

# Table of Contents

File           RZP-1995-123

Date           9/13/99

P	S	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
r	c	
e	a	
s	n	
e	n	
n	d	
d	e	
t	d	
X	X	<b>*Summary Sheet – Table of Contents</b>
X	X	Application form
		Receipts for fees paid for anything
X	X	<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
X	X	<b>*Mailing list</b>
		Public notice cards
		Record of certified mail
X	X	Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
X		Individual review comments from agencies
X	X	<b>*Consolidated review comments list</b>
X	X	<b>*Petitioner's response to comments</b>
X	X	<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>

## DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X		Posting of Public Signs		
X		Letter from Glen Vancil to Irving Nacht - 7/7/95		
X	X	Letter from Thomas Logue to City Council and Planning Commission		
X	X	City Council Minutes - ** - 8/16/95, 9/6/95		
X	X	Planning Commission Minutes - ** - 8/1/95		
X	X	Memo from Jeff Burwell to Jody Kliska - 7/31/95		
X	X	Letter from Thomas Logue to City Council and Planning Commission - 6/28/95		
X	X	Commitment for Title Insurance		
X	X	Preliminary Drainage Report		
X	X	Aerial Map		
X	X	Preliminary Map		
X	X	Location Map		
X	X	Details		
X		Preliminary Grading Plan		
X		Preliminary Utility Plan		
X	X	ORD No. 2864 - **		

# SUBMITTAL CHECKLIST

## MAJOR SUBDIVISION: PRELIMINARY / REZONE

Location: 28 1/2 rd S of North Ave

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

ITEMS		DISTRIBUTION																												
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent	● City Parks/Recreation	● City Fire Department	● City Attorney	● City G.J.P.C. (8 sets)	○ City Downtown Dev. Auth.	● City Police	○ County Planning	○ Walker Field	● School District #51	● Irrigation District - GVIC	● Drainage District - GTDD	● Water District - Ute	● Sewer District - Fruitvale San	● U.S. West	● Public Service	○ GVRP	○ CDOT	○ Corps of Engineers	● <u>Geological Survey</u>	○ U.S. Postal Service	○ Persigo WWTF	● TCI Cable	TOTAL REQ'D.		
● Application Fee <u>\$1027.50/50<sup>00</sup></u>	VII-1	1																												
● Submittal Checklist*	VII-3	1																												1
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	26
● Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	26	
● Evidence of Title	VII-2	1			1			1																					3	
● Names and Addresses	VII-2	1																											1	
● Legal Description	VII-2	1			1																								2	
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	26	
● Location Map <u>(Full-sized assessor's map)</u>	IX-21	1																											1	
● Preliminary Plan	IX-26	1	2	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ 11"x17" Reduction of Prelim. Plan	IX-26	1			1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3	
● Preliminary Drainage Report	X-12	1	2																											

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



**DEVELOPMENT APPLICATION**

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

Receipt \_\_\_\_\_

Date \_\_\_\_\_

Rec'd By \_\_\_\_\_

File No. R-4-90-103

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 type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input checked="" type="checkbox"/> Rezone		14.5 ac.	1/4 mi. So. of No. Ave. West 28 1/4 Rd.	From: PB-20 To: PR	Residential
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input checked="" type="checkbox"/> Prelim <input type="checkbox"/> Final	14.5	"		
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
<u>2186501 Manitoba, LTD.</u>		
<u>40 Earl E. Essers</u>	<u>Irving Nocht.</u>	<u>LANDESIGN, LLC.</u>
Name	Name	Name
<u>175 Carlton Street</u>	<u>950 Berebank Street</u>	<u>200 N 6th Street</u>
Address	Address	Address
<u>Winnipeg, Manitoba, Canada</u>	<u>Winnipeg, Manitoba, Canada</u>	<u>Grand Jct. CO. 81501</u>
City/State/Zip <u>R3C 3H9</u>	City/State/Zip <u>R3C 3H9</u>	City/State/Zip
	<u>204-489-7539</u>	<u>245-4099</u>
Business Phone No.	Business Phone No.	Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

X Thomas A. Jaque \_\_\_\_\_ 6/27/95  
 Signature of Person Completing Application Date

X 2186501 MANITOBA LTD \_\_\_\_\_ 6/28/95  
 Signature of Property Owner(s) - (attach additional sheets if necessary) Date

June 28, 1995

Grand Junction City Council  
Grand Junction Planning Commission  
250 North 5th. Street  
Grand Junction, CO 81501

Dear Members:

Accompanying is a Zone Change Request and Preliminary Plan for a new residential development known as Niagara Village. The requested change in zoning is from PR - 20 (planned residential, 20 dwelling units per acre) and PB (planned business) to PR (planned residential). The subject site is located on approximately 14.5 acres west of 28 1/4 Road and one quarter mile south of North Avenue.

The enclosed information is intended to provide sufficient data to assess the merits of the requested change in zoning and development plans.

Given the opportunity, the proposal demonstrates that a quality development, coupled with a plan that is sensitive to the City's Planned Development regulations, can be desirable for an area such as that which exists in the vicinity of the request.

To proceed further with the development of Niagara Village requires a great deal of investment and risk to the petitioner. The developers believe they will be introducing new affordable housing which will prove to be profitable and desirable to the City. They request that you, the City Council and Planning Commission give the petition and the developers of Niagara Village your best consideration, and trust you will make a knowledgeable and wise decision in this matter.

The petitioner will be present at the scheduled public hearings to discuss the project and answer any questions which may arise.

Respectfully,



Thomas A. Logue, project manager

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**GENERAL PROJECT REPORT**

**ZONE CHANGE REQUEST AND OFFICIAL DEVELOPMENT PLAN FOR:**

**NIAGARA VILLAGE**

June, 1995

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**INTRODUCTION** - The accompanying narrative statement and maps provide sufficient data to assess the merits of the requested Zone Change Request and Preliminary Plan application. Information gained as a result of the review process will be utilized in the preparation of the Final Plat and construction plans.

**LOCATION** - Niagara Village contains approximately 14.5 acres. The subject property is located in the east/central area of Grand Junction, Colorado, west of 28 1/4 Road and one quarter mile south of North Avenue. The property is located in part of the NW 1/4 of Section 18, Township One South, Range One East, of the Ute Meridian.

**EXISTING LAND USE** - The site is currently vacant of any structures and is in a fallow state. No recent agricultural production has occurred on the property. Topography of the property is considered to be "flat" in nature. The land within Niagara Village slopes towards the southwest at a average rate of one percent. Several years ago the City zoned the property PR-20 for multi-family dwellings, and PB (Planned Business).

**SURROUNDING LAND USE** -The surrounding land use in the vicinity of the subject property is considered to be of high intensity. Predominately non-residential uses, which include:

**NORTH**

K-Mart  
Furr's Cafeteria  
Appliance Repair

**SOUTH**

Vacant Undeveloped Land

**EAST**

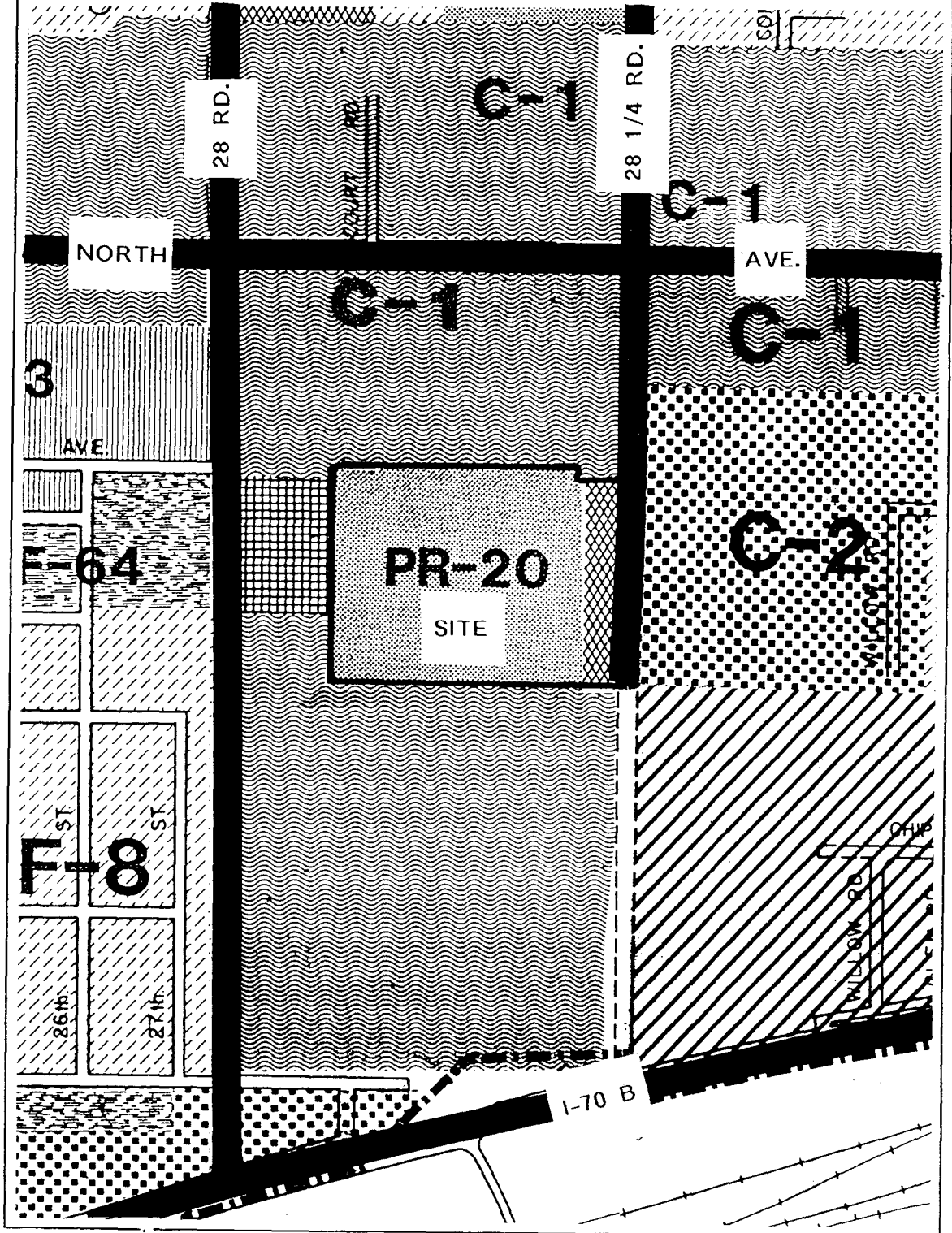
Vacant Undeveloped Land

**WEST**

National Guard Armory  
The Brass Rail Lounge  
Convenience Store  
Shop Building  
Indian Wash

A Location Map at the end of this narrative statement illustrates the location of Niagara Village in relationship to the surrounding land ownership. A reproduction from the City of Grand Junction Zoning Map can be found on the following page:

SURROUNDING ZONING MAP



**PROPOSED LAND USE** - The proposal calls for the ultimate development of 83 manufactured home sites on 14.5 acres. The resulting density is 5.7 dwelling units per acre. The accompanying Preliminary Plan depicts the relationship of each site to the property boundary, roadway access, and other features of the proposed development.

In addition to the individual lot development standards presented herein, strict controls will be instigated to protect the development from undesirable influences. To achieve this, a set of rental regulations will be adopted to insure ongoing protection to the future residents of Niagara Village and surrounding property owners. Additionally, a set of Landscape Guidelines will be provided to each lot owner. These guidelines will include minimum landscape, fencing, and storage requirements.

LAND USE SUMMARY CHART		
USE	AREA IN AC.	% OF TOTAL
Streets	2.5	17
Lots	12.0	83
TOTAL	14.3	100
Single Wide Sites	47	
Double Wide Sites	36	
TOTAL SITES	83	
Density = 5.7 du/ac		
Total Off Street Parking Spaces = 245		

**ACCESS** - Primary access to Niagara Village will be from 28 1/4 Road which is designated as a collector by the City. Review of the accompanying Location Map reveal that existing access is available to North Avenue, a major east/west arterial. 28 Road, a collector, is located 300 feet west of the subject site. It can be assumed that as the



undeveloped area south of Niagara Village developes, additional access points will be available.

Proposed roadway improvements call for the construction of approximately 2160 feet of new "public" street. The proposal includes an oversized single point of access to 28 1/4 Road. The proposal also calls for full width construction of 28 1/4 Road for half the length of the properties frontage.

According to Trip Generation studies by the Institute of Transportation Engineers, approximately 830 average total daily trips would occur after site development is complete.

#### **UTILITY SERVICE**

**DOMESTIC WATER** - All spaces within Niagara Village will be served by a domestic water distribution system. An existing 6 inch water main located adjacent to the northeast property corner will be extended into the site to provide water service to lots within development. The new 8 inch main will be extended across the site to an existing 12 inch water main in 28 Road and will provide water for fire protection. The existing water mains are owned and maintained by the City of Grand Junction. 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 Niagara Village. The Fruitvale Sanitation District will administer sewer service to the development from an existing mains which cross the property and also located in 28 Road. It is estimated that peak sewage flows generated by the lots within the development will be 25,000 gallons per day.

**ELECTRIC, GAS, PHONE & CATV** - Electric, gas, and communication lines will be extended to each site within the development from existing lines located adjacent to the proposed development.

**DRAINAGE** - A Preliminary Drainage Report which evaluates the impacts on existing drainage patterns has been submitted to the City's Engineering and Community Development departments under separate cover. Future drainage will be carried on the ground surface to the proposed street system to a point near the southwest corner of the development. A new storm sewer pipeline will be constructed to discharge stormwater directly into the Indian Wash located adjacent to 28 Road.

**DEVELOPMENT SCHEDULE** - The rate at which development of Niagara Village will occur is dependent upon the City's future growth and housing needs. At this point in time it is anticipated that site development for the first of three phases will begin upon the City's acceptance of the Final Plat and Plan. The first phase will consist of approximately 20 lots adjacent to the site's easterly boundary.

### **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. Since the adoption of the existing zoning, there has been little change in the character of the surrounding neighborhood. However, it appears that the multi-family housing need are being met by the existing apartment complex located west of 28 Road and south of Belford Avenue. Since only 20 percent, or three acres, of the site is zoned PB coupled with the abundance of non-residential zoned undeveloped property to the east, it is apparent that the non-residential zoning needs of the neighborhood are currently being met.
  
- C. It is a widely accepted fact that any community that does not have new affordable housing activity, it will wither and die economically. It is important for any community to

encourage development of affordable housing endeavors, which assist in maintaining the communities economic stability.

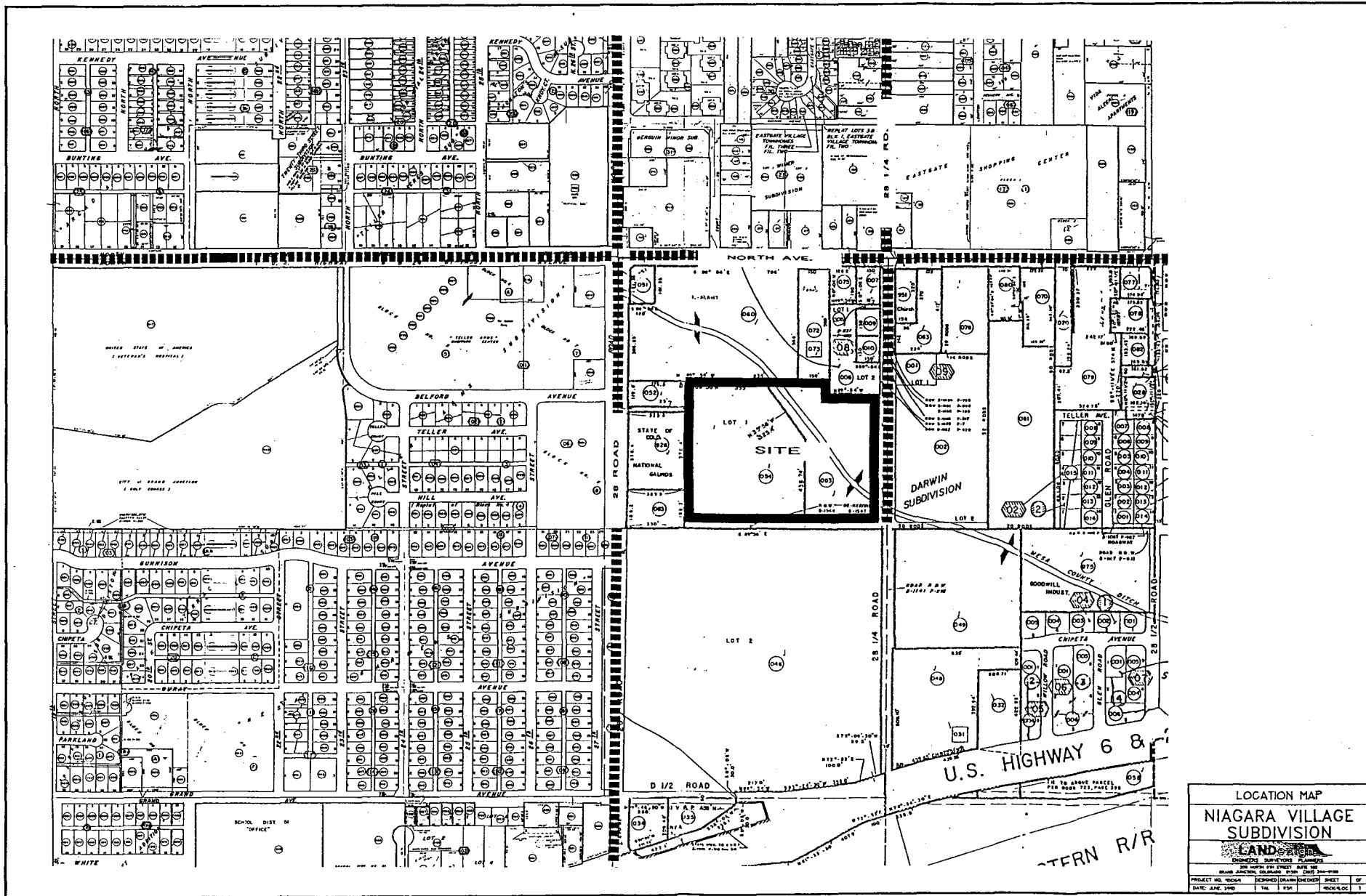
D. Other than economic impacts to the City of Grand Junction, the proposed site in its present state, does not present major adverse impact on the adjoining areas. However, once development of the site is completed, some impact of the adjoining properties would most likely be realized. Impacts to the adjoining non-residential zones could be considered negative.

Utilizing the "Planned Unit Development" (PUD) zone concept, any 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 Preliminary Plan meets one of the primary goals in development of the site in a manner which protects the adjoining uses and the future residences of Niagara Village from any adverse impacts.

In order to meet the established goals, the following design elements have been incorporated within the Preliminary Plan:

1. Setback are compatible with those typically found in other residential zones.
2. A single point of access which allows for increased security within the development.
3. All lots will be landscaped with turf ground cover and at least one shade tree per site will be required of the residences within 90 days of occupancy.
4. A minimum of three off-street parking spaces per lot.
5. Except for the 28 1/4 Road frontage the entire site will be fenced.



LOCATION MAP			
NIAGARA VILLAGE SUBDIVISION			
PROJECT NO. 1000			
DATE: JAN. 1960	SCALE: 1" = 40'	SHEET: 1	OF: 1

12/11-95-103

Sheldon Mandell  
700 S. Orange Ave.  
West Covina, CA 91790

World Harvest Church  
2825 North Ave.  
City 81501

RM 18 Corp.  
9420 Research Blvd., Ste. 160  
Austin, TX 78759

H. Kendrick  
1705 Crestview Dr.  
City 81506

Joanne Duran  
PO Box 8254  
Fort Mohave, AZ 86427

Kathy's Car Wash  
2823 North Ave.  
City 81501

National Guard  
482 28 Rd.  
City 81501

James Hudson  
493 28 1/4 Rd.  
City 81501

Deloris Kirkhart  
1514 Ptarmigan Ct.  
City 81506

2186501 Manitoba Ltd.  
c/o Earl I. Essex  
175 Carlton Street  
Winnipeg, Manitoba  
Canada R3C 3H9

Mesa Development Co..  
475 17th St.  
Denver, CO 80202

Irving Nacht  
950 Borebank Street  
Winnipeg, Manitoba  
Canada R3C 3H9

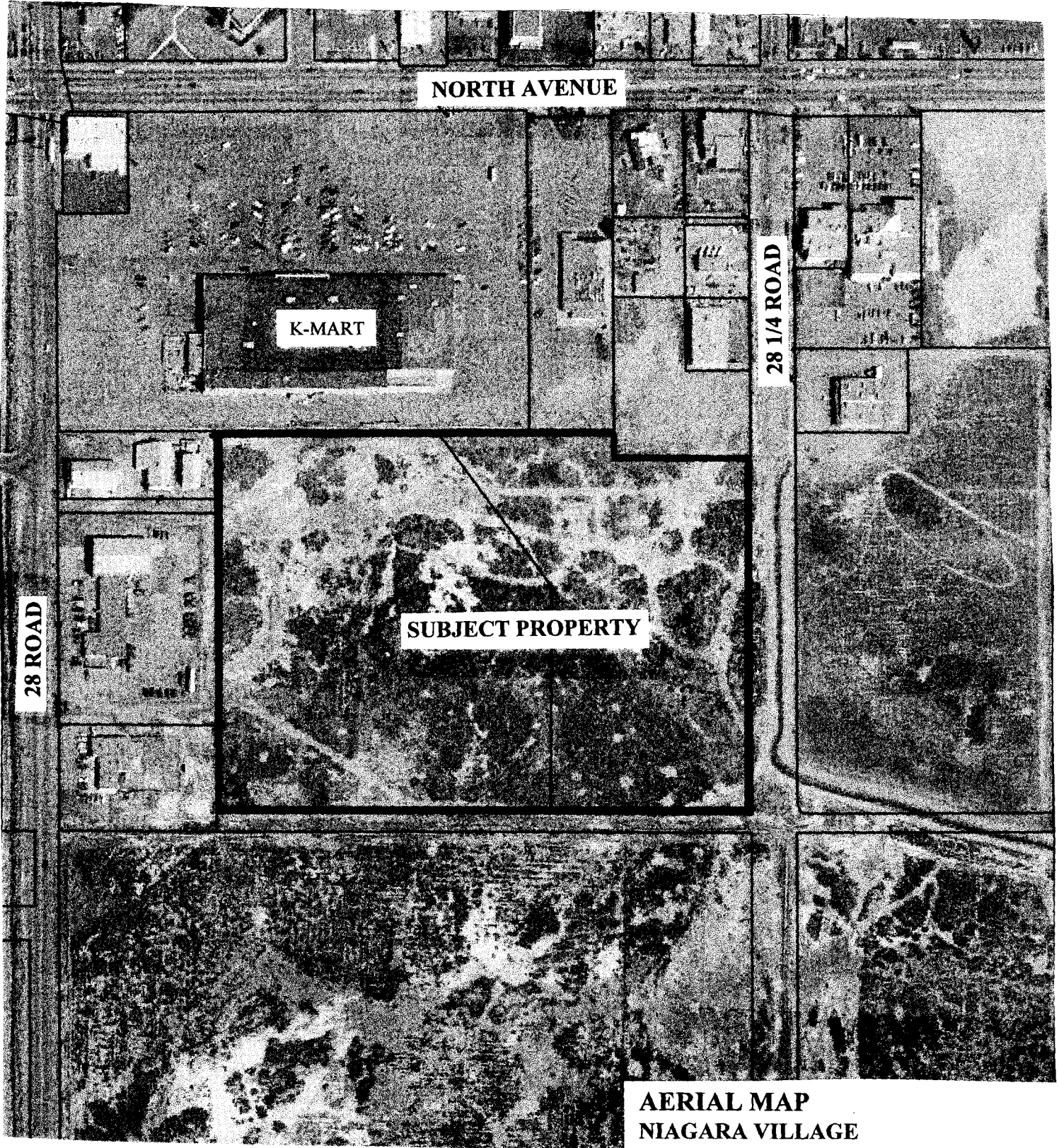
James Squirrell  
67595 Highway 50  
Montrose, CO 81401

Tom Logue  
Landesign Ltd.  
200 N 6th Street  
Grand Junction, CO 81501

Florence Wilcox  
2700 G Rd., Apt 8C  
City 81506

Cahoots Partnership  
490 28 1/4 Rd.  
City 81501

Stuart Sidney  
PO Box 1568  
Victorville, CA 92393



NORTH AVENUE

K-MART

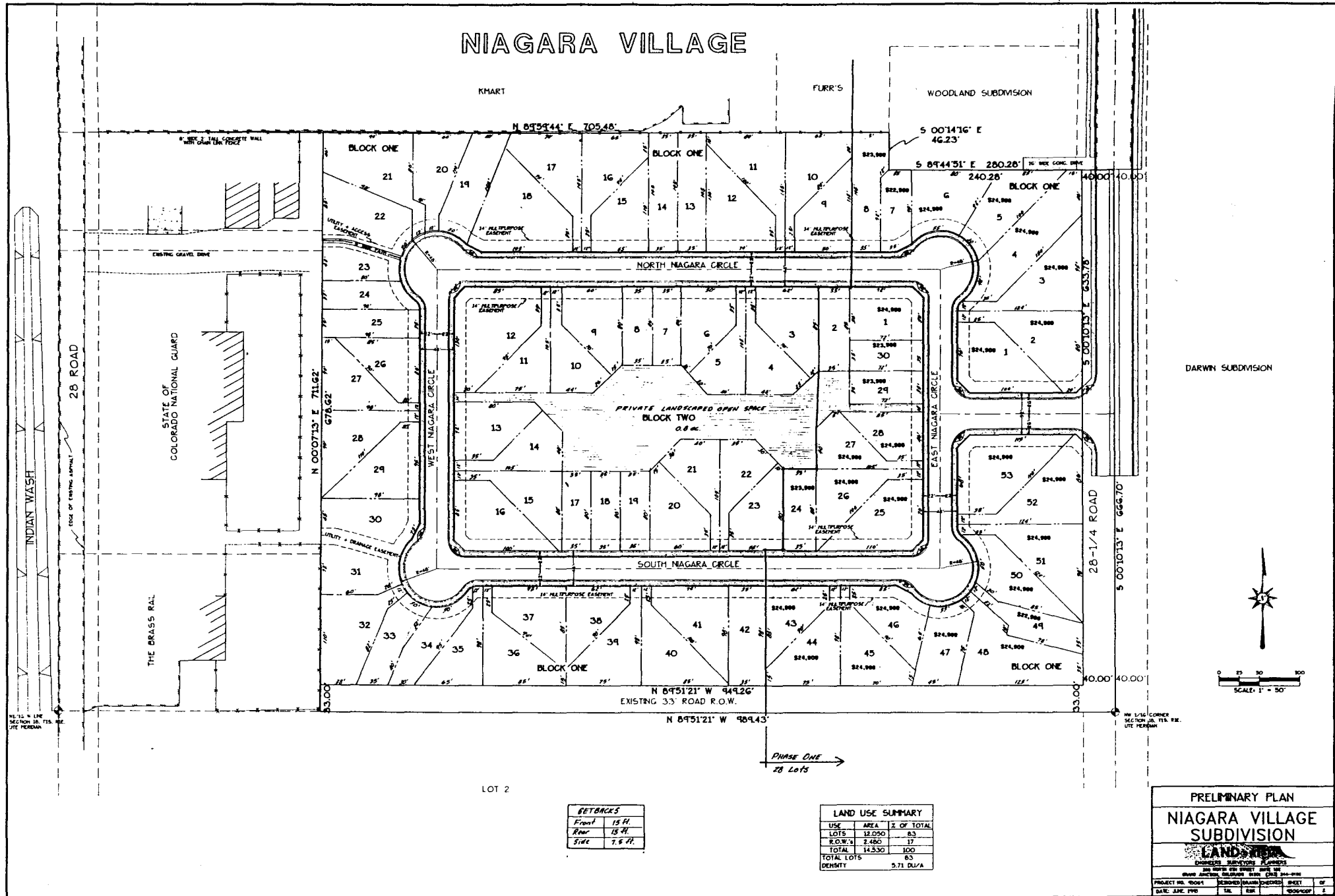
28 1/4 ROAD

28 ROAD

SUBJECT PROPERTY

**AERIAL MAP  
NIAGARA VILLAGE  
REZONE  
W Side of 28 1/4 Road; S of North Avenue  
RZV-95-123**

# NIAGARA VILLAGE



SETBACKS	
Front	15 Ft.
Rear	15 Ft.
Side	7.5 Ft.

LAND USE SUMMARY		
USE	AREA	% OF TOTAL
LOTS	12,050	83
R.O.W.'s	2,480	17
TOTAL	14,530	100
TOTAL LOTS		83
DENSITY		5.71 DU/A

PRELIMINARY PLAN  
**NIAGARA VILLAGE**  
**SUBDIVISION**

**LANDS**

DESIGNER: SUBDIVISION PLANNERS  
 300 NORTH 4TH STREET, SUITE 100  
 GRAND RAPIDS, MICHIGAN 49503-1000  
 PHONE: (616) 451-1111 FAX: (616) 451-1112

PROJECT NO. 0004	DATE: JAN. 1998	DESIGNED	DRAWN	CHECKED	SHEET	OF
		TL	EM		1	2

PHASE ONE  
 28 LOTS →

LOT 2



North AV

KMP

28 ROAD



EXISTING PERSONAL M...

THE BRASS

INDIAN

MATER SHEET 158

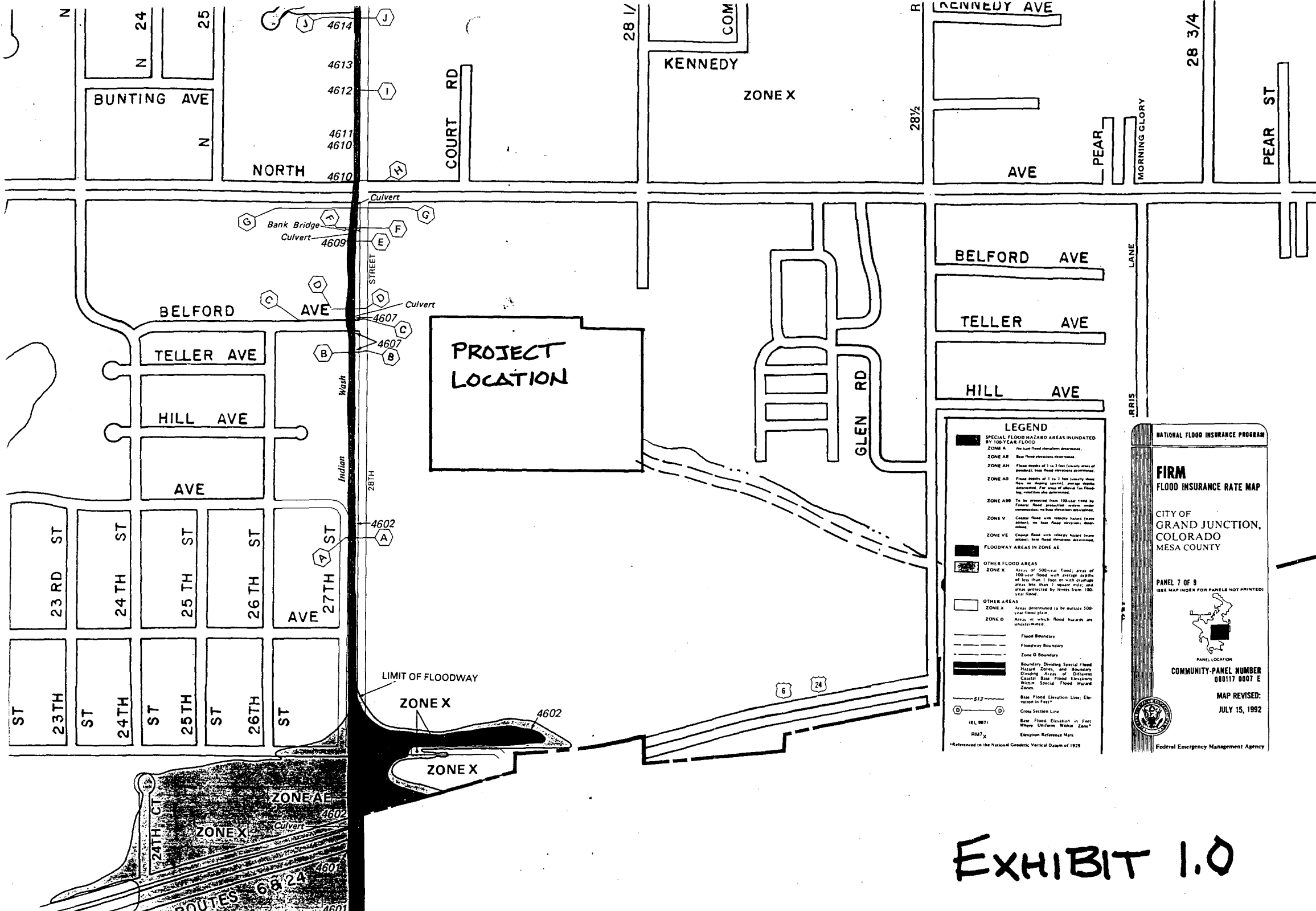
E14,000

E15,000

DOWNER EIGHT

E14,000





513-  
 (EL 987)  
 RM7X  
 \*Referenced to the

This map is for the National Flood Insurance Program; it does not show features outside the program's boundaries. Areas of special flood hazard (AE, AH, AO, A9) are shown. Certain areas are in flood control structures. Boundaries of flood control structures are interpolated by hydraulic consultants. Emergency Management Agency. Floodway width and floodway depth. Coastal base flood elevation.

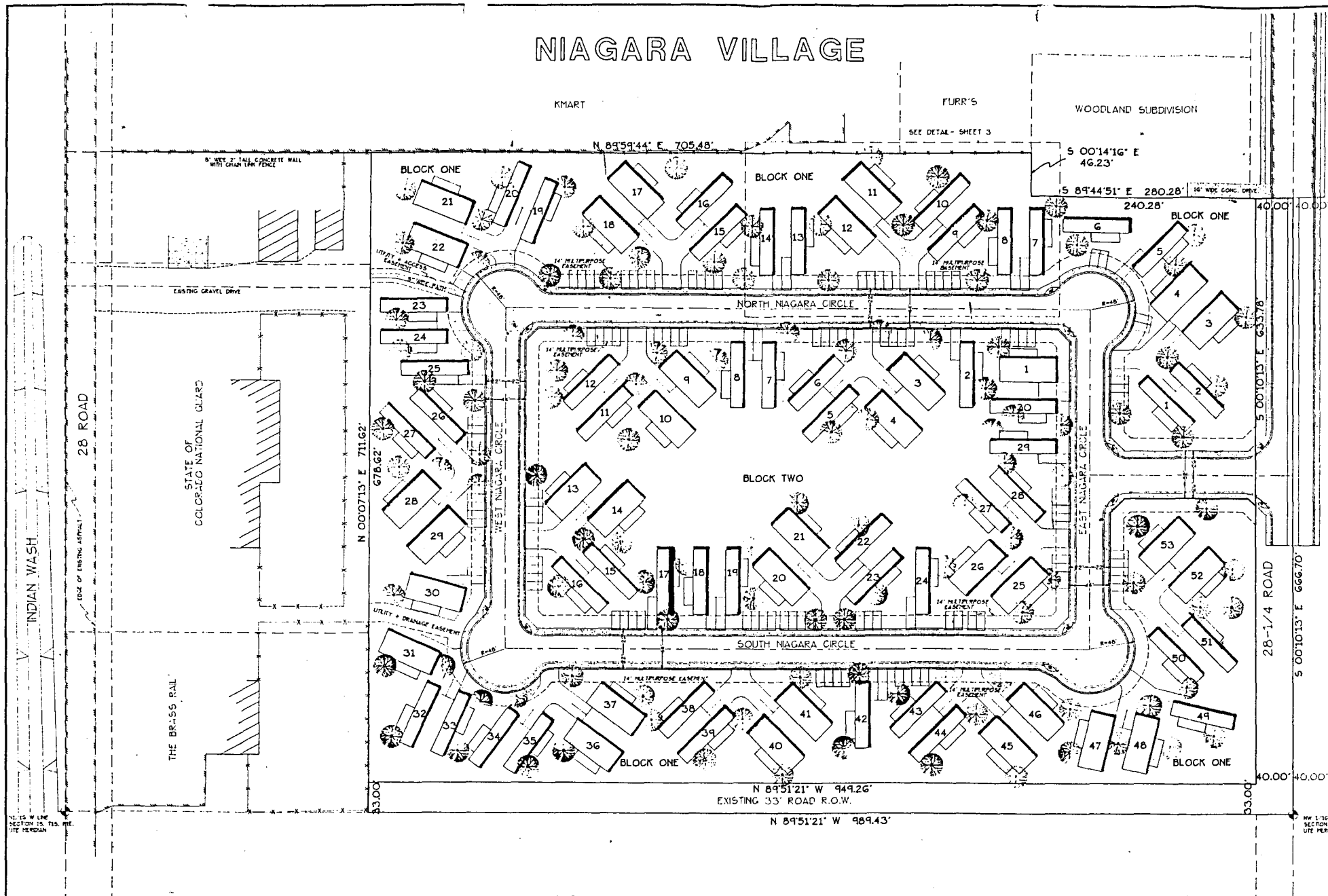
For adjoining maps  
 (Maps a)  
 FLOOD  
 FLOOD  
 FLOOD  
 Map revised to show base flood elevation hazard areas. To determine if a hazard area, to add information.

To determine if a hazard area, to add information. agent or call 638-6620.

EXHIBIT 1.0

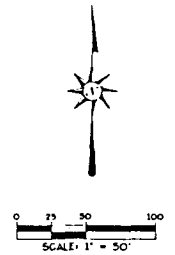
JOINS PANEL 0008

# NIAGARA VILLAGE



LOT 2

LAND USE SUMMARY		
USE	AREA	% OF TOTAL
LOTS	12,050	83
R.O.W.'s	2,480	17
TOTAL	14,530	100
TOTAL LOTS		83
DENSITY		5.71 DU/A



PRELIMINARY PLAN  
**NIAGARA VILLAGE**  
**SUBDIVISION**

**LAND SURVEYORS**  
 ENGINEERS, SURVEYORS, PLANNERS  
 200 NORTH 5TH STREET, SUITE 102  
 GRAND JUNCTION, COLORADO 81501 (303) 244-9180

PROJECT NO. 10064 DESIGNED DRAWN CHECKED SHEET OF  
 DATE: JUNE, 1990 TAL RSK MOGHOBY 2

UNITED STATES  
DEPARTMENT OF  
AGRICULTURE

NATURAL RESOURCES  
CONSERVATION  
SERVICE

2754 Compass Drive, Suite 170  
Grand Junction, CO 81506  
(303) 242-4511

RECEIVED  
JUL 31 1995  
Date: 7-27-95

subject: Niagara Village Subdivision

To: Jody Kliska  
Dept. of Public Works  
250 North 5th Street  
Grand Junction, CO 81501

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
JUL 31 RECD

After reviewing the Preliminary Drainage Report for Niagara Village Subdivision, I offer the following comments:

- The Natural Resources Conservation Service requires that the TR55 method be used to calculate historic and developed flow rates. NRCS will then check the calculations and evaluate potential impacts to the Indian Wash Flood Control channel and more specifically whether the culvert at the railroad crossing will accommodate increased flows.
- If a storm sewer outlet in Indian Wash is approved, the outlet will need to be designed to control erosion in the Indian Wash Channel.
- Any alteration plans to Indian Wash will need to be reviewed and agreed upon by the sponsoring agencies of the Indian Wash Watershed project (NRCS, City of Grand Junction, Mesa County, and Mesa Soil Conservation District).
- The soils on this property are saline with some sodic areas which pose severe limitations to successful landscapes.

Should you have any questions, feel free to give me a call.



Jeff Burwell  
Resource Conservationist

cc: Mike DiLuzio, Area Engineer

**PRELIMINARY DRAINAGE REPORT FOR:  
NIAGARA VILLAGE SUBDIVISION**

July, 1995

**Prepared For:**

**Irving Nacht**  
950 Borebank Street  
Winnipeg, Manitoba, Canada R3C 3H9

**Prepared By:**

**LANDesign**  
200 North 6th Street, Grand Junction, Colorado 81501  
(303) 245-4099

Prepared By: Monty D. Stroup 07/03/95  
Monty D. Stroup

"I hereby certify that this report for the preliminary drainage design of the Niagara Village Subdivision was prepared under my direct supervision."

Reviewed By: \_\_\_\_\_  
Philip M. Hart, P.E.  
State of Colorado, #19346

## **I. General Location and Description**

### **A. Site and Major Basin Location:**

Niagara Village Subdivision contains approximately 14.5 acres and is located within the City of Grand Junction. The property is located in the NW 1/4 of the NW 1/4 of Section 18, Township One South, Range One East, of the Ute Meridian.

Streets in the vicinity include 28 1/4 Road which defines the east boundary of the site and North Avenue, 600 feet to the north.

Development in the vicinity is mixed use in nature. To the north lies K-Mart, Furr's Cafeteria and Appliance Repair. To the south and east are vacant lands. To the west is The Colorado National Guard Armory, The Brass Rail Lounge, a Convenience Store and a Shop Building.

### **B. Site and Major Basin Description:**

The project site contains approximately 14.5 acres. The site is vacant of structures and is in a fallow state. Recent agricultural production has not occurred on the property.

Based on the "Soil Survey, Mesa County Area" (Reference 4, Exhibit 3.0) onsite soils are defined as (Bc), Billings silty clay loam, 0 to 2 percent slopes, hydrological soil group "C".

## **II. Existing Drainage Conditions**

### **A. Major Basin:**

Onsite and offsite lands drain generally from the northeast to the southwest towards the southwest corner of the site where it is conveyed westerly via an existing ditch towards Indian Wash (Exhibit 2.0). Runoff from areas east of the site is intercepted and convey south via an existing drainageway known as the Goodwill Drain.

Indian Wash is maintained by The City of Grand Junction. The Goodwill Drain is operated and maintained by The Grand Junction Drainage District.

There are no wetlands on the site. The site is nearly void of ground cover with the exception of isolated pockets of natural grasses.

The subject site is within Zone X as determined by the FIRM Flood Insurance Rate Map and is not within the 100 and 500 year flood plain of Indian Wash (Exhibit 1.0).

**B. Site:**

Approximately 100 percent of the onsite historic sub-basin drains from the northeast to the southwest in a sheetflow fashion towards an existing ditch at the southwest corner of the site. The flow within this ditch is conveyed west to Indian Wash.

The site is affected by offsite runoff from a small sub-basin northeast of site. Runoff from areas north of the site including K-Mart and Furr's is intercepted by parking lot grading elements and is directed west away from the site towards 28 Road. Topography of the property is flat in nature and slopes from the northeast to the southwest at approximately 0.75 percent.

**III. Proposed Drainage Conditions****A. Changes in Drainage Patterns:**

Historic offsite drainage patterns will be not altered. Runoff from offsite sub-basin OF1 will continue to be directed through the site via proposed roadways towards the southwest corner of the site. Runoff from areas east of the site shall continue to be intercepted by the Goodwill Drain.

The site is planned for a 83 single family manufactured home sites. Improvements to 28 1/4 Road shall include curb, gutter and sidewalk. Improvements to the Goodwill Drain shall include the installation of a storm sewer under 28 1/4 Road.

There is 1 offsite tributary sub-basin OF1 (2.15 Ac.) which affects the subject property (Exhibit 2.0). Offsite drainage runoff from this sub-basin shall be directed towards a proposed storm sewer and subsequently to Indian Wash.

All of the future onsite drainage will be directed by lot grading, swales and the proposed roadway system to a single low point in the southwest portion of the site where it is to be collected and conveyed by a proposed RCP storm sewer directly to Indian Wash. The proposed site plan divides the site into 2 sub-basins labeled A1(5.28 Ac.) and B1(10.26 Ac.). Sub-basins A1 and B1 are to be graded to direct runoff to the proposed roadways and subsequently to the aforementioned storm sewer.

**B. Maintenance Issues:**

Access to and through the site shall be by a fully improved roadway section.

Ownership and responsibility for maintenance of the proposed storm sewer to Indian Wash shall be that of the City of Grand Junction. The storm sewer is to be located within a proposed dedicated easement along the south boundary line of the Colorado National Guard Property.

Ownership and responsibility for maintenance of the proposed storm sewer improvements to the Goodwill Drain shall be that of the Grand Junction Drainage District.

#### **IV. Design Criteria & Approach**

##### **A. Hydrology:**

The "Stormwater Management Manual, City of Grand Junction, Colorado" (Reference 1) and the "Mesa County Storm Drainage Criteria Manual" (Reference 2) were used as the basis for analysis and facility design.

As the project is a single family residential development containing approximately 14.5 acres the "Rational Method" shall be used to calculate historic and developed flow rates. The minor storm shall be the 2 year frequency rainfall event and the major storm shall be the 100 year frequency rainfall event.

Due to the site's close proximity to Indian Wash, onsite Detention requirements are considered mitigated. Developed runoff is to be discharged unabated to Indian Wash.

Runoff Coefficients to be used in the computations shall be based on the most recent City of Grand Junction criteria as defined in Reference 1 and shown on Exhibit 4.0. The Soil Conservation Service defines site soils as being (Bc) Billings silty clay loam, 0 to 2 percent slopes (Reference 4, Exhibit 3.0). This soils falls within the Hydrologic Soil Group C.

The Intensity Duration Frequency Table (IDFC) tabulated and shown on Exhibit 5.0 is to be used for design and analysis.

Times of Concentration shall be calculated based on the Average Velocities For Overland Flow and the Overland Flow Curves as provided in Reference 1 and shown on Exhibits 6.0 and 7.0.

##### **B. Hydraulics:**

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

#### **V. Conclusions**

Because the development of this project will result in the disturbance of more than five acres of land a "Construction Stormwater Discharge Permit" shall be required.

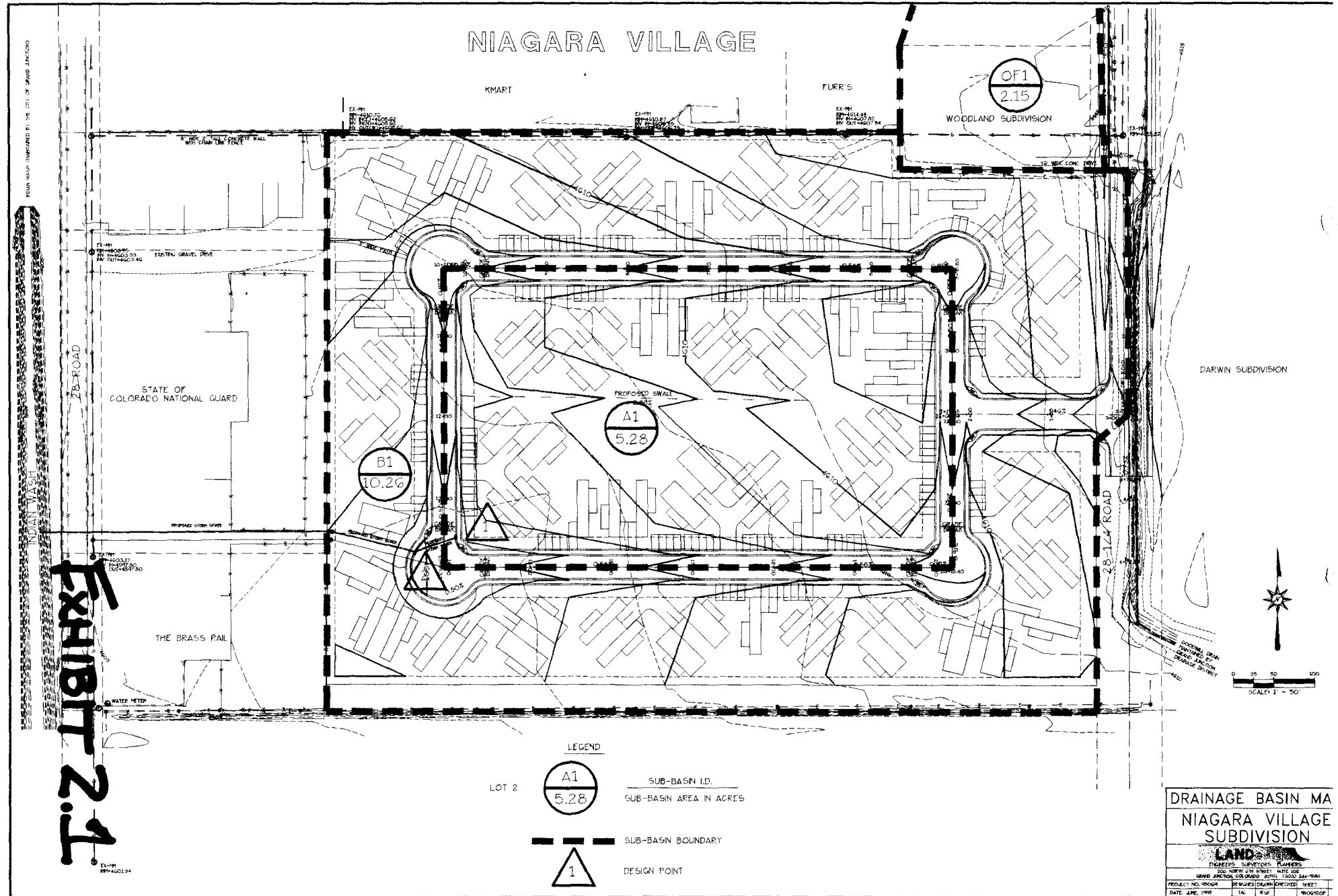
This Preliminary Drainage Report has been prepared to address site-specific drainage concerns in accordance with the requirements of the City of Grand Junction, Colorado. The Appendix of this report includes criteria, exhibits, tables and calculations to be used in the design and analysis.



## **References**

1. Stormwater Management Manual (SWMM), City of Grand Junction, Colorado, Department of Public Works, June 1994.
2. Mesa County Storm Drainage Criteria Manual, Final Draft, Mesa County, Colorado, March, 1992.
3. Flood Insurance Rate Map, City Of Grand Junction, Colorado, Mesa County, Community Panel Number 080117 0007 E, Federal Emergency Management Agency, Map Revised July 15th, 1992.
4. Soil Survey, Mesa County Area, Colorado, , U.S. Department of Agriculture, issued November, 1955.

**APPENDIX**



# NIAGARA VILLAGE

ROAD WIDTH DIMENSIONED BY THE CITY OF GRAND JUNCTION

**EXHIBIT 2.1**

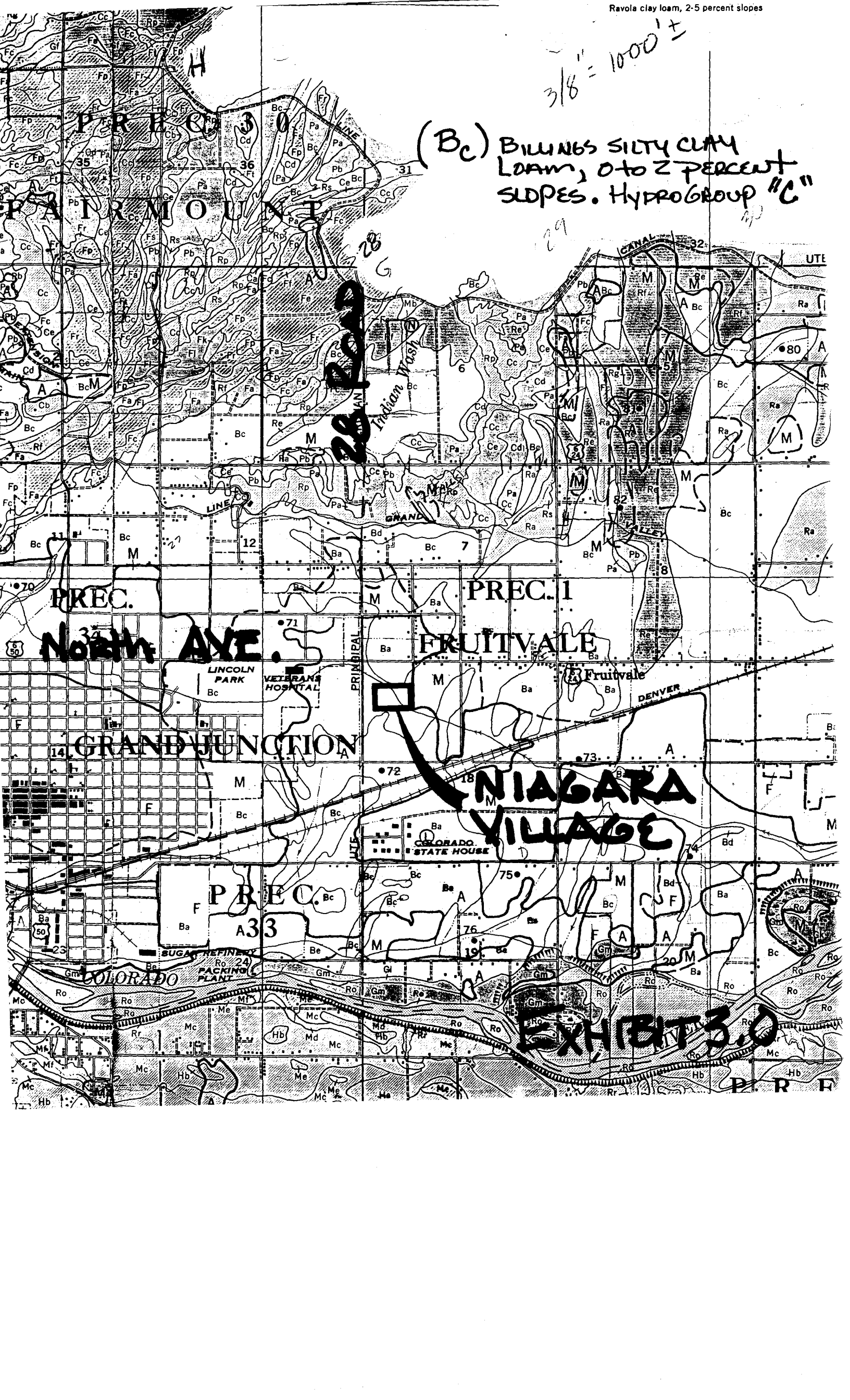
LEGEND

LOT 2		SUB-BASIN ID.
		SUB-BASIN AREA IN ACRES
		SUB-BASIN BOUNDARY
		DESIGN POINT

DRAINAGE BASIN MA			
NIAGARA VILLAGE SUBDIVISION			
<b>LAND</b>			
ENGINEERS SURVEYORS PLANNERS			
GENERAL OFFICE 200 NORTH 5TH STREET, SUITE 100 GRAND JUNCTION, COLORADO 81501-3441			
PROJECT NO. 190308	DESIGNED/DRAWN/ENGINEER	CHECKED	SHEET
DATE: JUNE, 1993	TAL	RJK	40004TOP

3/8" = 1000' ±

(Bc) BILLINGS SILTY CLAY LOAM, 0 to 2 PERCENT SLOPES. HYDROGROUP "C"



3

North Ave.

3

NIAGARA VILLAGE

EXHIBIT 3.0

EXHIBIT 4.0

LAND USE OR SURFACE CHARACTERISTICS	SCS HYDROLOGIC SOIL GROUP (SEE APPENDIX "C" FOR DESCRIPTIONS)											
	A			B			C			D		
	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+
<b>UNDEVELOPED AREAS</b>												
Bare ground	10 - 20 14 - 24	.16 - .26 .22 - .32	.25 - .35 .30 - .40	14 - 22 20 - 28	.22 - .30 .28 - .36	.30 - .38 .37 - .45	20 - 28 26 - 34	.28 - .36 .35 - .43	.36 - .44 .40 - .48	24 - 32 30 - 38	.30 - .38 .40 - .48	.40 - .48 .50 - .58
Cultivated/Agricultural	.08 - .18 .14 - .24	.13 - .23 .18 - .28	.16 - .26 .22 - .32	.11 - .19 .16 - .24	.15 - .23 .21 - .29	.21 - .29 .28 - .36	.14 - .22 .20 - .28	.19 - .27 .25 - .33	.26 - .34 .34 - .42	.18 - .26 .24 - .32	.23 - .31 .29 - .37	.31 - .39 .41 - .49
Pasture	.12 - .22 .15 - .25	.20 - .30 .25 - .35	.30 - .40 .37 - .47	.18 - .26 .23 - .31	.28 - .36 .34 - .42	.37 - .45 .45 - .53	.24 - .32 .30 - .38	.34 - .42 .42 - .50	.44 - .52 .52 - .60	.30 - .38 .37 - .45	.40 - .48 .50 - .58	.50 - .58 .62 - .70
Meadow	.10 - .20 .14 - .24	.16 - .26 .22 - .32	.25 - .35 .30 - .40	.14 - .22 .20 - .28	.22 - .30 .28 - .36	.30 - .38 .37 - .45	.20 - .28 .26 - .34	.28 - .36 .35 - .43	.36 - .44 .44 - .52	.24 - .32 .30 - .38	.30 - .38 .40 - .48	.40 - .48 .50 - .58
Forest	.05 - .15 .08 - .18	.08 - .18 .11 - .21	.11 - .21 .14 - .24	.08 - .16 .10 - .18	.11 - .19 .14 - .22	.14 - .22 .18 - .26	.10 - .18 .12 - .20	.13 - .21 .16 - .24	.16 - .24 .20 - .28	.12 - .20 .15 - .23	.16 - .24 .20 - .28	.20 - .28 .25 - .33
<b>RESIDENTIAL AREAS</b>												
1/8 acre per unit	.40 - .50 .48 - .58	.43 - .53 .52 - .62	.46 - .56 .55 - .65	.42 - .50 .50 - .58	.45 - .53 .54 - .62	.50 - .58 .59 - .67	.45 - .53 .53 - .61	.48 - .56 .57 - .65	.53 - .61 .64 - .72	.48 - .56 .56 - .64	.51 - .59 .60 - .68	.57 - .65 .69 - .77
1/4 acre per unit	.27 - .37 .35 - .45	.31 - .41 .39 - .49	.34 - .44 .42 - .52	.29 - .37 .38 - .46	.34 - .42 .42 - .50	.38 - .46 .47 - .55	.32 - .40 .41 - .49	.36 - .44 .45 - .53	.41 - .49 .52 - .60	.35 - .43 .43 - .51	.39 - .47 .47 - .55	.45 - .53 .57 - .65
1/3 acre per unit	.22 - .32 .31 - .41	.26 - .36 .35 - .45	.29 - .39 .38 - .48	.25 - .33 .33 - .41	.29 - .37 .38 - .46	.33 - .41 .42 - .50	.28 - .36 .36 - .44	.32 - .40 .41 - .49	.37 - .45 .48 - .56	.31 - .39 .39 - .47	.35 - .43 .43 - .51	.42 - .50 .53 - .61
1/2 acre per unit	.16 - .26 .25 - .35	.20 - .30 .29 - .39	.24 - .34 .32 - .42	.19 - .27 .28 - .36	.23 - .31 .32 - .40	.28 - .36 .36 - .44	.22 - .30 .31 - .39	.27 - .35 .35 - .43	.32 - .40 .42 - .50	.26 - .34 .34 - .42	.30 - .38 .38 - .46	.37 - .45 .48 - .56
1 acre per unit	.14 - .24 .22 - .32	.19 - .29 .26 - .36	.22 - .32 .29 - .39	.17 - .25 .24 - .32	.21 - .29 .28 - .36	.26 - .34 .34 - .42	.20 - .28 .28 - .36	.25 - .33 .32 - .40	.31 - .39 .40 - .48	.24 - .32 .31 - .39	.29 - .37 .35 - .43	.35 - .43 .46 - .54
<b>MISC. SURFACES</b>												
Pavement and roofs	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97
Traffic areas (soil and gravel)	.55 - .65 .65 - .70	.60 - .70 .70 - .75	.64 - .74 .74 - .79	.60 - .68 .68 - .76	.64 - .72 .72 - .80	.67 - .75 .75 - .83	.64 - .72 .72 - .80	.67 - .75 .75 - .83	.69 - .77 .77 - .85	.72 - .80 .79 - .87	.75 - .83 .82 - .90	.77 - .85 .84 - .92
Green landscaping (lawns, parks)	.10 - .20 .14 - .24	.16 - .26 .22 - .32	.25 - .35 .30 - .40	.14 - .22 .20 - .28	.22 - .30 .28 - .36	.30 - .38 .37 - .45	.20 - .28 .26 - .34	.28 - .36 .35 - .43	.36 - .44 .42 - .52	.24 - .32 .30 - .38	.30 - .38 .40 - .48	.40 - .48 .50 - .58
Non-green and gravel landscaping	.30 - .40 .34 - .44	.36 - .46 .42 - .52	.45 - .55 .50 - .60	.45 - .55 .50 - .60	.42 - .50 .48 - .56	.50 - .58 .57 - .65	.40 - .48 .46 - .54	.48 - .56 .55 - .63	.56 - .64 .64 - .72	.44 - .52 .50 - .58	.50 - .58 .60 - .68	.60 - .68 .70 - .78
Cemeteries, playgrounds	.20 - .30 .24 - .34	.26 - .36 .32 - .42	.35 - .45 .40 - .50	.35 - .45 .40 - .50	.32 - .40 .38 - .46	.40 - .48 .47 - .55	.30 - .38 .36 - .44	.38 - .44 .45 - .53	.46 - .54 .54 - .62	.34 - .42 .40 - .48	.40 - .48 .50 - .58	.50 - .58 .60 - .68
<b>NOTES:</b>	<p>1. Values above and below pertain to the 2-year and 100-year storms, respectively.</p> <p>2. The range of values provided allows for engineering judgement of site conditions such as basic shape, homogeneity of surface type, surface depression storage, and storm duration. In general, during shorter duration storms (Tc &lt; 10 minutes), infiltration capacity is higher, allowing use of a "C" value in the low range. Conversely, for longer duration storms (Tc &gt; 30 minutes), use a "C" value in the higher range.</p> <p>3. For residential development at less than 1/8 acre per unit or greater than 1 acre per unit, and also for commercial and industrial areas, use values under MISC SURFACES to estimate "C" value ranges for use.</p>											
<b>RATIONAL METHOD RUNOFF COEFFICIENTS</b>												
(Modified from Table 4, UC-Davis, which appears to be a modification of work done by Rawls)										<b>TABLE "B-1"</b>		

**TABLE "A-1"**  
**INTENSITY-DURATION-FREQUENCY (IDF) TABLE**

<b>Time (min)</b>	<b>2-Year Intensity (in/hr)</b>	<b>100-Year Intensity (in/hr)</b>	<b>Time (min)</b>	<b>2-Year Intensity (in/hr)</b>	<b>100-Year Intensity (in/hr)</b>
5	1.95	4.95	33	0.83	2.15
6	1.83	4.65	34	0.82	2.12
7	1.74	4.40	35	0.81	2.09
8	1.66	4.19	36	0.80	2.06
9	1.59	3.99	37	0.79	2.03
10	1.52	3.80	38	0.78	2.00
11	1.46	3.66	39	0.77	1.97
12	1.41	3.54	40	0.76	1.94
13	1.36	3.43	41	0.75	1.91
14	1.32	3.33	42	0.74	1.88
15	1.28	3.24	43	0.73	1.85
16	1.24	3.15	44	0.72	1.82
17	1.21	3.07	45	0.71	1.79
18	1.17	2.99	46	0.70	1.76
19	1.14	2.91	47	0.69	1.73
20	1.11	2.84	48	0.68	1.70
21	1.08	2.77	49	0.67	1.67
22	1.05	2.70	50	0.66	1.64
23	1.02	2.63	51	0.65	1.61
24	1.00	2.57	52	0.64	1.59
25	0.98	2.51	53	0.63	1.57
26	0.96	2.46	54	0.62	1.55
27	0.94	2.41	55	0.61	1.53
28	0.92	2.36	56	0.60	1.51
29	0.90	2.31	57	0.59	1.49
30	0.88	2.27	58	0.58	1.47
31	0.86	2.23	59	0.57	1.45
32	0.84	2.19	60	0.56	1.43

Source: Mesa County 1991

# REVIEW COMMENTS

Page 1 of 4

FILE #RZP-95-123

TITLE HEADING: Rezone from PR-20 & PB to PR-5.8  
and Preliminary Plan for Niagara  
Village

LOCATION: E of 28 1/4 Road, S of North Avenue

PETITIONER: Irving Nacht

PETITIONER'S ADDRESS/TELEPHONE: 950 Borebank Street  
Winnipeg, Manitoba  
Canada R3C 3H9

PETITIONER'S REPRESENTATIVE: Tom Logue

STAFF REPRESENTATIVE: Michael Drollinger

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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., JULY 24, 1995.**

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GRAND VALLEY IRRIGATION COMPANY  
Phil Bertrand

7/7/95  
242-2762

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The plat map shows our Mesa County ditch going through the proposed site. To my knowledge, that section of ditch was abandoned in the mid 1960's. We presently do not operate or maintain a canal delivery at this property.

TCI CABLEVISION  
Glen Vancil

7/10/95  
245-8777

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1. We require the developers to provide, at no charge to TCI Cablevision, an open trench for cable service where underground service is needed. This trench may be the same one used by other utilities.
2. We require developers to provide, at no charge to TCI Cablevision, fill-in of trench once cable has been installed in the trench.
3. We require developers to provide, at no charge to TCI Cablevision, a 4" PVC conduit at all utility road crossings where cable TV will be installed. This 4" conduit will be for the sole use of cable TV.
4. Should your subdivision contain cul-de-sacs, the driveways and property lines (pins) must be clearly marked prior to the installation of underground cable. If this is not done, any need to relocate pedestals or lines will be billed directly back to your company.
5. TCI Cablevision will provide service to your subdivision so long as it is within the normal cable TV service area. Any subdivision that is out of the existing cable TV area may require a construction assist charge, paid by the developer, to TCI Cablevision in order to extend the cable TV service to that subdivision.

6. TCI will normally not activate cable service in a new subdivision until it is approximately 30% developed. Should you wish cable TV service to be available for the first home in your subdivision it will, in most cases, be necessary to have you provide a construction assist payment to cover the necessary electronics for that subdivision.

**GRAND JUNCTION FIRE DEPARTMENT**

7/10/95

**Hank Masterson**

244-1414

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The Fire Department has no problem with this rezone and preliminary plan - fire line sizes, hydrant locations, and access are all acceptable.

**U.S. POSTAL SERVICE**

7/8/95

**Mary Barnett**

244-3407

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Central delivery is required. U.S. Postal can provide equipment.

**GRAND JUNCTION POLICE DEPARTMENT**

7/13/95

**Dave Stassen**

244-3587

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1. I wholeheartedly agree with the petitioner's suggestion that the one-way-in / one-way-out concept adds to the overall security of this proposal (page 7, item 2).
2. De we have any idea what type of fencing is to be used (page 7, item 5)? I would suggest transparent fencing (i.e. wrought iron, chain link, two inch spaced wood slats).
3. What is to be done with the large empty space at the center of this project.

**GRAND JUNCTION DRAINAGE DISTRICT**

7/11/95

**John L. Ballagh**

242-4343

---

The Goodwill Drain is operated and maintained by the Grand Junction Drainage District as stated in the application. The District's historic responsibility begins at the inlet end of the 18" cmp which is just south of the existing end of pavement of 28 1/4 Road.

Piping the open drain is certainly an option. District standards for construction will have to be followed unless the City requirements within the road right-of-way are more stringent. The piping will have to be extended past the east right-of-way line of 28 1/4 Road. The Drainage District wants to see design plans PRIOR to construction. The alignment of the pipe in the existing channel may not be the best location for long term access to maintain the line. Please contact Grand Junction Drainage District office.

**CITY PARKS & RECREATION DEPARTMENT**

7/14/95

**Shawn Cooper**

244-1549

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1. The Park Master Plan indicates a need for a neighborhood park in this area. Due to the high densities of the existing and proposed housing it will be necessary to acquire a park site in the quadrant. We should collect fees for the impact.
2. It seems a site of 3-5 acres on the adjacent SE corner might be a good park site (for future reference).



**MESA COUNTY SCHOOL DISTRICT #51**  
**Lou Grasso**

**7/16/95**  
**242-8500**

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**SCHOOL / CAPACITY / CURRENT ENROLLMENT / IMPACT**

Lincoln Park Elementary / 300 / 248 / 22

East Middle School / 465 / 435 / 11

Grand Junction High School / 1548 / 1630 / 14

The nature of this type of housing could result in an immediate impact on the schools involved.

The impact figures are for the development only, and do not reflect the cumulative effect of other projects submitted previously.

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

**7/17/95**  
**244-1591**

---

1. Placement of the Goodwill drain storm sewer within the roadway prism should be in accordance with Drainage District's request.
2. I have forwarded a copy of the preliminary drainage report and plan to the Soil Conservation Service for their review. Indian Wash is maintained jointly by the City and the County under a memorandum of agreement with the Soil Conservation Service and the Army Corps of Engineers. Discharge of stormwater directly into Indian Wash may not be possible, depending on the response of the SCS. There are apparently some downstream maintenance and flooding problems. If it is possible, payment of a drainage fee will be required.
3. A preliminary plat should be submitted with this proposal to see how lots are configured, determine the right-of-way which exists currently and determine what may be needed, and to see what the area in the center will be used for, if anything.
4. The standard street section is designed to allow for on-street parking. Are all of the proposed off-street parking spaces necessary or can the parking needs be accommodated by utilizing the street.

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

**7/17/95**  
**244-2695**

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Require common, open area be dedicated as utility easement.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Michael Drollinger**

**7/18/95**  
**244-1439**

---

1. The merits of the rezone application will be addressed in the staff report for hearing.
2. Petitioner is providing 245 parking spaces for 83 units; a ratio of 2.95 spaces per unit. Petitioner should construct on-site spaces 3-5 feet deeper to allow two vehicles to fit in each driveway space (2 spaces per unit) and remove spaces which back directly onto streets and use the on-street parking for visitors.
3. Petitioner must provide a preliminary plat to indicate proposed lot lines. Proposed lot setbacks must also be provided (will be approved with zoning).

4. Have easements been secured to west for proposed pedestrian and utility easements?
5. Reference was made in project narrative (page 4) to "rental regulations" for the project. Please confirm that the intent is to create individually-owned lots with a homeowner's association manage the common area(s).

**CITY UTILITY ENGINEER**  
**Trent Prall**

**7/18/95**  
**244-1590**

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SEWER - Fruitvale Sanitation District. Please contact Art Crawford at 243-1494.

WATER - City of Grand Junction - Conceptually adequate, more comments on final submittal.

**TO DATE, COMMENTS HAVE NOT BEEN RECEIVED FROM:**

City Property Agent  
City Attorney  
Ute Water  
Fruitvale Sanitation  
U.S. West

**RESPONSE TO REVIEW COMMENTS**

July 20, 1995

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Title: NIAGARA VILLAGE, Rezone and Preliminary Plan

File No: RZP-95-123

Location: East of 28 1/4 Road and South of North Avenue

---

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

TCI CABLEVISION  
FIRE DEPARTMENT  
POSTAL SERVICE  
PARKS & RECREATION  
SCHOOL DISTRICT NO. 51  
UTILITY ENGINEER

**RESPONSE TO GRAND VALLEY IRRIGATION COMPANY:**

The submitted map was obtained from the Mesa County Assessor's office and shows the location of the abandoned ditch which previously crossed the property. Vacation of any right-of-way or easements will be indicated on the Final Plat.

**RESPONSE TO POLICE DEPARTMENT:**

After further consideration since the application has been submitted for review, it is the desire of the applicant not to fence the property beyond what exists on the adjacent properties. Fencing restrictions will be imposed which will limit the total amount of solid wood fencing that will be permitted for each lot. Rail fencing will be encouraged.

The large area in the center of the project is to be landscaped private open space.

**RESPONSE TO GRAND JUNCTION DRAINAGE DIST.:**

Final construction detail for the piping of the Goodwin Drain will be provided to the district during the City's final plat and plan process. Pipeline location will be such as to allow long term access for maintenance.

**RESPONSE TO DEVELOPMENT ENGINEER:**

1. The exact location of the drain storm sewer will be coordinated with the Drainage District during the preparation of the final construction documents.

2. If it is determined that it is not possible to discharge developed storm water flows directly into the Indian Wash, a storm water detention facility can be constructed in the center open area of the project.

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. The proposed off-street parking spaces will be removed from the final plat and plans.

#### RESPONSE TO COMMUNITY DEVELOPMENT:

The final plan will not include the parking spaces adjacent to the street. Removing the parking spaces will provide a more pleasing streetscape. The parking courts will be extended an adequate distance to allow two vehicles to fit in each driveway.

An additional drawing depicting the proposed lot lines is attached together with minimum building setback requirements.

The applicant has received verbal communication from the adjacent land owner indicating they would be willing to provide a utility and drainage easement across their property.

The reference to "rental regulations" in the project narrative was a topographic error. It is the intent of the applicant to prepare and submit for review a set of covenants for each lot within the development. A Homeowner's Association will be created to maintain the open space and enforce the covenants.

## STAFF REVIEW

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FILE: #RZ 95-123  
DATE: July 18, 1995  
STAFF: Michael Drollinger  
REQUEST: Rezone PR-20 & PB to PR-5.8  
LOCATION: E of 28 1/4, S of North  
ZONING: PR-20 & PB

---

### STAFF COMMENTS:

1. The merits of the rezone application will be addressed in the staff report for hearing.
2. Petitioner is providing 245 parking spaces for 83 units; a ratio of 2.95 spaces per unit. Petitioner should construct on-site spaces 3-5 ft. deeper to allow two vehicles to fit in each driveway space (2 spaces per unit) and remove spaces which back directly onto streets and use the on-street parking for visitors.
3. Petitioner must provide a preliminary plat to indicate proposed lot lines. Proposed lot setbacks must also be provided (will be approved with zoning).
4. Have easements been secured to west for proposed pedestrian and utility easements?
5. Reference was made in project narrative (pg. 4) to "rental regulations" for the project. Please confirm that the intent is to create individually-owned lots with a homeowner's association to manage the common area(s).

STAFF REVIEW

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FILE: #RZP-95-123  
DATE: July 26, 1995  
STAFF: Michael T. Drollinger  
REQUEST: Rezone PR-20 & PB to ~~PR-6~~ and Preliminary Plan  
LOCATION: W side of 28 1/4 Road; S of North Avenue  
APPLICANT: Irving Nacht  
950 Borebank Street  
Winnipeg, Manitoba, Canada

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EXECUTIVE SUMMARY:

A request for rezone from PR-20 & PB to ~~PR-6~~ and preliminary plan approval for a parcel located on the west side of 28 1/4 Road south of North Avenue behind K-Mart and containing 14.6 acres. Surrounding land uses include public, vacant and commercial properties. Development plans for the parcel call for an 83 lot subdivision with access from 28 1/4 Road. The property addresses a recognized need for manufactured housing, however, granting of this proposal will result in the loss of a site which is zoned for high density multifamily development.

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EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential - Single Family (Manufactured Housing)

SURROUNDING LAND USE:

NORTH: Commercial (Kmart; Furr's Cafeteria)  
SOUTH: Vacant (Commercial Zoning)  
EAST: Vacant (Commercial Zoning)  
WEST: Commercial; Public (National Guard Armory, The Brass Rail, Convenience store, etc.)

EXISTING ZONING: PB (Planned Business) - adjacent to 28 1/4 Rd. &  
PR-20 (Planned Residential - 20 units per acre)

PROPOSED ZONING: ~~PR-6~~ PR-5.8

SURROUNDING ZONING: (see also attached map)

NORTH: C-1  
 SOUTH: C-1  
 EAST: C-2  
 WEST: PZ

RELATIONSHIP TO COMPREHENSIVE PLAN:

No current comprehensive plan exists for the area. Three plan alternatives have been identified as part of the development of the Grand Junction Growth Plan. By late summer the Growth Plan Steering Committee will be recommending one plan alternative to the Planning Commission and City Council for approval. The current plan alternatives for the site are:

Current Practices Alternative: High density residential - 12+ DU /acre  
 Concentrated Growth Alternative: High density residential - 12+ DU/ acre  
 Urban Core/Outlying Growth Centers Alternative: RMH (Residential Medium/High Density) - 8 -12  
 DU/acre

STAFF ANALYSIS:

The staff analysis is divided into four sections: (1) an overview of the proposal; (2) planning analysis recommending approval of the rezone request; (3) analysis of rezone criteria and (4) suggested conditions of approval.

The Development Proposal

The applicant is requesting a rezone (and preliminary plan approval) to ~~PR-6~~<sup>PR-5.8</sup> (Planned Residential - 6 units per acre) for a site containing 14.6 acres located on the west side of 28 1/4 Road south of North Avenue. Surrounding land uses include commercial, public and vacant commercially-zoned properties. The development plans for the parcel call for 83 lots for manufactured single-family housing. The existing zoning on the parcel is PR-20 (Planned Residential - 20 units per acre) and PB (Planned Business).

The previous zoning was approved in 1982 and called for the construction of about 320 apartment units and 24,000 square feet of business/commercial.

Planning Analysis

Staff believes that the site represents an opportunity to accommodate the recognized need for

manufactured housing in the Valley, however, the site could also be developed as currently zoned and meet the need for high density multifamily development. The draft Growth Plan alternatives appear to support development of this parcel for high density development. Development of this parcel at the proposed density of six (6) units per acre will result in the loss of this parcel as a potential multifamily site and may affect the opportunity to rezone adjoining parcels for high density residential development. Given the fact, however, that no adopted comprehensive plan exists at this time and that the development will address a recognized need, and given the difficulties in siting manufactured housing developments, staff is recommending approval of this development as proposed.

#### Rezone Criteria

Section 4-4-4 of the Zoning and Development Code contains criteria which must be considered in the review of a rezone request. To minimize repetition, references are made to the previous section where applicable.

- A. **Was the existing zone an error at the time of adoption?**  
There is no evidence that the existing zone was an 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?**  
The proposed development is located in an area which is still predominantly vacant. The commercial uses in proximity of the parcel are well-established.
- C. **Is there an area of community need for the proposed rezone?**  
The proposed use provides for manufactured single-family housing sites. The parcel as zoned also addresses a recognized need in the community for high density residential development.
- D. **Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?**  
The proposed residential development is located in close proximity to services and is compatible with surrounding uses. The proposal represents an infill development.
- E. **Will there be benefits derived by the community, or area, by granting the proposed rezone?**  
The development will provided needed sites for the location of manufactured single-family housing, however, the community will lose a high density multifamily site if this rezone is granted.
- 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 is covered in the planning analysis, but in short the proposal represents a significant decrease in zoning from what was approved in 1982 and is not consistent with the draft Growth Plan alternatives which call for a higher density than what is proposed.

**G. Are adequate facilities available to serve development for the type and scope suggested for the proposed zone?**

Adequate facilities are available to serve the proposed development.

Staff feels that the rezone request is supported by the rezone criteria.

Conditions of Approval

Should the Planning Commission and/or City Council choose to favorably consider the subject application, staff believes that the conditions listed below should be met:

1. Half-street improvements will be required for the entire 28 1/4 Road frontage, rather than the full-street improvement along half the length of the road as proposed by the petitioner unless the petitioner can obtain an agreement with the adjoining property owner to the east specifying that the adjoining property owner will construct the full-width of the road along the southern end of the property at a future time. *- FILING # 1*
2. Cross-access easements will be required on the final plan/plat for the common driveways which are shown on the plan.
3. The plans must be modified to satisfy all other staff and review agency comments. *incl. NRCS comment*

**STAFF RECOMMENDATION:**

Staff recommends approval of the rezoning request and preliminary plan subject to the above conditions.

**RECOMMENDED PLANNING COMMISSION MOTION:**

Mr. Chairman, on item RZP-95-123, a request for rezone and preliminary plan approval, I move that approve the preliminary plan and that we forward the rezone to City Council with a recommendation for approval.

h:\cityfil\1995\95-1233.wpd

*subject to staff recommendations*

*approved 4-2*

**STAFF REVIEW (City Council)**

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FILE: #RZP-95-123  
DATE: August 10, 1995  
STAFF: Michael T. Drollinger  
REQUEST: Rezone PR-20 & PB to PR-5.8  
LOCATION: W side of 28 1/4 Road; S of North Avenue  
APPLICANT: Irving Nacht  
950 Borebank Street  
Winnipeg, Manitoba, Canada

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**EXECUTIVE SUMMARY:**

A request for rezone from PR-20 & PB to PR-5.8 for a parcel located on the west side of 28 1/4 Road south of North Avenue behind K-Mart and containing 14.6 acres. Surrounding land uses include public, vacant and commercial properties. Development plans for the parcel call for an 83 lot subdivision with access from 28 1/4 Road. The property addresses a recognized need for manufactured housing, however, granting of this proposal will result in the loss of a site which is zoned for high density multifamily development. The Preliminary Plan received Planning Commission approval on August 1st.

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EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential - Single Family (Manufactured Housing)

**SURROUNDING LAND USE:**

NORTH: Commercial (Kmart; Furr's Cafeteria)  
SOUTH: Vacant (Commercial Zoning)  
EAST: Vacant (Commercial Zoning)  
WEST: Commercial; Public (National Guard Armory, The Brass Rail, Convenience store, etc.)

EXISTING ZONING: PB (Planned Business) - adjacent to 28 1/4 Rd. &  
PR-20 (Planned Residential - 20 units per acre)

PROPOSED ZONING: PR-5.8

SURROUNDING ZONING: (see also attached map)

NORTH: C-1  
 SOUTH: C-1  
 EAST: C-2  
 WEST: PZ

#### RELATIONSHIP TO COMPREHENSIVE PLAN:

No current comprehensive plan exists for the area. Three plan alternatives have been identified as part of the development of the Grand Junction Growth Plan. By late summer the Growth Plan Steering Committee will be recommending one plan alternative to the Planning Commission and City Council for approval. The current plan alternatives for the site are:

Current Practices Alternative: High density residential - 12+ DU /acre  
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#### STAFF ANALYSIS:

The staff analysis is divided into four sections: (1) an overview of the proposal; (2) planning analysis recommending approval of the rezone request; (3) analysis of rezone criteria and (4) suggested conditions of approval.

#### The Development Proposal

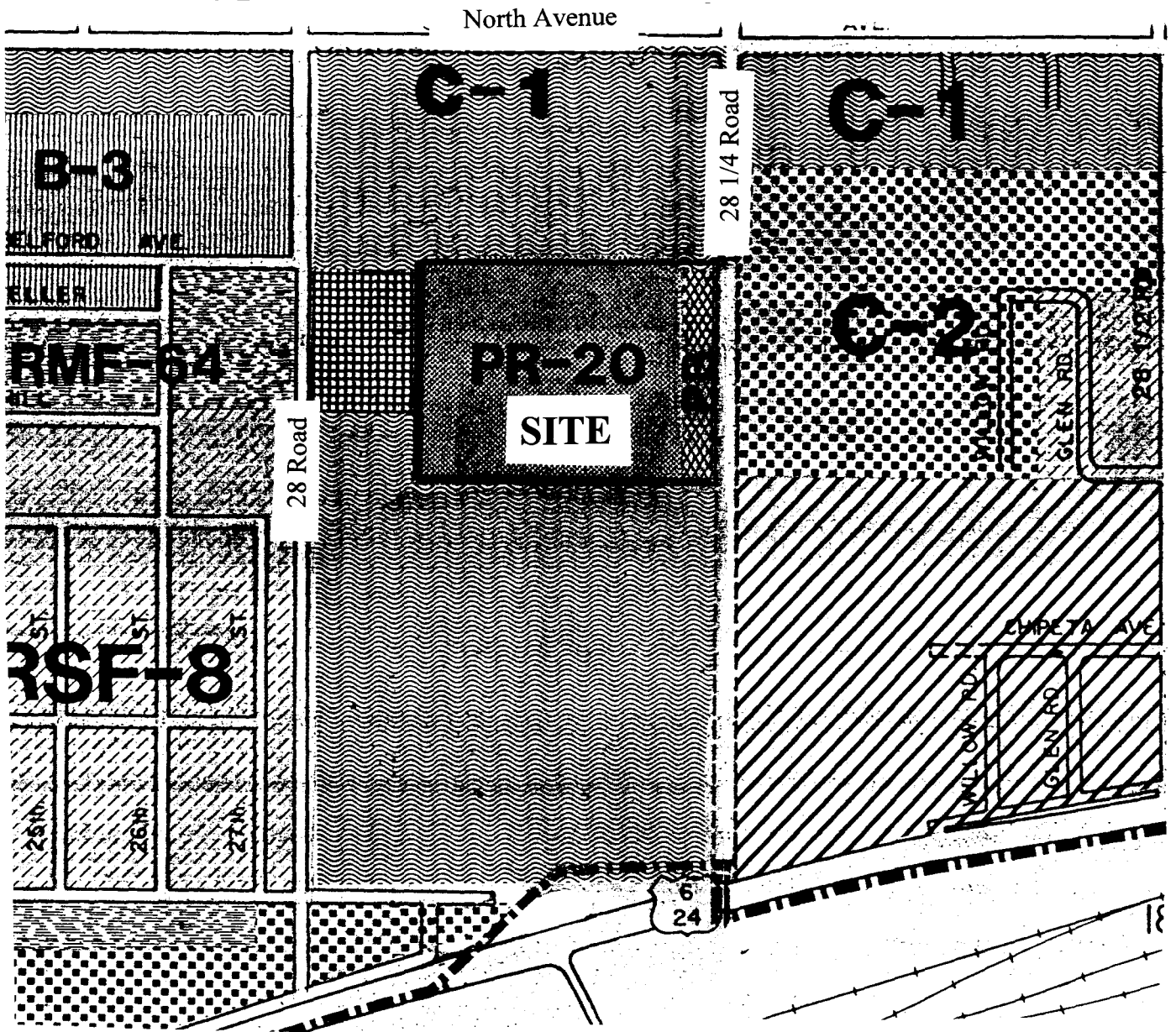
The applicant is requesting a rezone to PR-5.8 (Planned Residential - 5.8 units per acre) for a site containing 14.6 acres located on the west side of 28 1/4 Road south of North Avenue. Surrounding land uses include commercial, public and vacant commercially-zoned properties. The development plans for the parcel call for 83 lots for manufactured single-family housing. The existing zoning on the parcel is PR-20 (Planned Residential - 20 units per acre) and PB (Planned Business).

The previous zoning was approved in 1982 and called for the construction of about 320 apartment units and 24,000 square feet of business/commercial.

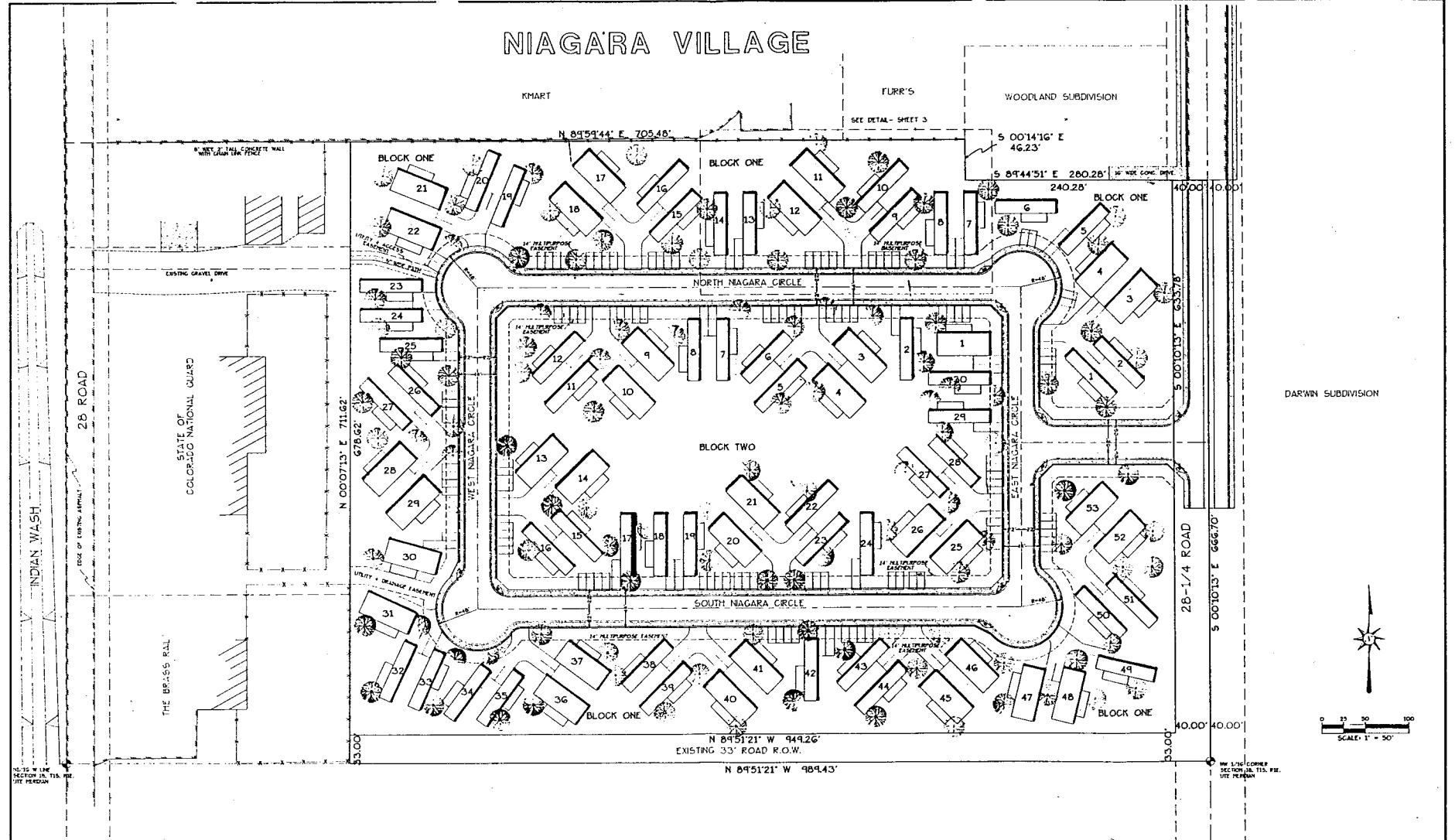
#### Planning Analysis

Staff believes that the site represents an opportunity to accommodate the recognized need for

RZP-95-123  
NIAGARA VILLAGE  
EXISTING ZONING



# NIAGARA VILLAGE



LOT 2

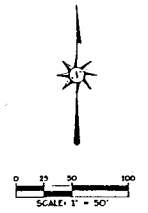
LAND USE SUMMARY		
USE	AREA	% OF TOTAL
LOTS	12,050	83
R.O.W.'s	2,480	17
TOTAL	14,530	100
TOTAL LOTS		83
DENSITY		5.71 DU/A

PRELIMINARY PLAN  
**NIAGARA VILLAGE**  
**SUBDIVISION**

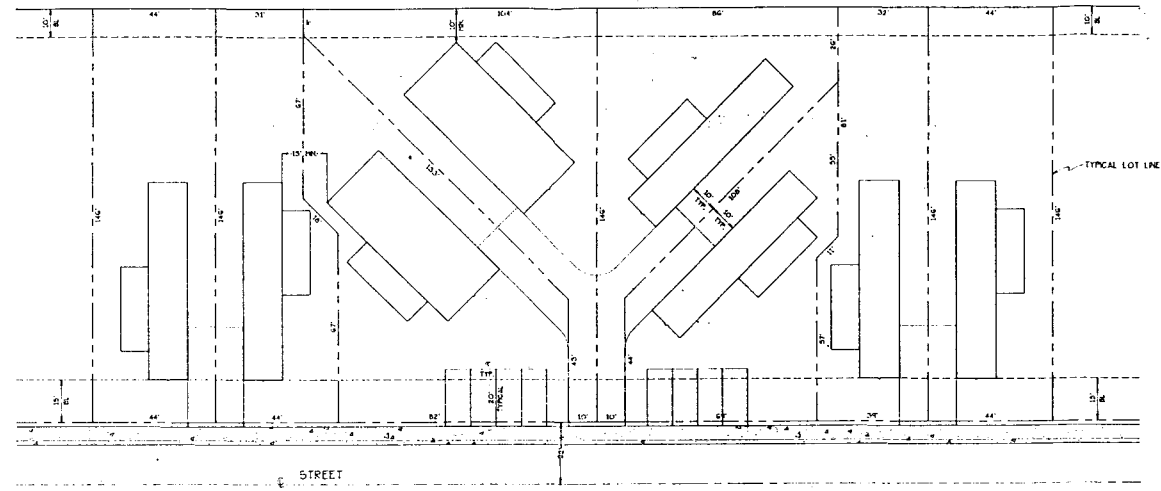
**LAND SURVEYORS**  
 ENGINEERS SURVEYORS PLANNERS

GRAND AVENUE, COLORADO 80501 (303) 444-1818

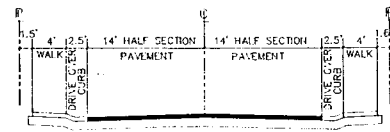
PROJECT NO.	NO. 1000	DATE	JUNE, 1993	DATE	JUNE, 1993	DATE	JUNE, 1993	DATE	JUNE, 1993
DRAWN BY	DR	CHECKED BY	DR	DATE	JUNE, 1993	DATE	JUNE, 1993	DATE	JUNE, 1993
SHEET	17	OF	17	SHEET	17	OF	17	SHEET	17



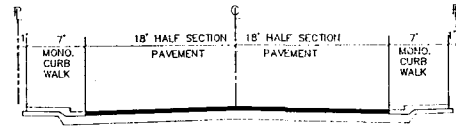
# NIAGARA VILLAGE



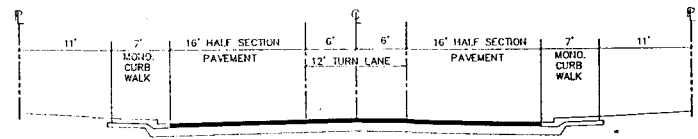
SITE DETAIL



TYPICAL 44' STREET SECTION  
NOT TO SCALE



TYPICAL 52' STREET SECTION  
NOT TO SCALE



TYPICAL 28-1/4 ROAD SECTION  
NOT TO SCALE



DETAILS					
NIAGARA VILLAGE SUBDIVISION					
<small>ENGINEERS SURVEYORS PLANNERS</small>					
<small>GRAND AVENUE, CALDWELL, IDAHO 83415-1100</small>					
PROJECT NO. 85049	DESIGNED BY	CHECKED	SHEET	OF	
DATE: JUNE, 1993	TAL	HAL/MS	2504076	3	

manufactured housing in the Valley, however, the site could also be developed as currently zoned and meet the need for high density multifamily development. The draft Growth Plan alternatives appear to support development of this parcel for high density development. Development of this parcel at the proposed density of about six (6) units per acre will result in the loss of this parcel as a potential multifamily site and may affect the opportunity to rezone adjoining parcels for high density residential development. Given the fact, however, that no adopted comprehensive plan exists at this time and that the development will address a recognized need, and given the difficulties in siting manufactured housing developments, staff is recommending approval of this development as proposed.

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**G. Are adequate facilities available to serve development for the type and scope suggested for the proposed zone?**

Adequate facilities are available to serve the proposed development.

Staff feels that the rezone request is supported by the rezone criteria.

Conditions of Approval

The petitioner has agreed to the conditions of approval with regard to the Preliminary Plan. Staff has no specific conditions regarding the rezone application.

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**STAFF RECOMMENDATION:**

Staff recommends approval of the rezoning request.

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**PLANNING COMMISSION RECOMMENDATION:**

At their August 1, 1995 hearing the Planning Commission approved the Preliminary Plan and recommended approval of the rezone to PR-5.8 by a vote of 4 - 2.