

# Table of Contents

File FPP-1996-246

Name: Moonrise East Sanitary Sewer Air Test – Final Plat Plan – Moonrise East/Sunset Village-NE Corner 25.5 & F.75 Roads  
No Regular Development File – this scan is from the Engineering File

**P S** A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the ISYS  
**r e** retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development  
**s e** file because they are already scanned elsewhere on the system. These scanned documents are denoted with (\*\*) and will  
**n e** be found on the ISYS query system in their designated categories.  
**d** Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.  
 Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for  
 the contents of each file.

X	X	<b>Table of Contents</b>
		* <b>Review Sheet Summary</b>
		* <b>Application form</b>
		Review Sheets
		Receipts for fees paid for anything
		* <b>Submittal checklist</b>
		* <b>General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
		* <b>Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
		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 non-bound reports
		Traffic studies
		* <b>Review Comments</b>
		* <b>Petitioner's response to comments</b>
		* <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>

### DOCUMENT DESCRIPTION:

X	X	Staff Report	X	X	Planning Commission Minutes – 12/3/96 - **
X	X	Correspondence			
X		E-mails and notes to file			
X		Test Results from Western CO Testing, Inc.			
X		A.C. Density Test Daily Reports from Grand Junction Lincoln DeVore			
X		Warranty Deed – not completed or signed			
X	X	Site Illustration			
X		Wheel Chair Ramp Detail – not signed by Engineer			
X		Detention Basin Crossections - signed			
X		Sanitary Sewer – signed			
X		Street Sheet – signed			
X	X	Grading and Drainage Plan – To be scanned on large scanner			
X	X	City Council Minutes – 12/3/96, 12/18/96, 1/15/97, 8/20/97-**			

EXECUTIVE SUMMARY: The applicant proposes to develop a 13 lot residential subdivision (Sunset Village) on 3.4 acres with an average density of 3.82 dwellings per acre. Minimum lot size is 8500 square feet. An existing home on one of the lots will remain and will meet setbacks to new lot lines. The home has a nonconforming setback to 25 1/2 Road. All streets adjacent to the subdivision will be improved. Staff recommends approval with conditions.

EXISTING LAND USE: existing home on lot 6, vacant on remainder

PROPOSED LAND USE: residential single family homes

SURROUNDING LAND USE:

NORTH: single family

SOUTH: single family

EAST: vacant

WEST: single family

EXISTING ZONING: RSF-4

SURROUNDING ZONING:

NORTH: RSF-1

SOUTH: PR 2.93

EAST: County AFT

WEST: PR 2.3 & PR 9.9

RELATIONSHIP TO COMPREHENSIVE PLAN: The Growth Plan recommends that this area develop as Residential Medium Low Density 2-3.9 dwelling units per acre. The density of the proposed development is approximately 3.8 dwellings per acre.

STAFF ANALYSIS: The applicant proposes to subdivide a 3.4 acre parcel into 13 lots, 8500 square feet in size. There is an existing home on lot 6. This home previously had access from 25 1/2 Road. This access will be closed and a new access provided from Sunset Court. The home meets setbacks to new property lines. Barns and garages associated with this home have previously been removed from the site. The preliminary plan for this subdivision was approved by the Planning Commission on January 16, 1996 with the following conditions:

1. Final approval of the proposed subdivision is contingent upon approval of the annexation and zone of annexation for this parcel.
2. The final plat shall include an improved street extension to the east.
3. No access shall be allowed to 25 1/2 Road from any of the lots in the subdivision. No access to (F 3/4s Road) shall be allowed from the lots fronting this street.
4. A six foot high privacy fence may be allowed in the front yard along 25 1/2 Road, outside of the sight triangle at intersections, if desired by the applicant.
5. Half street improvements will be required on 25 1/2 Road.
6. The applicant may submit a final plat showing the entrance road and extension to the east along the southern property line, subject to staff review.

F 3/4s Road provides access to this subdivision and to a 7.6 acre parcel to the east. Previously the eastern parcel had access to 25 1/2 Road over a 15 foot wide flagpole located directly south of F 3/4 Road. The applicant will construct 21 feet of pavement and curb, gutter and sidewalk on the north half

of the street and a portion of the south half. When the eastern parcel develops in the future, the remainder of the street will be constructed. A note has been placed on the plat prohibiting access to 25 1/2 Road and F 3/4 Road except via Sunset Court. The applicant will construct half street improvements for 25 1/2 Road adjacent to this parcel.

The narrowness of this subdivision creates some lots with small building envelopes, particularly those with double frontages on 25 1/2 Road and Sunset Court at the location of the cul-de-sac. A modified building design, in lieu of a Ranch style home only, will need to be considered for lot 5 and perhaps lots 8 and 9.

Stormwater detention will be collected in Tract A at the southwest corner of the site. A homeowner's association will be required to be formed to maintain the tract. CC&Rs will be required before plat recordation to assure that the association has been formed and property owners are assessed for the maintenance.

Open space fees at \$225 per lot will be required since there are no requirements for open space or active recreation areas in subdivisions zoned RSF-4. Improvements within 25 1/2 Road will be credited towards the development's TCP.

**STAFF RECOMMENDATION:** Approval with the following conditions:

1. Prior to plat recordation the applicant shall submit evidence that a homeowners' association has been formed to maintain Tract A.
2. Open Space fees of \$225 per lot are required.

**RECOMMENDED PLANNING COMMISSION MOTION:**

Mr. Chairman, on item 96-246 I move that we approve the Sunset Village Final Plat subject to staff's recommendation.

FPP-1996-246

**W. H. Lizer & Associates**

Engineering Consulting and Land Surveying  
576 25 Road, Unit #8  
Grand Junction, Colorado 81505

Phone (970) 241-1129

June 2, 1999

Rich Sturtevant  
Great New Homes  
3032 I-70 Business Loop  
Grand Junction, Colorado 81504

RE: Moonrise East Sanitary Sewer Air Test

Dear Rich,

This is to certify that on May 26, 1999, I monitored the sanitary sewer air test on Moonrise East Subdivision of which air test was done by Frontier Contractors who installed the sanitary sewer line and services.

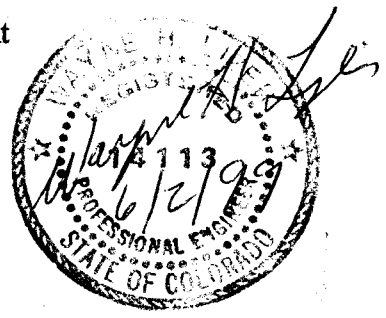
The air test was conducted according to the City of Grand Junction Specifications and all lines passed the air test requirements.

Sincerely yours,

*Wayne H. Lizer*  
Wayne H. Lizer P.E., P.L.S

cc Trent Prall, P.E., Utility Engineer, City of Grand Junction  
Max Vaughn, City of Grand Junction Public Works Department

FPP-1996-246  
FPP-1996-98





City of Grand Junction  
Public Works Department  
250 North 5TH Street  
Grand Junction CO 81501-2668  
FAX: (970) 256-4022

February 23, 2000

Mr. Bret Seligman  
Great New Homes  
3032 I-70 Business Loop  
Grand Junction, CO 81504

RE: Moonrise East Subdivision – Project closeout

Dear Mr. Seligman,

One blue line set of "As Built" record drawings was received from the office of your engineer on or about January 14, 2000. Upon reviewing these documents, the following comments were prepared:

**MOONRISE COURT PLAN & PROFILE (AS-BUILTS)**

- OK 1. Please label the 100-year flood elevation on the detention basin.
- OK 2. Please label the grade of the side slopes of the detention basin.
- OK 3. Please provide an as-built detail of the detention basin outlet structure.
- OK 4. Please label the flowline grades of the valley pan and fillets at the intersection of 25½ Road and Moonrise Court.
- OK 5. Please label the flowline grade of the 10' cross pan.

**25½ ROAD PLAN & PROFILE (AS-BUILTS)**

- 1. No comments

**SANITARY SEWER PLAN & PROFILE (AS-BUILTS)**

- OK 1. The as-built sewer information on the profile is illegible.
- NO 2. Please show sewer service location ties from two property corners, not just the adjacent property lines, for each sewer service.
- OK 3. Please show invert elevations of the sewer service ends.

**GENERAL COMMENTS**

- OK 1. Please provide as-built approval signature blocks on all sheets.
- OK 2. The final as-built drawing submittal must consist of two blue line sets and one reproducible mylar set. Also, a copy of the drawings in AutoCAD R14 format must be submitted on 3.5" floppy disk.
- OK 3. The engineer's certification of the detention pond and outlet structure needs to be submitted.
- INCOMPLETE 4. A copy of the soils engineer's Final Testing Report needs to be submitted.
- 5. All submitted items must be signed and stamped by the design engineer of record.

During a recent site visit, a number of concerns were raised regarding grading and drainage. These concerns are as follows:

1. The top of the outlet structure does not have a grate. A grate that is attached with galvanized bolts must be installed. Other items may be incomplete, please make sure all construction as shown on the approved construction drawings and specifications has been completed prior to scheduling the final "walk-through" inspection.
2. The bottom of the detention pond has a relatively flat grade (<0.5%). The Stormwater Management Manual requires a concrete valley pan in the bottom of the pond when flowline grades are less than 2%. This requirement was not enforced as a condition of final approval for this project. However, it is recommended that a valley pan be installed so that nuisance flows do not cause ponding in the bottom of the pond, and so that maintenance of the pond area may be simplified.
3. The drainage ditch installed on the south side of the detention pond to drain the Moran property appears to be incomplete. Please verify that the flowline of the drainage ditch is constructed with a consistent grade toward 25 ½ Road. Also, the sides of the ditch should be laid back to a minimum slope of 2 horizontal to 1 vertical.
4. The 12" irrigation / drainage pipe running along the east side of 25 ½ Road is the only outfall available for the Moran drainage ditch. Please install an inlet box with area-type drain grate, or grated pipe stub over the irrigation / drainage pipe at the end of the Moran drainage ditch.

All of the above items will need to be addressed before a final "walk-through" inspection of the streets and drainage facilities for this project will be scheduled. Thank you for your cooperation in the closeout process for this project.

Sincerely,



Eric W. Hahn, P.E.  
City Development Engineer

cc: file

244-1443

SB-  
20

**W. H. Lizer & Associates**

Engineering Consulting and Land Surveying  
576 25 Road, Unit #8  
Grand Junction, Colorado 81505

---

Phone (970) 241-1129

September 4, 2000

Eric W. Hahn, P.E.  
City Development Engineer  
250 N. 5th Street  
Grand Junction, Colorado 81501

Moonrise East Subdivision, As-Builts and Request for a Final Walk Through Inspection

Dear Mr. Hahn,

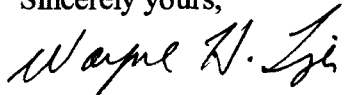
Attached are the required prints, mylars, soils tests, and letter of certification for the detention basin and outlet structure, and a copy of your review letter dated February 23, 2000 for your reference.

In your review letter dated February 23, 2000, you had some concerns which I am addressing as follows:

1. A grate has been installed on top of the outlet structure.
2. The Owner has opted to place cobble in the bottom of the detention basin.
3. The grading for the ditch through the Moran property has been graded for a positive flow with a minimum of 2:1 sideslopes to an inlet on the East side of 25 1/2 Road-see below.
4. A inlet box has with a grate on top has been installed to discharge water into the 12" irrigation/drainage pipe in 25 1/2 Road.

If the above meets your approval, please contact me so a time can be set up for a walk through of the project.

Sincerely yours,



Wayne H. Lizer P.E., P.L.S



**W. H. Lizer & Associates**

Engineering Consulting and Land Surveying  
576 25 Road, Unit #8  
Grand Junction, Colorado 81505

---

Phone (970) 241-1129

September 4, 2000

Eric W. Hahn, P.E.  
City Development Engineer  
250 N. 5th Street  
Grand Junction, Colorado 81501

Moonrise East Subdivision, Detention Basin and Outlet Structure Certification

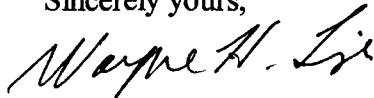
Dear Mr. Hahn,

This is to certify that the detention basin and outlet structure for Moonrise East Subdivision have been essentially constructed according to the plans and intent for the discharge for a 2 year storm event and a 100 year storm event with the following changes from the plans.

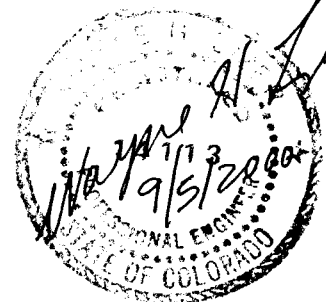
The outlet structure was set higher than the grades called for on the plans so in order to maintain the required volume requirements, the detention basin grading was raised to reflect that change in grade in order to maintain the required volume.

I monitored the detention basin both during and after a rainstorm occurred last week, and the basin appeared to be performing adequately.

Sincerely yours,




Wayne H. Lizer P.E., P.L.S



*AGAIN 11-28-00*

Post-it® Fax Note 7671		Date	# of pages
To	<i>PAT MULLENNIX</i>	<i>10-18-00</i>	<i>1</i>
Co./Dept	<i>GREAT NEW HOMES</i>	From	<i>RICK DORRIS</i>
Phone #		Co.	<i>CITY OF GJ</i>
Fax #	<i>434-4616</i>	Phone #	<i>256-4034</i>
		Fax #	<i>256-4031</i>

  
*Ronnie, 7:46 a.m.*  
*Please FAX 11/29*  
*Wed AM early done*  
*& return to me*  
*Shanks*  
*434-4616 track*

10  
set  
168  
599

October 18, 2000

Mr. Pat Mullennix  
Great New Homes  
3032 I-70 B  
Grand Junction, CO 81504

Reference: Moonrise East Subdivision – Project Closeout

Dear Pat,

New as-built information has been received and reviewed by the City. There are still a few remaining items.

*OK  
12-1-00*

1. On the as-built drawings, the horizontal ties to the sanitary sewer stubs must be stationing and offset along the sewer or to property corners, not adjacent property lines as currently shown.
2. The testing reports submitted are incomplete. There are no testing reports for the storm or sanitary sewers. There are very few tests on the water line. The tests dated 4-14-99 on the drain line do not meet compaction specifications. No retests were submitted. The retests need to be submitted and approved and adequate tests need to be submitted and approved for the missing items.
3. The approved plan required the existing home in the subdivision (687 Moonrise Court) to be accessed off Moonrise Court, not 25 ½ Road. To date this home has continued to use 25 ½ Road as its primary access. Pour a standard concrete driveway for this home from Moonrise Court and provide a barricade to block access to 25 ½ Road. Remove the dirt and gravel fill in the gutter at the location of the illegal driveway.

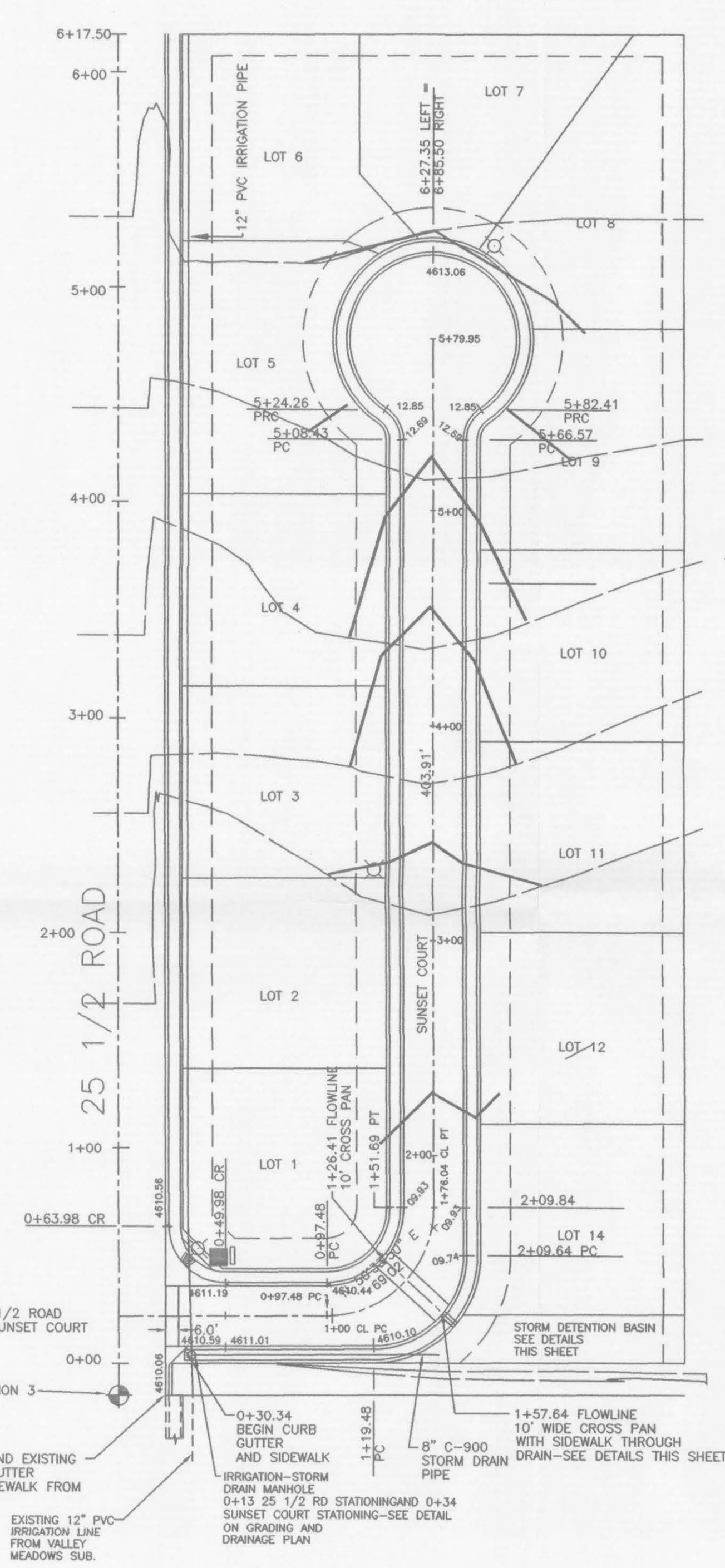
Given that there are only a few unresolved items, we will schedule a final inspection. Please call me at 256-4034 to schedule a time.

Sincerely,

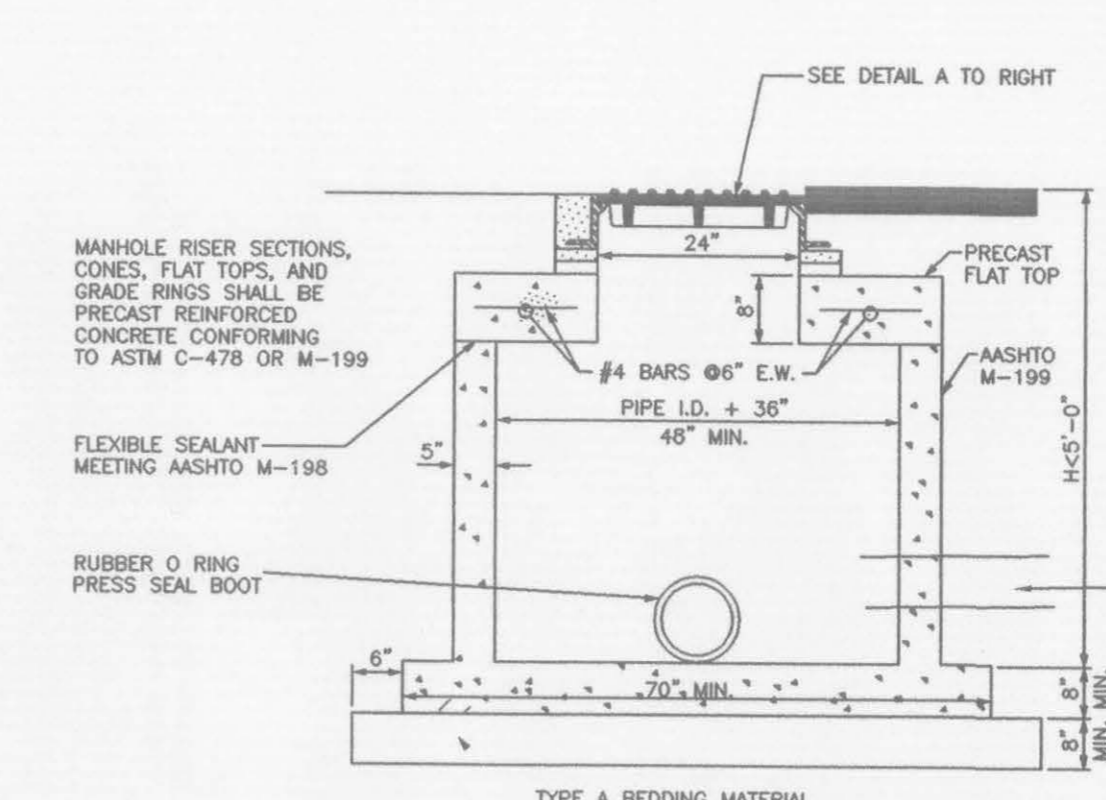
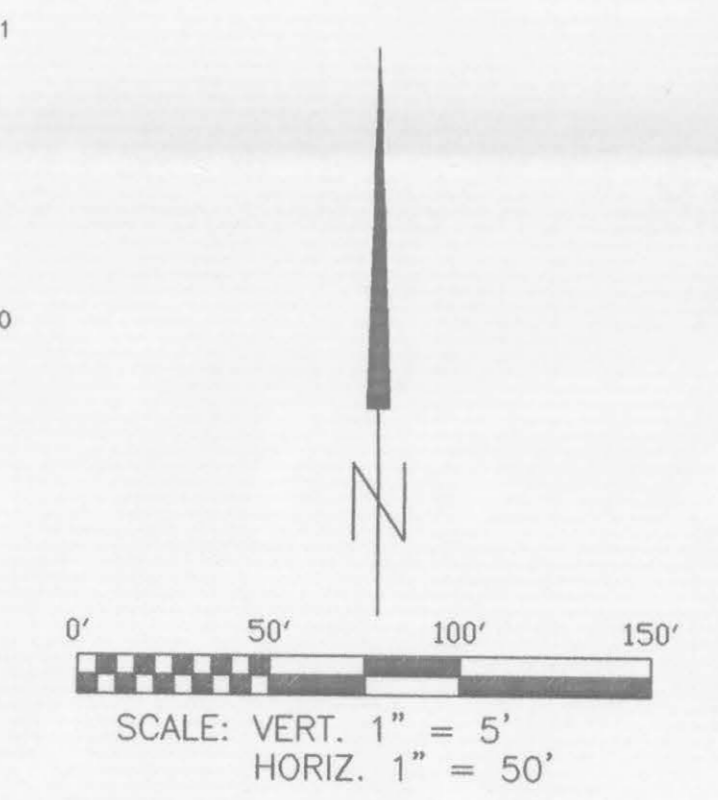
*Rick Dorris*

Rick Dorris, PE

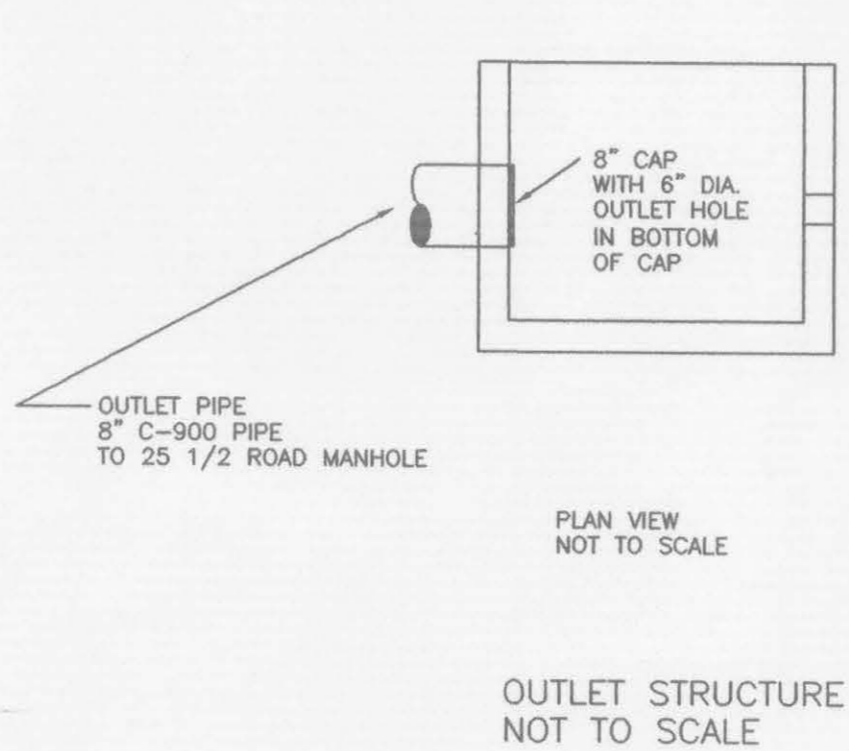
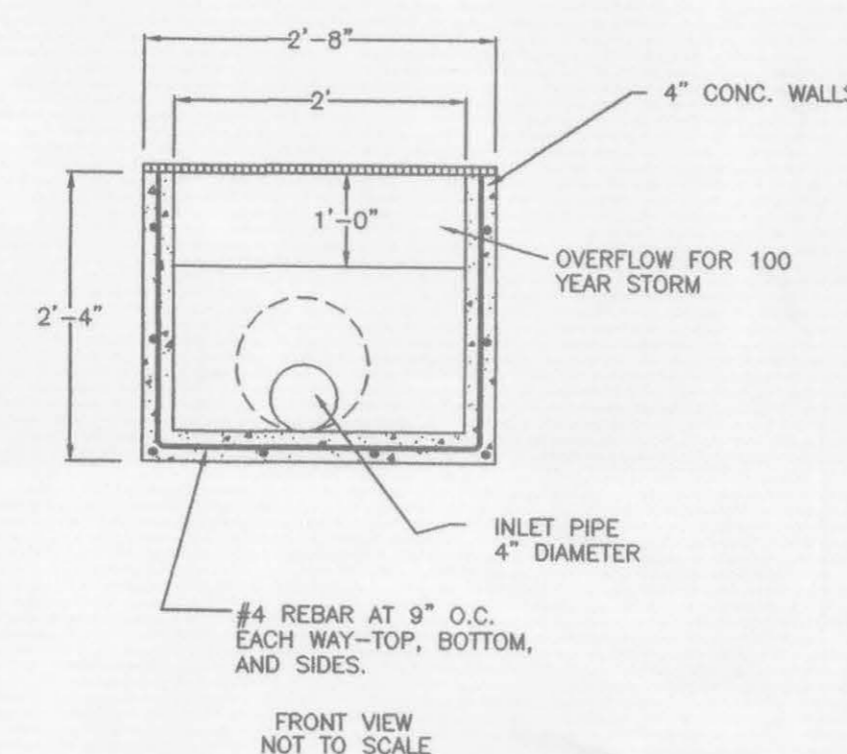
*Still need  
retest  
for first 3' section  
of drain line  
out of 25 1/2  
12-1-00*



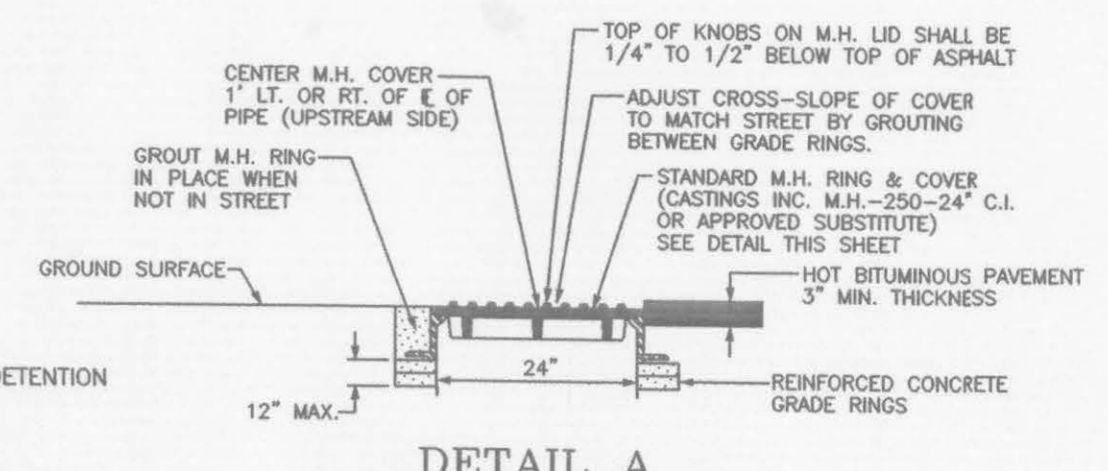
4616  
4615  
4614  
4613  
4612  
4611  
4610  
4609



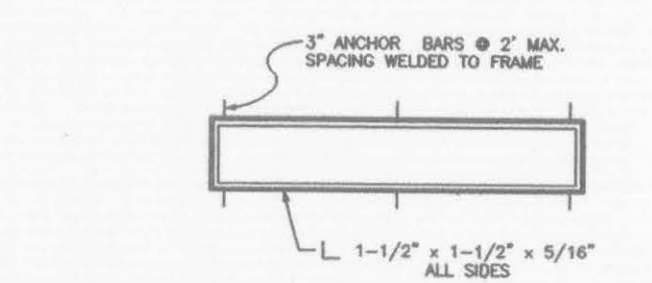
STANDARD SHALLOW MANHOLE PRECAST BASE



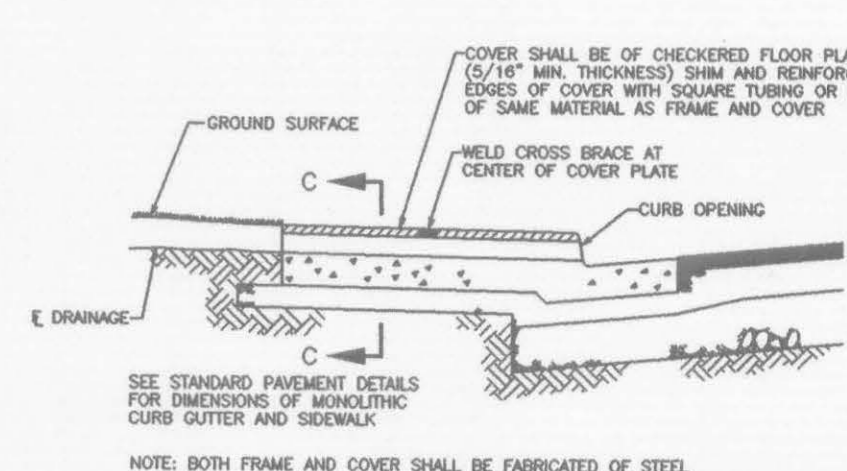
OUTLET STRUCTURE NOT TO SCALE



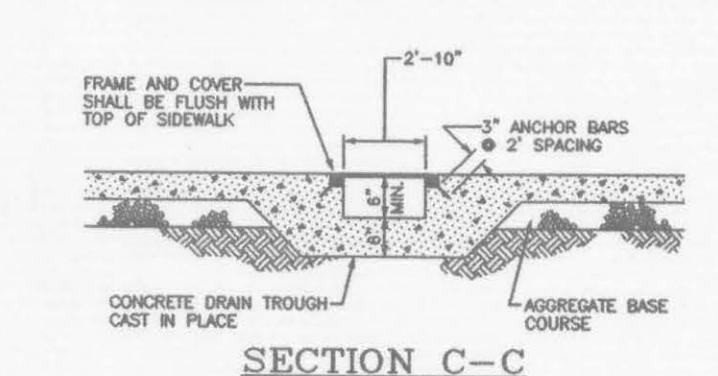
DETAIL A



FRAME FOR SIDEWALK DRAIN TROUGH



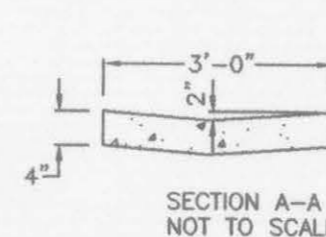
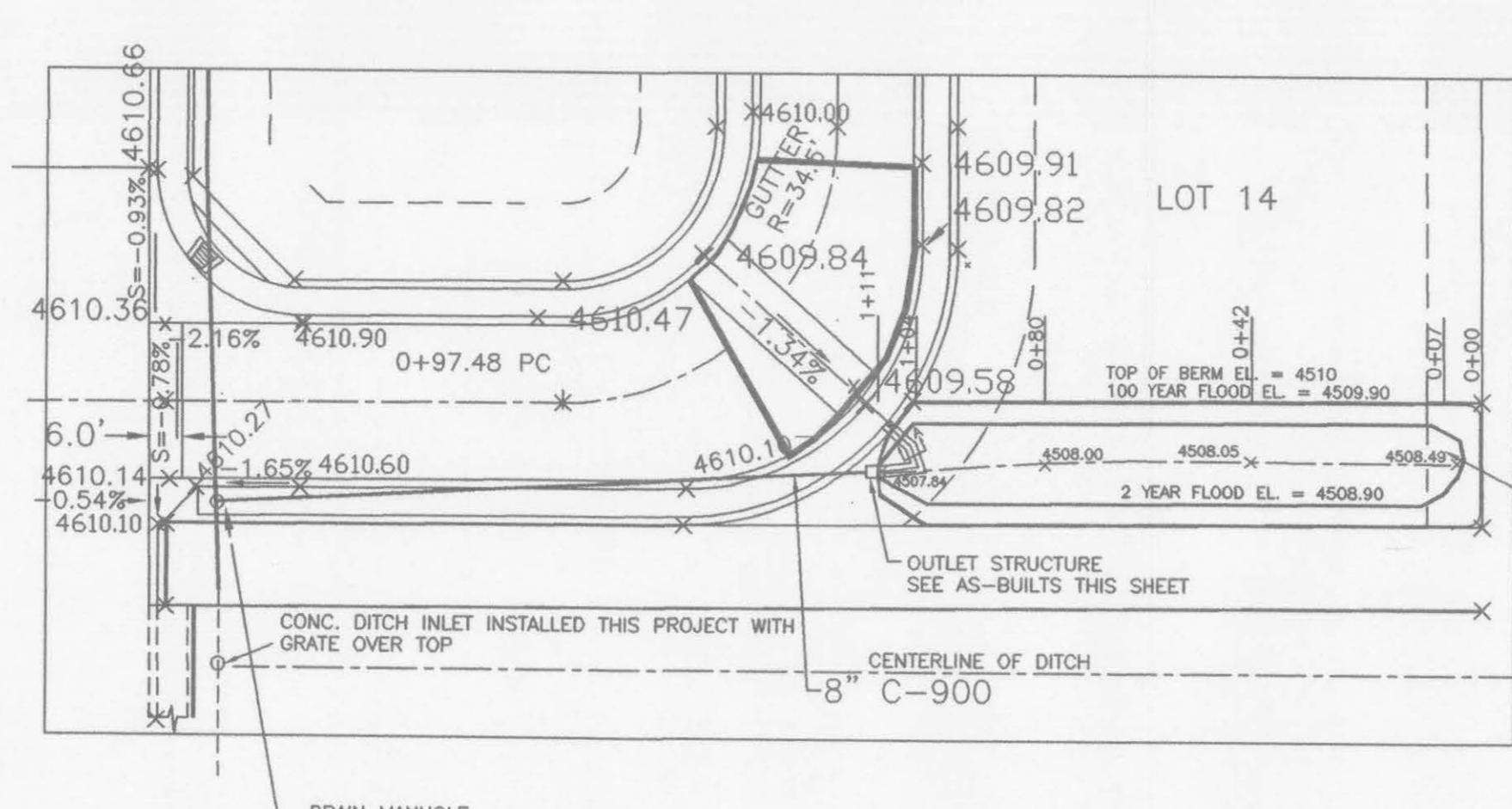
DRAIN TROUGH FOR SIDEWALK CROSSING



SECTION C-C

LEGEND

- 4610 EXISTING CONTOUR
- 4610 FINAL GRADE
- DRAINAGE PATTERN
- x 4609.82 AS-BUILT SPOT ELEVATIONS



AS BUILT ACCEPTANCE THE BY CITY ENGINEER BY: *[Signature]* DATE 12-7-00



REVISED 9/4/00 TO SHOW AS-BUILTS  
GRADING AND DRAINAGE PLAN

SUNSET VILLAGE SUBDIVISION PART OF SECTION 3, T1S, R1W, U.M. CITY OF GRAND JUNCTION MESA COUNTY, COLORADO					
W.H. LIZER AND ASSOCIATES ENGINEERING CONSULTING AND LAND SURVEYING 576 25 ROAD-UNIT 8 GRAND JUNCTION, COLORADO					
DATE: 9/4/00	PROJ. NO. 963251-1	SCALE: AS SHOWN	FILE NAME: SUNSET6	DRAWN BY: WHL	CHECKED BY: W.H.L.