

**8/16/95**  
**244-3869**

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1. Should require trail easement on east side of property along Grand Valley Mainline Canal.
2. Parks & Open Space fees should be collected (76 residential)

**U.S. WEST**  
**Max Ward**

**8/17/95**  
**244-4721**

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New or additional telephone facilities necessitated by this project may result in a "contract" and up-front monies required from developer, prior to ordering of placing of said facilities. For more information, please call 1-800-526-3557.

**WALKER FIELD AIRPORT AUTHORITY**  
**Marcel Theberge**

**8/22/95**  
**244-9100**

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This proposal lies approximately 1/2 mile west of the airport area of influence boundaries. No opposition to this proposal.

**MESA COUNTY SCHOOL DISTRICT #51**  
**L. A. Grasso**

**8/30/95**  
**242-8500**

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<u>School</u>	<u>Current Enrollment/Capacity</u>	<u>Student Impact</u>
Tope Elementary	554/452	19
West Middle School	530/500	10
Grand Junction High School	1548/1630	13

**TO DATE, NO COMMENTS RECEIVED FROM:**

City Attorney

Revised 9/5/95



## RESPONSE TO REVIEW COMMENTS

August 23, 1995

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Title: HORIZON VILLAGE, ODP and Rezone

File No: RZO-95-131

Location: Southeast of 7th Street and Horizon Drive

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The following agency comments were informational in nature, or do not require a response:

FIRE DEPARTMENT  
GRAND JUNCTION DRAINAGE DIST.  
POLICE DEPT.  
PUBLIC SERVICE CO.

RESPONSE TO UTILITY ENGINEER: Locating the existing 15 inch sanitary sewer in a separate easement adjacent to the road right-of-way would allow the following:

- a. Since the integrity of the sewer main is not known, potential damage to the existing main might occur during the street construction. Locating the main outside of the street should minimize any disturbance to the existing sewer line.
- b. Would allow a stand of trees to remain undisturbed. The applicant would like to use the existing trees as a buffer between the street and the planned units.
- c. Access to the existing manholes would be accomplished by placing the planned access drives over the manhole location.

RESPONSE TO DEVELOPMENT ENGINEER:

1. A detailed drainage analysis will be conducted as part of the preliminary and final plan process. If it is determined that storm water detention is necessary, there is sufficient open areas within the development to accommodate a storm water management facility. Past experience with neighboring development has shown that storm water detention is not required do to the location of the development within the overall drainage basin for the Ranchman's ditch.
2. A traffic study will be completed in accordance with the City's *Submittal Standards for*

*Improvements and Development* (SIDDD) manual. The study will address; peak hour gaps, signal timing at Patterson Road and Horizon Drive intersections with 7th Street, and an evaluation of the need for a right turn lane into the site.

3. A plan depicting the lot configuration has been transmitted to the Community Development Department. The new plan indicates Private Landscaped Open Space for the area in the center of the development. The open space is intended to be used as an open play area.

4. During the preparation of the preliminary and final plans other alternatives will be explored from the private drive which was planned to serve the existing single family site and the proposed three lots. A preferred option would include modification of the plan as submitted. The modification would combine the existing home site lot with the adjacent lot to the east, and providing a short cul-de-sac without on street parking and sidewalk on one side from the planned entrance road to the three reconfigured single family lots.

#### RESPONSE TO COMMUNITY DEVELOPMENT:

1. In order to maintain a maximum grade of 8 percent for the street serving the single family lots the street must be constructed closer than 150 feet from 7th Street. The applicant can show existing similar conditions in the City which serve more than four lots in a safe and efficient manner.

2. The applicant considered higher densities than those which are proposed. Factors affecting the overall density of the site include:

a. 2.7 acres or 23 percent of the site lies between Horizon Drive and the Ranchman's Ditch or is within the ditch channel.

b. The existing neighborhood adjacent to the site's southerly boundary consists of mainly large lot single family uses. Therefore, some type of buffering would be appropriate. The proposal calls for the development of a similar housing type which exists in the adjoining area.

c. Current market demands indicate that there is a need for luxury condominium units having a minimum of 1,400 square feet, preferable on the ground level. The proposal call for one third of the units to be on the ground level.

3. The City's recommended standards for driveways will be utilized during the preparation of the preliminary and final plans.

4. Solid waste will be collected adjacent to the street from individual containers.

5. If the Corps of Engineers determines that a wetlands study is necessary a report will be prepared and submitted for review with the preliminary plan application.

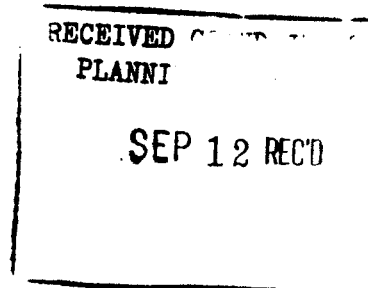
6. A detailed drainage analysis will be conducted as part of the preliminary and final plan process. If it is determined that storm water detention is necessary, there is sufficient open areas within the development to accommodate a storm water management facility. Past experience with neighboring development has shown that storm water detention is not required do to the location of the development within the overall drainage basin for the Ranchman's ditch.

7. It is the applicants understanding that the Grand Valley Irrigation Company requires a minimum canal right-of-way which extends 25 feet from the water edge or to the toe of slope, which ever is greater. If the City requires a pedestrian path adjacent to the canal right-of-way the applicant will provide a ten foot wide dedicated pedestrian right-of-way. Prior to the actual dedication the City must provide an indemnification agreement to the applicant, in the event that an injury might occur on the property or canal right-of-way.

8. Since the Private Open Space is an integral part of the overall development plan, the applicant is not willing to dedicate the entire Open Space adjacent to the Ranchman's Ditch to the public. However, a ten foot wide dedicated strip of land can be dedicated adjacent to both Horizon Drive and 7th Street can be provided. It is important that the future residents within Horizon Village have complete control over the use and activities which occur in this important buffer area. The Private Open Space will be maintained by the residents of the development in a manner which will provide a pleasing visual effect for motorist using 7th Street and Horizon Drive.

September 12, 1995

Kathy Portner  
City of Grand Junction  
Planning Department  
520 Rood  
Grand Junction, CO 81501



Re: Horizon Village Review Comments

Dear Kathy:

This letter is in regards to review comments for Horizon Village. According to the review comments from Trent Prall, City of Grand Junction Utility Engineer, he is concerned over the location of the existing sanitary sewer line in relation to the proposed road. It was our desire to speak with Trent before the Planning Commission hearing on September 12. Unfortunately, we have been informed that Trent is out of town and we will not be able to speak with him before the hearing.

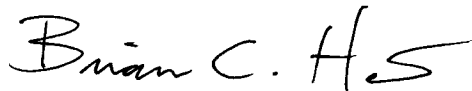
There are four reasons why we placed the road offset from the existing sanitary sewer line;

1. Moving the proposed road directly over the existing sewer line will shorten the sight distance for the people exiting from the development significantly.
2. Moving the proposed road will also force the location of the townhomes southward. This will mean the buildings will be located on or near slopes approaching 20%.
3. A large grove of trees is located to the south of the proposed townhome's location. If the townhomes are moved to the south, the trees will need to be removed.
4. The existing sanitary sewer line is known be old, and minimal disturbance to this line may be desired.

Where the sewer line is currently located on the plans, it should be noted that sufficient easement will be provided for maintenance and other activities that are involved with the sanitary sewer line.

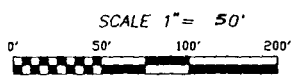
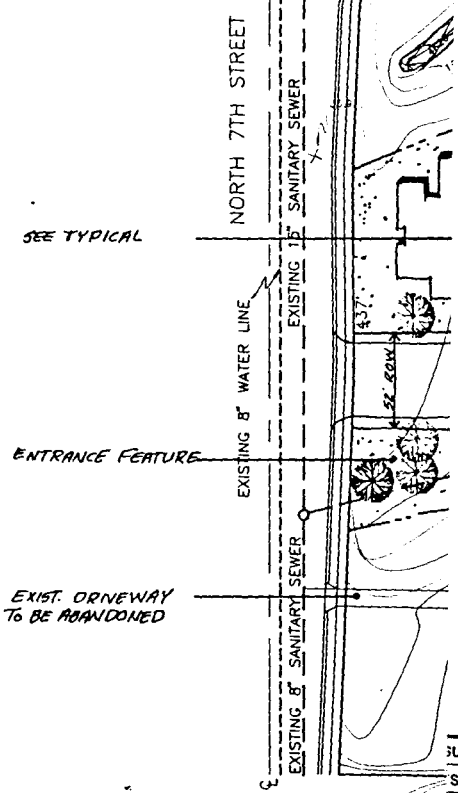
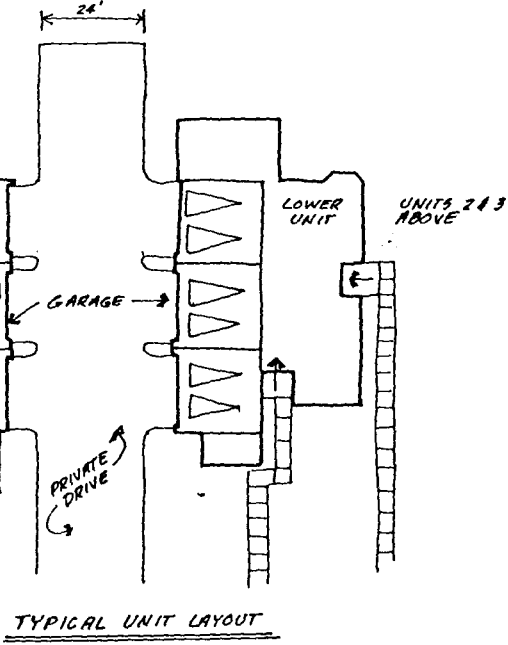
... is to inform you of our strategy in placing the sewer line as  
If you have any questions, please feel free to call me.

Sincerely,

A handwritten signature in black ink that reads "Brian C. Hart". The signature is written in a cursive style with a large, stylized "H" and "S" at the end.

Brian C. Hart E.I.

Encl: Concept Plan



SUMMARY		
S	AREA	% OF TOTAL
1	1.8	15.4
2	5.8	49.6
3	1.0	8.5
4	0.4	3.4
5	2.7	23.1
TOTAL	11.7	100.0

CONCEPT PLAN

HORIZON VILLAGE

**LANDesign**  
ENGINEERS SURVEYORS PLANNERS

200 NORTH 8TH STREET SUITE 101  
GRAND JUNCTION, COLORADO 81501 (970) 244-8180

PROJECT NO. 95032	DESIGNED	DRAWN	CHECKED	SHEET	OF
DATE: JULY 31, 1993	--	JOS/WH	--	--	--

STAFF REVIEW

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FILE: #RZO-95-131  
DATE: August 16, 1995  
STAFF: Kathy Portner  
REQUEST: Rezone and ODP--Horizon Village  
LOCATION: SE Horizon Drive and 7th Street  
APPLICANT: Nick and Helen Mahleres

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EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Residential, 6.15 units per acre

SURROUNDING LAND USE:

NORTH: Undeveloped  
SOUTH: Large lot single family residential  
EAST: Multi-family, 12 units per acre  
WEST: Mesa View Retirement Center

EXISTING ZONING: RSF-4

PROPOSED ZONING: PR-6.2 (Planned Residential, 6.2 units per acre)

SURROUNDING ZONING:

NORTH: RSF-4 (Residential Single Family, 4 units per acre)  
SOUTH: RSF-4  
EAST: PR-12 (Planned Residential, 12 units per acre)  
WEST: PR-28 (Planned Residential, 28 units per acre)

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RELATIONSHIP TO COMPREHENSIVE PLAN:

The 7th Street Corridor Guideline states that this section of 7th Street should retain the residential character of the area and that access onto 7th Street should be minimized because of limited site distance. The Horizon Drive Corridor Guideline encourages multi-family uses along this section of Horizon Drive. The Guideline also states concerns with access and floodplain issues at 7th and Horizon.

STAFF ANALYSIS:

The proposed Horizon Village includes 72 condominium units contained within 24 buildings with three units on two levels. The plan also includes 4 large lot building sites ranging in size from 9,000 sq.ft. to 32,000 sq.ft. The total acreage is 11.7 acres resulting in an overall density of 6.15 units per acre. The request is for a rezone from RSF-4 to PR-6.2 and approval of an Outline Development Plan.

The topography is rolling, generally sloping to the north. A majority of the property has slopes of less than one percent, but there are steeper areas with slopes approaching 20 percent. The Independent Ranchman's Ditch flows westerly across the northern portions of the site and the Grand Valley Mainline Canal forms the property's west boundary.

Issues to be Addressed:

1. The private drive accessing the large lots must meet City standards. It exceeds the recommended 150' maximum length of a shared driveway. The street must be a minimum of 150' from the 7th Street intersection. Please indicate the maximum grades of the drive.
2. This property may be suited for an even higher density given the surrounding densities. The safety of the access onto 7th Street would be the limiting factor. Did the petitioner consider a higher density?
3. The shared driveways for the triplex units must meet the City's recommended standards.
4. The shared driveways for the triplex units must include a trash collection point at the public street.
5. If approved, a wetlands study and delineation will be required with the Preliminary Plan to be reviewed by the Corps of Engineers.
6. Detention of storm runoff will be required.
7. Please clarify the limits of ownership as it relates to the Grand Valley Canal. A trail easement along the canal must be dedicated to the City.
8. The common open space being proposed along the Ranchman's Ditch must be dedicated for public use at the time of platting.

STAFF RECOMMENDATION:



## STAFF REVIEW

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FILE: #RZO-95-131  
DATE: August 29, 1995  
STAFF: Kathy Portner  
REQUEST: Rezone and ODP--Horizon Village  
LOCATION: SE Horizon Drive and 7th Street  
APPLICANT: Nick and Helen Mahleres

---

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Residential, 6.15 units per acre

### SURROUNDING LAND USE:

NORTH: Undeveloped  
SOUTH: Large lot single family residential  
EAST: Multi-family, 12 units per acre  
WEST: Mesa View Retirement Center

EXISTING ZONING: RSF-4

PROPOSED ZONING: PR-6.2 (Planned Residential, 6.2 units per acre)

### SURROUNDING ZONING:

NORTH: RSF-4 (Residential Single Family, 4 units per acre)  
SOUTH: RSF-4  
EAST: PR-12 (Planned Residential, 12 units per acre)  
WEST: PR-28 (Planned Residential, 28 units per acre)

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### RELATIONSHIP TO COMPREHENSIVE PLAN:

The 7th Street Corridor Guideline states that this section of 7th Street should retain the residential character of the area and that access onto 7th Street should be minimized because of limited site distance. The Horizon Drive Corridor Guideline encourages multi-family uses along this section of Horizon Drive. The Guideline also states concerns with access and floodplain issues at 7th and Horizon. The proposed Growth Plan alternatives show this area as being appropriate for residential development ranging from 4 to 12 units per acre.

## STAFF ANALYSIS:

The proposed Horizon Village includes 72 condominium units contained within 24 buildings with three units on two levels. The plan also includes 4 large lot building sites ranging in size from 9,000 sq.ft. to 32,000 sq.ft. The total acreage is 11.7 acres resulting in an overall density of 6.15 units per acre. The request is for a rezone from RSF-4 to PR-6.2 and approval of an Outline Development Plan.

The topography is rolling, generally sloping to the north. A majority of the property has slopes of less than one percent, but there are steeper areas with slopes approaching 20 percent. The Independent Ranchman's Ditch flows westerly across the northern portions of the site and the Grand Valley Mainline Canal forms the property's west boundary.

### Rezone Request:

The petitioner is requesting a rezone from RSF-4 (Residential Single Family, 4 units per acre) to PR 6.2 (Planned Residential, 6.2 units per acre). The following criteria must be considered with a rezone request:

- A. Was the existing zone an error at the time of adoption?

There is no evidence that the zone was in error at the time of adoption.

- B. Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc?

There has been a change in character in the area with the upgrade of 7th Street and the proposed upgrade of Horizon Drive and the higher density development to the east of 12 units per acre and to the west, across 7th Street, of 28 units per acre (Mesa View Retirement Center).

- C. Is there an area of community need for the proposed rezone?

There seems to be a need for this type of attached housing.

- D. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?

The proposed rezone is compatible with the surrounding area. Staff did question whether the applicant had considered a higher density more in conformance with the surrounding densities. The applicant responded that the effective density is actually greater than 6.2 units per acre when the undevelopable acreage is deleted from the density calculation. There are 2.7 acres (23%) of the site between the Ranchman's Ditch and Horizon Drive which are proposed to be preserved as open space. The net density of the developable acres is 8.5 units per acre.

- E. Will there be benefits derived by the community, or area, by granting the proposed rezone?

The proposed rezone will bring the density up to a level more compatible with the surrounding development.

- F. Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan, and other adopted plans and policies?

This proposal is in conformance with the 7th Street and Horizon Drive Corridor Guidelines and with the proposed Growth Plan alternatives.

- G. Are adequate facilities available to serve development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended?

Adequate facilities are available or can be reasonably extended to serve the proposed development.

Staff finds that the proposed rezone meets the criteria as listed above.

#### Outline Development Plan

The following comments must be incorporated into the Preliminary Plan:

1. An 8" looped water line is required for the multi-family units, with hydrants located at intersections and spaced no more than 300' apart. A 6" looped line is allowed for the single family units with a maximum hydrant spacing of no more than 500'. A fire flow survey is required for the multi-family units.
2. Review and approval of all storm drainage systems by the Grand Junction Drainage District is required.
3. 14' front lot easements will be required.
4. On-site detention must be provided. *if deemed necessary by City Staff*
5. A traffic study which addresses the following will be required:
  - a. A peak hour gap analysis on 7th Street at the proposed location of the entry.
  - b. A signal timing analysis if there are insufficient gaps to allow left turns from the site.
  - c. A measurement of sight distance on 7th Street from the proposed entry.
  - d. An evaluation of the need for a right turn lane into the site.
6. The proposed private drive to serve the 4 single family lots must be reconfigured to meet all City standards, including public street design and minimum distance from intersections.

*Location to be determined at Preliminary*

7. The 15" sanitary sewer line must be located within a dedicated street section.
8. A 20' trail easement shall be provided along the Grand Valley Mainline Canal. The petitioner must provide documents showing the limits of their ownership along the canal.
9. 20' of additional ROW shall be provided along Horizon Drive to allow for the construction of a detached pedestrian/bicycle trail along the corridor.
10. The shared driveways for the triplex units must meet the City's recommended standards, including trash collection points.
11. A wetlands study and delineation will be required to be reviewed and approved by the City and Corps of Engineers.

**STAFF RECOMMENDATION:**

Staff recommends approval of the rezone to PR-6.2 and the Outline Development Plan subject to conditions 1 through 11 as listed above.

**RECOMMENDED PLANNING COMMISSION MOTION:**

Mr. Chairman, on item #RZO-95-131, I move we forward the request for rezone onto the City Council with a recommendation of approval and that we approve the Outline Development Plan subject to the staff recommendation.

## STAFF REVIEW

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FILE: #RZO-95-131  
DATE: September 14, 1995  
STAFF: Kathy Portner  
REQUEST: Rezone and ODP--Horizon Village  
LOCATION: SE Horizon Drive and 7th Street  
APPLICANT: Nick and Helen Mahleres

---

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Residential, 6.15 units per acre

### SURROUNDING LAND USE:

NORTH: Undeveloped  
SOUTH: Large lot single family residential  
EAST: Multi-family, 12 units per acre  
WEST: Mesa View Retirement Center

EXISTING ZONING: RSF-4

PROPOSED ZONING: PR-6.2 (Planned Residential, 6.2 units per acre)

### SURROUNDING ZONING:

NORTH: RSF-4 (Residential Single Family, 4 units per acre)  
SOUTH: RSF-4  
EAST: PR-12 (Planned Residential, 12 units per acre)  
WEST: PR-28 (Planned Residential, 28 units per acre)

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## EXECUTIVE SUMMARY:

A request to rezone the property at the south-east corner of 7th Street and Horizon Drive from RSF-4 (Residential Single Family, 4 units per acre) to PR-6.2 (Planned Residential, 6.2 units per acre) for the proposed Horizon Village consisting of 72 condominium units and 4 large single family lots on 11.7 acres.

## RELATIONSHIP TO COMPREHENSIVE PLAN:

The 7th Street Corridor Guideline states that this section of 7th Street should retain the residential character of the area and that access onto 7th Street should be minimized because of limited site distance. The Horizon Drive Corridor Guideline encourages multi-family uses along this section of Horizon Drive. The Guideline also states concerns with access and floodplain issues at 7th and Horizon. The proposed Growth Plan alternatives show this area as being appropriate for residential development ranging from 4 to 12 units per acre.

## STAFF ANALYSIS:

The proposed Horizon Village includes 72 condominium units contained within 24 buildings with three units on two levels. The plan also includes 4 large lot building sites ranging in size from 9,000 sq.ft. to 32,000 sq.ft. The total acreage is 11.7 acres resulting in an overall density of 6.15 units per acre. The request is for a rezone from RSF-4 to PR-6.2 and approval of an Outline Development Plan.

The topography is rolling, generally sloping to the north. A majority of the property has slopes of less than one percent, but there are steeper areas with slopes approaching 20 percent. The Independent Ranchman's Ditch flows westerly across the northern portions of the site and the Grand Valley Mainline Canal forms the property's west boundary.

### Rezone Request:

The petitioner is requesting a rezone from RSF-4 (Residential Single Family, 4 units per acre) to PR 6.2 (Planned Residential, 6.2 units per acre). The following criteria must be considered with a rezone request:

- A. Was the existing zone an error at the time of adoption?

There is no evidence that the zone was in error at the time of adoption.

- B. Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc?

There has been a change in character in the area with the upgrade of 7th Street and the proposed upgrade of Horizon Drive and the higher density development to the east of 12 units per acre and to the west, across 7th Street, of 28 units per acre (Mesa View Retirement Center).

- C. Is there an area of community need for the proposed rezone?

There seems to be a need for this type of attached housing.

- D. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?

The proposed rezone is compatible with the surrounding area. Staff did question whether the applicant had considered a higher density more in conformance with the surrounding densities. The applicant responded that the effective density is actually greater than 6.2 units per acre when the undevelopable acreage is deleted from the density calculation. There are 2.7 acres (23%) of the site between the Ranchman's Ditch and Horizon Drive which are proposed to be preserved as open space. The net density of the developable acres is 8.5 units per acre.

- E. Will there be benefits derived by the community, or area, by granting the proposed rezone?

The proposed rezone will bring the density up to a level more compatible with the surrounding development.

- F. Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan, and other adopted plans and policies?

This proposal is in conformance with the 7th Street and Horizon Drive Corridor Guidelines and with the proposed Growth Plan alternatives.

- G. Are adequate facilities available to serve development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended?

Adequate facilities are available or can be reasonably extended to serve the proposed development.

Staff finds that the proposed rezone meets the criteria as listed above.

#### Outline Development Plan

The following comments must be incorporated into the Preliminary Plan:

1. An 8" looped water line is required for the multi-family units, with hydrants located at intersections and spaced no more than 300' apart. A 6" looped line is allowed for the single family units with a maximum hydrant spacing of no more than 500'. A fire flow survey is required for the multi-family units.
2. Review and approval of all storm drainage systems by the Grand Junction Drainage District is required.
3. 14' front lot easements will be required.

4. On-site detention must be provided.
5. A traffic study which addresses the following will be required:
  - a. A peak hour gap analysis on 7th Street at the proposed location of the entry.
  - b. A signal timing analysis if there are insufficient gaps to allow left turns from the site.
  - c. A measurement of sight distance on 7th Street from the proposed entry.
  - d. An evaluation of the need for a right turn lane into the site.
6. The proposed private drive to serve the 4 single family lots must be reconfigured to meet all City standards, including public street design and minimum distance from intersections.
7. The location of the sewer line shall be determined at the time of Preliminary Plan approval.
8. A 20' trail easement shall be provided along the Grand Valley Mainline Canal. The petitioner must provide documents showing the limits of their ownership along the canal.
9. 20' of additional ROW shall be provided along Horizon Drive to allow for the construction of a detached pedestrian/bicycle trail along the corridor.
10. The shared driveways for the triplex units must meet the City's recommended standards, including trash collection points.
11. A wetlands study and delineation will be required to be reviewed and approved by the City and Corps of Engineers.

**STAFF RECOMMENDATION:**

Staff recommends approval of the rezone to PR-6.2 and the Outline Development Plan subject to conditions 1 through 11 as listed above.

**PLANNING COMMISSION RECOMMENDATION:**

At their September 12, 1995 hearing, Planning Commission recommended approval of the rezone to PR-6.2 and approved the Outline Development Plan subject to the staff recommendation.





Subject Property

HORIZON DR

7TH