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File PP-1996-111

Name: The Knolls - 27 1/2 Road and Cortland Avenue - Preliminary Plan

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

X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
		Review Sheets
		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
X		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X	X	Legal description
		Appraisal of raw land
		Reduction of any maps - final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
X	X	*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X		Preliminary Drainage Report	X	Planning Commission Notice of Public Hearing- sent 6/28/96
X	X	City Council Minutes - 8/7/96 - **	X	Sight Distance Plan
X	X	Planning Commission Minutes - 7/9/96 - **		
X	X	Correspondence		
		Treasurer's Certificate of Taxes Due - 5/1/96		
X		Warranty Deed - Bk 1806 / Pg 27 - not conveyed to City		
X		Warranty Deed - Bk 1264 / Pg 373 - not conveyed to City		
X		Commitment for Title Ins. - Chicage Title Ins. Co. - 3/21/96		
X	X	Posting of Public Notice Signs - 5/2/196		
X		E-mails		
X		Petition Requesting that Ridge Drive not be made a through street		
X	X	Decision letter		
X	X	Preliminary Plan		



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. _____

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

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input checked="" type="checkbox"/> Major <input type="checkbox"/> Resub	33.9 ac.	27 1/2 + Cortland	PR	Proposed Residential
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> 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					

PROPERTY OWNER

~~PROPERTY OWNER~~
 DEVELOPER

Developer

REPRESENTATIVE

Name	Name	Name
GRIGSBY DEVELOPMENT, INC.	St. Matthews Episcopal Church	ROBERT C. KNAPPLE THOMAS LOQUE
P.O. Box 10	P.O. Box 776	2421 ASPENWOOD CIR 650 Round Hill Dr. 1225 S 7 st.
Hyattville, WY 82428	Grand Jct. CO. 81502	Grand Jct. CO. 81503 Grand Jct., CO 81501
243-5018	242-3293	241-2373 242-5370
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 Signature of Person Completing Application _____ Date _____

X Signature of Property Owner(s) - attach additional sheets if necessary _____ Date 4-30-96
 The Reverend E.S. Wright



DEVELOPMENT APPLICATION

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

Receipt _____
Date _____
Rec'd By _____
File No. _____

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<input type="checkbox"/> Rezone				From: To:	
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<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

PROPERTY OWNER
~~DEVELOPER~~

DEVELOPER

REPRESENTATIVE

Grigsby Development, Inc.

St. Matthews Episcopal Church

Robert C. Knapple

Thomas Logue

Name

Name

Name

P.O. Box 10

P.O. Box 776

650 Round Hill Dr.

1225 S. 7th St.

Address

Address

Address

Hyattville, WY 82428

Grand Junction, CO 81502

Grand Junction, CO 81506

Grand Junction, CO 81501

City/State/Zip

City/State/Zip

City/State/Zip

City/State/Zip

(307) 469-2420
243-5018

242-3293

241-2373

242-5370

Business Phone No.

Business Phone No.

Business Phone No.

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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.

Signature of Person Completing Application
The undersigned owner consents to the filing of this application as prepared and submitted by the contract purchaser Robert C. Knapple.

Grigsby Development, Inc. BY: Paula M. Grigsby Date April 30, 1996
Signature of Property Owner(s) - attach additional sheets if necessary Vice President

SUBMITTAL CHECKLIST

MAJOR SUBDIVISION: PRELIMINARY

Location: 27 1/2 & Colland

Project Name: The Knolls

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 <u>7611 Water</u>	○ Drainage District <u>10015</u>	● Water District <u>11P</u>	○ Sewer District	● U.S. West	● Public Service	○ GVRP	○ CDOT	● Corps of Engineers	○ Colorado Geological Survey	● U.S. Postal Service	○ Persigo WWTF	● TCI Cable	TOTAL REQ'D.		
● Application Fee <u>\$610 + \$15/acre</u>	VII-1	1																												
● Submittal Checklist*	VII-3	1																												
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	1
● 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	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	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Location Map	IX-21	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	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	1	1
● Preliminary Drainage Report	X-12	1	2																											

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

PRE-APPLICATION CONFERENCE

Date: 4/24/96
Conference Attendance: Kathy P., Tom Logue
Proposal: Phil. Plan
Location: 27 1/2 + Cortland

Tax Parcel Number: 2945-011-00-035
Review Fee:

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

Additional ROW required? ?
Adjacent road improvements required? Yes
Area identified as a need in the Master Plan of Parks and Recreation? -
Parks and Open Space fees required? Yes Estimated Amount:
Recording fees required? at final Estimated Amount:
Half street improvement fees/TCP required? Yes Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee required? Yes

Applicable Plans, Policies and Guidelines
Located in identified floodplain? FIRM panel #
Located in other geohazard area?
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required? Yes

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other (Open Space)
Screening/Buffering, Landscaping, Availability of Utilities
Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files:
It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signatures of Petitioner(s) and Representative(s)

DRAWING STANDARDS CHECKLIST

PRELIMINARY MAJOR BASIN DRAINAGE MAP

ITEM	GRAPHIC STANDARDS	OK	NA	
SECTION VIII	A	Scale: 1" = 50', 60', 100', or 200'		
	B	Sheet size: 11" x 17" or 24" x 36"		
	H	Vertical control: Benchmarks on U.S.G.S. datum if public facilities other than SW are proposed		
	I	Orientation and north arrow		
	J	Stamped and sealed drawings by registered professional competent in the work		
	K	Title block with names, titles, preparation and revision dates		
	M	Legend of symbols used		
	N	List of abbreviations used		
	P	Multiple sheets provided with overall graphical key and match lines		
	Q	Contouring interval and extent		
R	Neatness and legibility			
ITEM	FEATURES	OK	NA	
MAJOR BASIN INFO	1	Use "Drainage Information" items of the Preliminary Plan (or that same portion of Item 1 of the Composite plan reduced as required, as a portion of the map). The map must show the site and the entire upstream watershed, which together is the "major basin"		
	2	Add a Vicinity Map if the major basin does not include collector or arterial roads		
	3	Show ROWs, canals, drains, ditches, culverts, ponds, detention basins, wetlands, and other major drainage features in the off-site area of the major basin <i>IRRIGATION</i>		
	4	Provide township, range, section, and quarter section information		
	5	Identify existing subdivisions by name and show approximately boundary of the proposed subdivision		
	6	Identify prominent soil types and land uses		
	7	Show general off-site topography using available contour mapping		
	8	Show 100-year floodplains in the off-site area <i>CLEARLY DELINEATE BASIN</i>		
	9	Show major basin and off-site sub-basin runoff boundaries <i>BOUNDARIES</i>		
	10	Identify off-site sub-basin and major basin areages		
	11	Show existing off-site drainage patterns		
	12	Identify areas referenced in the report as having been previously studied		
ON-SITE INFO	13	Show existing characteristics of inflow to, through, and from the site		
	14	Show existing on-site drainage patterns		
	15	Show proposed on-site drainage patterns		

COMMENTS

"On-site info" items above must be deleted prior to use as a base for the Final Major Basin Drainage Map

KEITH E CLUTTER
3430 PONDEROSA CT
GRAND JUNCTION, CO 81506-8457

KALANDA MORGAN
3420 PONDEROSA CT
GRAND JUNCTION, CO 81506-8457

JOHN F FORBES
3410 PONDEROSA CT
GRAND JUNCTION, CO 81506-8457

LINDA MARIE OTIS
3415 PONDEROSA CT
GRAND JUNCTION, CO 81506-8457

SHELLEY W RULLESTAD
3425 PONDEROSA CT
GRAND JUNCTION, CO 81506-8457

MICHAEL C BUTHERUS
3435 PONDEROSA CT
GRAND JUNCTION, CO 81506-8457

A PENKO
3635 PONDEROSA WAY
GRAND JUNCTION, CO 81506-8444

DONALD J MCFARLAND
3705 ELDERBERRY CIR
GRAND JUNCTION, CO 81506-8485

LYNN E LICKERS
3715 ELDERBERRY CIR
GRAND JUNCTION, CO 81506-8485

STEVEN J JOHNSON
3725 ELDERBERRY CIR
GRAND JUNCTION, CO 81506-8485

ELIJAH DEAN HINES
3735 ELDERBERRY CIR
GRAND JUNCTION, CO 81506-8485

CLAUDE E EARLY
3745 ELDERBERRY CIR
GRAND JUNCTION, CO 81506-8485

LEONARD L SARTZ
3805 APPLEWOOD ST
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M IRENE DARLINGTON
3815 APPLEWOOD ST
GRAND JUNCTION, CO 81506-8409

EVERETT L POND
3825 APPLEWOOD ST
GRAND JUNCTION, CO 81506-8409

JACK C STOUT
3515 PONDEROSA WAY
GRAND JUNCTION, CO 81506-8482

ROBERT H BLOM
3526 RIDGE DR
GRAND JUNCTION, CO 81506-8478

DANIEL KUDZY
3618 RIDGE DR
GRAND JUNCTION, CO 81506-8497

RODNEY SUNDHEIM
3615 PONDEROSA WAY
GRAND JUNCTION, CO 81506-8444

GENE C COLEMAN
3626 RIDGE DR
GRAND JUNCTION, CO 81506-8497

DAVID E PARSELL
2210 ELDERBERRY CT
GRAND JUNCTION, CO 81506-8454

HANS J KUNZ
3820 APPLEWOOD ST
GRAND JUNCTION, CO 81506-8410

GARY L WUSTER
3735 APPLEWOOD ST
GRAND JUNCTION, CO 81506-8411

JACK D ELLIOTT
3730 ELDERBERRY CIR
GRAND JUNCTION, CO 81506-8475

RICHARD W TUMA
3720 ELDERBERRY CIR
GRAND JUNCTION, CO 81506-8475

ROBERT L BENAC
3710 ELDERBERRY CIR
GRAND JUNCTION, CO 81506-8475

LOUIS A MCCOWEN
3630 ELDERBERRY CIR
GRAND JUNCTION, CO 81506-8453

JIMMY L COLEMAN
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GRAND JUNCTION, CO 81506-8453

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Jose & Victoria Gallegos
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Grand Junction, CO 81506

Wesley & Dolores Pidcock
2256 S Seville Circle
Grand Junction, CO 81506

Muriel Crawford, Trustee
3943 S Piazza Pl.
Grand Junction, CO 81506

Virginia Johnson
2285 S Seville Cir.
Grand Junction, CO 81506

E William & Phyllis Trainer
2297 Seville Cir.
Grand Junction, CO 81506

Robert & Lucretia Sprowell
2311 S Seville Cir.
Grand Junction, CO 81506

Thomas & Elaine Sarmo
2325 S Seville Cir.
Grand Junction, CO 81506

Thomas & Rebecca Shea
2335 S Seville Cir.
Grand Junction, CO 81506

Colorado National Bank, Trustee
Mary E L Jones Trust
P.O. Box 608
Grand Junction, CO 81502

James & Carole Flynn
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Grand Junction, CO 81506

Harold & Marilyn Grafe
510 Tiara Dr.
Grand Junction, CO 81503

Patrice Howley
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Colorado National Bank
Donna M Gregory Revocable
Living Trust
P.O. Box 5168
Denver, CO 80217

Gordon & Trudora Harshman
2312 S Seville Cir.
Grand Junction, CO 81506

Arlena Hurst
2324 S Seville Cir.
Grand Junction, CO 81506

Luanne Antronica
3933 S Seville Cir.
Grand Junction, CO 81506

Doris Arcieri
2335 N Seville Cir.
Grand Junction, CO 81506

David & Mildred Mickle
2325 N Seville Cir.
Grand Junction, CO 81506

Gary & Julie Hiltbrand
2311 N Seville Cir.
Grand Junction, CO 81506

William & Christina Potter
2297 N Seville Cir.
Grand Junction, CO 81506

E. Romaine Mahaffey
P.O. Box 773035
Steamboat Springs, CO 80477

First Presbyterian Church of GJ
3940 27 1/2 Road
Grand Junction, CO 81506

Kent Marsh
192 Edlun Road
Grand Junction, CO 81503

Rufus & Florence Jones
3716 Christensen Ct.
Grand Junction, CO 81506

R. Leon & Martha Moore
3745 Christensen Ct.
Grand Junction, CO 81506

Sumrall Corp.
5479 E Mineral Circle
Littleton, CO 80122

Eleanor Eubanks, Trustee
3731 Christensen Ct.
Grand Junction, CO 81506

Leroy Jensen
2313 I Road
Grand Junction, CO 81505

Ernest C. Hunt
1624 Crestview Ct.
Grand Junction, CO 81506

Betty Schumann
4001 Ptarmigan Piazza
Grand Junction, CO 81506

Lori Nelson
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Grand Junction, CO 81506

Deborah Taylor
3645 27 1/2 Road
Grand Junction, CO 81506

M L Ray & Ruth Smith
1836 Ridge Dr.
Grand Junction, CO 81506

William & Linda Johnson
3636 Bell Ct.
Grand Junction, CO 81506

Allen & Dorothy Stevenson
1829 Ridge Dr.
Grand Junction, CO 81506

Larry & Anna Timm
1804 Bell Ridge Ct.
Grand Junction, CO 81506

Lawrence & Nadine Brozovich
1830 Bell Ridge Ct.
Grand Junction, CO 81506

Elizabeth Ann Willis
1825 Bell Ridge Ct.
Grand Junction, CO 81506

Darla Bankert
8023 Hygiene Rd.
Longmont, CO 80503

Paul & Matsuyo Trinklein
3728 Christensen Ct.
Grand Junction, CO 81506

Sherry Hepburn
3748 Christensen Ct.
Grand Junction, CO 81506

John & Pamela Glisan
3635 27 1/2 Road
Grand Junction, CO 81506

Dorothy Gulley
1820 Ridge Dr.
Grand Junction, CO 81506

Barbara Lacy
3644 Bell Ct.
Grand Junction, CO 81506

Alton & Gae Crisman
1819 Ridge Dr.
Grand Junction, CO 81506

Kenneth & Carol Gregory
1820 Bell Ridge Ct.
Grand Junction, CO 81506

Alan & Kathy Glover
1815 Bell Ridge Ct.
Grand Junction, CO 81506

William & Catherine Davis
.652 27 1/2 Road
Grand Junction, CO 81506

Carol A. Cadey Trust
1755 Crestview Dr., Apt. A
Grand Junction, CO 81506

Steve & Scott Voytilla
2631 Central Dr.
Grand Junction, CO 81506

Richard & Melinda Tope
560 E Saddle
Grand Junction, CO 81503

Herbert & Louise Wheeler
3625 27 1/2 Rd.
Grand Junction, CO 81506

Max Clifford & Jeannine Kendall
3620 Bell Ct.
Grand Junction, CO 81506

Robert & Marcia Bershenyi
1837 Ridge Dr.
Grand Junction, CO 81506

Barbara & Larry Whitely
1805 Ridge Dr.
Grand Junction, CO 81506

Michael & Wilma Debuono
1828 Bell Ridge Ct.
Grand Junction, CO 81506

Richard & Wyona Hollinger
1831 Bell Ridge Ct.
Grand Junction, CO 81506

St. Mathews Episcopal Church
P.O. Box 776
Grand Junction, CO 81502

Henry Faussonne
1745 Crestview Dr.
Grand Junction, CO 81506

Jack & Avis Brown
681 27 ½ Road
Grand Junction, CO 81506

Grigsby Development
P.O. Box 10
Hyattville, WY 82428

City of Grand Junction
Community Development Dept.
250 N 5th St.
Grand Junction, CO 81501

Gail Palmer &
Mary Barton-Palmer
1810 Cortland Ct.
Grand Junction, CO 81506

Robert C. Knapple
650 Round Hill Dr.
Grand Junction, CO 81506

Rudy & Linda Herrera
P.O. Box 41025
Grand Junction, CO 81501

Tom Logue
1225 S 7th St.
Grand Junction, CO 81501

GENERAL PROJECT REPORT

FOR:

THE PRELIMINARY DEVELOPMENT PLAN OF

THE KNOLLS

MAY 1, 1996

PRELIMINARY PLAN for: *THE KNOLLS*

INTRODUCTION - The Knolls is located southeast of 27 1/2 Road and Courtland Avenue (F 3/4 Road) in the City of Grand Junction. The 33.9 acre site was formerly known as "Onion Hill" which recieved a change in zoning and Preliminary Plan and was approved by the City sometime during the late 1980's. Also included within the property boundary is a 5.5 acre site which is within the St. Matthews Episcopal Church Subdivision.

EXISTING LAND USE - The property under consideration is comprised of 33.9 acres and is vacant of any manmade structures. The most dominate feature of the site is a shallow draw which along part of the south boundary of the property. The topography of the site is considered to be "rolling" in nature and slopes towards the southwest at a typical rate of 2.5 percent. All of the subject property is in a fallow state, ground cover is sparse to non-existent. Some evidence exists which indicate that agricultural activity may have occurred in the past. A grove of small elm and cottonwood trees can be found along the south property boundary.

The property is currently zoned PR (planned residential) 7.2 units per acre by the City of Grand Junction.

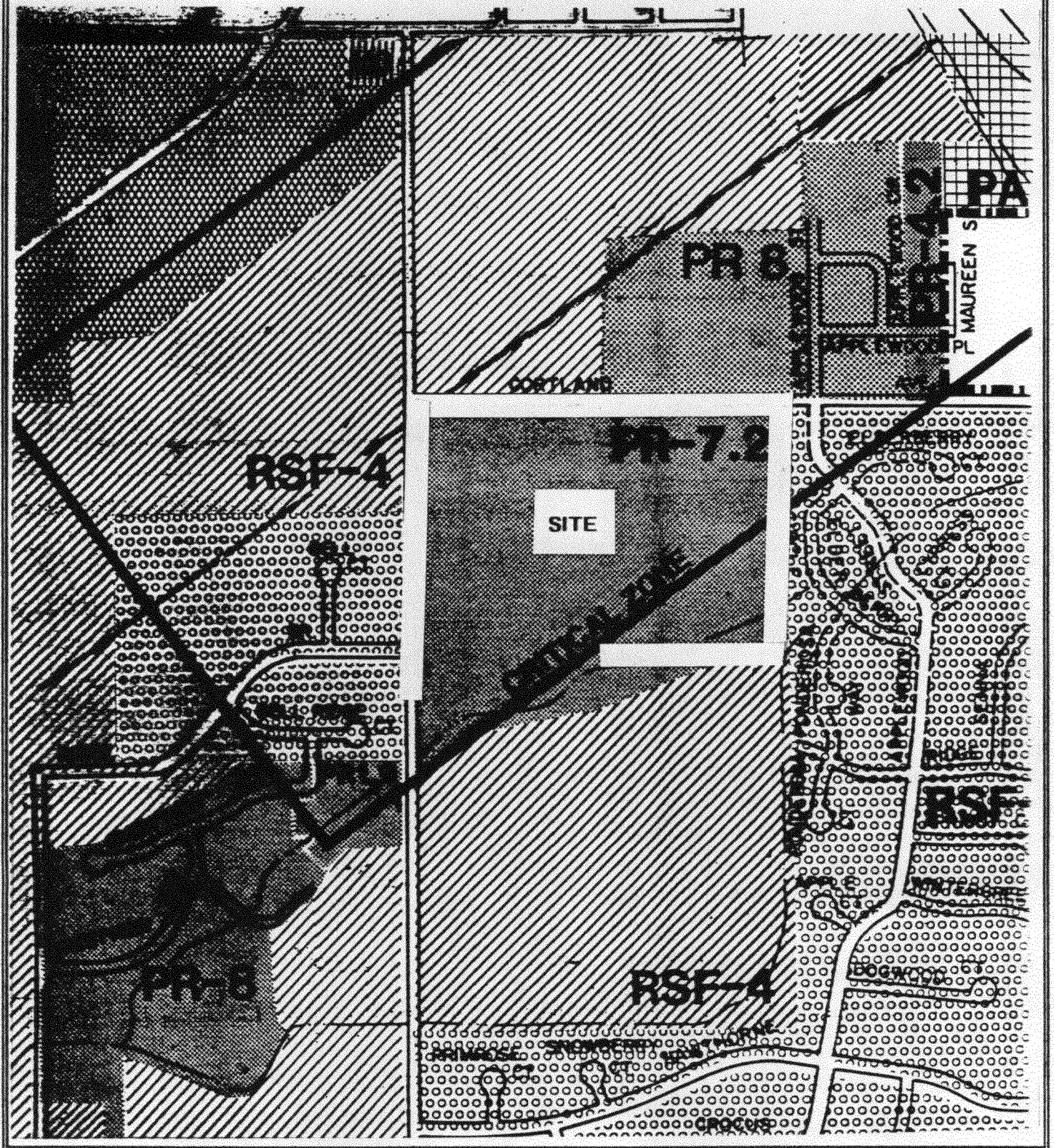
SURROUNDING LAND USE - The dominate land use in the area surrounding The Knolls is, Spring Valley, a single family development on moderately sized lots. A single acreage sized undeveloped parcel adjoins the subject site adjacent to its southerly boundary. This land consists of a large fallow parcel that does not have any plans for development. The closest non-residential use in the vicinity of the property is a church located at the northeast corner of 27 1/2 Road

and Courtland Avenue. Business and commercial uses are located along the Horizon Drive corridor about 1/4 mile to the north.

SURROUNDING LAND USE MATRIX				
USE	DIRECTION FROM SITE	AREA (ac.)	UNITS	LAND USE ZONE
Church	N	8.1	na	RSF-4
Crown Heights	N	12.1	39	PR-8
Applecrest	NE	7.41	15	PR-8
Spring Valley Filing 6	E	42.5	108	RSF-5
Vacant Land	S	25.4	0	RSF-4
Crestview	SW	20.3	29	PR-8
Bell Ridge Subdivision	W	11.1	34	RSF-5
Ptarmigan Ridge North	W	10.0	30	RSF-4
Ptarmigan Pointe	NW	.9	23	RSF-4

A Location Map at the end of this narrative statement illustrates the location of The Knolls in relationship to the surrounding land ownership. A reproduction from the Grand Junction Zoning map follows:

FIG. I - SURROUNDING ZONING MAP



PROPOSED LAND USE - The proposal calls for the ultimate development of 81 single family building sites and a 4.7 acre Church site on 33.9 acres. The resulting gross density is 2.4 dwelling units per acre. Lots range in size from 10,250 square feet to 14,000 square feet. Building Setback requirements for each lot is illustrated on the following chart:

PRINCIPAL BUILDING SETBACK REQUIREMENTS	
RESIDENTIAL STREET	20 feet
COURTLAND AV. & 27 1/2 RD.	30 feet
SIDE	10 feet
REAR	20 feet
Maximum Building Height = 32 feet	

The accompanying Preliminary Development Plan depicts the relationship of each dwelling use type to the property boundary, roadway access and open spaces.

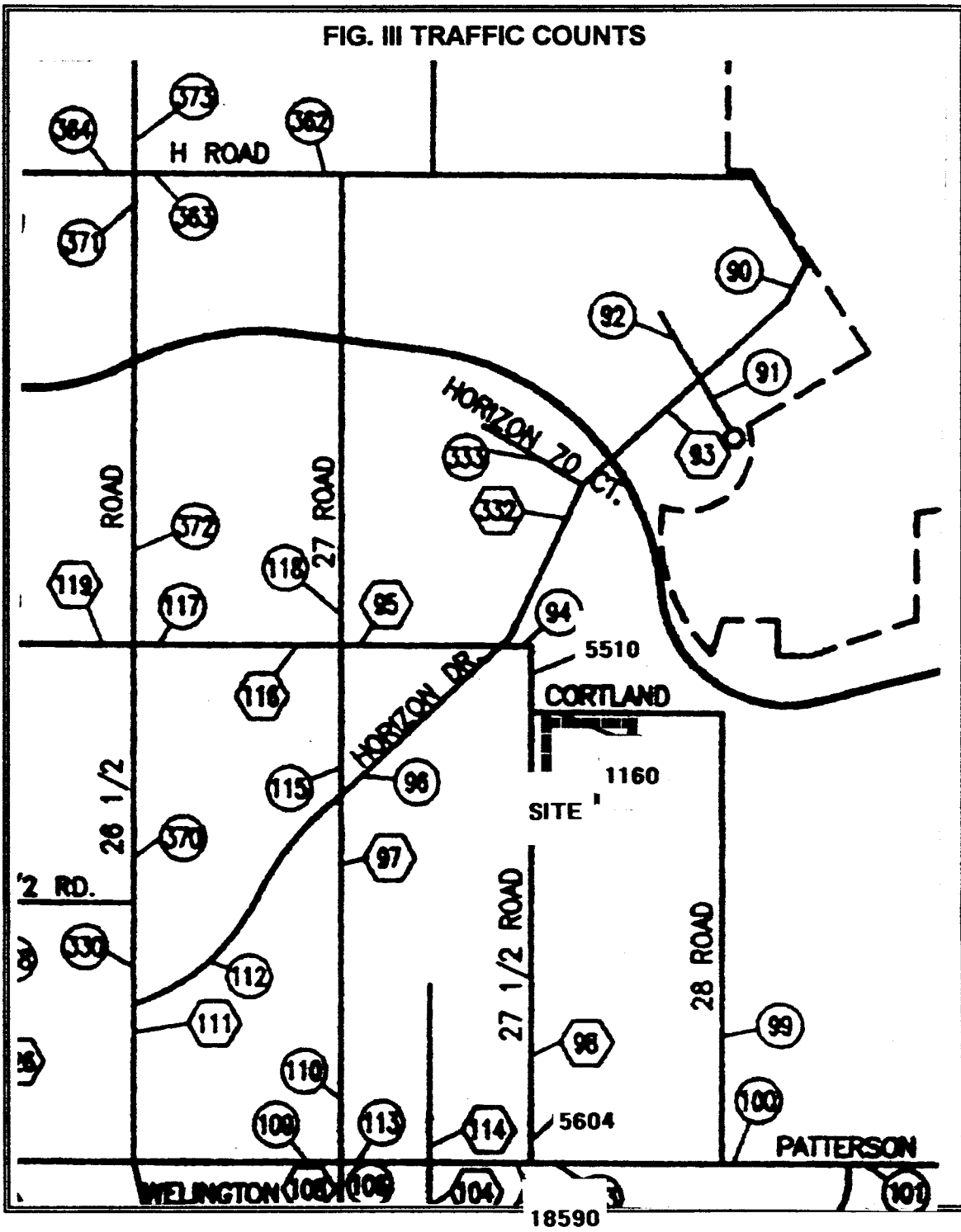
More than 5% of the total site is designated as Private Open Space which consists of a 1.8 acre site near the south west corner of the property. This open space will contain two uses: "natural" landscaping in the draw area consisting of trees and underbrush which will be suitable for wildlife habitat, and a formal landscaped area near the entrance to the development. The Private Open Space will also contain a small pond. The pond serves two purposes; storage of irrigation water and as storm water detention facility. In order to provide a buffer between the proposed lots and the existing adjoining roadways a 6 foot high solid screen wall will be constructed at the rear/side of those lots along 27 1/2 Road and Courtland Avenue. Additionally, entrance signs will be provided at the two entrance points into the development. All signs will meet the current City sign code requirements.

LAND USE SUMMARY			
USE	UNITS	AREA	% OF TOTAL
SINGLE FAMILY AREA	81	23.5	68.1
ROADS		4.3	21.7
PRIVATE OPEN SPACE		1.8	5.3
CHURCH SITE		4.7	13.9
TOTAL	81	64.8	100.00
DENSITY: 2.4 DWELLING UNITS PER ACRE			

In addition to the individual lot development standards presented herein, architectural controls will be implemented to insure an ascetically pleasing and orderly development. To achieve this, covenants, conditions and restrictions (C.C. & R's) will be adopted to insure ongoing protection to the future residents of The Knolls and surrounding property owners. The C. C. & R's will also include provisions for ownership and maintenance of the designated private open space, landscape buffer area, and the irrigation system.

ACCESS -Two primary access points are planned for The Knolls, one from 27 1/2 Road and the other from Courtland Avenue. Patterson Road is located less than 3/4 mile south of the site and serves as a major arterial east/west roadway in Grand Junction. Other access is available from Ridge Drive in Spring Valley Subdivision. 27 1/2 Road provides an important link to Horizon Drive. According to the City of Grand Junction's, *Trip Generator*, 800 average week day trips would be realized when The Knolls is fully developed resulting in a peak hourly volume of 243 trips. Due to the location and layout of The Knolls it is anticipated that the traffic will be equally split between each of the two access points. It is also assumed that 80% of the traffic movements will be left turns out and right turns in at each of the two intersections.

Figure III illustrates traffic counts made between 1990 and 1996 by the City of Grand Junction on major roads in the vicinity of The Knolls.



Several street cross sections are proposed as part of the street improvements at The Knolls.

INTERNAL STREETS - Will be improved to the City's standard for "Local Residential Streets"

RIDGE DRIVE - New improvements will match those which exist for Ridge Drive within Spring Valley which include a 32 foot wide asphalt paved surface with 2 foot vertical curb and gutter along each side, the 3 foot sidewalks on each side of the street are detached.

COURTLAND AVENUE - Half street improvement will be completed in accordance with the City's standard for collector roadways, this will require the construction of approximately 22 feet of additional pavement widening and a 7 foot vertical curbwalk.

27 1/2 ROAD - Improvements are not planned for 27 1/2 Road since major street improvements are planned by the City within the next 10 years. 27 1/2 Road is planned to be constructed to meet current collector standards.

UTILITY SERVICE

DOMESTIC WATER - All dwellings within The Knolls will be served by a public owned domestic water distribution system. An existing 8 inch water main is located within 27 1/2 Road and a 18 inch main in Courtland Avenue. New 8 and 6 inch mains will be extended within the development to provide water service to the new dwellings. The existing water mains are owned and operated by Ute Water Conservancy District. Fire hydrants will be placed throughout the development. Sufficient flows and pressure exist to provide adequate water supply for fire

protection. Additionally, the City fire station is located about 1 1/4 mile away from the development.

SANITARY SEWER - A new sanitary sewage collection system will be constructed. Sewer service will be extended from an existing main, owned and maintained by the City, located in 27 1/2 Road. It is estimated that peak sewage flows generated by the lots within the development will be 28,350 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 gas, electric, and communication lines will be located in a "common trench" adjacent to the dedicated road right-of-way.

IRRIGATION WATER - Irrigation water will be provided by a zoned pressurized delivery system which will create water conservation. A central pumping facility will be located within a pond located in the proposed Private Open Space.

DRAINAGE - A Preliminary Drainage Report which evaluates the impacts on existing drainage patterns has been submitted to the City Engineering and Community Development Departments under separate cover. Most of the future drainage will be carried on the ground surface to the proposed street system and a new storm water detention facility, and from the facility to an existing drainage channel flowing south west from the property boundary .

SOILS AND GEOLOGY - There are no known geologic hazards within The Knolls. The predominant soil type as identified by the Soil Conservation Service (SCS) is Fruita Clay Loam, Class IIs Land (Fe) - This soil is classified as moderate for local roads and streets traffic supporting capacity and moderate to high water tables.

AIRPORT OVERLAY ZONE - The Knolls is located within the "Critical Zone" according to the *Airport Overlay Map*, within Section 5.11.2B of the *Grand Junction Zoning and Development Code*. The code indicates that the proposal can be a compatible use at the density proposed.

SUP

DEVELOPMENT SCHEDULE - The rate at which development of The Knolls will occur is dependent upon the City's future housing needs. It is anticipated that site development will occur in phases as shown on the Phasing Plan on the next page.

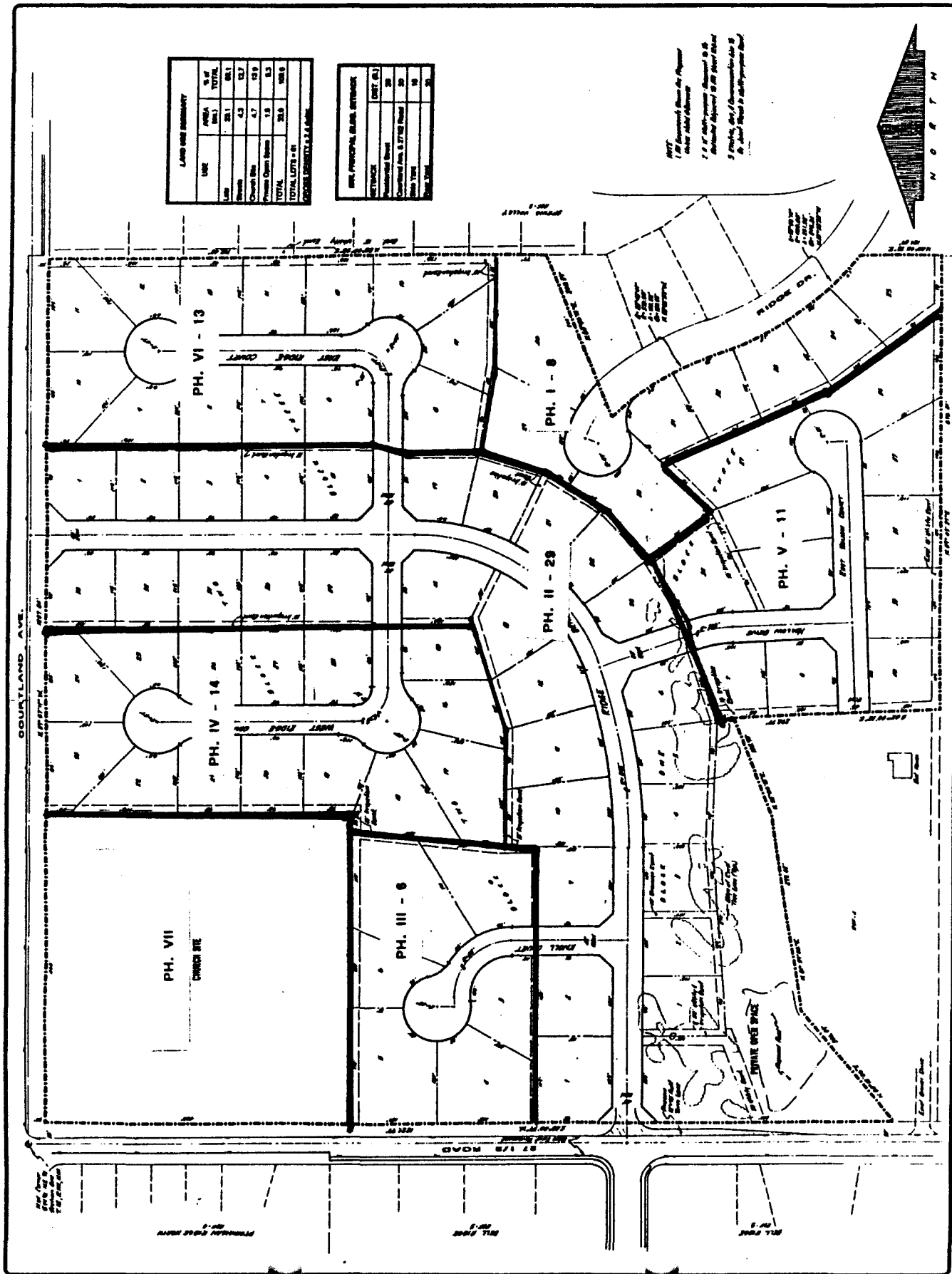
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THE KNOTTS

SEEN FROM THE AIR

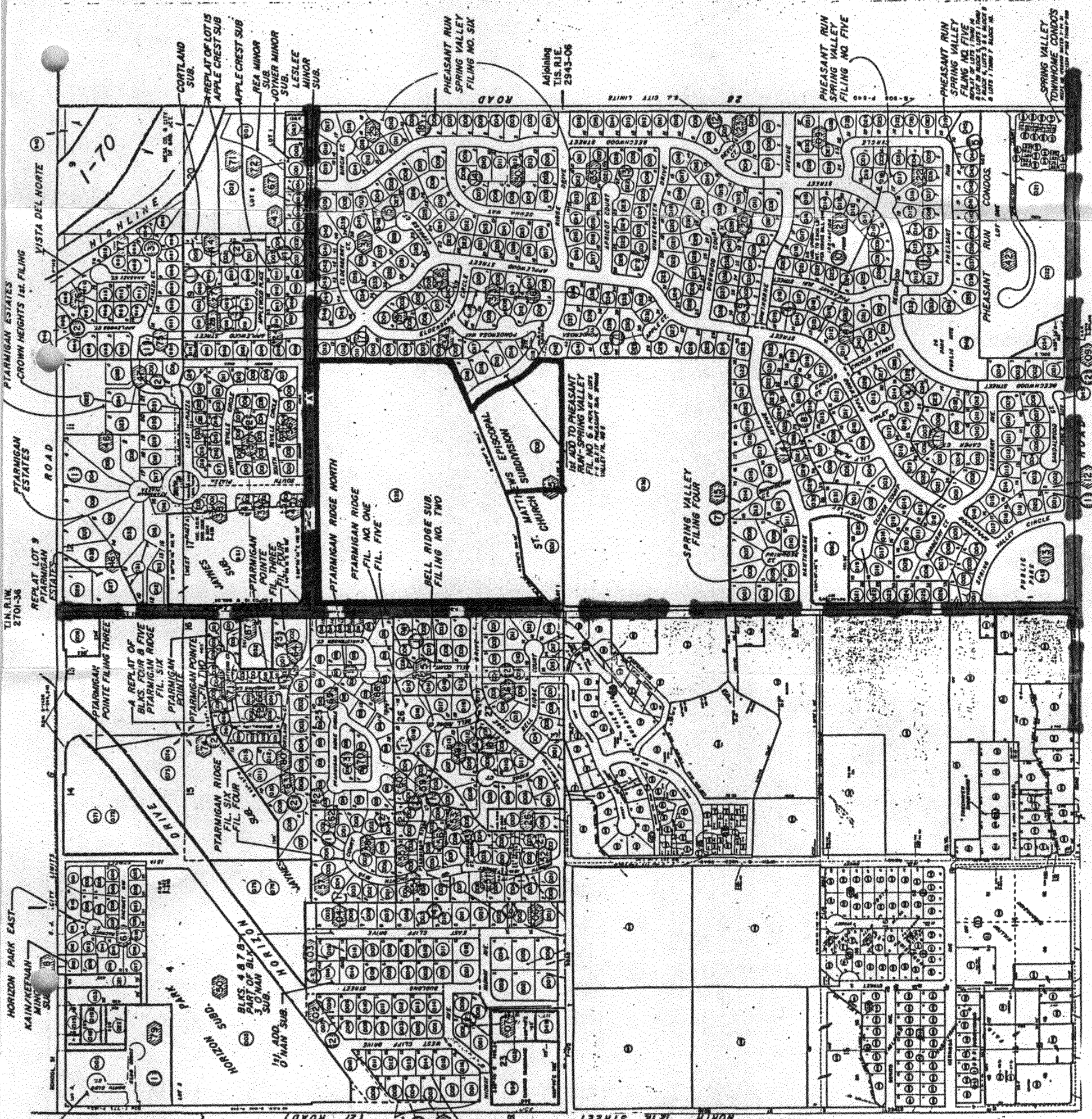
PHASING PLAN

DATE	05/1/77
BY	J.R.
CHECKED BY	
SCALE	
PROJECT NO.	
ONE	



T.I.S. R.I.W. SEC. 1
2945-01

Adjoining
T.I.S. R.I.W.
2945-021
2945-022

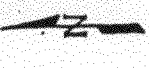
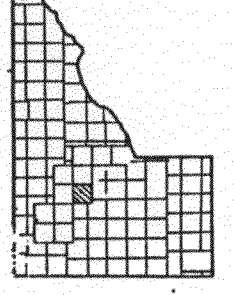
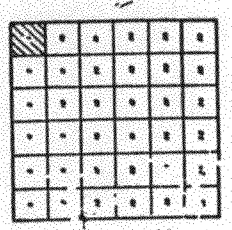


2945-01
T.I.S. R.I.W. SEC. 1

COUNTY		MESA	
OWNER OF RECORD	DATE	OWNER OF RECORD	DATE
CHECKER	DATE	CHECKER	DATE
REVISIONS	DATE	REVISIONS	DATE
1. 11/11/78	11/11/78	1. 11/11/78	11/11/78
2. 11/11/78	11/11/78	2. 11/11/78	11/11/78
3. 11/11/78	11/11/78	3. 11/11/78	11/11/78
4. 11/11/78	11/11/78	4. 11/11/78	11/11/78
5. 11/11/78	11/11/78	5. 11/11/78	11/11/78
6. 11/11/78	11/11/78	6. 11/11/78	11/11/78
7. 11/11/78	11/11/78	7. 11/11/78	11/11/78
8. 11/11/78	11/11/78	8. 11/11/78	11/11/78
9. 11/11/78	11/11/78	9. 11/11/78	11/11/78
10. 11/11/78	11/11/78	10. 11/11/78	11/11/78

COUNTY		MESA	
OWNER OF RECORD	DATE	OWNER OF RECORD	DATE
CHECKER	DATE	CHECKER	DATE
REVISIONS	DATE	REVISIONS	DATE
1. 11/11/78	11/11/78	1. 11/11/78	11/11/78
2. 11/11/78	11/11/78	2. 11/11/78	11/11/78
3. 11/11/78	11/11/78	3. 11/11/78	11/11/78
4. 11/11/78	11/11/78	4. 11/11/78	11/11/78
5. 11/11/78	11/11/78	5. 11/11/78	11/11/78
6. 11/11/78	11/11/78	6. 11/11/78	11/11/78
7. 11/11/78	11/11/78	7. 11/11/78	11/11/78
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9. 11/11/78	11/11/78	9. 11/11/78	11/11/78
10. 11/11/78	11/11/78	10. 11/11/78	11/11/78

Adjoining
T.I.S. R.I.W.
2945-021
2945-024



SCALE - 1" = 200'

PRELIMINARY DRAINAGE REPORT FOR:

THE KNOLLS

May, 1996
(rev.5/23/96)

Prepared For:
Robert C. Knapple
Grand Junction, Colorado

DEC
5-23-96

IV. Design Criteria & Approach

A. Hydrology:

The "Interim Outline of Grading and Drainage Criteria, City of Grand Junction" shall be used as the basis for analysis and facility design.

As the project is a residential development containing approximately 33.9 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 100 year frequency rainfall event. On site detention will be provided.

The following will be used in the computations and will be based on the most recent City of Grand Junction criteria:

Intensity Duration Frequency Curves (IDFC)

Times of Concentration shall be calculated based on the Average Velocities For Overland Flow and the Overland Flow Curves

Due to the nature of the proposed grading scheme, flows from off site basins OS1 and OS2 can be accommodated within the planned storm water detention facility.

B. Hydraulics:

All site facilities and conveyance elements shall be designed in accordance with the City of Grand Junction guidelines.

This Preliminary Drainage Study has been prepared to address site specific drainage concerns in accordance with the requirements of the City of Grand Junction, Colorado.

V. References

1. Interim Outline of Grading and Drainage Criteria, City of Grand Junction, July, 1992.
2. Flood Hazard Information, Colorado River and Tributaries, Grand Junction, Colorado, prepared for the City of Grand Junction and Mesa County, by The Department Of The Army, Sacramento District, Corps Of Engineers, Sacramento, California, November, 1976.
3. Flood Insurance Rate Map, Mesa County, Colorado, (Unincorporated Areas), Community Panel Number 080115 0460 B, Federal Emergency Management Agency, Map Revised July 15th, 1992.
4. Soil Survey, Mesa County Area, Colorado, , U.S. Department of Agriculture, issued November, 1955.
5. Hydrology Report for Onion Hill, Filing One, Beck Shrum and Associates, Inc., May 11, 1984

There is some evidence of some standing water in the bottom of the draw which originates on the property. However, soil and vegetation conditions do not exhibit a wetlands condition. Further investigation by a qualified wetlands expert may be required.

The subject site is within Zone X as determined by the FIRM Flood Insurance Rate Map. The closest area subject to flooding as identified by FIRM is the "Horizon Drive Drainage Channel".

B. Site:

Historically the property drains in a sheet flow fashion from the northeast to the southwest at approximately 2.5% slope to a shallow draw which originates on the property which intercepts all of the site drainage. Drainage then passes under 27 1/2 Road into two ponds within the Crestview Subdivision.

III. Proposed Drainage Conditions

A. Changes in Drainage Patterns:

Basin OS2 historic offsite drainage patterns will not be altered. Basin OS1 historic routing will not be change, but, will be altered with the installation of new curb and gutter along the Cortland Avenue frontage.

The proposed site plan divides the site into 4 basins labeled as A (5.2 acres), B (1.3 acres), C (26.5 acres) and D (1.0 acres). Runoff from basin A is predominately from the Church site and will be shall be conveyed via site grading and swales over land to the southwest corner of the site and ultimately conveyed by a new storm sewer system to the proposed storm water detention facility. Runoff from basin B shall be directed via lot grading to the aforementioned curb and gutter. Runoff from basin C will be conveyed in a sheet flow fashion via lot grading to the proposed street system to new inlet boxes and storm sewer which is to be discharged into the planned detention facility. Basin D will convey the storm water to the planned stormwater detention facility using underground storm sewer.

B. Maintenance Issues:

Access to and through the site shall be by dedicated public-right-of-way.

Ownership and responsibility for maintenance of the proposed storm sewer shall be that of the Home Owners Association for The Knolls. Ownership of any open areas will be the responsibility of private land owners and/or the homeowners association.

I. General Location and Description

A. Site and Major Basin Location:

The Knolls is located southeast of 27 1/2 Road and Cortland Avenue (F 3/4 Road) in the City of Grand Junction. The 33.9 acre site was formerly known as "Onion Hill" which received a change in zoning and Preliminary Plan and was approved by the City sometime during the late 1980's. Also included within the property boundary is a 5.5 acre site which is within the St. Matthews Episcopal Church Subdivision.

The property is vacant of any manmade structures. The most dominate feature of the site is a shallow draw which along part of the south boundary of the property. The topography of the site is considered to be "rolling" in nature and slopes towards the southwest at a typical rate of 2.5 percent. All of the subject property is in a fallow state, ground cover is sparse to non-existent. Some evidence exists which indicate that agricultural activity may have occurred in the past. A grove of small elm and cottonwood trees can be found along the south property boundary.

Most of the future drainage will be carried on the ground surface to the proposed street system and a new storm water detention facility, and from the facility to an existing drainage channel flowing southwest from the property boundary through two ponds located in Crestview Subdivision. The site is not adversely affected by drainage from off-site sources.

B. Site and Major Basin Description:

The project site contains approximately 33.4 acres and is planned as low density single family development. There are no major offsite tributary basins which adversely affect the subject property. Offsite sub-basins include OS1 (2.7 acres), OS2 (3.5 acres) as shown on accompanying Grading and Drainage Plan. The offsite basins are contiguous with the subject property. Basin OS1 contributes run-off from one half of the adjoining roadway in a shallow drainage swale adjacent to the roadway. Basin OS2 contributes run-off in a sheet flow manner. Both offsite basins flow to an existing drainage channel which originates on the property and flows southwesterly from the site.

Based on the "Soil Survey, Mesa County Area" soils are defined as (Fe), Fruita Clay Loam, hydrological soil group "B".

II. Existing Drainage Conditions

A. Major Basin:

Generally the area wide basin drains from the north to the south via natural swales and draws. Drainage from the area north of Cortland Avenue is intercepted by Cortland Avenue.

REVIEW COMMENTS

Page 1 of 5

FILE #PP-96-111

TITLE HEADING: The Knolls Subdivision

LOCATION: SE corner of 27 1/2 Road & Cortland Avenue

PETITIONER: Robert C. Knapple

PETITIONER'S ADDRESS/TELEPHONE: 650 Round Hill Drive
Grand Junction, CO 81506
241-2373

PETITIONER'S REPRESENTATIVE: Tom Logue

STAFF REPRESENTATIVE: Bill Nebeker

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., MAY 23, 1996.

CITY POLICE DEPARTMENT

5/7/96

Dave Stassen

244-3587

No comments at this time.

WALKER FIELD AIRPORT AUTHORITY

5/6/96

Dennis Wiss

244-9100

1. This development lies within the Airport Area of Influence, as well as underlying a common aircraft traffic pattern (runway 4/22), so may be affected by overflight of aircraft. An Avigation Easement is required to be recorded at or before filing of the subdivision plat. Please send a copy of the recorded document to the Walker Field Airport Authority following its recording.
2. It is our recommendation that, due to this (residential) development proximity to aircraft flight paths and the airport proper, that additional soundproofing insulation - as well as planned landscape features - be designed into each residence and site to help mitigate potential sound-level perceptions.

UTE WATER

5/8/96

Gary R. Mathews

242-7491

1. An 8" water main is needed for Ridge Drive from 27 1/2 Road to Cortland Avenue. Contact with Ute Water is needed to discuss the water line sizes for the remainder of the subdivision.
2. Water mains shall be C-900, class 150. Installation of pipe fittings, valves and services including testing and disinfection shall be in accordance with Ute Water standard specifications and drawings.
3. Developer is responsible for installing meter pits and yokes. Ute will furnish the meter pits and yokes.
4. Construction plans required before development begins.
5. Policies and fees in effect at the time of application will apply.

CITY FIRE DEPARTMENT

5/9/96

Hank Masterson

244-1414

Delete the hydrants at Lot 1 and Lot 7 of Block 2. Move the hydrant proposed for Lot 25, Block 2 to lot 27, Block 2. Also, move the hydrant proposed for Lot 12, Block 3 to Lot 14, Block 3.

PUBLIC SERVICE COMPANY

5/9/96

John Salazar

244-2781

GAS & ELECTRIC: Require 15' front-lot, multi-purpose easement at the front of all lots.

U.S. WEST

5/13/96

Max Ward

244-4721

For timely telephone service, as soon as you have a plat and power drawing for your housing development, please.....

MAIL COPY TO:

AND

CALL THE TOLL-FREE NUMBER FOR:

U.S. West Communications

Developer Contact Group

Developer Contact Group

1-800-526-3557

P.O. Box 1720

Denver, CO 80201

We need to hear from you at least 60 days prior to trenching.

CITY PROPERTY AGENT

5/13/96

Steve Pace

256-4003

No plat to review.

TCI CABLEVISION

5/13/96

Glen Vancil

245-8777

1. We require the developer to provide, at no charge to TCI Cablevision, an open trench for cable service where underground service is needed and when a roadbore is required, that too must be provided by the developer. The trench and/or roadbore may be the same one used by other utilities so long as there is enough room to accommodate all necessary lines.
2. We require developer to provide, at no charge to TCI Cablevision, fill-in of the 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 television
4. Should your subdivision contain cul-de-sac's 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.

CITY DEVELOPMENT ENGINEER

5/15/96

Jody Kliska

244-1591

1. Ridge Drive need to go through to 27 1/2 Road and line up with existing Ridge Drive. This is an important circulation link in the area, providing access from the neighborhoods to the Matchett property (future park and a school).
2. The narrative refers to continuing the 3 foot wide sidewalks. Detached walks are acceptable, but must meet current City Standards for width of 4.5 feet for a residential street.
3. A checklist for the Preliminary Major Drainage Basin Map is attached with areas to be addressed circled in red. On both the map and in the drainage report, please identify and indicate existing irrigation ditches and structures.
4. Basin A, the church site, will be required to provide its own detention rather than utilizing the roadside ditch.
5. In the drainage report, please indicate maintenance of the pond and outlet structure will be the responsibility of the HOA.
6. Were any previous drainage studies done for this area?
7. The rational method is limited to areas of 25 acres or less by City SWMM. If the church is considered separately, then the rational method may be approved for the remainder of the property.

8. The drainage report referenced the wrong document. The City published the SWMM manual two years ago and it available for purchase.
9. Please look at regrading the cul-de-sac on the west so it does not drain to 28 Road. V-pans in swales along backyards cause us great maintenance and access difficulties and often don't function after homeowners fill in swales, rip out concrete and build sheds over the drainage.
10. Please show location of South Piazza in relation to proposed intersection with Cortland. The street must either line up or be offset 300'.
11. Improvements to Cortland will require intersection to line up with Cortland Court. Please detail the treatment of the irrigation ditch along existing Cortland.

CORPS OF ENGINEERS

5/13/96

Randy Snyder

243-1199

Based on my site inspection on May 8, 1996, wetlands are present on the property proposed for development. In accordance with Section 404 of the Clean Water Act, a Department of the Army permit is required for any excavation or discharge (including mechanized land clearing) of dredged or fill material in waters of the United States. Within the context of Section 404, "waters of the United States" are defined as the territorial seas; perennial and ephemeral streams; lakes, ponds, impoundments; and wetlands. Federal law requires that any individual or entity proposing to excavate or discharge into waters of the United States obtain a Department of the Army permit PRIOR to commencing just work. To aid the applicant, we have enclosed a list of wetland consultants who routinely perform wetland delineations and are familiar with the Section 404 permit process.

We have assigned number 199675222 to this project.

GRAND VALLEY WATER USERS

5/16/96

Richard Proctor

242-5065

Grand Valley Project Lateral 2B crosses the full width of the northern edge of the proposed development south of Cortland Avenue (F 3/4 Road). Lateral 2B is an underground pipeline. The Grand Valley Water Users' Association requires a 30 foot wide, 15 feet either side of the centerline of the Lateral 2B pipeline, right-of-way for said lateral. Also, required is 20 foot right-of-way surrounding pipeline manhole structures. Said right-of-way shall be free of building structures and trees. This right-of-way was granted to the Association and the United States when the Subscription for Stock documents was signed as recorded in Book 130 Page 56 at the Mesa County Clerk and Records Office. The developers will need to contact the Association concerning the delivery point of their allotted irrigation water for the property.

CITY COMMUNITY DEVELOPMENT

5/16/96

Bill Nebeker

244-1447

NOTES: Cortland Avenue is spelled without a "u".

Other than the private open space, which does not appear to be useful for any active recreation, the intent of the Planned Residential zoning has been ignored. There are no special features proposed that make this subdivision a planned development.

1. The Preliminary Plan does not meet some specification sin the SSID manual.
 - a. Scale must be 1" + 20', 30', 40' or 50' - not 60'.
 - b. Relabel Preliminary Site Plan as Preliminary Plan
 - c. Preliminary Plan is missing Title block with names, titles, preparation and revision dates.
 - d. Utility vendors to site not listed
 - e. Existing lots not shown. Adjacent lots now shown to the north and south. South Piazza right-of-way not shown on plat.
 - f. Existing drainage system in Cortland Avenue not shown.
2. A portion of this site is located in the Airport Critical Zone, which contrary to the general project report is not compatible, but requires a Special Use Permit (SUP) for residential densities less than 4 units per acre and for the church. A SUP will be required at the time of final plan approval and at the time of construction of the

church. Please note that the church will not be allowed to have a school (other than typical religious Sunday School) because of the Airport Critical Zone. The Airport Critical Zone boundary shall be placed on the preliminary plan.

3. A portion of the site is zoned RSF-4 not PR-7.2. This area shall be rezoned to be compatible with the remainder of the subdivision at the time of final plan approval, or this portion of the site shall be compatible with the RSF-4 zone. The zoning line between the two zones shall be shown on the preliminary plan. (A legal description will be needed for the area zoned RSF-4 before this rezoning may occur.) The PR-7.2 may also be required to be rezoned at the time of final plan approval to be consistent with the densities required due to the Airport Critical Zone.
4. It appears that Ridge Drive was intended to be extended through to this subdivision when Spring Valley Filing #6 was platted. The two subdivisions should be tied together. Connect Ridge Drive in Spring Valley to the Ridge Drive in the Knolls.
5. Ridge Drive must be renamed past the required intersection with Ridge Drive in Spring Valley, i.e. the north/south portion of Ridge Drive must be renamed. Also rename West and East Ridge Court to alternate names (there is already a Ridge Court in the City). If you want street name suggestions contact Ronnie Edwards in our office.
6. Hollow Drive shall be extended to access the parcel directly to the south. This extension may be exchanged with the East Hollow Court extension to the parcel to the west with the existing house. (Access to the larger parcel to the south is a more critical need and has more potential for development than the lot to the west. Future access to the lot to the west can be provided from the parcel to the south.)
7. There appears to be a spacing problem between Ridge Drive where it connects with Cortland Avenue and South Piazza in the subdivision to the north. The Knolls subdivision should be redesigned to maintain 300' spacing between streets or so they align.
8. Pedestrian/bicycle connections should be made throughout the development. Where required pedestrian easements shall be 12 feet wide with a 10' wide typical concrete path. the residential site should be connected with the church with a path. I recommend that the connection be from West Ridge Court. A path should connect East Ridge Court with Cortland Avenue and East Hollow Court with Ridge Drive.
9. The private open space has very limited access. At a minimum a 12' wide pedestrian easement and 10' path shall be provided somewhere near the east end of the open space.
10. Common usable open space/recreation area is required.
11. A revised phasing plan must be submitted to reflect the above comments.
12. Since this subdivision is adjacent to and attaches with Spring Valley, which has detached sidewalks, I strongly recommend that detached sidewalks be included in this subdivision. They require a little extra right-of-way but add so much to the aesthetics of the subdivision (compare the feeling of driving through Spring Valley (detached sidewalks) with Bell Ridge (attached sidewalks), the subdivision to the west.

CITY COMMUNITY DEVELOPMENT

5/16/96

Rhonda Edwards

244-1430

The name "Ridge Court" cannot be used as it is a duplication. See Section 5-3-4.A.13 of the Zoning and Development Code. I would suggest a related name with a new prefix.

CITY UTILITY ENGINEER

5/15/96

Trent Prall

244-1590

Horizontal alignment of sewers appears adequate, more comments on final submittal. The City of Grand Junction Utility Division has no other objections to preliminary plan.

CITY PARKS & RECREATION

5/17/96

Shawn Cooper

244-3869

1. Allow better access to open space to north and east.
2. Connect the two pieces of Ridge Road.
3. Provide pedestrian and bike access from East Hollow Court to Ridge Road.
4. Open West Ridge Court to Cortland and line up with street to north.

5. Preserve more of the existing trees into the open space and create a more usable area.
6. Parks & Open Space fees - 81 units @ \$225 = \$18,225.

LATE COMMENTS

MESA COUNTY SCHOOL DISTRICT #51

5/20/96

Lou Grasso

242-8500

SCHOOL - CURRENT ENROLLMENT / CAPACITY - IMPACT

Orchard Avenue Elementary - 389 / 375 - 20

East Middle School - 415 / 465 - 10

Grand Junction High School - 1674 / 1630 - 14

TO DATE, COMMENTS NOT RECEIVED FROM:

City Attorney

Mesa County Planning

U.S. Postal Service

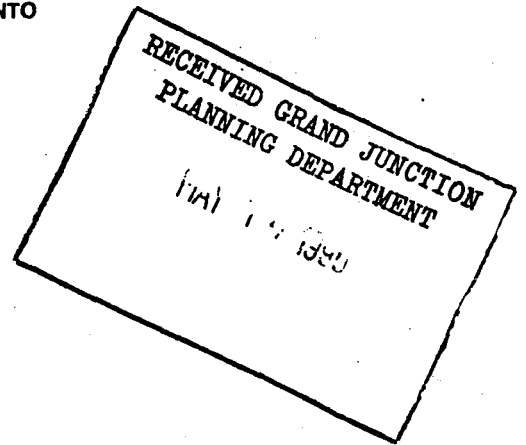
PP-96-111



DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

REPLY TO
ATTENTION OF

May 13, 1996



Regulatory Branch (199675222)

Mr. Michael Drollinger
City of Grand Junction
250 North 5th Street
Grand Junction, Colorado 81501

Dear Mr. Drollinger:

We are responding to your written request for comment on The Knolls. The project is located within Section 1, Township 1 South, Range 1 West, Mesa County, Colorado.

Based on my site inspection on May 8, 1996, wetlands are present on the property proposed for development. In accordance with Section 404 of the Clean Water Act, a Department of the Army permit is required for any excavation or discharge (including mechanized land clearing) of dredged or fill material in waters of the United States. Within the context of Section 404, "waters of the United States" are defined as the territorial seas; perennial and ephemeral streams; lakes, ponds, impoundments; and wetlands. Federal law requires that any individual or entity proposing to excavate or discharge into waters of the United States obtain a Department of the Army permit **prior** to commencing just work. To aid the applicant, we have enclosed a list of wetland consultants who routinely perform wetland delineations and are familiar with the Section 404 permit process.

We have assigned number 199675222 to this project. Please refer to this number in any correspondence with this office. If you have any questions, please write to me or telephone (970) 243-1199.

Sincerely,

Randy Snyder
Project Manager
Ecologist

Enclosure

Copy Furnished:

Mr. Robert C. Knapple, 650 Round Hill Drive, Grand Junction,
Colorado 81506 w/Enclosure

Preliminary Plan - The Knolls
PP-96-111
Review Comments
Staff: Bill Nebeker

Notes: Cortland Avenue is spelled without a "u".

Other than the private open space, which does not appear to be useful for any active recreation, the intent of the Planned Residential zoning has been ignored. There are no special features proposed that make this subdivision a planned development.

PRELIMINARY SITE PLAN

1. The Preliminary Plan does not meet some specifications in the SSID manual.
 - a. Scale must be 1" = 20', 30' 40' or 50' not 60'.
 - b. Relabel Preliminary Site Plan as Preliminary Plan
 - c. Preliminary Plan is missing Title block with names, titles, preparation and revision dates.
 - d. Utility vendors to site not listed.
 - e. Existing lots not shown. Adjacent lots not shown to the north or south. South Piazza right-of-way not shown on plat.
 - f. Existing drainage system in Cortland Avenue not shown.
2. A portion of this site is located in the Airport Critical Zone, which contrary to the general project report is not compatible, but requires a Special Use Permit (SUP) for residential densities less than 4 units per acre and for the church. A SUP will be required at the time of final plan approval and at the time of construction of the church. Please note that the church will not be allowed to have a school (other than typical religious Sunday School) because of the Airport Critical Zone. The Airport Critical Zone boundary shall be placed on the preliminary plan.
3. A portion of the site is zoned RSF-4, not PR 7.2. This area shall be rezoned to be compatible with the remainder of the subdivision at the time of final plan approval, or this portion of the site shall be compatible with the RSF-4 zone. The zoning line between the two zones shall be shown on the preliminary plan. (A legal description will be needed for the area zoned RSF-4 before this rezoning may occur.) The PR 7.2 may also be required to be rezoned at the time of final plan approval to be consistent with the densities required due to the Airport Critical Zone.
4. It appears that Ridge Drive was intended to be extended through to this subdivision when Spring Valley Filing #6 was platted. The two subdivisions should be tied together. Connect Ridge Drive in Spring Valley to the Ridge Drive in the Knolls.

5. Ridge Drive must be renamed past the required intersection with Ridge Drive in Spring Valley, i.e. the north/south portion of Ridge Drive must be renamed. Also rename West and East Ridge Court to alternate names. (There is already a Ridge Court in the City.) If you want street name suggestions contact Ronnie Edwards in our office.
6. Hollow Drive shall be extended to access the parcel directly to the south. This extension may be exchanged with the East Hollow Court extension to the parcel to the west with the existing house. (Access to the larger parcel to the south is a more critical need and has more potential for development than the lot to the west. Future access to the lot to the west can be provided from the parcel to the south.)
7. There appears to be a spacing problem between Ridge Drive where it connects with Cortland Ave. and South Piazza in the subdivision to the north. The Knolls subdivision should be redesigned to maintain 300' spacing between streets or so they align.
8. Pedestrian/bicycle connections should be made throughout the development. Where required pedestrian easements shall be 12 feet wide with a 10' wide typical concrete path. The residential site should be connected with the church with a path. I recommend that the connection be from West Ridge Court. A path should connect East Ridge Court with Cortland Avenue and East Hollow Court with Ridge Drive.
9. The private open space has very limited access. At a minimum a 12' wide pedestrian easement and 10' path shall be provided somewhere near the east end of the open space.
10. Common usable open space/recreation area is required.
11. A revised phasing plan must be submitted to reflect the above comments.
12. Since this subdivision is adjacent to and attaches with Spring Valley which has detached sidewalks, I strongly recommend that detached sidewalks be included in this subdivision. They require a little extra right-of-way but add so much to the aesthetics of the subdivision. (Compare the feeling of driving through Spring Valley (detached sidewalks) with Bell Ridge (attached sidewalks) subdivision to the west.)
13. It's not clear if the church site is included in this subdivision. If it is not, it shall be included.

RESPONSE TO REVIEW COMMENTS

May 23, 1996

Title: THE KNOLLS, Preliminary Plan

File No: PP-96-111

Location: SE of 27 1/2 Road and Cortland Ave.

The following agency comments were informational in nature and do not require a specific response:

CITY POLICE DEPARTMENT
UTE WATER
PUBLIC SERVICE COMPANY
U.S. WEST
CITY PROPERTY AGENT
TCI CABLEVISION
GRAND VALLEY WATER USERS
UTILITY ENGINEER

RESPONSE TO WALKER FIELD:

An Aviation Easement will be prepared for recording with the Final Plat.

The following statement will be included in the recorded Covenants, "The Knolls Subdivision lies within the Walker Field Airport Area of Influence. It is suggested that additional soundproofing insulation be incorporated within the construction of each dwelling".

RESPONSE TO FIRE DEPARTMENT:

The requested hydrant location changes will be incorporated within the final construction plans.

RESPONSE TO DEVELOPMENT ENGINEER:

1. Also see response to Community Development Department.
2. The final street construction plans will indicate a 4.5 foot wide detached sidewalk around the cul-de-sac at the end of existing Ridge Drive.
3. The Preliminary Drainage Map has been revised to depict requested information. The existing irrigation ditch adjacent to Cortland Avenue is abandoned and not used. It was

replaced with an underground irrigation pipe several years ago.

4. The Final Drainage plans will include a separate detention facility for the Church site.

5. The Drainage Report has been revised to indicate maintenance of the pond and outlet control structure to be by the Home Owner's Association. Also the incorrect reference cited in the report has been changed.

6. The Grading Plan has been modified to regrade the site so that storm water does not enter 27 1/4 Road near the Church site. An additional storm sewer has been added to carry the runoff to the existing draw area.

7. The centerline of South Piazza is shown on the Preliminary Plan and it is 240 feet west of the proposed intersection on Cortland Avenue. South Piazza is not constructed to any past or current City street standard. It has an approximate 20 foot divided median, this might cause confusion in crossing Cortland Avenue from a standard local street section to a divided street section. A vehicle will have to cross Cortland Avenue diagonally in order to stay in the proper travel lane. If it is determined by the Planning Commission that the two streets must line up a Revised Preliminary Plan will be submitted with the final plat for the first phase.

RESPONSE TO CORPS OF ENGINEERS:

A wetlands declination study will be provided with the next Final Plan review process. Development plans do not call for any disturbance to the area where wetlands may exist on the property.

RESPONSE TO COMMUNITY DEVELOPMENT:

It is not the intention of the applicant to provide housing in a true "planned unit development" (PUD) concept, but, to meet current market demands for a more traditional type of development setting. The proposal is compatible with the existing single family development found on adjoining properties. Most of the subject property is zoned PUD. It is the applicants position that there may have been an error in establishing the PUD zoning in the early 1980's, particularly with the substantial changes which have occurred in the surrounding neighborhood since the adoption of the existing zone. Also since the time existing zoning for the property was established the City has adopted new land use regulations for development in and around Walker Field airport operations, such as, the establishment of the "Airport Critical Zone" which limits residential densities to no more than 4.0 dwelling units per acre.

During the review process for the Preliminary Plan it came to the attention of the applicant that there is a tremendous demand in Grand Junction for a "gated", upscale, single family development. It is the applicants desire to respond to this demand by modifying the initial application under current consideration to include a gated community with only one single access point on Cortland Avenue.

It is the applicant's understanding that it is the Community Development and the Engineering Departments position to require the extension of existing Ridge Drive across The Knolls property to connect with the portion of Ridge Drive west of 27 1/4 Road. The applicant would request that the staff reconsider their position based on the following:

A. Since the average daily trips that would use the Ridge Drive extension would exceed 1,000, the City's street standards would require Ridge Drive to be designated an Urban Residential Collector.

B. The City discourages direct driveway access onto Collector streets. A windshield survey was conducted and it revealed the existence of 12 private driveways on the constructed portions of Ridge Drive east of The Knolls property.

C. It has been suggested by staff that the Ridge Drive extension would be necessary to provide access to the Matchett property because one of the planned uses include a school site. Since The Knolls is located more than one mile from the Matchett site, School District 51 will bus children to planned school site.

D. Certain geometric standards have been established by the City, and others, these standards for collector streets are presented in tabular formate as follows:

AGENCY	DESIGN SPEED (mph)	MIN. CENTER-LINE RADIUS
City of Grd. Jct. ¹	30	300
ASCE ²	35	300
AASHTO ³	40	510
MESA COUNTY	30	375
RIDGE DRIVE, EAST	posted 25	250

¹ Transportation Engineering Design Standards DRAFT, Jan. 1995

² American Society of Civil Engineers

³ American Association of State Highway Officials

The planned Private Open Space is intended to be utilized in a number of ways:

1. Wildlife habitat and wetlands preservation
2. Irrigation Water Storage
3. Storm water management facilities.
4. Formalized landscape area with passive recreational uses.

Due to the nature of the application, a revised Preliminary Plan will be submitted in conjunction with the Final Plan submittal for the first phase of development. Any conditions of approval established by the Planning Commission together with other Community Development comments will be incorporated in the Revised plan.

RESPONSE TO CITY PARKS AND RECREATION:

A pedestrian pathway meet current City standards will be included as part of the development plan between the planned cul-de-sac on Ridge Drive and the Private Open Space in the draw area.

POSTING OF PUBLIC NOTICE SIGNS

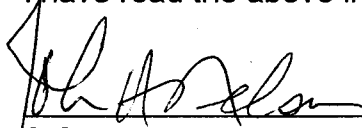
The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

To expedite the posting of public notice signs the following procedure list has been prepared to help the petitioner in posting the required signs on their properties.

1. All petitioners/representatives will receive a copy of the Development Review Schedule for the month advising them of the date by which the sign needs to be posted. **IF THE SIGN HAS NOT BEEN PICKED UP AND POSTED BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.**
2. A deposit of \$50.00 per sign is required at the time the sign is picked up.
3. You must call for utility locates before posting the sign. Mark the location where you wish to place the sign and call 1-800-922-1987. You must allow two (2) full working days after the call is placed for the locates to be performed.
4. Sign(s) shall be posted in a location, position and direction so that:
 - a. It is accessible and readable, and
 - b. It may be easily seen by passing motorists and pedestrians.
5. Sign(s) **MUST** be posted at least **10 days** before the Planning Commission hearing date and, if applicable, shall stay posted until after the City Council Hearing(s).
6. **After the Public Hearing(s) the sign(s) must be taken down and returned to the Community Development Department within FIVE (5) working days to receive a full refund of the sign deposit.** For each working day thereafter the petitioner will be charged a \$5.00 late fee. After eight working days Community Development Department staff will retrieve the sign and the sign deposit will be forfeited in its' entirety.

The Community Development Department staff will field check the property to ensure proper posting of the sign. If the sign is not posted, or is not in an appropriate place, the item will be pulled from the public hearing agenda.

I have read the above information and agree to its terms and conditions.


 SIGNATURE _____ DATE 5/21/96 *The Knolls*
 FILE #/NAME PP- 96-111 *John Nelson* RECEIPT # 4032
 PETITIONER/REPRESENTATIVE: 6/4/96 *414 Ridgeway Dr. 81503* PHONE # 253-1111
 DATE OF HEARING: _____ POST SIGN(S) BY: 5/24/96
 DATE SIGN(S) PICKED-UP 5/20/96 RETURN SIGN(S) BY: 6/11/96
 DATE SIGN(S) RETURNED 8-9-96 RECEIVED BY: me

V# 40006670

May 29, 1996



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

Thomas Logue
1225 South 7th Street
Grand Junction, CO 81501

Re: The Knolls Preliminary Plan

Dear Tom:

In accordance with Section 6-7-4 of the Grand Junction Zoning and Development Code, The Knolls Preliminary Plat has been withdrawn from the June 4, 1996 Planning Commission hearing. The reason for this withdrawal is the failure to submit satisfactory responses to Community Development Department review comments. Listed below are the comments that were not addressed.

1. A revised preliminary plan was not submitted with any of the required changes.
2. No response was received for the following Community Development Department comments: #1a-f (SSID requirements), 2 (Airport Critical Zone Boundaries), 3 (RSF-4 zoning line), 5 (Revised Street Names), 6 (East Hollow Court extension), 8 (bicycle/pedestrian connections), 9 (limited access to private open space), 11 (revised phasing), 12 (detached sidewalks) or 13 (including church within subdivision).

NOTE: Numbered responses to Development Engineer comments do not correspond with numbered review comments.

Please make necessary corrections and resubmit four sets of responses to our department no later than June 21, 1996 to be scheduled for the July 9, 1996 Planning Commission hearing. A \$50 readvertising fee is also required. If a gated community is proposed I suggest you not resubmit until the revised preliminary is ready. A preapplication conference will be required for a revised preliminary. If you have any questions please call me at 244-1447.

Sincerely,

A handwritten signature in black ink that reads "Bill Nebeker".

Bill Nebeker
Senior Planner

c: Robert C. Knapple
St. Matthew's Episcopal Church

Preliminary Plan - The Knolls
PP-96-111
Review Comments
Staff: Bill Nebeker

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Other than the private open space, which does not appear to be useful for any active recreation, the intent of the Planned Residential zoning has been ignored. There are no special features proposed that make this subdivision a planned development.

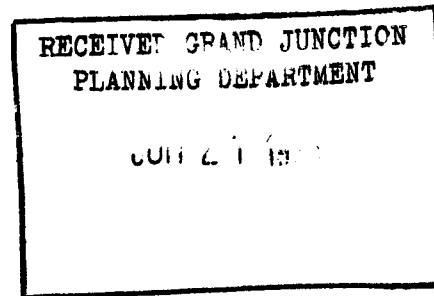
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13. It's not clear if the church site is included in this subdivision. If it is not, it shall be included.

June 21, 1996

Bill Nebeker, Sr. Planner
City of Grand Junction
Community Development Dept.
250 North 5th Street
Grand Junction, CO 81501



RE: THE KNOLLS PRELIMINARY PLAN

Dear Bill:

Attached are four sets of a revised Preliminary Plan in response to comments contained within your letter dated May 29, 1996. The following has been incorporated within the revised plan:

1. The plan has been redrawn to a scale of 1" = 50'.
2. The plan has been relabeled from "Preliminary Site Plan" to read Preliminary Plan.
3. The title block has been revised to include the developer's and preparer's name and address.
4. A directory of utility providers has been added to the plan.
5. All existing lots within 250 feet of the property boundary are now shown on the plan.
6. The Airport Critical Zone Boundary has been added to the plan.
7. The street names have been revised.
8. A pedestrian pathway has been added between Ridge Drive and the planned private open space.
9. The private open space has been reconfigured to allow for increased pedestrian access.
10. Even though the Church Site was included within the property as described in the initial submittal a lot and block number for the site has been added to the plan.

The street cross section for the Ridge Drive extension to the cul-de-sac will match those which exist. With the exception of the sidewalk width, which will be increased to 4.5 feet. All other internal street sections will be constructed to the City's current standard for local streets.

As you review the Preliminary Plan it will become apparent that a street stub to the south is not indicated. A stub to the adjoining property south east of The Knolls remains in place. This stub will eliminate the need for an existing driveway onto 27 1/2 Road which currently does not have good sight distance. It the desire of Mr. Knapple to further discuss this issue with the Planning Commission in conjunction with the Ridge Drive extension.

We hope that your concerns have been addressed. If you have any further questions feel free to contact me at any time.

Respectfully,


Thomas A. Logue

xc: Bob Knapple

STAFF REVIEW - PLANNING COMMISSION REPORT - JULY 9, 1996 HEARING

FILE: PP-96-111
DATE: June 26, 1996
STAFF: Bill Nebeker
REQUEST: Preliminary Plan for a 82 lot subdivision in a Planned Residential (PR-7.2) and RSF-4 zone
LOCATION: Southeast corner of 27 1/2 Road and Cortland Avenue (F 3/4 Road)
APPLICANT: Robert C. Knapple

EXECUTIVE SUMMARY:

The applicant proposes a 82 lot subdivision with 81 homes and 1 lot for a church on a 33.9 acre site, previously known and approved as Onion Hill. The approved Onion Hill plan has lapsed but the Planned Residential zoning remains. The new proposal calls for the relocation of the church site from the interior of the development to the southeast corner of 27 1/2 Road and Courtland Avenue. Staff recommends denial of this preliminary plan because it fails to provide a desired roadway connections, including the connection of Ridge Drive and the provision of a stub street to the vacant developable parcel to the south.

EXISTING LAND USE: Vacant

PROPOSED LAND USE: 81 single family lots and church site

SURROUNDING LAND USE:

NORTH:	Single Family homes & Church
SOUTH:	Vacant
EAST:	Single Family homes
WEST:	Single Family homes

EXISTING ZONING: PR-7.2 & RSF-4

SURROUNDING ZONING:

NORTH:	RSF-4 & PR-8
SOUTH:	RSF-4
EAST:	RSF-4
WEST:	PR-4, RSF-4, PR 1.9

RELATIONSHIP TO COMPREHENSIVE PLAN:

The preferred alternative for the Growth Plan (Concentrated Urban Growth) shows Residential Medium-Low Density (2-3.9 dwellings per acre) for this site.

STAFF ANALYSIS:

The applicant is proposing an 82 lot Planned Residential development for 81 single family homes and a church site. The 33.9 acre site was formerly known as "Onion Hill" which first received a change of zoning in 1980 and in 1983 was the subject another development proposal. The plan was never completed and lapsed. The PR 7.2 zoning remains on the site. The southern portion of the site is zoned RSF-4.

Although the PR zoning permits a density of 7.2 dwellings per acre, the majority of this site falls within the Airport Critical Zone which limits the residential density to under four dwellings per acre with a Special Use Permit. Densities higher than 4 per acre are incompatible with the Critical Zone, per Section 5-11-3 of the Zoning and Development Code. Proposed density for the site is 2.4 dwellings per acre with lots ranging in size from 10,250 square feet to 14,000 square feet. The applicant has indicated to staff that if the preliminary plan is approved as proposed, with Ridge Drive within the Spring Valley subdivision to the south not connecting with Ridge Drive in this subdivision, then a revised preliminary plan will be submitted proposing a gated community for all but the development adjacent to Spring Valley. The gated community concept is, however, not part of this development approval request.

The preliminary plan has been revised since the original submittal to respond to some of staff's comments, however, there are a number of items which have to date not been addressed and are discussed in detail below:

1. The Ridge Drive Connection
2. Stub Street to Property South of Subject Parcel
3. Design and Function of Proposed Open Space

Ridge Drive Connection

The first issue is the Ridge Drive (F 1/2 Road) extension through this subdivision. Ridge Drive is a designated collector street on the City's Proposed Street Classification Map and is an important circulation link in this area. It provides access from the subject parcel and the neighborhoods to the

west to the Matchett property to the east (located at approximately 28 1/4 Road), where a future park and school are planned. The planned extension of Ridge Drive through the Grand View Subdivision would provide access directly to the future park and school.

Except for a small portion of required right-of-way and improvements still to be constructed near 15th Street, Ridge Drive is the only through street north of Patterson Road between 12th Street (27 Road) and 28 Road. Ridge Drive is not intended to serve as a major east-west corridor. However, the roadway gives inter-neighborhood trips and traffic desiring to access the future park and school site or nearby subdivisions a route which avoids the need to use Patterson Road or a more circuitous route through other residential streets not designed as collectors. Patterson Road, designated a principal arterial, is by definition not designed to serve inter-neighborhood trips. Traffic projections indicate that Patterson Road will be functioning near or at capacity by the Year 2015 just by accommodating through-trips. The function and capacity of this important east-west arterial can not be compromised by the need to accommodate local trips.

The connection of Ridge Drive may spur concerns regarding increased traffic volumes and traffic speeds. There are physical design elements which could be incorporated into the design of Ridge Drive through The Knolls and retrofitted on other sections of the roadway to reduce traffic speeds. The term "traffic calming" is used to describe physical design elements of a street which serve to reduce traffic speeds while maintaining or improving vehicular safety. Traffic calming and suggested traffic calming measures to be incorporated into the Ridge Drive design, such as roundabouts, will be presented at the hearing. Staff believes that an evaluation of the need for traffic calming and the installation of appropriate traffic calming elements should be a requirement of The Knolls approval.

Stub Street to South

The applicant has also failed to provide an important link to a 25 acre vacant, RSF-4 zoned parcel to the south of the subject site. Without access to this parcel from The Knolls subdivision, future development on this parcel will be forced to access 27 1/2 Road only, since the parcel is already surrounded on two sides by homes in the Spring Valley subdivision. Also, access to The Knolls permits an inter-neighborhood linkage of benefit to all transportation modes.

Rather than providing access to the 25 acre parcel, the applicant has proposed a full street stub to a property to the west with an existing single family home (known as Lot 1 of the St. Matthews Episcopal Church Subdivision). Although access from The Knolls site to this parcel is desirable because it eliminates a driveway with sight distance limitations on 27 1/2 Road, a private drive from The Knolls rather than a stub street would be sufficient.

Open Space Design and Function

The private open space has been modified from the original submittal to provide greater access to the subdivision, however, there is little active recreation area which will be available to the

subdivision residents. The passive open space presently proposed serves only to preserve existing natural features. The applicant should be required to demonstrate how the present subdivision design provides for active open space.

Church Site

St. Matthew's Episcopal Church owns an approximately 5 acre site interior to this subdivision. The church is swapping the interior site for the 4.7 acre site at the corner. The swap makes sense so as to develop the church on 27 1/2 Road, a collector street, rather than interior to the neighborhood. Activities for the church will be limited due to the Airport Critical Zone, which allows churches only with a Special Use Permit. Schools, as principal or accessory uses are not allowed in Airport Critical Zones. The lot for the church will be platted. Construction of the church is not proposed at this time.

STAFF RECOMMENDATION:

Denial of the Preliminary Plan because it fails to provide needed roadway linkages for Ridge Drive and to a 25 acre vacant parcel to the south of The Knolls.

If Planning Commission approves this subdivision as proposed, staff recommends at a minimum that the following conditions be considered:

1. A revised preliminary plan (with a revised phasing plan) be submitted for the entire project except for the lots fronting the existing section of Ridge Drive connects to Spring Valley Subdivision. (Phase I as originally proposed by the applicant.)
2. The lots within Phase I be rezoned to PR-4 or RSF-4 at the time of final plat approval. A Special Use Permit will be required at final plan for those lots located within the Airport Critical Zone.
3. A pedestrian link, a minimum of 12' wide with a 10' concrete path, open to the public, be provided between Ridge Drive in Phase I to the remainder of this subdivision.
4. Roadway cross-sections shall be provided on the preliminary plan for: (a) local streets; (b) Ridge Drive, which shall include detached 4.5 ft sidewalks with vertical curbs; and (c) Cortland Avenue, which shall be designed to meet the City's collector street standard.
5. The preliminary plan shall be revised to indicate the location of the irrigation ditch along Cortland Avenue.
6. A phasing plan with proposed development schedule shall be provided.

7. The preliminary plan shall be revised to correctly identify the Airport Critical Zone boundary.
-

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item 96-111 I move that we deny The Knolls preliminary plan based on the findings that the plan fails to provide needed roadway links for Ridge Drive and a to a 25 acre vacant parcel to the south of the project site.

City of Grand Junction

Fax Cover Sheet

DATE: July 9, 1996 TIME: 11:39 AM
TO: Tom Logue PHONE: 242-5370
 FAX: 245-7716
FROM: Bill Nebeker *BN* PHONE: 244-1447

RE: Revised Staff Report for The Knolls

Number of pages including cover sheet: 6

Message

Attached is the staff report for the Knolls that was revised while I was on vacation. If you have any questions please call or I'll see you at the hearing tonight.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUL 11 1996

July 11, 1996

City of Grand Junction
Community Development Department
250 North Fifth Street
Grand Junction, CO 81501

RE: THE KNOLLS SUBDIVISION

Dear Staff:

Consider this a request by the applicant, Mr. Robert C. Knapple, of the Knolls Subdivision, to schedule the Preliminary Plan for consideration of the Planning Commission's denial of the application by the City Council on their first meeting in August.

Following is a change in the applicant's address:

Robert C. Knapple
O.P. Development Company, LLC.
2421 Applewood Circle
Grand Junction, CO 81503

We would like to take this opportunity and thank you in advance for your timely response to our request.

Respectfully,


Thomas A. Logue, Representative

xc: Robert C. Knapple

P E T I T I O N

CONCERNING: The Knolls Subdivision
Grand Junction Planning Department File # PP-96-111

We, the undersigned Residents of the City of Grand Junction, request that the street known as Ridge Drive not be made a through street from 15th Street through to 28 Road.

NAME	ADDRESS	DATE
Amy J. Fausone	1745 Crestview Dr	7/5/96
Robert L. Fausone	1745 Crestview Dr	✓
William A. Cooper	1755-C Crestview Dr	7/5/96
Myrna M. Cooper	1755-E Crestview Dr	7/5/96
Tom Elder	1755-D Crestview Dr	7/5/96
Alice R. Elder	1755-B Crestview Dr	7/5/96
Carol A. Cadz	1755A Crestview Dr	7/5/96
Jerry [Signature]	1755 #A Crestview Dr	7-5-96
A. J. Kendrick	1705 Crestview Dr	7/5/96
W. [Signature]	1719 CRESTVIEW DR	7/7/96
Carolyn D. Love	1719 Crestview Dr.	7-7-96

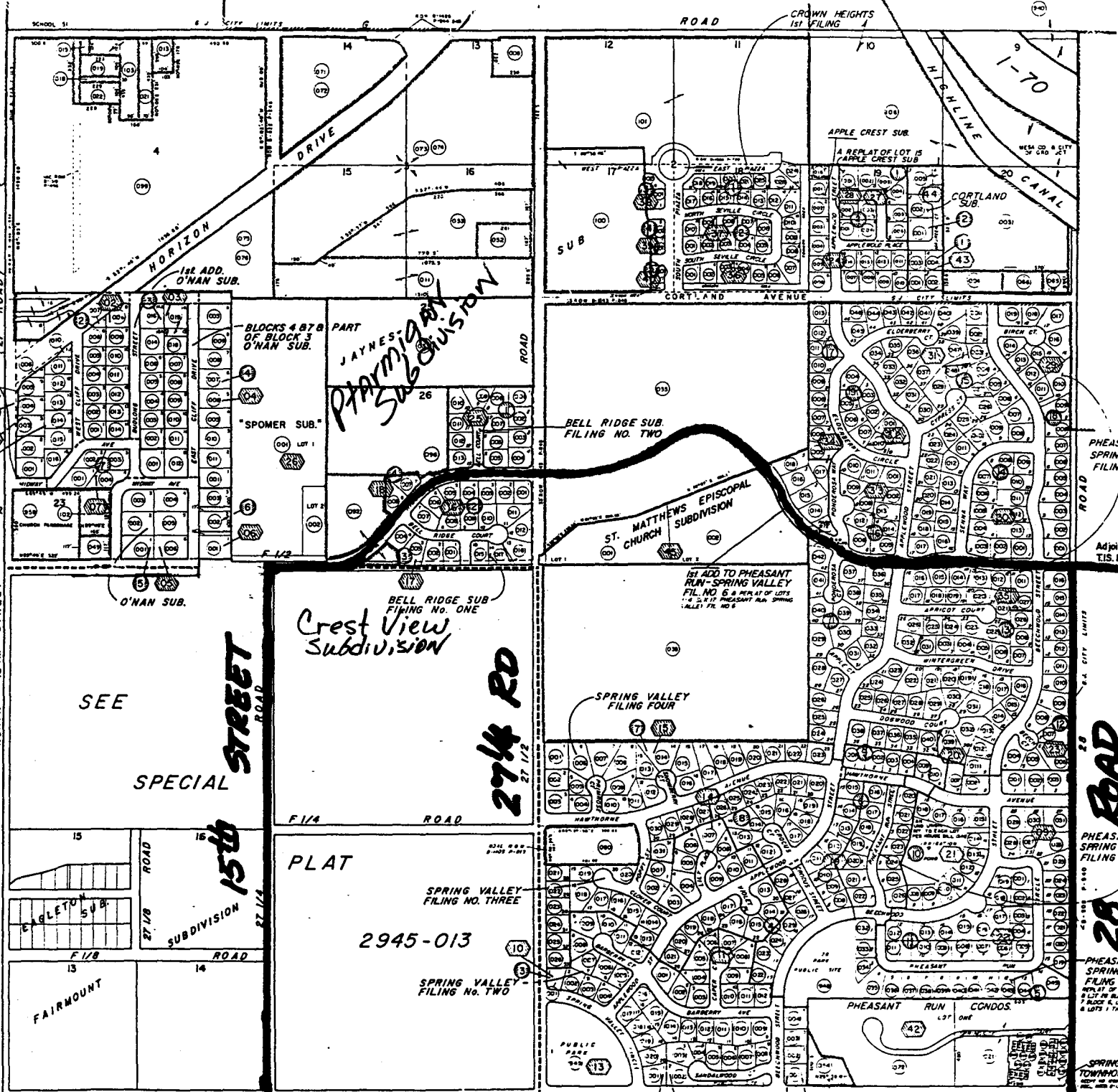
P E T I T I O N

CONCERNING: The Knolls Subdivision
Grand Junction Planning Department File # PP-96-111

We, the undersigned Residents of the City of Grand Junction, request that the street known as Ridge Drive not be made a through street from 15th Street through to 28 Road.

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
Serald F. Worn	1516 Crestview Way	7-5-96
Marion G. Worn	1516 Crestview Way	7-5-96
Joylon Allen	1523 Crestview Court	7-5-96
Barbara Jensen	1523 Crestview Ct	7-5-96
Edith Darnell	1550 Crestview Way	7-5-96
Barbara Adams	1554 A Crestview Way	7-5-96
William Braver	1534 B Crestview Way	7-5-96
Jerome Braver	" " "	"
Barbara Pfeiffer	1533-2 Crestview Way	7-5-96
Arlene E. Finley	1534 A Crestview Way	7-5-96
Ray Chen	1533 #3 Crestview Way	7-6-96
RT Buff	1533-2 Crestview Way	7/8/96

Adjoining
T.I.S. R.I.W.
2701-36



Patterson Road

Adjoining
T.I.S. R.I.W.
2945-121
&
2945-122

T.I.S. R.I.W. SEC. I
2945-01

NORTH 12 1/2 STREET

SEE SPECIAL STREET ROAD

27 1/2 RD

15th SUBDIVISION

28 ROAD

2945-013

SPRING TOWNHOME

Crest View Subdivision

SPRING VALLEY FILING No. TWO

SPRING VALLEY FILING No. THREE

SPRING VALLEY FILING FOUR

BELL RIDGE SUB FILING No. ONE

BELL RIDGE SUB FILING No. TWO

ST. MATTHEWS EPISCOPAL CHURCH SUBDIVISION

"SPOMER SUB."

BLOCKS 4 & 7 B PART OF BLOCK 3 O'NAN SUB.

APPLE CREST SUB.

CORTLAND SUB.

CROWN HEIGHTS 1ST FILING

1-70

WESA CO & CITY OF ORD SET

20 CANAL

CORTLAND AVENUE

HORIZON DRIVE

1st ADD. O'NAN SUB.

(27 ROAD)

ADD. IN SUB.

PHEASANT SPRING FILING

Adjoining T.I.S. R.I.

Adjoining T.I.S. R.I.

PHEASANT SPRING FILING V

PHEASANT SPRING FILING No. 4

REPLAT OF LOT 15 APPLE CREST SUB.

REPLAT OF LOT 15 APPLE CREST SUB.

REPLAT OF LOT 15 APPLE CREST SUB.

REPLAT OF LOT 15 APPLE CREST SUB.

REPLAT OF LOT 15 APPLE CREST SUB.

P E T I T I O N

CONCERNING: The Knolls Subdivision
Grand Junction Planning Department File # PP-96-111

We, the undersigned Residents of the City of Grand Junction, request that the street known as Ridge Drive not be made a through street from 15th Street through to 28 Road.

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
<i>Joseph E. White</i>	1534 Crestview Ct.	7/7/96
<i>August R. Kuchinski</i>	1525 CRESTVIEW CT.	7/7/96
<i>Andin Frank</i>	1526 Crestview Ct	7-7-96
<i>David E. Westerbeck</i>	1528 Crestview Ct.	7-8-96
<i>Janice Westerbeck</i>	1528 CRESTVIEW CT.	7-8-96
<i>Jacqueline Johnson</i>	1611 Crestview Ct	7-8-96
<i>Robert T. Johnson</i>	1611 Crestview Ct.	7-8-96

P E T I T I O N

CONCERNING: The Knolls Subdivision
Grand Junction Planning Department File # PP-96-111

We, the undersigned Residents of the City of Grand Junction, request that the street known as Ridge Drive not be made a through street from 15th Street through to 28 Road.

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
Alton Bliman	1819 Ridge Dr	7/5/96
Steve Lopez	1716 Bellridge Ct	7-4-96
Donna Lopez	1716 Bellridge Ct.	7-4-96
Matthew Lopez	1716 Bell Ridge Ct	7-4-96
Suzanne Turner	1739 Bell Ridge Ct.	7-4-96
David A. Turner	1739 Bell Ridge Ct.	7-4-96
George E. Bennett	2944 Beechwood ST	7-5-96
Jany Turner	1804 Bell Ridge Ct	7-5-96
Leslie Mayanek	1741 Ridge dr	7/5/96
Karen Turner	1829 Ridge	7-5-96
Dorothy L. Stevenson	1829 Ridge	7-5-96

P E T I T I O N

CONCERNING: The Knolls Subdivision
Grand Junction Planning Department File # PP-96-111

We, the undersigned Residents of the City of Grand Junction, request that the street known as Ridge Drive not be made a through street from 15th Street through to 28 Road.

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
Ann Willis	1825 Bell Ridge Ct. 81506	7-6-96
Richard E. Hollinger	1831 Bell Ridge Ct 81506	7-6-96
Myrna Hollinger	1831 Bell Ridge Ct. 81506	7-6-96
Larry Brozovich	1830 Bell Ridge Ct. 81506	7-6-96
Nadine Brozovich	1830 Bell Ridge Ct. 81506	7-6-96
Carol L. Gregory	1820 Bell Ridge Ct 81506	7-6-96
Anna J. Timm	1804 Bell Ridge Ct. 81506	7-6-96
Donna Ham	1701 Ridge Drive 81506	7-6-96
Robert Vogel	3501 N. 15th St 81506	7-7-96
Sharon Vogel	3501 N 15 St. 81506	7-7-96
Mary Beth Graham	1711 RIDGE DRIVE GRAND JUNCTION	07-08-96

P E T I T I O N

CONCERNING: The Knolls Subdivision
Grand Junction Planning Department File # PP-96-111

We, the undersigned Residents of the City of Grand Junction, request that the street known as Ridge Drive not be made a through street from 15th Street through to 28 Road.

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
Alice S. Shales	3635 N. Bell Ridge Ct.	7/6/96
Barbara Briggs	3638 N. Bell Ridge Ct	7-6-96
A. Frank Klapal	3612 N. Bell Ridge Ct	7-6-96
Shirley R. Klapal	3612 N. Bell Ridge Ct	7-6-96
Jayne Sashel	2310 Cypress Ct	7-6-96
W.S. Hamlin	3608 Ridge Ct	7/6/96
W.S. Hamlin	3608 Ridge Ct	7-6-96
Gertrude Jones	3604 Ridge Ct	7-6-96
William M. White	3608 Ridge Ct	7-6-96
Don Clark	3611 Ridge Ct.	7-6-96
Alvin G. Clark	3611 Ridge Ct	7/6/96
Don Clark	3611 Ridge Ct.	7/6/96

PETITION

CONCERNING: The Knolls Subdivision
Grand Junction Planning Department File # PP-96-111

We, the undersigned Residents of the City of Grand Junction, request that the street known as Ridge Drive not be made a through street from 15th Street through to 28 Road.

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
Lois McAllister	3608 Ridge Ct	7/6/96
Jean Kleinwachter	1660 Ridge Dr	7/6/96
Ken Kleinwachter	1660 RIDGE DR	7/6/96
Carol J. Twinstay	1510 Ridge Dr.	7/6/96
T.R. Tye	646-27 ¹ / ₄ Rd.	7/6/96
Kathleen Tye	646 27 ¹ / ₄ Rd	7/6/96
R.W. Mc	1303 N 3rd ST	7/6/96
Shanna Tye	646-27 ¹ / ₄ Rd.	7-6-96
Lily Mae Kerber	3733 F& Rd. 1649 Ridge Dr	7-6-96
Tommy May	1650 RIDGE DR	7-6-96
William Weber	1755 Bell Ridge Ct.	7/6/96
Carol Duher	1755 Bell Ridge Ct.	7/6/96

PETITION

CONCERNING: The Knolls Subdivision
Grand Junction Planning Department File # PP-96-111

We, the undersigned Residents of the City of Grand Junction, request that the street known as Ridge Drive not be made a through street from 15th Street through to 28 Road.

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
Robert Bershenyi	1837 Ridge Dr.	7/5/96
Marcia Bershenyi	1837 Ridge Dr.	7/5/96
Alan Bershenyi	1837 Ridge Dr	07/05/96
Norothy B. Alley	1820 Ridge Dr	07/05/96
Katherine E. Duth	3635 Bell Ct	07/05/96
Leda Johnson	3636 Bell Ct	7/5/96
Pamela Ray	3644 Bell Ct	7/5/96
Miriam Rudolf	3648 Bell Ct	7/5/96
Howard A. Rudolf	3648 Bell Ct.	7-5-96
Tilamie H. Becker	1806 RIDGE DR	7-5-96
Theda M. Becker	1806 Ridge Dr	7-5-96
Jay Whalley	1805 Ridge DR	7-5-96

PETITION

CONCERNING: The Knolls Subdivision
Grand Junction Planning Department File # PP-96-111

We, the undersigned Residents of the City of Grand Junction, request that the street known as Ridge Drive not be made a through street from 15th Street through to 28 Road.

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
Louis G. Morton	1753 Ridge Drive	7-5-96
Mary Ann Morton	1753 Ridge Drive	7/5/96
Jusan Myrzansti	1741 Ridge Dr.	7/5/96
Doug Grande	1729 Bell Ridge Ct	7/5/96
Barbara Whitley	1805 Ridge Dr.	7-5-96
Max Kendall	3620 Bell Ct	7-6-96
Jeanne Kendall	3620 Bell Ct	7-6-96
Louis Frassetto	3621 Bell Ct	7-6-96
Elizabeth Frassetto	3621 Bell Ct	7-6-96
Frank Beran	3611 N. Bell Ridge Ct	7-6-96
Alma Vuore	3621 N. Bell Ridge Ct	7-6-96
Robert J. Shales	3635 N. Bell Ridge Ct	7-6-96

P E T I T I O N

CONCERNING: The Knolls Subdivision
Grand Junction Planning Department File # PP-96-111

We, the undersigned Residents of the City of Grand Junction, request that the street known as Ridge Drive not be made a through street from 15th Street through to 28 Road.

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
Gene Coleman	3626 Ridge Dr	7-2-96
Katherine E. Stout	3515 Ponderosa wy	7-2-96
Jeff Cameron	3435 Ponderosa Court	7-2-96
Kathy Lutton	2430 Ponderosa Ct	7-2-96
Mary U. Whaley	3425 Ponderosa Ct	7-2-96
James D. Ott	3415 Ponderosa Ct.	7/2/96
Patricia Priest	2305 Ridge Dr.	7-2-96
Francis D. Johnson	2315 Ridge Dr.	7-2-96
Ruth Johnson	2315 Ridge Dr.	7-2-96
Lupe Spears	2415 Ridge Dr.	7-2-96

P E T I T I O N

CONCERNING: The Knolls Subdivision
Grand Junction Planning Department File # PP-96-111

We, the undersigned Residents of the City of Grand Junction, request that the street known as Ridge Drive not be made a through street from 15th Street through to 28 Road.

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
Dick & JEAN Osew	3510 Ponderosa Way	7-2-96
Jim & Gudrun Fraser	3530 Ponderosa Way	7/2/96
Mark & Debbie Tompowski	3010 Ponderosa Way	7/2/96
Laurie Muller	2250 Ridge Dr.	7/2/96
Havalett Bennett	2310 Ridge Dr.	7/2/96
Mary Bennett	2310 Ridge Dr.	7/2/96
Harlow Brown	2410 Ridge Dr.	7/2/96
Paul & Patricia Oret	3510 Beechwood	7/2/96

plb-

~~C. Kelly 8/2/96~~
~~COMMUNITY BOARD~~
~~Dated 8/2/96~~

July 30, 1996

Mayor Afman and Council Members:

Re: Proposed development at
27 1/2 Rd and Cortland

27 1/2 Rd. has no shoulders and limited
sight distance. How can it handle
the traffic generated by 81 additional
houses and a church? The road
should be improved before the development
is allowed.

Pat Kelly
2722 Spring Valley Circle
Grand Junction, CO 81506

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
AUG 2 1996



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

NOTICE OF LAND USE APPLICATION

DATE: AUGUST 7, 1996

TIME: 7:30 p.m.

LOCATION: City Auditorium, 520 Rood Ave.

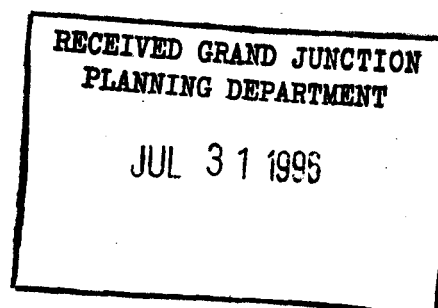
A Land Use Application has been filed on property located near your's.

This application will be heard at a Public Hearing before City Council on the above date.

If you have any questions regarding this request, please contact the Grand Junction Community Development Department at 244-1430. **THANK YOU.**

PP-96-111 PRELIMINARY PLAN - THE KNOLLS SE CORNER 27 ½ ROAD & CORTLAND AVENUE

Appeal of the Planning Commission decision denying the preliminary plan for 81 single family lots and 1 church site on approximately 33.9 acres (overall density 2.42 units per acre) with zoning of PR-7.2 (Planned Residential, 7.2 units per acre).



STAFF REVIEW - CITY COUNCIL REPORT - AUGUST 7, 1996 HEARING

FILE: PP-96-111
DATE: August 1, 1996
STAFF: Bill Nebeker
REQUEST: Preliminary Plan for a 82 lot subdivision in a Planned Residential (PR-7.2) and RSF-4 zone
LOCATION: Southeast corner of 27 1/2 Road and Cortland Avenue (F 3/4 Road)
APPLICANT: Robert C. Knapple

EXECUTIVE SUMMARY:

The applicant proposes a 82 lot subdivision with 81 homes and 1 lot for a church on a 33.9 acre site, previously known and approved as Onion Hill. The approved Onion Hill plan has lapsed but the Planned Residential zoning remains. The new proposal calls for the relocation of the church site from the interior of the development to the southeast corner of 27 1/2 Road and Cortland Avenue. Staff recommends denial of this preliminary plan because it fails to provide desired roadway connections, including the connection of Ridge Drive and the provision of a stub street to the vacant developable parcel to the south.

EXISTING LAND USE: Vacant

PROPOSED LAND USE: 81 single family lots and church site

SURROUNDING LAND USE:

NORTH:	Single Family homes & Church
SOUTH:	Vacant
EAST:	Single Family homes
WEST:	Single Family homes

EXISTING ZONING: PR-7.2 & RSF-4

SURROUNDING ZONING:

NORTH:	RSF-4 & PR-8
SOUTH:	RSF-4
EAST:	RSF-4
WEST:	PR-4, RSF-4, PR 1.9

RELATIONSHIP TO COMPREHENSIVE PLAN:

The preferred alternative for the Growth Plan (Concentrated Urban Growth) shows Residential Medium-Low Density (2-3.9 dwellings per acre) for this site.

STAFF ANALYSIS:

The applicant is proposing an 82 lot Planned Residential development for 81 single family homes and a church site. The 33.9 acre site was formerly known as "Onion Hill" which first received a change of zoning in 1980 and in 1983 was the subject of another development proposal. The plan was never completed and lapsed. The PR 7.2 zoning remains on the site. The southern portion of the site is zoned RSF-4.

Although the PR zoning permits a density of 7.2 dwellings per acre, the majority of this site falls within the Airport Critical Zone which limits the residential density to under four dwellings per acre with a Special Use Permit. Densities higher than 4 per acre are incompatible with the Critical Zone, per Section 5-11-3 of the Zoning and Development Code. Proposed density for the site is 2.4 dwellings per acre with lots ranging in size from 10,250 square feet to 14,000 square feet. The applicant has indicated to staff that if the preliminary plan is approved as proposed, with Ridge Drive within the Spring Valley subdivision to the south not connecting with Ridge Drive in this subdivision, then a revised preliminary plan will be submitted proposing a gated community for all but the development adjacent to Spring Valley. The gated community concept is, however, not part of this development approval request.

The preliminary plan has been revised since the original submittal to respond to some of staff's comments, however, there are three items which have not been resolved and are discussed in detail below:

1. The Ridge Drive Connection
2. Stub Street to Property South of Subject Parcel
3. Design and Function of Proposed Open Space

Ridge Drive Connection

The first issue is the Ridge Drive (F 1/2 Road) extension through this subdivision. Ridge Drive is a designated collector street on the City's Proposed Street Classification Map and is an important circulation link in this area. It provides access from the subject parcel and the neighborhoods to the

west to the Matchett property to the east (located at approximately 28 1/4 Road), where a future park and school are planned. The planned extension of Ridge Drive through the Grand View Subdivision would provide access directly to the future park and school.

Except for a small portion of required right-of-way and improvements still to be constructed near 15th Street, Ridge Drive is the only through street north of Patterson Road between 12th Street (27 Road) and 28 Road. Ridge Drive is not intended to serve as a major east-west corridor. However, the roadway gives inter-neighborhood trips and traffic desiring to access the future park and school site or nearby subdivisions a route which avoids the need to use Patterson Road or a more circuitous route through other residential streets not designed as collectors. Patterson Road, designated a principal arterial, is by definition not designed to serve inter-neighborhood trips. Traffic projections indicate that Patterson Road will be functioning near or at capacity by the year 2015 just by accommodating through-trips. The function and capacity of this important east-west arterial can not be compromised by the need to accommodate local trips.

The connection of Ridge Drive may spur concerns regarding increased traffic volumes and traffic speeds. There are physical design elements which could be incorporated into the design of Ridge Drive through The Knolls and retrofitted on other sections of the roadway to reduce traffic speeds. The term "traffic calming" is used to describe physical design elements of a street which serve to reduce traffic speeds while maintaining or improving vehicular safety. Traffic calming and suggested traffic calming measures to incorporate into the Ridge Drive design, such as roundabouts, will be presented at the hearing. Staff believes that an evaluation of the need for traffic calming and the installation of appropriate traffic calming elements should be a requirement of The Knolls approval.

The applicant submitted a petition signed by 118 persons living in the area that are opposed to the connection of Ridge Drive through this subdivision. The petitions are attached to this Staff Report.

Stub Street to South

The applicant has also failed to provide an important link to a 25 acre vacant, RSF-4 zoned parcel to the south of the subject site. Without access to this parcel from The Knolls subdivision, future development on this parcel will be forced to access 27 1/2 Road only, since the parcel is already surrounded on two sides by homes in the Spring Valley subdivision. Also, access to The Knolls permits an inter-neighborhood linkage of benefit to all transportation modes.

Rather than providing access to the 25 acre parcel, the applicant has proposed a full street stub to a property to the west with an existing single family home (known as Lot 1 of the St. Matthew's Episcopal Church Subdivision). Although access from The Knolls site to this parcel is desirable because it eliminates a driveway with sight distance limitations on 27 1/2 Road, a private drive from The Knolls rather than a stub street would be sufficient.

The applicant has stated that he is willing to work with staff on a reasonable solution to providing access to the parcel to the south.

Open Space Design and Function

The private open space has been modified from the original submittal to provide greater access to the subdivision, however, there is little active recreation area which will be available to the subdivision residents. The passive open space presently proposed serves only to preserve existing natural features. The applicant should be required to demonstrate how the present subdivision design provides for active open space.

Church Site

St. Matthew's Episcopal Church owns an approximately 5 acre site interior to this subdivision. The church is swapping the interior site for the 4.7 acre site at the corner. The swap makes sense so as to develop the church on 27 1/2 Road, a collector street, rather than interior to the neighborhood. Activities for the church will be limited due to the Airport Critical Zone, which allows churches only with a Special Use Permit. Schools, as principal or accessory uses are not allowed in Airport Critical Zones. The lot for the church will be platted. Construction of the church is not proposed at this time.

PLANNING COMMISSION'S RECOMMENDATION: Denial

STAFF RECOMMENDATION:

Denial of the Preliminary Plan because it fails to provide needed roadway linkages for Ridge Drive and to a 25 acre vacant parcel to the south of The Knolls.

If City Council approves this subdivision as proposed, without Ridge Drive connecting, staff recommends at a minimum that the following conditions be considered:

1. A revised preliminary plan (with a revised phasing plan) be submitted for the entire project except for the lots fronting the existing section of Ridge Drive that connects to Spring Valley Subdivision. (Phase I as originally proposed by the applicant.)
2. The lots within Phase I be rezoned to PR-4 or RSF-4 at the time of final plat approval. A Special Use Permit will be required at final plan for those lots located within the Airport Critical Zone.

3. A pedestrian link, a minimum of 12' wide with a 10' concrete path, open to the public, be provided between Ridge Drive in Phase I to the remainder of this subdivision.
 4. Roadway cross-sections shall be provided on the preliminary plan for: (a) local streets; (b) Ridge Drive, which shall include detached 4.5 ft sidewalks with vertical curbs; and (c) Cortland Avenue, which shall be designed to meet the City's collector street standard.
 5. The preliminary plan shall be revised to indicate the location of the irrigation ditch along Cortland Avenue.
 6. A phasing plan with proposed development schedule shall be provided.
 7. The preliminary plan shall be revised to correctly identify the Airport Critical Zone boundary.
-

EXISTING
CHURCH

CORTLAND AVE

PROPOSED
CHURCH
SITE

SITE

RIDGE
DRIVE
TO WEST

CHURCH SITE
TO BE MOVED TO
CORTLAND/27 1/2 ROAD

27 1/2 ROAD

RIDGE DR

PP-96-111
THE KNOLLS
PRELIMINARY PLAN

EXISTING
CHURCH

CORTLAND AVE

PROPOSED
CHURCH
SITE

SITE

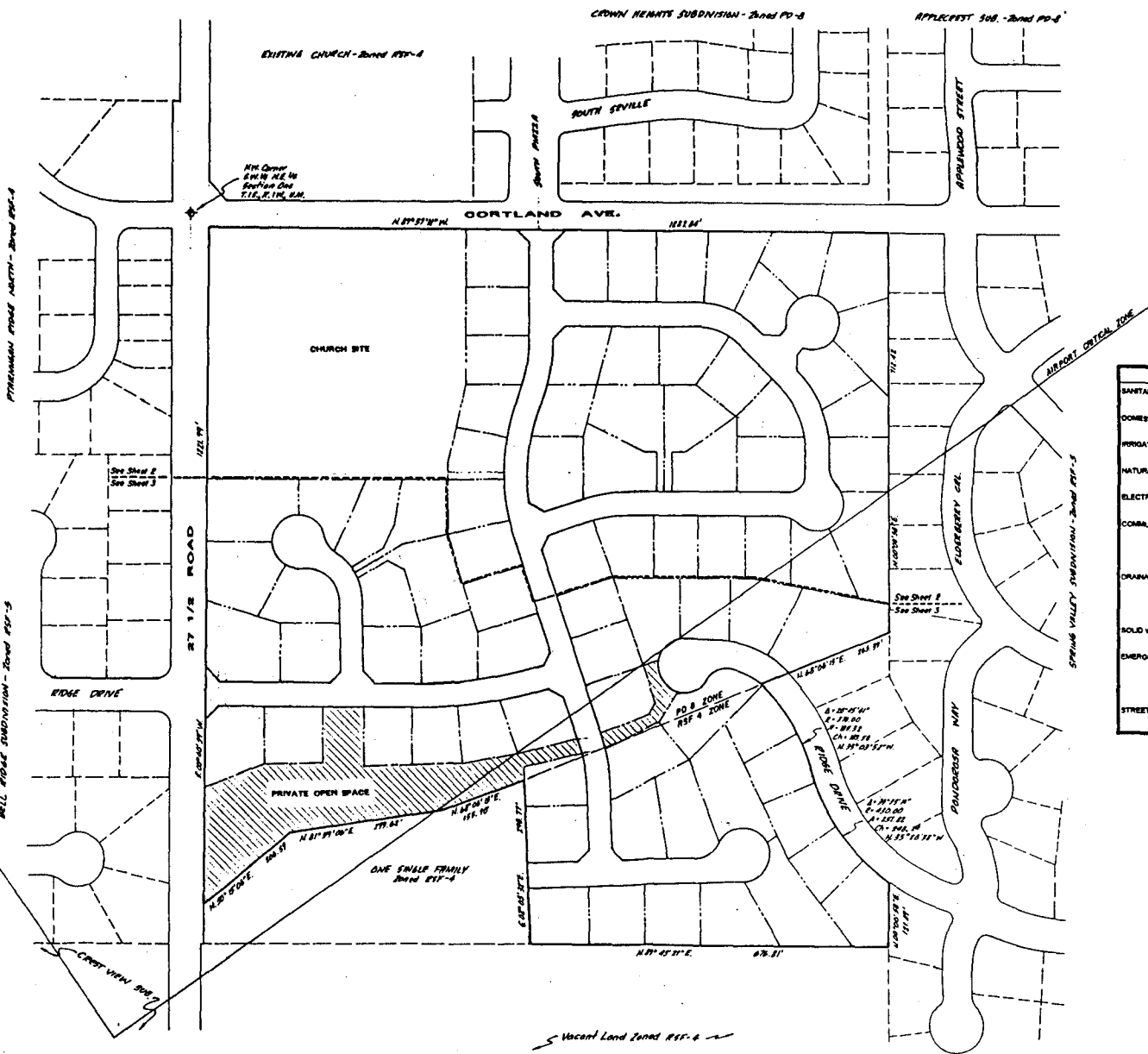
RIDGE
DRIVE
TO WEST

27 1/2 ROAD

CHURCH SITE
TO BE MOVED TO
CORTLAND/27 1/2 ROAD

RIDGE DR

PP-96-111
THE KNOLLS
PRELIMINARY PLAN



↘ Vacant Land Zoned R2F-4 ↙

UTILITY DIRECTORY	
SANITARY SEWER	City of Grand Junction, Department of Public Works 250 North 36th Street, 81501 Phone 244 - 1554
DOMESTIC WATER	Ute Water Conservancy District 580 25 Road, 81505 Phone 242 - 7491
IRRIGATION	Grand Valley Water Users Assoc. 500 South 10th, 81501 Phone 242 - 5055
NATURAL GAS	Public Service Co. of Colo. 2534 Blakeman Ave, 81505 Phone 244-2781
ELECTRIC SERVICE	Public Service Co. of Colo. 2534 Blakeman Ave, 81505 Phone 244-2781
COMBARRICATION	US West Communications 2534 Blakeman Ave, 81505 Phone 800-878-4357
DRAINAGE	TCI Collaboration of Western Colo. 2902 Forsythe Ct, 81505 Phone 244 - 4750
SOLID WASTE	Grand Junction Drainage Dist. 722 23 Rd, 81506 242 - 4343
EMERGENCY SERVICES	City of Grand Junction, Department of Public Works 250 North 36th Street, 81501 Phone 244 - 1554
	Grand Junction Fire Department 330 South 9th, 81501 Phone 244 - 1400
	Grand Junction Police Dept. 625 Ute Ave, 81501 Phone 244 - 3455
STREET MAINTENANCE	City of Grand Junction, Department of Public Works 250 North 36th Street, 81501 Phone 244 - 1554

LAND USE SUMMARY		
USE	AREA (AC.)	% of TOTAL
Lots	23.1	68.1
Streets	4.3	12.7
Church Site	4.7	13.9
Private Open Space	1.8	5.3
TOTAL	33.9	100.0
TOTAL LOTS = 80		
GROSS DENSITY = 2.35 d/a/c		

MIN. PRINCIPAL BLDG. SETBACK	
SETBACK	DIST. (ft.)
Residential Street	20
Cortland Ave. & 27 1/2 Road	30
Side Yard	10
Rear Yard	20



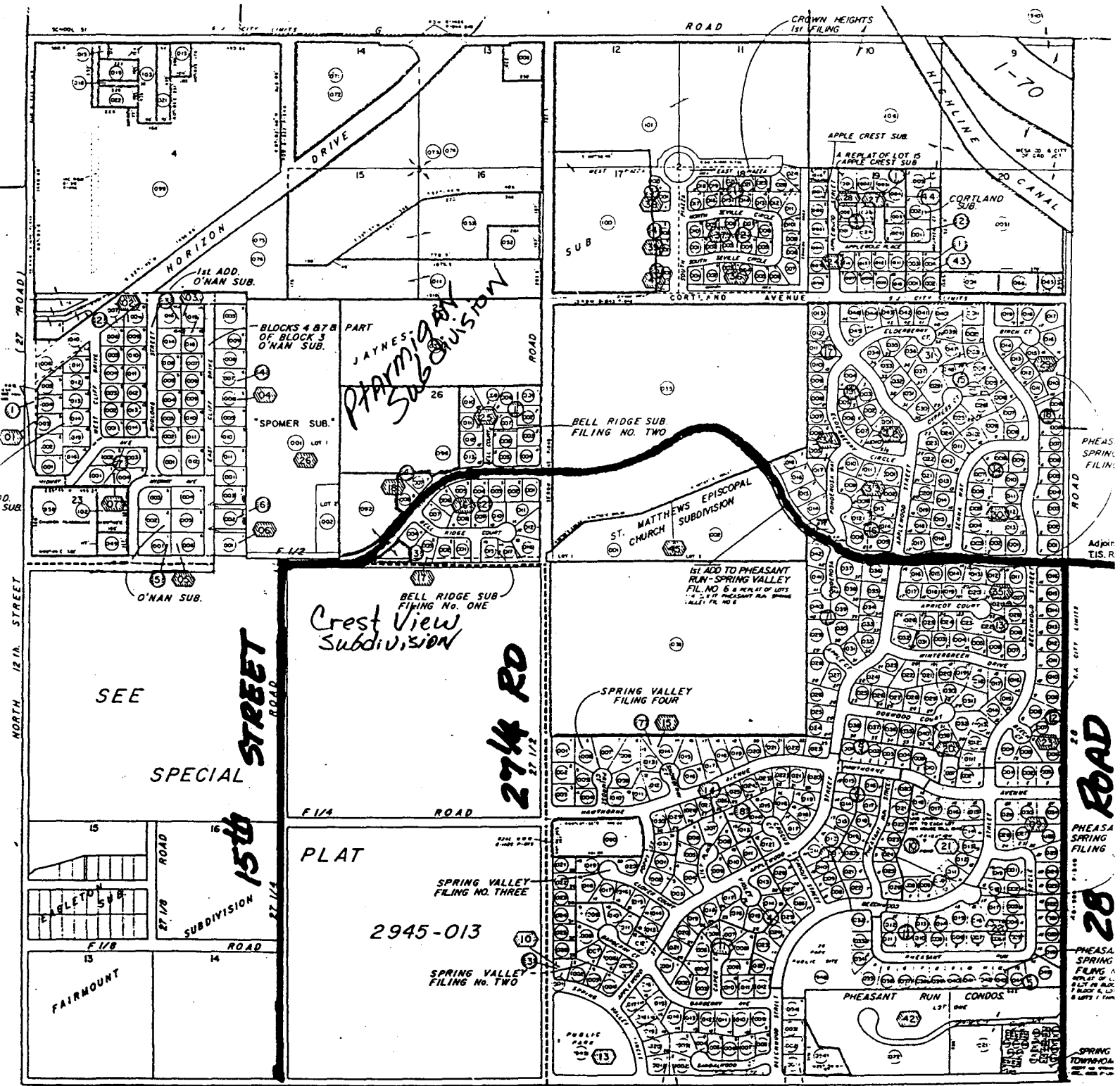
REVISIONS	BY

PRELIMINARY PLAN FOR:
THE KNOLLS
GRAND JUNCTION, COLORADO
Checked and Drawn by: MICHAEL C. JORDAN, Licensed Professional Engineer, License No. 15106, UPR# 241-3207
Prepared by: MICHAEL C. JORDAN

DRAWN	TRC
CHECKED	ELR
DATE	JUNE 1976
SCALE	1"=80'
JOB NO.	
SHEET	

ONE

Adjoining
T1S. R1W
2701-36



Patterson Road

Adjoining
T1S. R1W.
2945-121
2945-122

T1S. R1W. SEC. 1
2945-01

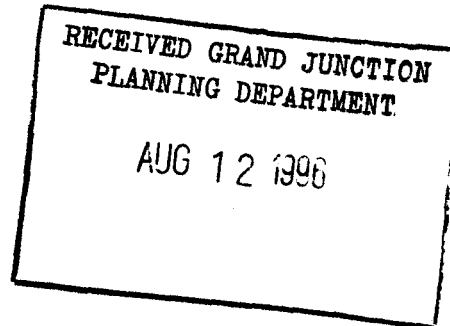
B. Bill Nebeker



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

August 9, 1996

Pat Kelley
2722 Spring Valley Circle
Grand Junction, CO 81506



Dear Pat:

Thank you for your letter regarding improvements to 27 1/2 Road in conjunction with the proposed Knolls Subdivision at Cortland Avenue. City Council approved a portion of this preliminary subdivision at their August 7, 1996 hearing. (However, whether improvements will be required to 27 1/2 Road by this developer remain unresolved.) Generally developers are required to provide full street improvements (pavement, curb, gutter and sidewalk) for all streets within their development and improvements to the centerline for streets along the boundary of a development. Because 27 1/2 Road is scheduled for improvement by the City in 2003, The Knolls developer requested that he not be responsible for widening this street.

Until a revised preliminary plan is submitted by the developer for the remainder of this subdivision, the traffic impact on 27 1/2 Road and its need to be widened before this subdivision is constructed is unclear. Staff and the Planning Commission will analyze this issue when the developer submits a revised preliminary plan for The Knolls. If you were notified of previous hearings you should be notified of these hearing also.

If you have any further questions feel free to call Bill Nebeker at 244-1447. Bill is the planner assigned to this project.

Sincerely,

A handwritten signature in cursive script that reads "Linda Afman".

Linda Afman
Mayor

c: Mark Relph
Bill Nebeker

**GRAND JUNCTION CITY COUNCIL
GRAND JUNCTION, COLORADO**

FOR)	FINAL DECISION	
)		
Robert C. Knapple)	PP-96-111	
O.P. Development Company, LLC)		
2421 Applewood Circle)		
Grand Junction, CO 81503)		

An application by Robert C. Knapple, requesting approval of a Preliminary Plan for a 82 lot residential subdivision, including a 4.7 acre lot for a church, in a Planned Residential (PR-7.2) and RSF-4 zoning district, affecting the 33.9 acre parcel at the southeast corner of Cortland Avenue and 27 1/2 Road, was considered by the Grand Junction City Council on August 7, 1996.

After considering all the pertinent testimony and reviewing various data, the City Council overturned the Planning Commission's decision of denial and approved the final plan with the following conditions:

CONDITIONS

1. A revised preliminary plan (with a revised phasing plan) be submitted for the entire project except for the lots fronting the existing section of Ridge Drive that connects to Spring Valley Subdivision. (Phase I as originally proposed by the applicant.)
2. The lots within Phase I be rezoned to PR-4 or RSF-4 at the time of final plat approval. A Special Use Permit will be required at final plan for those lots located within the Airport Critical Zone.
3. A pedestrian link, a minimum of 12' wide with a 10' concrete path, open to the public, be provided between Ridge Drive in Phase I to the remainder of this subdivision.
4. Roadway cross-sections shall be provided on the preliminary plan for: (a) local streets; (b) Ridge Drive, which shall include detached 4.5 ft sidewalks with vertical curbs; and (c) Cortland Avenue, which shall be designed to meet the City's collector street standard.
5. The preliminary plan shall be revised to indicate the location of the irrigation ditch along Cortland Avenue.
6. A phasing plan with proposed development schedule shall be provided.

7. The preliminary plan shall be revised to correctly identify the Airport Critical Zone boundary.

The undersigned does hereby declare that the said City Council reached its decision as heretofore noted.

Bill Nebeker

Bill Nebeker
Senior Planner

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

The SW 1/4 NE 1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian,
EXCEPT Beginning at the Southwest corner of the SW 1/4 NE 1/4 of said Section 1,
thence North 47 feet,
thence East 10.85 feet,
thence North 50°09' East 235.54 feet,
thence North 81°53' East 299.62 feet,
thence North 68°07' East 896.10 feet to intersect with the East line of said SW 1/4 NE 1/4,
thence South along said East line 573.24 feet to the Southeast corner of said SW 1/4 NE 1/4,
thence West 1320 feet to the Point of Beginning,
AND EXCEPT the West 25 feet for road as conveyed to County of Mesa by instrument recorded February 4, 1959 in Book 749 at Page 491,
AND EXCEPT the North 33 feet and the West 33 feet for road and utility right-of-way as conveyed to City of Grand Junction by instrument recorded June 21, 1985 in Book 1543 at Page 848,
Mesa County, Colorado.

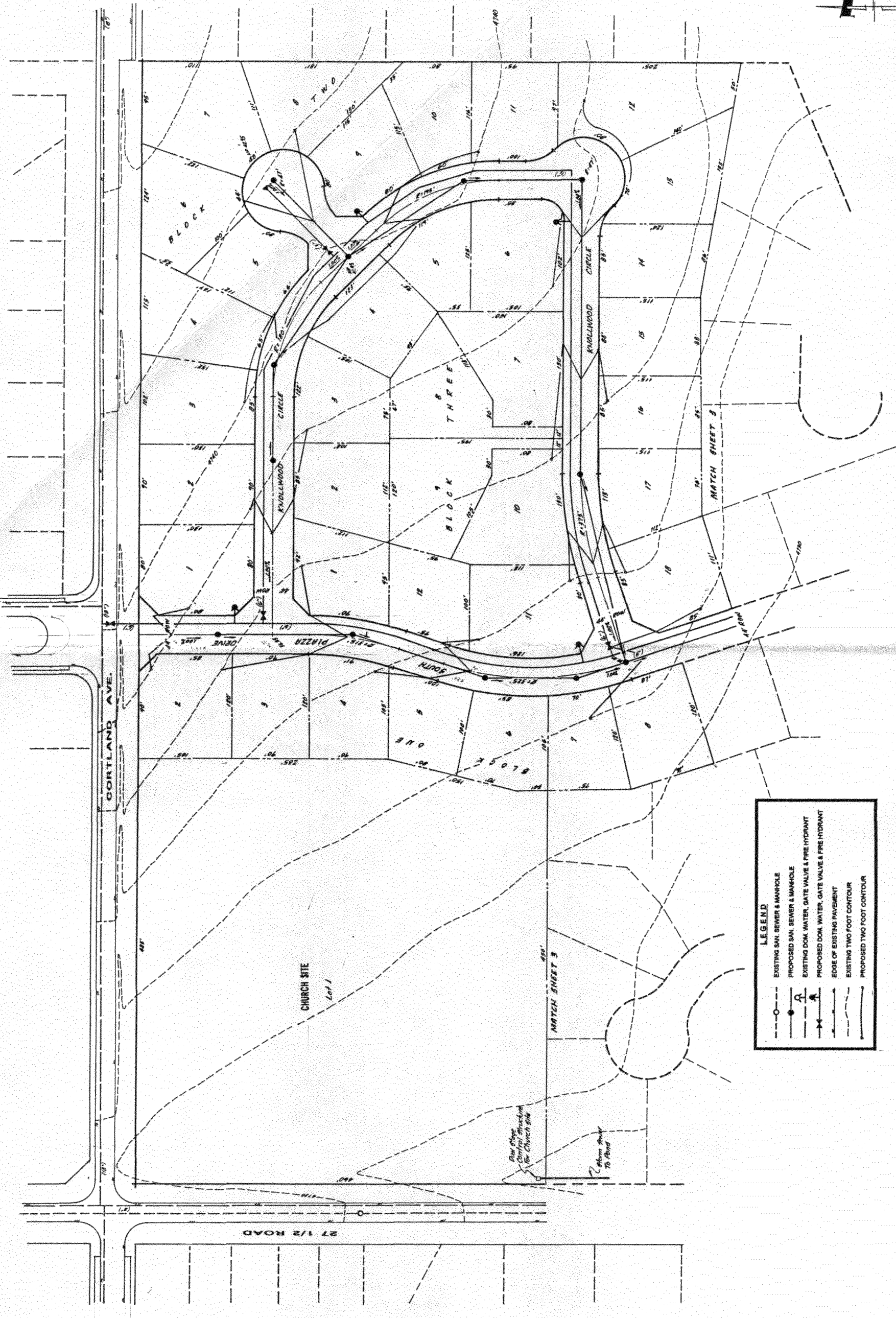
AND

*Lot 2, St. Matthews Episcopal Church Subdivision,
City of Grand Junction, Mesa County, Colorado*

REVISIONS	BY

PRELIMINARY PLAN FOR:
THE KNOTS
 GRAND JUNCTION COLORADO
 Owned and Developed By: ROBERT C. KNAPPE, 650 Round Hill Drive Grand Junction, Colorado 81508, (970) 241-2373
 Prepared By: THOMAS A. LOUJE

DRAWN	TL
CHECKED	ALP
DATE	June, 1996
SCALE	1" = 20'
JOB NO.	
SHEET	TWO
OF	3 SHEETS



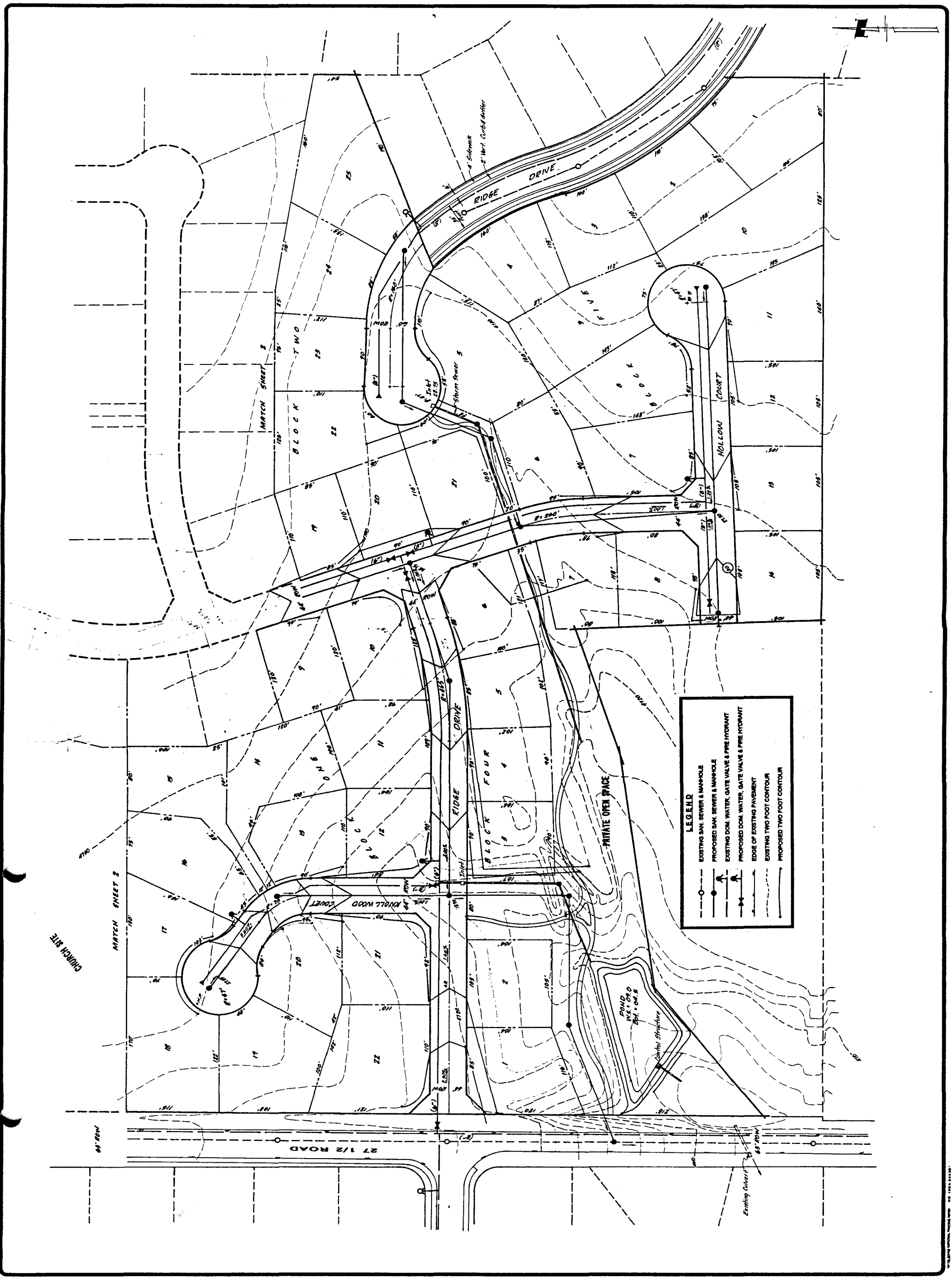
LEGEND

	EXISTING SAN. SEWER & MANHOLE
	PROPOSED SAN. SEWER & MANHOLE
	EXISTING DOM. WATER, GATE VALVE & FIRE HYDRANT
	PROPOSED DOM. WATER, GATE VALVE & FIRE HYDRANT
	EDGE OF EXISTING PAVEMENT
	EXISTING TWO FOOT CONTOUR
	PROPOSED TWO FOOT CONTOUR

REVISIONS	BY

Prepared and Developed By: ROBERT C. KNAPP, P.E., 650 Round Hill Drive Grand Junction, Colorado 81508, (970) 241-2273
 Grand Junction, Colorado
THE KNOLLS
 PRELIMINARY PLAN FOR:

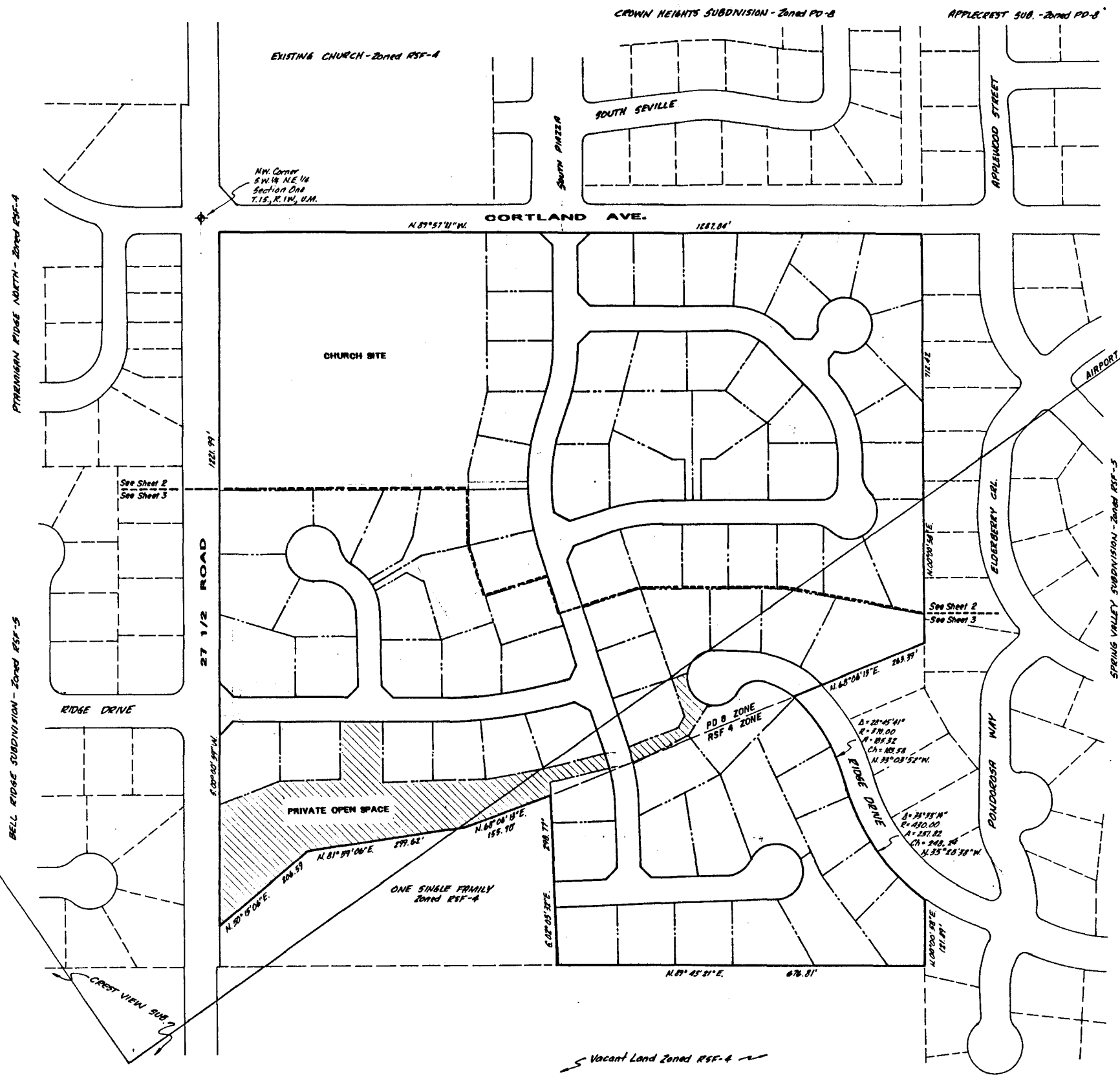
DRAWN	T.M.
CHECKED	A.L.
DATE	JAN. 7, 78
SCALE	1"=50'
JOB NO.	
SHEET	
THREE	
OF 3	SHEETS



LEGEND
 EXISTING SAN SEWER & MANHOLE
 PROPOSED SAN SEWER & MANHOLE
 EXISTING DOM. WATER, GATE VALVE & FIRE HYDRANT
 PROPOSED DOM. WATER, GATE VALVE & FIRE HYDRANT
 EDGE OF EXISTING PAVEMENT
 EXISTING TWO FOOT CONTOUR
 PROPOSED TWO FOOT CONTOUR

REVISIONS	BY

PRELIMINARY PLAN FOR:
THE KNOLLS
 GRAND JUNCTION, COLORADO
 Owned and Developed by: ROBERT C. KNAPP, 650 Round Hill Drive Grand Junction, Colorado 81508, (970) 241-2373
 Prepared by: THOMAS A. LODGE



UTILITY DIRECTORY	
SANITARY SEWER	City of Grand Junction, Department of Public Works 250 North 9th Street, 81501 Phone 244 - 1554
DOMESTIC WATER	Ute Water Conservancy District 500 South 10th, 81505 Phone 242 - 7491
IRRIGATION	Grand Valley Water Users Assoc. 500 South 10th, 81501 Phone 242 - 5055
NATURAL GAS	Public Service Co. of Colo. 2538 Bickman Ave. 81505 Phone 244-2781
ELECTRIC SERVICE	Public Service Co. of Colo. 2538 Bickman Ave. 81505 Phone 244-2781
COMMUNICATION	US West Communication 2536 Bickman Ave. 81505 Phone 800-878-4357
DRAINAGE	TCI Cablevision of Western Colo. 2502 Foresight Ct. 81505 Phone 245-8750
	Grand Junction Drainage Dist. 722 23 Rd. 81505 242 - 4343
SOLID WASTE	City of Grand Junction, Department of Public Works 250 North 9th Street, 81501 Phone 244 - 1554
EMERGENCY SERVICES	Grand Junction Fire Department 330 South 6th. 81501 Phone 244-1400
	Grand Junction Police Dept. 625 Ute Ave. 81501 Phone 244-244-3555
STREET MAINTENANCE	City of Grand Junction, Department of Public Works 250 North 9th Street, 81501 Phone 244 - 1554

LAND USE SUMMARY		
USE	AREA (ac.)	% of TOTAL
Lots	23.1	68.1
Streets	4.3	12.7
Church Site	4.7	13.9
Private Open Space	1.8	5.3
TOTAL	33.9	100.0
TOTAL LOTS = 80		
GROSS DENSITY = 2.35 du/ac		

MIN. PRINCIPAL BLDG. SETBACK	
SETBACK	DIST. (ft.)
Residential Street	20
Courtland Ave. & 27 1/2 Road	30
Side Yard	10
Rear Yard	20



DRAWN	TRL
CHECKED	RLA
DATE	JUNE, 1976
SCALE	1" = 80'
JOB NO.	
SHEET	
	ONE
OF 3 SHEETS	

WELSH ENGINEERING ARCHITECTS INC. NO. 1084 243264