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File RZP-1996-045 Name: Fall Valley Subdivision – 25 ½ Road and F ½ Road

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		A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories. Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.
X	X	**Table of Contents**
		***Review Sheet Summary**
X	X	***Application form**
X		Review Sheets
X	X	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.
		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**
		***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	X	Correspondence	X	X	2 Unit Detail Map – Typical Duplex
X	X	Preliminary Drainage Report – 2/26/96	X	X	4 Unit Detail Map – Typical 4-Plex
X		Commitment to Insure – Abstract and Title Co. of Mesa County, Inc. – 1/29/96 and Chicago Title Ins. Co. – 1/29/96			
X		Notice of Land Use Application mail-out –returned cards– 6/24/96	X	X	4 Unit Detail Map - Typical Patio Home
X	X	Traffic Study – 2/28/96	X	X	25 ½ Road Collector Street Map
X	X	Posting of Public Notice Signs form – signed 6/3/96	X	X	16 Unit Detail Map - Typical Patio Home
X	X	Planning Commission Minutes – 6/11/96 - **	X	X	Preliminary Plan
X		E-mails	X		Notes to file
X	X	Letters of Opposition	X	X	Preliminary Grading/Drainage Plan
X	X	Notice of Land Use Application mail-out returned – 7/17/96	X	X	Preliminary Drainage Report – 5/96
X	X	City Council Minutes – 7/17/96 - **	X	X	Preliminary Traffic Study
X	X	Agreement - NOT SIGNED or enforced – SCANNED WITH THIS FILE			

DEVELOPMENT APPLICATION

Community Development Department
250 North 5th Street, Grand Junction, CO 81501
(970) 244-1430

Receipt _____
Date _____
Rec'd By _____
File No. RZP-96-45

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
☐ Subdivision Plat/Plan	☐ Minor ☐ Major ☐ Resub				Residential
☒ Rezone				From: Ag. & Res To PUD-9.54	
☒ Planned Development	☐ ODP ☒ Prelim ☐ Final				
☐ Conditional Use					
☐ Zone of Annex					
☐ Variance					
☐ Special Use					
☐ Vacation					☐ Right-of Way ☐ Easement
☐ Revocable Permit					

☐ PROPERTY OWNER	☐ DEVELOPER	☐ REPRESENTATIVE
Kenneth & Hilda Hetzel	John Davis	Wayne Lizer
Name	Name	Name
514 River View Dr.	1023-24 Rd.	576-25 Rd.
Address	Address	Address
Grand Jct. Colo. 81503	Grand Jct. Colo, 81505	Grand Jct. Colo. 815
City/State/Zip	City/State/Zip	City/State/Zip
243-5346	250-0720	241-1129
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.

Signature of Person Completing Application — Date: 2-28-96

Signature of Property Owner(s) - attach additional sheets if necessary — Date:

Kenneth M Hetzel - Hilda L Hetzel — 2-27-96
Gerald L Hetzel - By Kenneth M Hetzel, Power of attorney — 2-27-96
Gordon W. Hetzel — 2-27-96
Barbara J Nichols — 2-27-96

SUBMITTAL CHECKLIST

[illegible] MAJOR SUBDIVISION: PRELIMINARY

Location: F 1/2 & 25 1/2 Project Name:

Date Received 2-29-96

Receipt # 3596

File # RZP-96-45

ITEMS: 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)	O City Downtown Dev. Auth.	● City Police	● County Planning	O Walker Field	● School District #51	● Irrigation District 6V	● Drainage District 6J	● Water District UTE	O Sewer District	● U.S. West	● Public Service	O GVRP	O CDOT	O Corps of Engineers	O Colorado Geological Survey	O U.S. Postal Service	O Persigo WWTF	● TCI Cable	● City Council	TOTAL REQ'D.
● Application Fee 610+40+acr.	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		
● 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	
● 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	
● Evidence of Title	VII-2	1			1			1																					
● Names and Addresses	VII-2	1																											
● Legal Desdription	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	
● Location Map FULL SIZED ASSESSORS 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	
O 11"x17" Reduction of Prelim. Plan	IX-26	1				1	1	1	8	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																										
● SITE PLAN (SHOW EXISTING STRUCTURES AND DISTANCE TO PROPERTY LINES)		1	1																										

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

RZP-96-45

2945-031-00-143
JOHN R LAFFEY
CYNTHIA M LAFEY
2575 YOUNG CT
GRAND JUNCTION, CO 81505-1417

2945-032-00-130
ROBERT G WILSON
PO BOX 60221
GRAND JUNCTION, CO 81506-8758

2945-034-03-007
DARREL CHRISTIAN CLARK

615 MEANDER DR
GRAND JUNCTION, CO 81505-1413

2945-034-00-093
DAVID A PALMER
JACQUELINE P
2577 F 1/2 RD
GRAND JUNCTION, CO 81505-1426

2945-034-02-008
BEVERLEE A TAYLOR
TRUST
633 FLETCHER LN
GRAND JUNCTION, CO 81505-1403

2945-031-20-003
RUBY LEE BRIGGS
654 FENTON ST
GRAND JUNCTION, CO 81505-1409

2945-031-30-003
BOB SWANDER
PO BOX 2301
GRAND JUNCTION, CO 81502-2301

2945-031-30-004
ALLEN L MOORE
COLLEEN C MOORE
467 COTTONWOOD LAKE DR
CLIFTON, CO 81520-8853

2945-031-22-004
MICHAEL L WESTRA
ROBIN J
2554 JANECE DR
GRAND JUNCTION, CO 81505-1408

2945-031-21-003
EDWIN J BURK
ILSE I
1301 REGATTA DR
WILMINGTON, NC 28405-4269

2945-031-00-171
JOHN A NELSON
2574 F 1/2 RD
GRAND JUNCTION, CO 81505-1423

2945-034-00-067
ROBERT E FUOCO
TRUSTEE
611 MEANDER DR
GRAND JUNCTION, CO 81505-1413

2945-034-08-010
JBI ASSOCIATES
2324 N SEVILLE CIR
GRAND JUNCTION, CO 81506-8455

2945-034-00-125
DANIEL V PUCKETT
COLLEEN A
2563 F 1/2 RD
GRAND JUNCTION, CO 81505-1426

2945-034-03-006
EARL J FUOCO
R J
611 MEANDER DR
GRAND JUNCTION, CO 81505-1413

2945-031-20-004
DAVID L CAMPBELL
BEVERLY A CAMPBELL
656 FENTON ST
GRAND JUNCTION, CO 81505-1409

2945-031-30-001
MIDWEST MOTOR LODGES INC
2692 G 1/2 RD
GRAND JUNCTION, CO 81506-1828

2945-031-22-002
TONY PERRY
NORMA LYNN VALENTINE
515 28 1/2 RD APT 7
GRAND JUNCTION, CO 81501-4965

2945-031-22-001
LEAH E MILLIAS
653 FENTON ST
GRAND JUNCTION, CO 81505-1409

2945-031-21-006
SCOTT P DONOHUE
STACY J DONOHUE
487 VALLEJO DR
GRAND JUNCTION, CO 81503-1425

2945-031-01-008
SANFORD G HARRIS
WANDA F
653 YOUNG ST
GRAND JUNCTION, CO 81505-1415

2945-034-00-112
MUSTANG BROADCASTING
COMPANY
715 HORIZON DR STE 430
GRAND JUNCTION, CO 81506-8731

2945-034-00-051
MARTHA J WRIGHT
2559 F 1/2 RD
GRAND JUNCTION, CO 81505-1426

2945-034-00-173
BEVERLEE A TAYLOR
TRUST
633 FLETCHER LN
GRAND JUNCTION, CO 81505-1403

2945-031-20-002
HAROLD C SHEADER
LORRAINE SHEADER
652 FENTON ST
GRAND JUNCTION, CO 81505-1409

2945-031-20-001
ANTHONY J VALLADAO
GINA V
581 RANCHITOS DEL SOL
APTOS, CA 95003-9733

2945-031-30-002
MIDWEST MOTOR LODGES INC
2692 G 1/2 RD
GRAND JUNCTION, CO 81506-1828

2945-031-22-003
BOYD DEAN TAYLOR
VALERIE D STAATS-TAYLOR
2556 JANECE DR
GRAND JUNCTION, CO 81505-1408

2945-031-22-005
ANTHONY J VALLADAO
GINA V
581 RANCHITOS DEL SOL
APTOS, CA 95003-9733

2945-031-21-005
LEO J GILBRIDE
TAMMY J SULLIVAN
653 JANECE DR
GRAND JUNCTION, CO 81505-1406

2945-031-21-002
LAURIE B LEGGETT
2557 JANECE DR
GRAND JUNCTION, CO 81505-1408

2945-031-21-004
RICHARD W GARWOOD
ELAINE O GARWOOD
2553 JANECE DR
GRAND JUNCTION, CO 81505-1408

2945-031-21-001
ANTHONY J VALLADAO
GINA V
581 RANCHITOS DEL SOL
APTOS, CA 95003-9733

2945-033-14-006
COLORADO WEST IMPROVEMENTS INC
360 GRAND AVE
GRAND JUNCTION, CO 81501-2448

2945-033-14-007
COLORADO WEST IMPROVEMENTS INC
360 GRAND AVE
GRAND JUNCTION, CO 81501-2448

2945-033-14-008
RICHARD WATSON
L O GRIFFITH
2467 COMMERCE BLVD
GRAND JUNCTION, CO 81505

2945-033-14-009
RICHARD WATSON
L O GRIFFITH
2467 COMMERCE BLVD
GRAND JUNCTION, CO 81505

2945-033-14-010
RICHARD WATSON
2467 COMMERCE BLVD
GRAND JUNCTION, CO 81505

2945-034-02-005
WARREN A PETERSEN
SHARI A RASO
PO BOX 2328
GRAND JUNCTION, CO 81502-2328

2945-034-02-004
ARLO A KRUEGER
PHYLLIS C KRUEGER
2396 RIDGEWAY CT
GRAND JUNCTION, CO 81503-4618

2945-034-02-007
JOSE MODESTO GALVAN
524 30 RD
GRAND JUNCTION, CO 81504-4437

2945-034-02-006
JAMES BATES
626 FLETCHER LN
GRAND JUNCTION, CO 81505-1403

2945-034-02-008
BEVERLEE A TAYLOR
TRUST
633 FLETCHER LN
GRAND JUNCTION, CO 81505-1403

2945-034-02-009
STEPHEN S KELLY
CONNIE KAY KELLY
629 FLETCHER LN
GRAND JUNCTION, CO 81505-1403

2945-034-02-002
THOMAS W GILMOR
CHRISTINE M
2577 MUSIC LN
GRAND JUNCTION, CO 81505-1404

2945-034-02-003
R A VANDEUSEN
S M
2575 MUSIC LN
GRAND JUNCTION, CO 81505-1404

Kenneth & Hilda Hetzel
514 River View Drive
Grand Junction, CO 81503

John Davis
1023 24 Road
Grand Junction, CO 81505

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

Wayne Lizer
576 25 Road
Grand Junction, CO 81505

GENERAL PROJECT REPORT FOR FALL VALLEY PRELIMINARY PLAN
(Revised 5/17/96

A PLANNED RESIDENTIAL DEVELOPMENT, PR-8.0

A. Fall Valley is a 37.93 gross acres development located south of F.5 Rd. and east of 25.5 Rd. (25.5 Rd. will be completed as part of this development). The proposed use is for 289 housing units of which 49 units will be single family detached, 189 units single family attached townhomes or "patio homes", and 50 units in multifamily duplexes and fourplexes. The actual number of units may vary at final platting but this application is for a total density of not more that 8.0 units per acre. This mix of residential uses will be platted in zones of increasing density going from lowest on the north and east sides to highest on the south and west sides. This plan will mitigate the transition from existing lower density residential single family uses, varying from 1 to 3.8 per acre, to existing planned industrial and high-density multifamily uses. The single family detached homes will be in a double row situated on both sides of a street running along the north and east sides that will have a density of about 3.8 units per acre. This will make the northerly transition on an equal density basis. The easterly transition will be more accelerated, but this transition is further mitigated by a large drainage ditch located mostly on the properties just east of the subject, by the existence of mature natural landscaping along much of the east boundary border, and by the location of a park at the SE corner. The single family density is also consistent with the 3.7 density just granted Cimmaron North subdivision which is north of the subject parcel and also adjoins 1 unit per acre zoning.

Three neighborhood parks are planned for the development and will be maintained by the Home Owners Association, and pedestrian walkways will provide convenient access to them. There is a landscaped island in the N-S street on the east side of the development, and screening landscaping and fencing will be provided around the perimeter of the two parcels (Wright and Puckett) on the south side of F.5 Rd. All of the landscaping for the patio homes will be professionally designed, installed by the developer, and maintained by the Association, thus assuring a pleasing appearance for residents and the general public.

Typical site plans for the patio homes and duplex and fourplex lots are enclosed. Also enclosed is a 16-unit detail for the patio homes. Note that the patio homes do not have standard street-side sidewalks but instead have a system of interior sidewalks to enhance the privacy of residents and give a nicely landscaped pathway for access and enjoyment. The single family lots and duplex and fourplex lots utilize standard design street-side sidewalks. The patio home sidewalks will connected to the street-side walks and each other by

non-intersection street crossings that will be signed and stripped, have no parking zones, and handicap ramped.

The patio homes will have covenant easements over all but the building envelope and private patios and gardens (see Typical Patio Home, 4 Unit Detail) for maintenance of parking, grounds and landscaping, and building exteriors, for access over the parking areas, for pedestrian access over the sidewalks, and for all utilities and drainage.

B. The benefits to the public will to be to provide close-in, "in-fill", affordable housing that is convenient to employment, shopping, recreation, and all other public services.

C.

1. The proposed plan is a rezone on the westerly 9 acres from City RSF-R (1 unit per 5 acres) and the balance of the subject parcel from County AFT. The rezone criteria, per sections 4-4-4 and 4-11 of the Zoning D and Development Code , are met as follows.

a. According to our information, the City RSF-R zone was an "automatic" result of annexation of land with then existing County AFT zoning without regard to the best use or most appropriate zoning for the parcel. The County zoning is one that has existed for more than 25 years and has not been reviewed until the now ongoing City and County master planning processes. The draft City-County urban area plan currently shows the subject area as residential with a density of 8-12 units per acre. While the developer understands that this is a draft plan and is not yet adopted, he believes that it is significant that Fall Valley is at the lowest end of the proposed density range and therefore respective of current neighbors.

b. Industrial development to the west and southwest of Fall Valley began 25 years ago and is still continuing today. Apartments have been constructed to the south within the last year, and residential development to the north with 3.7 and 3.8 units per acre has been ongoing for the last 3 years.

c. Continued growth in the Valley is well documented elsewhere and certainly known to the City. This project meets important unmet demands for close-in, convenient, affordable housing. Initial pricing for the single family homes is envisioned in the $85,000-$125,000 range and for the patio homes in the $70,000-$90,000 range.

d. The rezoning of the project in the proposed, graduated-density manner is ideally appropriate with surrounding current uses. Housing units on all but the far west and south sides of the development (duplex and fourplex lots) will be limited by covenant to single levels to minimize any visual impacts to existing homes. Access will be limited to 25.5 Rd. to

prevent overloading the narrow section of F.5 Rd. that is east of the proposed development.

e. The benefits to the community will be significant: in-fill rather than further "sprawl", affordable housing, convenient access for residents to employment and services thereby mitigating traffic impacts.

f. The proposed development is consistent with the draft master plan.

g. All utilities are available to the site in sufficient capacity. 25.5 Rd. will be developed as outlined in part D.

2. Land uses in the surrounding area are: to the west and southwest, City PI (Foresight Park); to the east, northeast, and southeast, County R1A and PUD (1 unit per acre); to the south, City PR-18 and PI (for a radio tower) and County AFT; to the north, City PR-3.7 and 3.8; and to the northwest, County AFT. Also, there are approximately 2 acres at the southeast corner of 25.5 rd. and F.5 Rd. (northwest corner of Fall Valley) that are not part of this development. These two acres comprise three separate parcels each with an existing single family home. One of these parcels will result from the subdividing process as part of this development, and the other two are existing parcels. The new parcel and the parcel next to it are currently part of the City RSF-R zone and the remaining parcel is County AFT. Actual uses are allowable within current zones.

3. Site access will be via 25.5 Rd. Right of way has been dedicated for the westerly half and will of course be dedicated for the easterly half when platted. One-fourth mile to the south is the existing traffic light at Patterson Rd. This is the route to most all employment and services, and it will be the main traffic pattern as discussed in the Traffic Study. The City and County have plans for future completion of 25.5 Rd., but the developer feels that it should be improved in full as part of this development. Not only will full-road development improve access for the Fall Valley residents, but the 25.5 Rd. connection between F.5 Rd. and the current extension from F Rd. to F.25 Rd. will, as stated in the Traffic Study, greatly relieve traffic on the restricted F.5 Rd. section and on 1st St. The developer proposes that the street improvements for 25.5 Rd. be paid from the Fall Valley traffic impact fees (as part of the last phase to the Fall Valley development, except the southmost section as part of Phase 1) to the extent that said fees cover the cost, and the balance, if any, from the City's capital improvement funds.

As noted on the Preliminary Plan and in section A. above, there are off-street sidewalks for the patio homes which utilize street sections with no street-side sidewalks on one side (when across the street from street-side sidewalks) or no sidewalks on both sides.

4. All utilities and irrigation water (it will be dedicated to the Home Owners Association) are available to the property. Fire hydrants will be added as required.

5. No special or unusual demands are known.

6. The effects on all public facilities are those typical demands for a residential development of this size except that since it is planned that the majority of the 189 patio homes will be modest size, two-bedroom units there will probably be less demand on schools than for an all single family development.

7. The site soils and geology are typical for this general area of the Valley. The soil is mostly Ravola Very Fine Sandy Loam mixed with lesser amounts of Billings Silty Clay Loam. There are no known unusual geology features.

8. It is not anticipated that there will be any deleterious impact to site geology.

9. N/A

10. N/A

11. An attractive masonry entrance sign is planned for the south-most 25.5 Rd. entrance. This is not shown on the Preliminary Plan but will be added to the Final Plan.

D. The development is expected to be phased in four phases or filings over the next two to five years, depending upon market conditions, beginning as soon as final approval is given by the City. The Preliminary Plan shows the phases.

LANDesign
ENGINEERING • SURVEYING • PLANNING

Reviewed by
PATL
3-8-96

PRELIMINARY TRAFFIC STUDY

FOR THE

HETZEL SUBDIVISION

February, 1996

259 Grand Ave. • GRAND JUNCTION, CO 81501 • (970) 245-4099 • FAX (970) 245-3076

PRELIMINARY
TRAFFIC STUDY

FOR

HETZEL SUBDIVISION

Prepared for:

JOHN DAVIS
1023 24 Road
Grand Junction, CO 81505
(970) 250-0720

Prepared by:

LANDesign, LLC
PLANNING ENGINEERING SURVEYING
259 Grand Avenue
Grand Junction, CO 81501
(970) 245-4099

February 28, 1996

Job No. 96020

Prepared by:

Jeffory P. Crane

I certify that this study has been prepared by me or under my direct supervision.

Philip M. Hart, P.E.
State of Colorado, No. 19346

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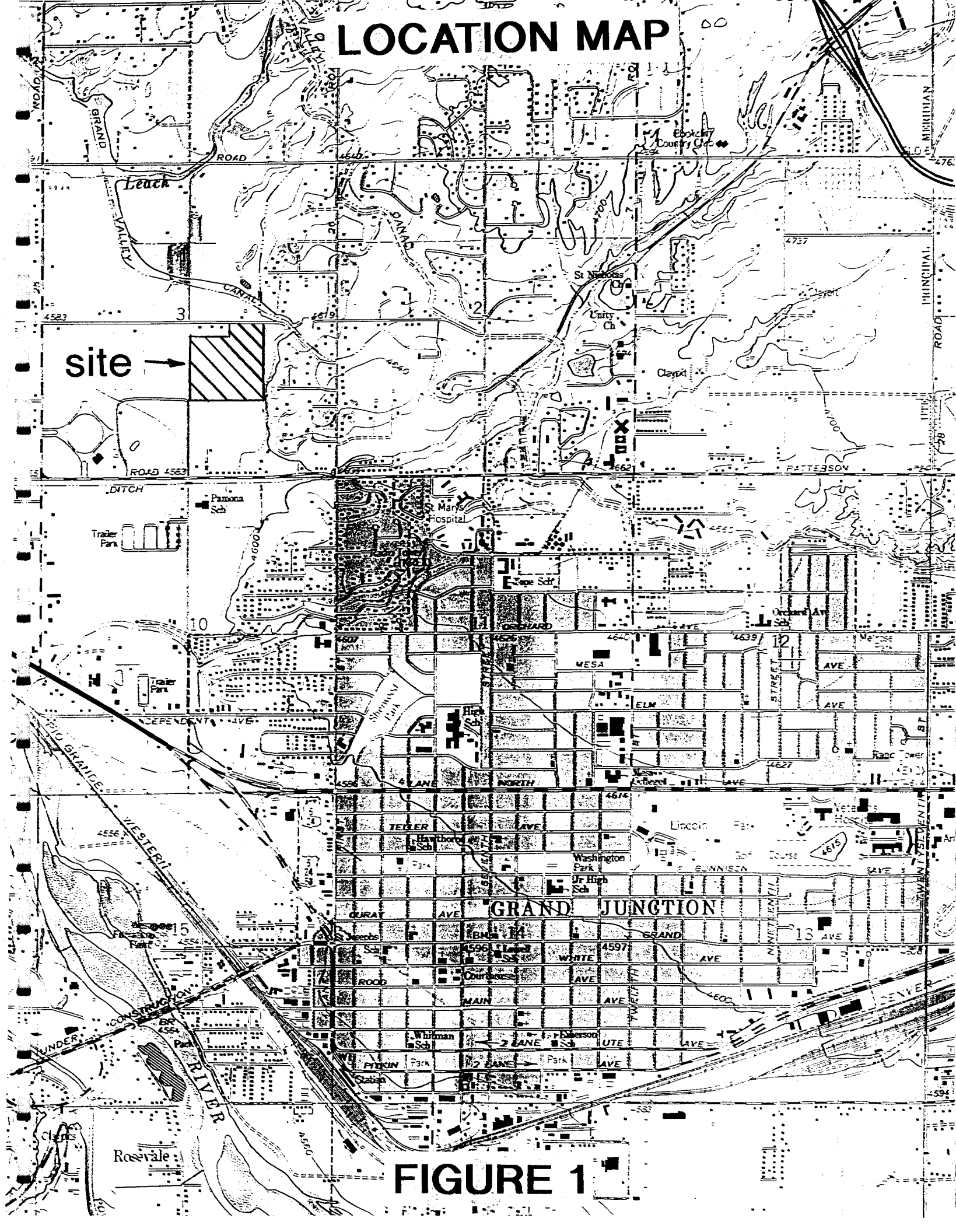

LOCATION MAP
site
GRAND JUNCTION
FIGURE 1

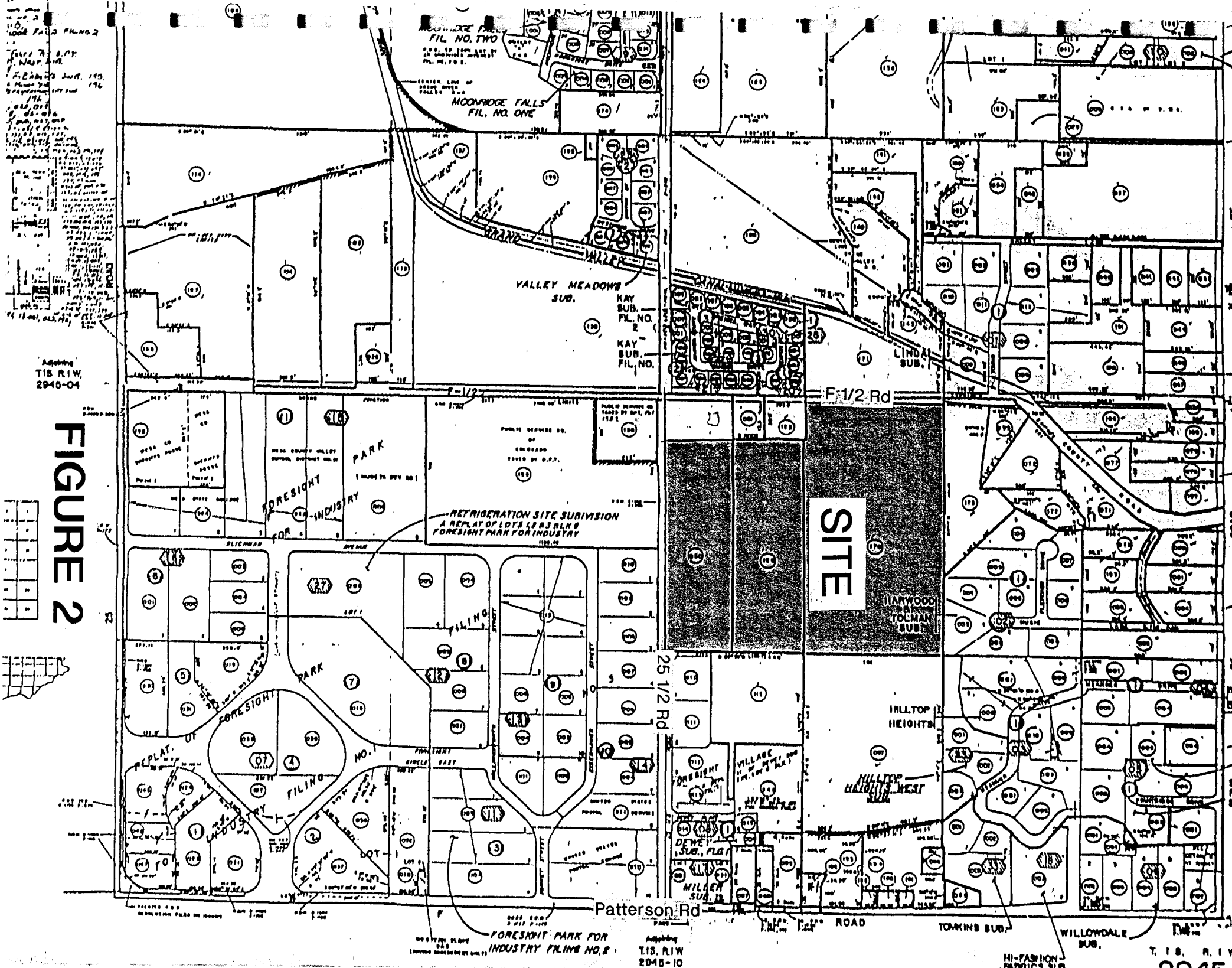

SITE
F 1/2 Rd
25 1/2 Rd
Patterson Rd
MOONRIDGE FALLS FIL. NO. TWO
MOONRIDGE FALLS FIL. NO. ONE
VALLEY MEADOWS SUB.
KAY SUB. FIL. NO. 2
KAY SUB. FIL. NO. 1
LINDA SUB.
PARK FORESIGHT INDUSTRY
REFRIGERATION SITE SUBDIVISION A REPLAT OF LOTS 1, 2 & 3 BLK 6 FORESIGHT PARK FOR INDUSTRY
HARWOOD TOLMAN SUB.
HILLTOP HEIGHTS
HILLTOP HEIGHTS WEST SUB.
VILLAGE FORESIGHT
DEWEY SUB. FLA
MILLER SUB. II
TOMKINS SUB.
WILLOWDALE SUB.
HI-FASHION
FORESIGHT PARK FOR INDUSTRY FILING NO. 2
Adjoining T.1S. R.1W. 2945-04
Adjoining T.1S. R.1W 2945-10
T. 1 S. R. 1 W

FIGURE 2

A. INTRODUCTION

1. Purpose of Report

This report considers the concepts for access and the impacts of this proposed development on the current street transportation system in the general vicinity of the development and determines what improvements should be recommended to compensate for the additional traffic generated by this proposed development. Furthermore, this report may be used to assist Mesa County or City of Grand Junction Planners in determining future improvements of the transportation system in the area due to anticipated growth patterns.

Conditions or combinations of events other than those stated have not been analyzed and are not the responsibility of *LANDesign* or the engineer. Maintenance and construction of facilities are the responsibility of others.

2. Location & Land Use

The subject property is located within NW1/4 of the SE 1/4 of Section 3, Township 1 South, Range 1 West, of the Ute Principal Meridian and contains 37.4 acres +/-. More specifically the site is located south of F ½ Road along the east side of the proposed extension of 25 ½ Road. The proposed development is currently 3 existing parcels. The tax identification number of the 3 parcels is 2945-034-00-50, 126 and 170. Parcel 50 consists of the western most portion of the property, parcel 170 is the eastern portion and parcel 126 is sandwiched in between. The present name of this development, the Hetzel Subdivision, is temporary and will most likely change in the future. See Figure 2.

The property is presently an undeveloped vacant parcel of land. The existing ROW for the extension of 25 ½ Road will run along the ~~east~~ west side of the proposed development.

The property immediately surrounding the proposed development consists primarily of low and medium density single family homes, small farms and undeveloped vacant land. A Public Service substation and service facility exists directly west of the site and a small apartment complex just to the south. Approximately 70 new single family home sites have been created north of F ½ Road along 25 ½ Road.

The proposed development will consist of 353 multi-family residential units. The property frontage along 25 ½ Road extends to within approximately 200' of the intersection at F ½ Road. Patterson Road at 25 ½ Road is classified as a minor arterial street with a minimum intersection sight distance of 400' in each direction. F ½ Road at 25 ½ Road is classified as a urban residential collector with a minimum intersection sight distance of 300' in each direction.

classification of 25 ½ Rd?

ND

as per narrative
49 single detached
256 single attached
48 multifam duplexes & fourplexes

3. Access

Primary access to the development will be attained through two accesses onto 25 ½ Road. The north access will be located approximately 550' south of the intersection with F ½ Road and the south access will be located an additional 750' south at the southwest corner of the site. There will be no access directly onto F ½ Road. Traffic heading south from the development will encounter a signal at the intersection of 25 ½ Road and Patterson. The signalization presently in place utilizes a semi-actuated 2 phase control. The signal controller uses a 100 second cycle at PM peak hour and is operated by the City of Grand Junction. There ~~is~~ are currently no plans for a connection through to F ½ Road.

B. TRIP GENERATION & DESIGN HOUR VOLUMES

1. Trip Generation

assumes multifamily

MULTI-FAMILY DEVELOPMENT - The multi-family development proposed calls for a density of 9.4 units per acre or 353 units. Site specific studies within the Grand Valley performed by Mesa County Traffic Services indicate an average rate of 9 trips/unit/day. The average rate for average vehicle trip ends vs. dwelling units on a weekday during the PM peak hour is 0.79.

353 Multi-Family Dwelling Units
Average Trip Ends vs. Dwelling Units

Time Unit	Directional Distribution in	Directional Distribution out	Average Rate	Trip Ends
weekday	50%	50%	9	1589 in 1589 out
weekday PM peak	65%	35%	0.79	181 in 98 out

2. Design Hour Volumes

The peak rate of flow was estimated from data recorded at permanent counters within the city to be 10% of the ADT between the hours of 5:00 and 6:00 PM.

This data corresponds similarly to traffic counts performed by *LANDesign* at the intersection of Patterson Road and 28 1/4 Road on 10/10/95. The peak PM hour was determined to also be between 5:00 and 6:00 PM.

C. TRIP DISTRIBUTION and ASSIGNMENT

Directional distribution of trip ends was estimated by considering the proximity of the site to adjacent transportation facilities and the relationship to downtown Grand Junction and other major activity centers. The general distribution of trips from the site at build-out during the week is estimated to be 90% south and 10% north if a connection to F ½ Road was built. Otherwise, 100% of the traffic generated from the development would travel south to the intersection of 25 ½ and Patterson. The general distribution of trips at the intersection of 25 ½ and Patterson is estimated to be 40% east, 40% west and 20% south.

If the connection to F ½ Road on 25 ½ Road is built, it is assumed that a considerable amount of traffic from the recently built subdivisions along 25 ½ Road, north of F ½ Road, will utilize that collector. For the purpose of this report it will be estimated that 70% of the traffic generated from that area will access the new connection to Patterson. At PM peak hour it is estimated that an additional 40 vehicles will utilize this connection with 26 northbound and 14 southbound.

Figure 3 shows the trip end assignment for trips generated from the proposed development during the peak PM at build-out.

D. TRAFFIC VOLUMES

Existing traffic volumes have been determined by counts performed by the City of Grand Junction and Mesa County Traffic Services at various times between April of 1990 and July of 1995. Adjustments have been made for each count to account for a 2.2% growth rate in the Grand Valley. 24 hour counts at the intersection of 25 ½ Road and Patterson Road were taken at counters placed at every leg of the intersection for a determination of the ADT of each leg for traffic in both directions. Peak PM hour rates have been determined by Mesa County Traffic Services to be 10% of the ADT for traffic in each direction. The ADT figure has been divided in half for traffic counts in each direction.

See Figure 4 for projected volumes at present and Figure 5 for the year 2010.

LOCATION	DATE OF COUNT	ADT	ADJUSTED ADT (1996)
Patterson west of 25 ½	8/91	13,080	14,584
Patterson east of 25 ½	4/90	14,050	16,009
25 ½ south of Patterson	8/92	3,513	3,832
25 ½ north of Patterson	4/92	161	176
F ½ west of Young	9/93	220	235
25 ½ north of F ½	7/95	360	365

Projected volumes do not take into account proposed development as per 3.2.5g of TEDS

LANDESIGN
259 Grand Avenue
GRAND JUNCTION, CO 81501
(970) 245-4099
FAX (970) 245-3076

JOB 96020 - HETZEL SUBD.
SHEET NO. _____ OF _____
CALCULATED BY GPC DATE 2/26/96
CHECKED BY _____ DATE _____

TRIP ASSIGNMENT
PM PEAK HOUR

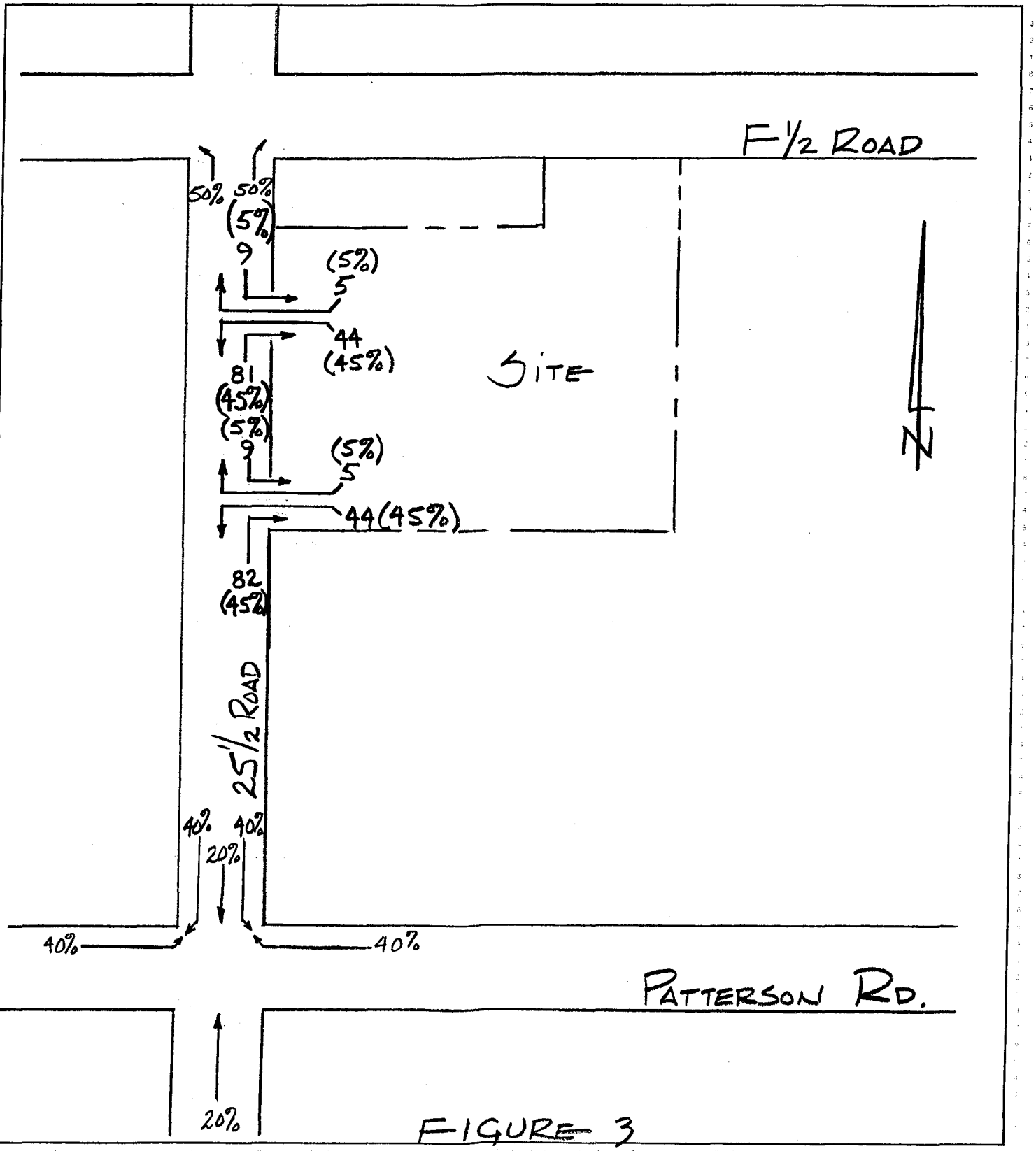


FIGURE 3

LANDESIGN
259 Grand Avenue
GRAND JUNCTION, CO 81501
(970) 245-4099
FAX (970) 245-3076

JOB 96020 - HETZEL SUBD.

SHEET NO. _____ OF _____

CALCULATED BY GPC DATE 2/26/96

CHECKED BY _____ DATE _____

PROJECTED VOLUMES (1996)
PM PEAK HOUR

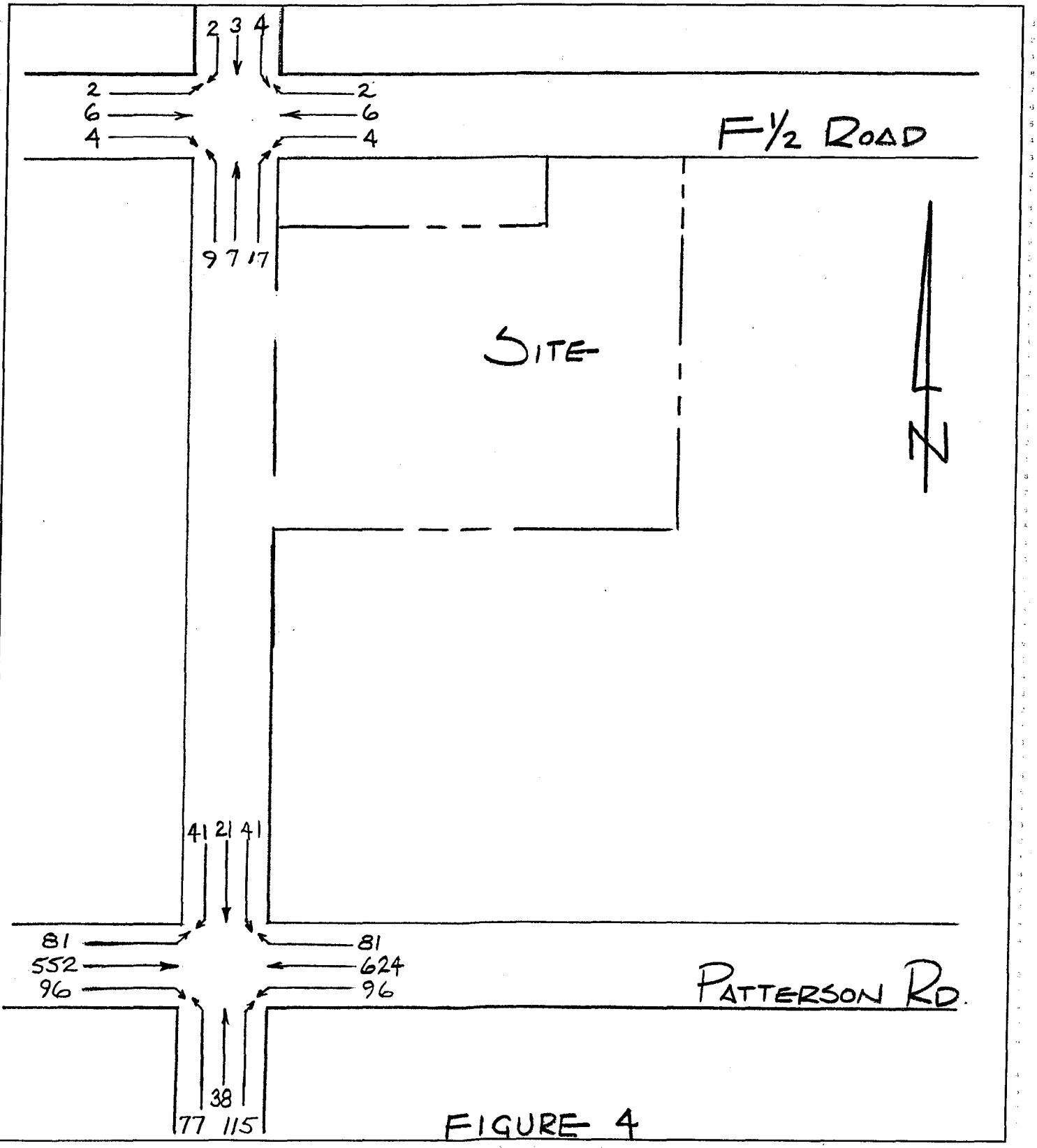


FIGURE 4

LANDESIGN
259 Grand Avenue
GRAND JUNCTION, CO 81501
(970) 245-4099
FAX (970) 245-3076

JOB 96020 - HETZEL SUBD.
SHEET NO. _____ OF _____
CALCULATED BY GPC DATE 2/26/96
CHECKED BY _____ DATE _____
PROJECTED VOLUMES (2010)
PM PEAK HOUR

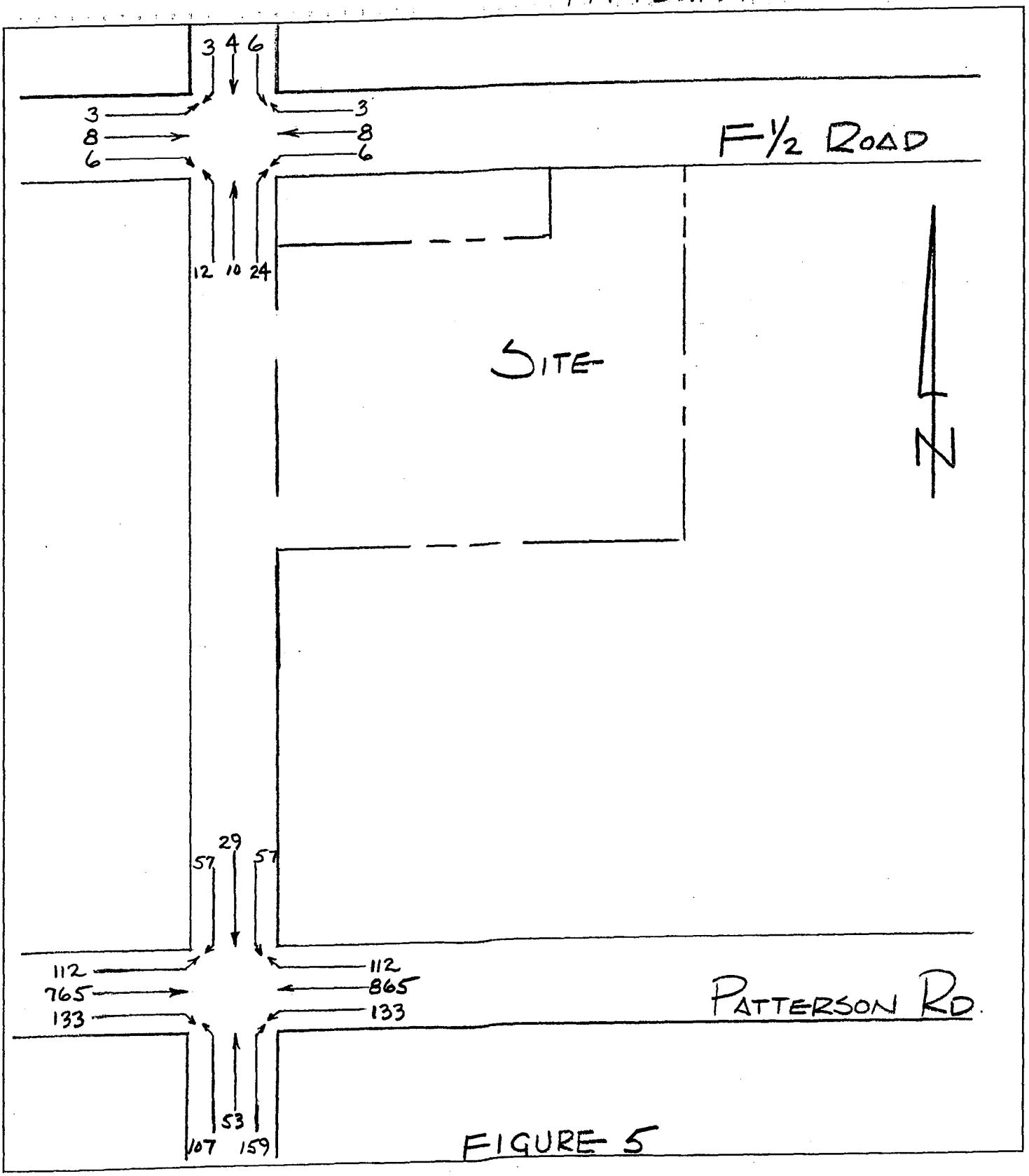


FIGURE 5

E. CAPACITY ANALYSIS

The impact to the intersection of 25 ½ Road and Patterson Road would increase significantly if the extension of 25 ½ Road was built all the way through to F ½ Road. Although a small amount of traffic from the proposed development would travel north, much more traffic from the developments north of the site would utilize the new connection and alleviate congestion on 1st Street. Therefore, this study will concentrate on the worst case analysis of the intersection of 25 ½ Road and Patterson Road with a completed connection through to F ½ Road. Furthermore, this study will investigate the level of service at the proposed intersection of F ½ Road and 25 ½ Road.

The Highway Capacity Software (HCS) release 2.1b was utilized for analysis and determination of the level of service for the intersection of Patterson Road and 25 ½ Road due to the development of the proposed site. The program was run for the weekday PM peak hour for the proposed development at full build-out with the property to the north impacting both intersections. Patterson Road was analyzed with 1 exclusive left turn lane and 2 thru lanes with a shared right turn lane for traffic in both directions. 25 ½ Road was analyzed as an urban residential collector street with 11' lanes and shared turn lanes. See the calculated worksheets for evaluation of the intersections in the appendix of this study.

F. CONCLUSIONS and RECOMMENDATIONS

100 second used presently

A general level of service 'B' can be attained for the intersection of Patterson and 25 ½ Roads at full build-out of the proposed development with a connection through to F ½ Road. This would utilize a simple semi-actuated 2 phase control on a 90 second cycle. The overall intersection delay would be 9.7 sec./veh. for the weekday PM peak hour. North and southbound left turn movements on 25 ½ Road experience the longest delays of approximately 14 seconds, however, the level of service is still within the 'B' category and does not warrant the construction of an exclusive left turn lane. Furthermore, Patterson Road is currently constructed as a minor arterial with exclusive left turn lanes and two through lanes and likewise does not warrant any additional improvements.

The extension of 25 ½ Road through to F ½ Road would slightly increase the volume of traffic at the intersection at Patterson but would increase significantly the overall flow of traffic in the vicinity of F ½ Road between 25 Road and 1st Street. An urban residential collector street to match the existing road cross section is recommended for the extension of 25 ½ Road through to F ½ Road. However, the proposed development is not responsible for connecting 25 ½ Road through to F ½ Road and if the City of Grand Junction does not propose to continue the road through, then an urban residential subcollector street will suffice to serve the proposed development. Alternately, if the connection is made to F ½ Road a simple stop sign at 25 ½ Road will serve well for traffic control at that intersection. An analysis of the proposed intersection at the peak PM hour indicates a level of service of 'A' for all movements with no additional lanes or controls.

INTERSECTION ANALYSIS WORKSHEETS

HCM: SIGNALIZED INTERSECTION SUMMARY Version 2.4a 02-27-1996
Center For Microcomputers In Transportation

Streets: (E-W) Patterson Road (N-S) 25 1/2 Road
Analyst: JPC File Name: F.HC9
Area Type: Other 2-26-96 PM Peak

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	2 <		1	2 <			> 1 <			> 1 <	
Volumes	81	552	96	96	624	81	77	38	115	41	21	41
PHF or PK15	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Lane Width	12.0	12.0		12.0	12.0			12.0			12.0	
Grade		0			0			0			0	
% Heavy Veh	2	2	2	2	2	2	2	2	2	2	2	2
Parking	(Y/N)	N		(Y/N)	N		(Y/N)	N		(Y/N)	N	
Bus Stops			0			0			0			0
Con. Peds			0			0			0			0
Ped Button	(Y/N)	N		(Y/N)	N		(Y/N)	N		(Y/N)	N	
Arr Type	3	3		3	3			3			3	
RTOR Vols			48			41			58			21
Lost Time	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Prop. Share												
Prop. Prot.												

Signal Operations

Phase Combination		1	2	3	4			5	6	7	8
EB	Left	*				NB	Left	*			
	Thru	*					Thru	*			
	Right	*					Right	*			
	Peds						Peds				
WB	Left	*				SB	Left	*			
	Thru	*					Thru	*			
	Right	*					Right	*			
	Peds						Peds				
NB	Right					EB	Right				
SB	Right					WB	Right				
Green		48.0A				Green		35.0P			
Yellow/AR		4.0				Yellow/AR		3.0			

Cycle Length: 90 secs Phase combination order: #1 #5

Intersection Performance Summary

	Lane Group: Mvmts	Adj Sat Flow Cap	v/c Ratio	g/C Ratio	Delay	LOS	Approach: Delay	LOS
EB	L	232	426	0.366	0.544	9.3	B	8.8	B
	TR	2004	3681	0.331	0.544	8.7	B		
WB	L	270	496	0.374	0.544	9.3	B	9.0	B
	TR	2010	3692	0.365	0.544	8.9	B		
NB	LTR	533	1370	0.340	0.389	14.9	B	14.9	B
SB	LTR	495	1273	0.174	0.389	13.7	B	13.7	B

Intersection Delay = 9.7 sec/veh Intersection LOS = B

Lost Time/Cycle, L = 6.0 sec Critical v/c(x) = 0.360

****

File Name .....
Streets: (N-S) 25 1/2 Road (E-W) F 1/2 Road
Major Street Direction.... EW
Length of Time Analyzed... 60 (min)
Analyst..... JPC
Date of Analysis..... 2/27/96
Other Information.....

Two-way Stop-controlled Intersection

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0>	1<	0	0>	1<	0	0>	1<	0	0>	1<	0
Stop/Yield			N			N						
Volumes	2	6	4	4	6	2	9	7	17	4	3	2
PHF	.95	.95	.95	.95	.95	.95	.95	.95	.95	.95	.95	.95
Grade		0			0			0			0	
MC's (%)	0	0	0	0	0	0	0	0	0	0	0	0
SU/RV's (%)	0	0	0	0	0	0	0	0	0	0	0	0
CV's (%)	0	0	0	0	0	0	0	0	0	0	0	0
PCE's	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.00	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.00	3.30
Left Turn Minor Road	6.50	3.40

****

WorkSheet for TWSC Intersection

Step 1: RT from Minor Street	NB	SB
Conflicting Flows: (vph)	8	7
Potential Capacity: (pcph)	1372	1373
Movement Capacity: (pcph)	1372	1373
Prob. of Queue-free State:	0.99	1.00
Step 2: LT from Major Street	**WB**	**EB**
Conflicting Flows: (vph)	10	8
Potential Capacity: (pcph)	1696	1699
Movement Capacity: (pcph)	1696	1699
Prob. of Queue-free State:	1.00	1.00
TH Saturation Flow Rate: (pcphpl)	1700	1700
RT Saturation Flow Rate: (pcphpl)	1700	1700
Major LT Shared Lane Prob. of Queue-free State:	1.00	1.00
Step 3: TH from Minor Street	**NB**	**SB**
Conflicting Flows: (vph)	22	23
Potential Capacity: (pcph)	1062	1061
Capacity Adjustment Factor due to Impeding Movements	1.00	1.00
Movement Capacity: (pcph)	1058	1057
Prob. of Queue-free State:	0.99	1.00
Step 4: LT from Minor Street	**NB**	**SB**
Conflicting Flows: (vph)	24	33
Potential Capacity: (pcph)	1025	1013
Major LT, Minor TH Impedance Factor:	0.99	0.99
Adjusted Impedance Factor:	1.00	0.99
Capacity Adjustment Factor due to Impeding Movements	0.99	0.98
Movement Capacity: (pcph)	1019	990

****

Intersection Performance Summary

Movement	FlowRate v(pcph)	MoveCap Cm(pcph)	SharedCap Csh(pcph)	Avg.Total Delay	LOS	Delay By App
NB L	10	1019				
NB T	8	1058	1189	3.1	A	3.1
NB R	20	1372				
SB L	4	990				
SB T	3	1057	1080	3.4	A	3.4
SB R	2	1373				
EB L	2	1699		2.1	A	0.4
WB L	4	1696		2.1	A	0.7

Intersection Delay = 2.2

Common Name : F.5 ROAD
Counter location : WEST OF YOUNG ST.
Comments : 765002574404(DO930008.PRN)
Interval : Single
Width of roadway : 22
Number of lanes : 2
Start Date : 09/30/93
Start Time : 10:15
Days to count : 1
Type of count : Classify
Rural or Urban : Urban
District : Residential
Road classification : Collector

Date of action	Counter Reading	Daily Total	Daily Factor
Thu September 30, 1993	0		
Fri October 1, 1993	217	217	
	ADT	220	
	Adjusted ADT		No daily adjustment factor
	AADT		No monthly adjustment factor
	Estimated PHV	10	
	Estimated DHV	20	
	85th Percintile	00.0 MPH	

Common Name : 25.5 ROAD
Counter location : NORTH OF F.5 RD.
Comments :
Interval : Single
Width of roadway : 22
Number of lanes : 2
Start Date : 07/05/95
Start Time : 16:00
Days to count : 2
Type of count : Axle
Rural or Urban : Urban
District : Residential
Road classification : Collector

Date of action	Counter Reading	Daily Total	Daily Factor
Wed July 5, 1995	0		
Thu July 6, 1995	621	310	
Fri July 7, 1995	1,445	412	

ADT 360

Adjusted ADT No daily adjustment factor

AADT No monthly adjustment factor

Estimated PHV 20

Estimated DHV 30

85th Percintile 00.0 MPH

REVIEW COMMENTS AND PETITIONER'S RESPONSE

REVIEW COMMENTS

FILE #RZP-96-45 **TITLE HEADING:** Fall Valley

LOCATION: E of 25 1/2 Road; S of F 1/2 Road; N of F 1/4 Road

PETITIONER: John Davis

PETITIONER'S ADDRESS/TELEPHONE: 1023 24 Road
Grand Junction, CO 81505
250-0720

PETITIONER'S REPRESENTATIVE: Wayne Lizer

STAFF REPRESENTATIVE: Michael Drollinger

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., MARCH 22, 1996.

U.S. WEST **3/5/96**
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 ATTORNEY **3/6/96**
Dan Wilson **244-1501**

No comment.

GRAND VALLEY IRRIGATION **3/6/96**
Phil Bertrand **242-2762**

The irrigation headgate delivery point for this subdivision needs to be declared, reevaluated, redesigned and reinstalled to correctly handle irrigation water demand of the development.

CITY PROPERTY AGENT **3/12/96**
Steve Pace **256-4003**

No final plat to review.

PUBLIC SERVICE COMPANY **3/12/96**
Jon M. Price **244-2693**

Public Service Company will require additional side lot easements and possibly easement within Lot 1, Block. Will coordinate with developer when electric/gas design is completed.

CITY FIRE DEPARTMENT **3/13/96**
Hank Masterson **244-1414**

1. The fire protection water line serving this project must be a looped line. Looping can be achieved by making a second connection to the looped line on 25 1/2 road from the north entrance to the project. Minimum line sizes in all areas must be 8". City street standards for road widths must apply for all streets serving dwelling units. Hydrant spacing for single family dwellings and duplexes is 500' between hydrants and located so that no property frontage is greater than 250' from the nearest hydrant. For multi-family dwellings, spacing is 300', with no property frontage greater than 150' from a hydrant.
2. The final plan must include a utility composite showing the looped fire lines and hydrant locations. Also include details showing exactly where all multifamily units will be located.

CITY POLICE DEPARTMENT **3/5/96**
Dave Stassen **244-3587**

1. What is the proposed development going to look like in the interior of this project?
2. The limited access proposed into this project follows current crime prevention (C.P.T.E.D.) design standards.
3. Are there any plans for the large outlot to the north?

TCI CABLEVISION **3/11/96**
Glen Vancil **245-8777**

See attached comments.

MESA COUNTY PLANNING **3/13/96**
Verna Cox **244-1637**

1. Insufficient detail for Preliminary Plan.
2. Double fronting lots along 25.5 Road are undesirable.
3. A landscaped berm or combination of fencing and landscaping should be provided along 25.5 Road frontage to mitigate traffic noise and improve the street scape.
4. Long straight stretches of street encourage speeds which are unsafe in a residential area.
5. Lot dimensions should be reviewed along with proposed setbacks to identify the probable street scape. The 100' x 80' four-plex lots are of particular concern. Parking in the front yard setback should be discouraged.
6. A buffer area adjacent to the R1A zoned land should be provided.
7. Park and open space is not integrated into the development for the benefit of all of the residents. A more central location should be provided with open space linkages to the various parts of the project.
8. The northern entrance may need to be extended to eliminate potential conflicts.
9. No typical section or rationale was presented for the narrow internal streets.
10. A connection F.5 Road should be constructed or ensured for the future.

GRAND JUNCTION DRAINAGE DISTRICT **3/15/96**
John L. Ballagh **242-4343**

The site for the development, presented as both FALL VALLEY or HETZEL SUBDIVISION, is wholly within the District boundaries. Certainly there is a problem with which name is going to be used.

The site is in what the Drainage District refers to as the BEEHIVE DRAIN. The basin extends beyond the District boundaries and drains an area which reaches up to 26 3/4 and G 1/4. The large open drain which crosses the SE corner of the development is the BEEHIVE DRAIN. The existing ditch bank road is necessary as the steepness of the hill side to the east makes it physically very difficult to maintain a road on that east side. The drain does receive regular maintenance, hence, continued open access to the full width of the maintenance road is absolutely necessary. Proposed lot 29 will be severely impacted by the open drain and the need for the District's equipment to move unrestricted across the lot. Perhaps the "park" should be extended north to include lot 29.

A "retention" pond is proposed for the park area as the method of storm water management. Evaporation or percolation is the way water leaves a retention pond. Such a facility that close to the bank of the open BEEHIVE DRAIN is going to adversely impact the open drain. Saturation of the ditch banks (as from a retention pond that close to the open ditch) can lead to bank failure. The entire drain ditch bank can actually slide into the drain. When the ditch bank fails lots of dirt and whatever is on the ditch bank road also "falls into" the open drain. The District strongly recommends against allowing a retention pond in the site adjacent to the open drain. Another site in the development should be used for retention of storm waters. In the case that it is decided that the retention pond must go where it is now designed to be placed then the District will require that the developer agree that he and/or his assigns pay for any additional upkeep of the drain beyond normal maintenance. Failure of the ditch bank due to soil saturation from a retention pond would be one of those instances where the District would seek repair costs from the party responsible for the operation and maintenance of the retention pond.

The District will want dedication of easement to the Grand Junction Drainage District by separate document and then have that recording information referenced on the filing plat.

UTE WATER **3/13/96**
Gary R. Mathews **242-7491**

1. Ute Water will require a second tie-in at approximately F 3/8 Road area to create a looped system. This project will also need to participate in assessment cost for water mains in 25 1/2 Road as per assessment contracts.
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 Water will furnish the meter pits and yokes.
4. POLICIES AND FEES IN EFFECT AT THE TIME OF APPLICATION WILL APPLY.

CITY UTILITY ENGINEER **3/15/96**
Trent Prall **244-1590**

SEWER - CITY

1. Please note that the sewer in 25 1/2 Road is a 15" line rather than the 18" noted on the plans.
2. The drastic change in zoning will require a study, by a competent engineer approved by the City, to determine the impact of this proposed subdivision on the Paradise Hills Interceptor Sewer. The impact analysis, based on current zoning and maximum buildout, of all of Basin 9 and portions of Basins 5 and 8, as identified in the 1992 HDR Sewer Study, will be required prior to approval of this proposed development.

CITY COMMUNITY DEVELOPMENT **3/15/96**
Michael Drollinger **244-1439**
See attached comments.

MESA COUNTY SCHOOL DISTRICT #51 **3/14/96**
Lou Grasso **242-8500**
SCHOOL - CURRENT ENROLLMENT / CAPACITY - IMPACT
Pomona Elementary - 301 / 325 - 87
West Middle School - 531 / 500 - 43
Grand Junction High School - 16 - 59

CITY UTILITY ENGINEER **3/15/96**
Jody Kliska **244-1591**
NOTE: A complete review of the internal circulation proposed for this project will occur once revised plans are submitted which address the consistency concerns addressed in the Community Development comments.

1. A redlined Preliminary Drainage Report with written comments and redlined SSID checklists for the report and Preliminary Major Basin Drainage Map are being returned with these comments. The map is required with the report, and the comments in the report need to be addressed.
2. A redlined Traffic Study is being returned with these comments and. The written comments within the report need to be addressed. Based on the preliminary projections of this report, it appears some internal streets in the subdivision need to be designed and constructed as residential collectors. This was not addressed at all in the report or in the submittal as a whole. To analyze the signal operations, peak hour turning movement counts are required, not projections from ADT's. The signal operation was not analyzed correctly, as the signal operates at peak hour in coordination with other signals along Patterson and it is not permissible to change the cycle length of one signal without analyzing the corridor.
3. Half-street improvements are required for the 25 1/2 Road frontage. There appears to be conflicting information provided within the various reports submitted for this proposal. The purpose of the traffic study is to determine impacts of the proposed development on the adjoining street network, including signal improvements, striping improvements, and off-site street improvements. The traffic study did not adequately address the anticipated traffic from the north and the anticipated changes in traffic patterns with the construction of the extension of 25 1/2 Road. An analysis of existing and proposed development which will use the extension of 25 1/2 Road will enable the City to re-evaluate its CIP project scheduled for fiscal year 2003.
4. F 1/4 Road - right-of-way dedication and half-street improvements required along south property boundary to residential collector standard. Building lots may front on this street although common driveway shall be provided to minimize curb cuts.
5. F 1/2 Road - right-of-way dedication to collection standard required if not already existing. Half-street improvements along F 1/2 Road will not be required.

STAFF REVIEW

FILE: #RZP-96-045
DATE: March 15, 1996
STAFF: Michael T. Drollinger
REQUEST: Rezone/Preliminary Plan - Fall Valley Subdivision
LOCATION: SE Corner 25 1/2 Road & F 1/2 Road
ZONING: PR-9.6

STAFF COMMENTS:

1. The materials submitted present inconsistent details regarding the submittal - the general project report, drainage report and the plans submitted contain conflicting information. **Please resolve these discrepancies as a complete review of the proposal will take place only after the information submitted is consistent.**

2. Please provide the following information on the Preliminary Plan:

   a. Size of proposed lots
   b. Typical site plan (layout) of duplex and fourplex lots
   c. Please clearly identify duplex and fourplex lots on the plan
   d. Proposed street sections must be identified on the plans
   e. Locations of multifamily buildings not identified on the plans

3. No access appears to be provided to the proposed open space. Will the open space areas be developed? Please note the Parks Department comments concerning possible dedication of public open space.

4. The design should accommodate pedestrian/bicycle access between the development and F 1/2 Road to facilitate access by non-vehicular traffic.

5. Please correct errors in surrounding zoning information on Preliminary Plan.

6. The parcel and owner information to the south of the subject parcel is incomplete.

You are urged to contact the Community Development Department if you require clarification or further explanation of any items.

h:\cityfil\1995\96-045.rvc

We're taking television into tomorrow.

TCI Cablevision of Western Colorado, Inc.

March 14, 1996

Hetzel Sub.
John Davis
% Community Development Department
250 North 5th Street
Grand Junction, CO 81501

Ref. No. CON19614

Dear Mr. Davis;

We are in receipt of the plat map for your new subdivision, **Hetzel Sub.**. We will be working with the other utilities to provide service to this subdivision in a timely manner.

I would like to take this opportunity to bring to your attention a few details that will help both of us provide the services you wish available to the new home purchasers. These items are as follows:

1. We require the developers 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 developers 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 TV.

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.

Should you have any other questions or concerns please feel free to contact me at any time. If I am out of the office when you call please leave your name and phone number with our office and I will get back in contact with you as soon as I can.

Sincerely,

Glen Vancil

Glen Vancil,
Construction Supervisor 245-8777

2502 Foresight Circle
Grand Junction, CO 81505
(970) 245-8750

HETZEL SUB

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
-	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"		
MAJOR BASIN INFO	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		
	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		
	9	Show major basin and off-site sub-basin runoff boundaries		
	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

HETZEL SUB.

REPORT CHECKLIST AND OUTLINE

PRELIMINARY DRAINAGE REPORT

CHECKLIST	OK	NA
Typed text		
Size: 8½ x 11" format		
Bound: Use bar or spiral binder or staple. Do not use a notebook.		
Title Page: Name of report and preparer, date of preparation and revision (if any)		
Exhibits: Maximum 11" high and 32" wide, bound in report and folded as required to 8½"x11" size		
Maps attached to or contained in the report: Vicinity Map and Preliminary Major Basin Drainage Map		

OUTLINE

I. GENERAL LOCATION AND DESCRIPTION ✓
   A. Site and Major Basin Location
      1. Streets in the vicinity
      2. Development in the vicinity
   B. Site and Major Basin Description ✓
      1. Acreage
      2. Ground cover types
      3. Hydrologic soil types

II. EXISTING DRAINAGE CONDITIONS
   A. Major Basin — SHOW FEATURES ON MAP
      1. General topography, drainage patterns and features, canals, ditches, wetlands
      2. Previously determined 100-year floodplains
   B. Site
      1. Historic drainage patterns
      2. Inflow characteristics from upstream
      3. Discharge characteristics to downstream sub-basins

III. PROPOSED DRAINAGE CONDITIONS
   A. Changes in Drainage Patterns
      1. Major basin
      2. Site
   B. Maintenance Issues
      1. Access
      2. Ownership and responsibility

IV. DESIGN CRITERIA & APPROACH
   A. General Considerations
      1. Previous drainage studies performed for the area
      2. Master planning issues (large scale considerations)
      3. Constraints imposed by site and other proposed development
   B. Hydrology
      1. Design storms and precipitation
      2. Runoff calculation method
      3. Detention/retention basin design method
      4. Parameter selection procedures
      5. Analysis and design procedures
      6. Justification of proposed methods not presented or referenced in SWMM
   C. Hydraulics
      1. Hydraulic calculation methods
      2. Parameter selection procedures
      3. Analysis and design procedures
      4. Justification of proposed methods not presented or referenced in SWMM

COMMENTS

1. No calculations are required for the Preliminary Drainage Report.
2. It may not be necessary to cover all of the above topics, but the report should address all concerns applicable to the proposed project, even issues not identified above.

PRELIMINARY DRAINAGE REPORT

FOR

FALL VALLEY SUBDIVISION

PART OF THE SE 1/4 OF SECTION 3, T1S, R1W, U.M.
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

FEBRUARY 26, 1996

PREPARED BY:

WAYNE H. LIZER, P.E., P.L.S.

W.H. LIZER & ASSOCIATES
Engineering Consulting and Land Surveying
576 25 Road, Unit #8
Grand Junction, Colorado 81505
241-1129

PRELIMINARY DRAINAGE REPORT
FOR
FALL VALLEY SUBDIVISION

February 26, 1996

I. GENERAL LOCATION AND DESCRIPTION

A. Site and Major Basin Location

The site is located at the Southeast corner of F 1/2 and 25 1/2 Roads, also being situate in the Southeast Quarter of Section 3, T1S, R1W, U.M., in the City of Grand Junction, Mesa County, Colorado.

Streets in the vicinity include F 1/2 Road on the North and 25 1/2 Road on the West. 25 1/2 Road is unimproved from F 1/4 to F 1/2 Road at this time, but half-street improvements on the East half of 25 1/2 Road will be completed as part of this project. (Exhibit 1)

YES! THIS IS REQUIRED

Access to the subdivision will be from 25 1/2 Road on the West and F 1/2 Road on the North.

Developments in the vicinity include Foresite Park (an Industrial Subdivision) to the West, Kay Subdivision (Single-Family Residential) to the North, Harwood and Tolman Subdivisions (Single-Family Residential) to the East, and Foresite Village to the South.

B. Site and Major Basin Description

The proposed subdivision contains approximately 38 acres and is planned for a mixture of single-family and multi-family units.

Presently, the site is being farmed. There is one single-family residence on the site.

The site consists of Billings Silty Clay Loam (B_c, 0 to 2% slopes) and Ravola Very Fine Silty Loam (R_f, 0 to 2% slopes). The Billings Silty Clay Loam would be considered Soil Group C and the Ravola Very Fine Silty Loam would be considered Soil Group A. (Exhibits 2 and 3)

II. EXISTING DRAINAGE CONDITIONS

A. Major Basin

Generally, the area wide basin drains as sheet flow from

Northerly to Southerly at approximately 0.67% slope.

A wash running Northeasterly and Southwesterly intersects the property at the Southeast corner of the property. The site itself has irrigation ditches along the North side of the property, and North and South at approximately 500 foot intervals throughout the property. There are waste ditches on the South side of the property that run East and West. (See Exhibit 6)

How will these be treated in the subdivision? Needed for upstream discharge?

The proposed subdivision is within "Zone X" as determined by the FIRM Flood Insurance Rate Map (Panel 460 of 1000). (Exhibit 4)

Any off-site flows? Show on major drainage basin map

B. Site

The site historically drains from Northeasterly to Southwesterly at approximately 0.67% slope.

There is approximately 3 acres at the Northeast corner of the site that would possibly contribute runoff to the site from a 100-year event. A 2-year event would be intercepted by an irrigation ditch along the East side of the site and be directed South to the before-mentioned wash. (Exhibits 5 & 6)

Show on basin map

The on-site historic drainage, together with the off-site historic drainage, is collected at the South end of the site by wastewater ditches which essentially split the flow to the East and to the West.

Show as basin delineation

A 100-year historic event could partially breach the wastewater ditches and continue flowing South as sheet flow.

Flow going East would be directed to the before-mentioned wash at the Southeast corner of the site. Flow going West would turn South at 25 1/2 Road and continue along existing wastewater ditches.

III. PROPOSED DRAINAGE CONDITIONS

A. Changes in Drainage Patterns

Of course they will? You're adding streets and houses!

Essentially no on-site or off-site drainage patterns will change.

What happens to the existing open ditches mentioned above?

All stormwater will be directed to the South where a stormwater conveyance system will be designed to carry stormwater to the East and to the West as close as practical to historic conditions.

FROM THE PLAT SUBMITTED, THIS APPEARS TO BE UNDERSIZED IN COMPARISON TO THE AREA IT DRAINS.

Detention basins are planned at the Southeast and Southwest corners of the site, which will discharge into the existing wash at the Southeast corner of the site and to the existing wastewater ditch at the Southwest corner of the site, respectively, the discharge being at or less than the historic rate.

B. Maintenance Issues

Access to and through the proposed subdivision will be by both dedicated rights-of-way to the public and by private streets.

Ownership and responsibility for the maintenance for the proposed detention basins and appurtenances shall be by the Fall Valley Subdivision Homeowners' Association.

IV. DESIGN CRITERIA AND APPROACH

A. General Considerations

The City of Grand Junction Stormwater Management Manual (SWMM) dated June, 1994 shall be used for stormwater analysis and facility design.

Previous large scale drainage studies in the area would include the FIRM Flood Insurance Rate Map.

B. Hydrology

The design storms will be for a 2-year and a 100-year event. (Exhibit 7)

The site contains approximately 38 acres and does not contain any unusual drainage characteristics, therefore, the Rational Method will be used for analysis. (Exhibit 8)

The detention basins will be designed according to the Modified Rational Method. (Exhibit 9)

Parameter selection will be based upon soil types and development density.

C. Hydraulics

Hydraulic calculations or other methods of analysis shall be in accordance to the City of Grand Junction Stormwater Management Plan.

A preliminary grading and drainage plan is attached.

Respectfully submitted,

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

REFERENCES:

1. Stormwater Management Manual (SWMM), Public Works Department, City of Grand Junction, June, 1994.

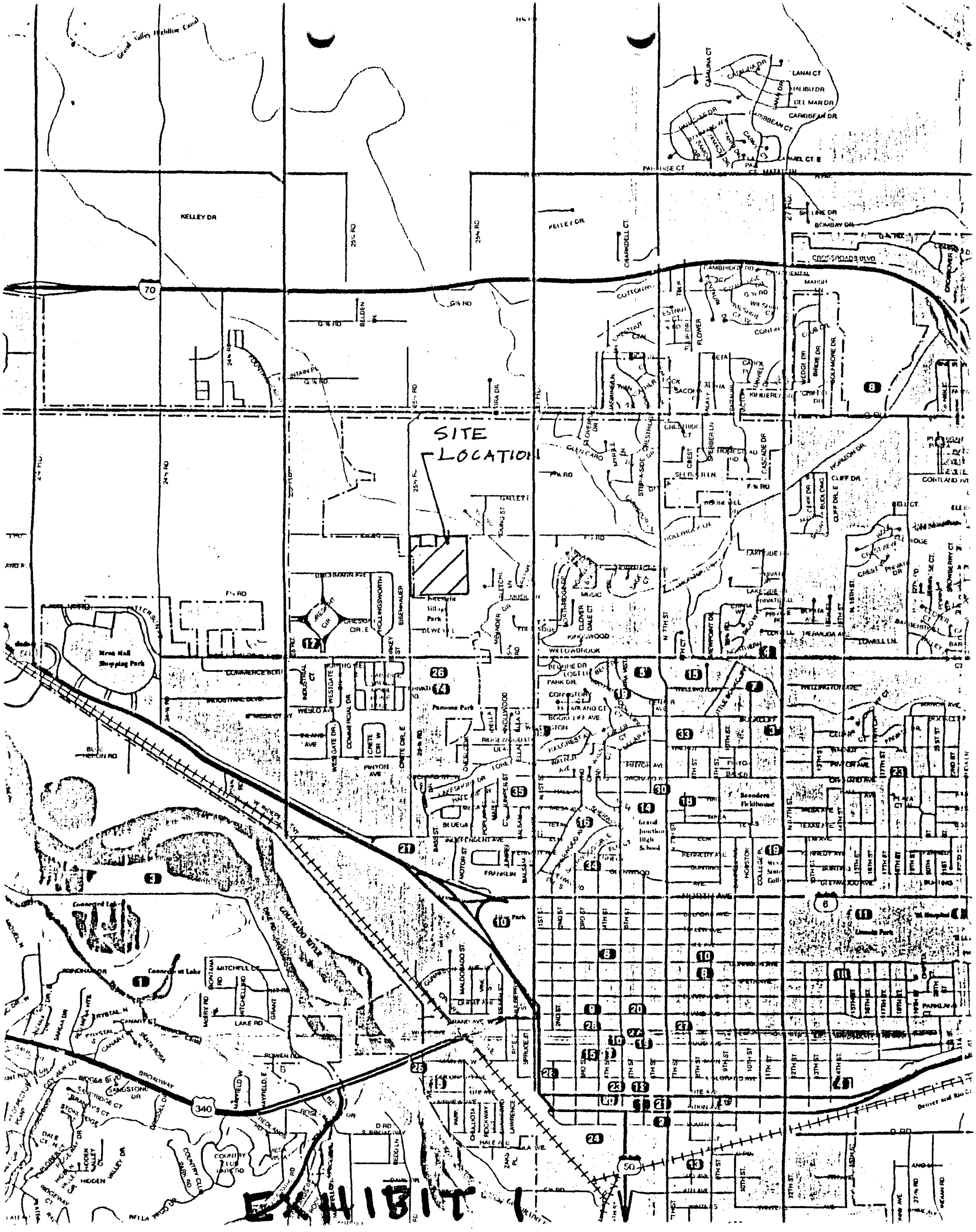
2. FIRM Flood Insurance Rate Map, Mesa County, Colorado, (Unincorporated Areas), Community Panel Number 080115 0460 B, Federal Emergency Management Agency, Map Revised July 15, 1992.

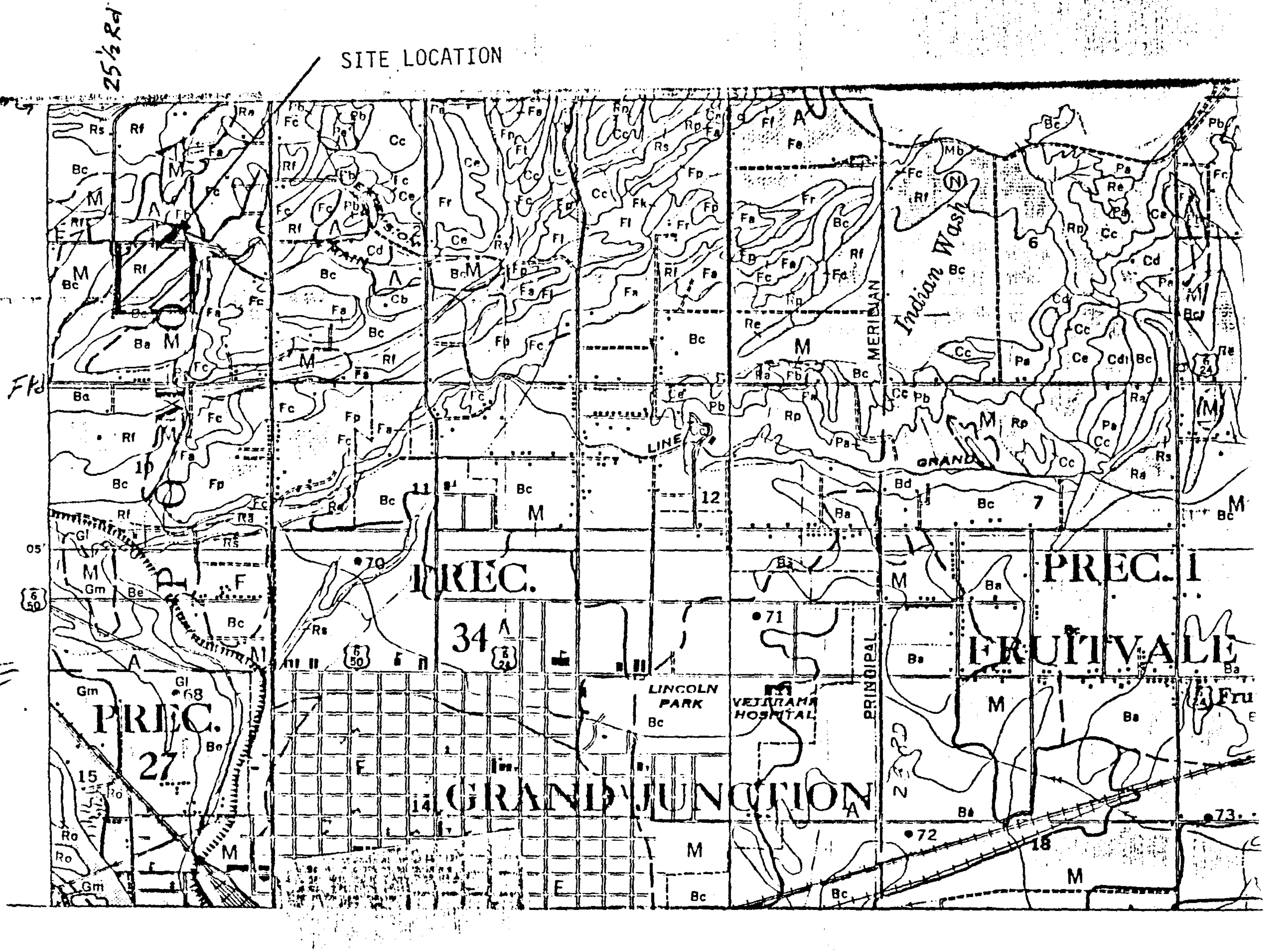
3. Soil Survey, Grand Junction Area, Colorado, Series 1940, No. 19 U.S. Department of Agriculture, Soil Conservation Service, issued November, 1955.

APPENDIX

EXHIBIT

1	Street Location Map
2	Soil Conservation Service Map (SCS)
3	SCS Hydrologic Soil Group Chart (SWMM B-3)
4	FIRM Flood Insurance Rate Map - "Zone X"
5	Topographical Map 1" = 2000'
6	Orthophoto Map 1" = 200'
7	Intensity Duration Frequency (IDF) Table (SWMM A-2)
8	Rational Method Equation (SWMM VI-10)
9	Modified Rational Method Equations for Detention Basin Sizing (SWMM N-4)


SITE LOCATION
EXHIBIT 1
Grand Valley Highline Canal
KELLEY DR
70
CROSSROADS BLVD.
CAMBRIDGE RD
LANAI CT
DEL MAR DR
CARIBBEAN DR
BOMBAY DR
CORTLAND AVE
Mesa Mall Shopping Park
COMMERCE BLVD
INDUSTRIAL BLVD
WILLOWBROOK
KINGSWOOD
MUSIC
Pomona Park
INDEPENDENT AVE
FRANKLIN
Grand Junction High School
Bookcliff Fieldhouse
WELLINGTON AVE
TEXAS AVE
NORTH AVE
ORCHARD AVE
COLORADO RIVER
Connected Lake
MITCHELL CT
LAKE RD
BROADWAY
340
GRAND AVE
SPRUCE ST
ROWAN CT
D RD
6
50
Lincoln Park
Denver and Rio Grande
HIDDEN VALLEY DR
BELLA VISTA DR
24 RD
24½ RD
25½ RD
26½ RD
27 RD
28 RD



25½ Rd
SITE LOCATION
F Rd
PREC. 27
PREC.
PREC. 1
FRUITVALE
GRAND JUNCTION
LINCOLN PARK
VETERANS HOSPITAL
MERIDIAN
PRINCIPAL
Indian Wash
GRAND
LINE

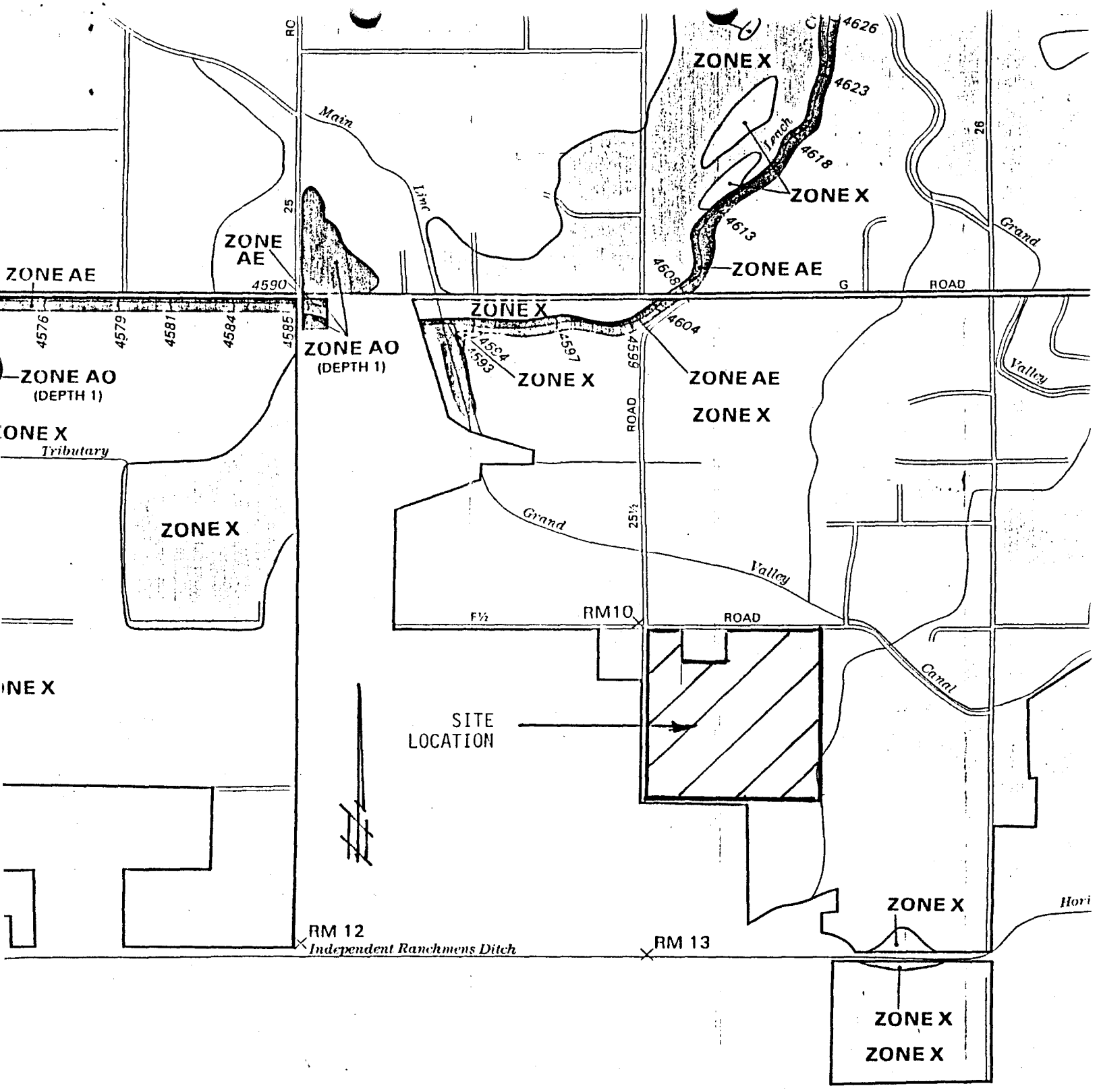
EXHIBIT 2

LAND USE OR SURFACE CHARACTERISTICS	SCS HYDROLOGIC SOIL GROUP (SEE APPENDIX "C" FOR DESCRIPTIONS)											
	A			B			C			D		
	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+
UNDEVELOPED AREAS Bare ground	.10 - .20 .14 - .24	.16 - .26 .22 - .32	.25 - .35 .30 - .40	.14 - .22 .20 - .28	.22 - .30 .28 - .36	.30 - .38 .37 - .45	.20 - .28 .26 - .34	.28 - .36 .35 - .43	.36 - .44 .40 - .48	.24 - .32 .30 - .38	.30 - .38 .40 - .48	.40 - .48 .50 - .58
Cultivated/Agricultural	.08 - .18 .14 - .24	.13 - .23 .18 - .28	.16 - .26 .22 - .32	.11 - .19 .16 - .24	.15 - .23 .21 - .29	.21 - .29 .28 - .36	.14 - .22 .20 - .28	.19 - .27 .25 - .33	.26 - .34 .34 - .42	.18 - .26 .24 - .32	.23 - .31 .29 - .37	.31 - .39 .41 - .49
Pasture	.12 - .22 .15 - .25	.20 - .30 .25 - .35	.30 - .40 .37 - .47	.18 - .26 .23 - .31	.28 - .36 .34 - .42	.37 - .45 .45 - .53	.24 - .32 .30 - .38	.34 - .42 .42 - .50	.44 - .52 .52 - .60	.30 - .38 .37 - .45	.40 - .48 .50 - .58	.50 - .58 .62 - .70
Meadow	.10 - .20 .14 - .24	.16 - .26 .22 - .32	.25 - .35 .30 - .40	.14 - .22 .20 - .28	.22 - .30 .28 - .36	.30 - .38 .37 - .45	.20 - .28 .26 - .34	.28 - .36 .35 - .43	.36 - .44 .44 - .52	.24 - .32 .30 - .38	.30 - .38 .40 - .48	.40 - .48 .50 - .58
Forest	.05 - .15 .08 - .18	.08 - .18 .11 - .21	.11 - .21 .14 - .24	.08 - .16 .10 - .18	.11 - .19 .14 - .22	.14 - .22 .18 - .26	.10 - .18 .12 - .20	.13 - .21 .16 - .24	.16 - .24 .20 - .28	.12 - .20 .15 - .23	.16 - .24 .20 - .28	.20 - .28 .25 - .33
RESIDENTIAL AREAS 1/8 acre per unit	.40 - .50 .48 - .58	.43 - .53 .52 - .62	.46 - .56 .55 - .65	.42 - .50 .50 - .58	.45 - .53 .54 - .62	.50 - .58 .59 - .67	.45 - .53 .53 - .61	.48 - .56 .57 - .65	.53 - .61 .64 - .72	.48 - .56 .56 - .64	.51 - .59 .60 - .68	.57 - .65 .69 - .77
1/4 acre per unit	.27 - .37 .35 - .45	.31 - .41 .39 - .49	.34 - .44 .42 - .52	.29 - .37 .38 - .46	.34 - .42 .42 - .50	.38 - .46 .47 - .55	.32 - .40 .41 - .49	.36 - .44 .45 - .53	.41 - .49 .52 - .60	.35 - .43 .43 - .51	.39 - .47 .47 - .55	.45 - .53 .57 - .65
1/3 acre per unit	.22 - .32 .31 - .41	.26 - .36 .35 - .45	.29 - .39 .38 - .48	.25 - .33 .33 - .41	.29 - .37 .38 - .46	.33 - .41 .42 - .50	.28 - .36 .36 - .44	.32 - .40 .41 - .49	.37 - .45 .48 - .56	.31 - .39 .39 - .47	.35 - .43 .43 - .51	.42 - .50 .53 - .61
1/2 acre per unit	.16 - .26 .25 - .35	.20 - .30 .29 - .39	.24 - .34 .32 - .42	.19 - .27 .28 - .36	.23 - .31 .32 - .40	.28 - .36 .36 - .44	.22 - .30 .31 - .39	.27 - .35 .35 - .43	.32 - .40 .42 - .50	.26 - .34 .34 - .42	.30 - .38 .38 - .46	.37 - .45 .48 - .56
1 acre per unit	.14 - .24 .22 - .32	.19 - .29 .26 - .36	.22 - .32 .29 - .39	.17 - .25 .24 - .32	.21 - .29 .28 - .36	.26 - .34 .34 - .42	.20 - .28 .28 - .36	.25 - .33 .32 - .40	.31 - .39 .40 - .48	.24 - .32 .31 - .39	.29 - .37 .35 - .43	.35 - .43 .46 - .54
MISC. SURFACES Pavement and roofs	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97	.93 .95	.94 .96	.95 .97
Traffic areas (soil and gravel)	.55 - .65 .65 - .70	.60 - .70 .70 - .75	.64 - .74 .74 - .79	.60 - .68 .68 - .76	.64 - .72 .72 - .80	.67 - .75 .75 - .83	.64 - .72 .72 - .80	.67 - .75 .75 - .83	.69 - .77 .77 - .85	.72 - .80 .79 - .87	.75 - .83 .82 - .90	.77 - .85 .84 - .92
Green landscaping (lawns, parks)	.10 - .20 .14 - .24	.16 - .26 .22 - .32	.25 - .35 .30 - .40	.14 - .22 .20 - .28	.22 - .30 .28 - .36	.30 - .38 .37 - .45	.20 - .28 .26 - .34	.28 - .36 .35 - .43	.36 - .44 .42 - .52	.24 - .32 .30 - .38	.30 - .38 .40 - .48	.40 - .48 .50 - .58
Non-green and gravel landscaping	.30 - .40 .34 - .44	.36 - .46 .42 - .52	.45 - .55 .50 - .60	.45 - .55 .50 - .60	.42 - .50 .48 - .56	.50 - .58 .57 - .65	.40 - .48 .46 - .54	.48 - .56 .55 - .63	.56 - .64 .64 - .72	.44 - .52 .50 - .58	.50 - .58 .60 - .68	.60 - .68 .70 - .78
Cemeteries, playgrounds	.20 - .30 .24 - .34	.26 - .36 .32 - .42	.35 - .45 .40 - .50	.35 - .45 .40 - .50	.32 - .40 .38 - .46	.40 - .48 .47 - .55	.30 - .38 .36 - .44	.38 - .44 .45 - .53	.46 - .54 .54 - .62	.34 - .42 .40 - .48	.40 - .48 .50 - .58	.50 - .58 .60 - .68

NOTES:
1. Values above and below pertain to the 2-year and 100-year storms, respectively.
2. The range of values provided allows for engineering judgement of site conditions such as basic shape, homogeneity of surface type, surface depression storage, and storm duration. In general, during shorter duration storms (Tc ≤ 10 minutes), infiltration capacity is higher, allowing use of a "C" value in the low range. Conversely, for longer duration storms (Tc) 30 minutes), use a ""C value in the higher range.
3. For residential development at less than 1/8 acre per unit or greater than 1 acre per unit, and also for commercial and industrial areas, use values under MISC SURFACES to estimate "C" value ranges for use.

RATIONAL METHOD RUNOFF COEFFICIENTS
(Modified from Table 4, UC-Davis, which appears to be a modification of work done by Rawls)

TABLE "B-1"



City of Grand Junction
AREA NOT INCLUDED

ELEVATION REFER

REFERENCE MARK	ELEVATION (FT.NGVD)
RM1	4527.73
RM2	4674.05

A U.S. Geologic
projecting 1.5 fe
of junction of Gra
of Denver and Ri
feet northeast of

A 0.625-inch rel
23rd and E Road

EXHIBIT 4

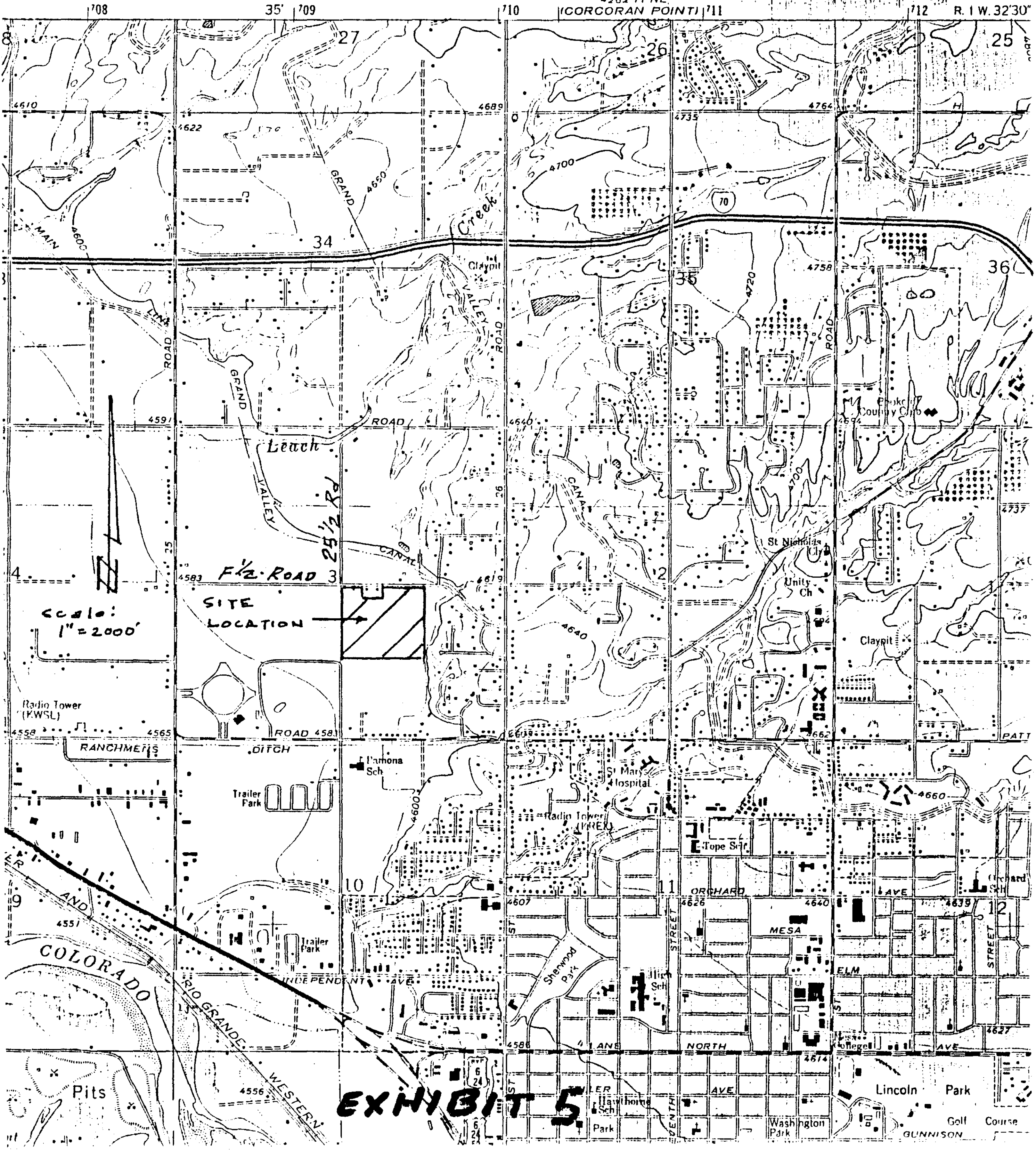

4262 II NE (CORCORAN POINT)
R. 1 W. 32'30"
35'
GRAND VALLEY
Creek
GRAND MAIN
LINE ROAD
GRAND VALLEY CANAL
Leach
ROAD
25 1/2 Rd
F 1/2 ROAD
SITE LOCATION
scale: 1" = 2000'
Radio Tower (KWSL)
ROAD
RANCHMEN'S DITCH
Pomona Sch
Trailer Park
Claypit
St Nicholas Ch
Unity Ch
Country Club
St Mary's Hospital
Radio Tower (KREX)
Tope Sch
ORCHARD AVE
Orchard Sch
MESA
ELM
Sherwood Park
High Sch
INDEPENDENT AVE
NORTH AVE
4 LANE
COLORADO
RIO GRANDE WESTERN
Pits
Hawthorne Sch
Park
Washington Park
Lincoln Park
Golf Course
GUNNISON
College
STREET
PATT

EXHIBIT 5

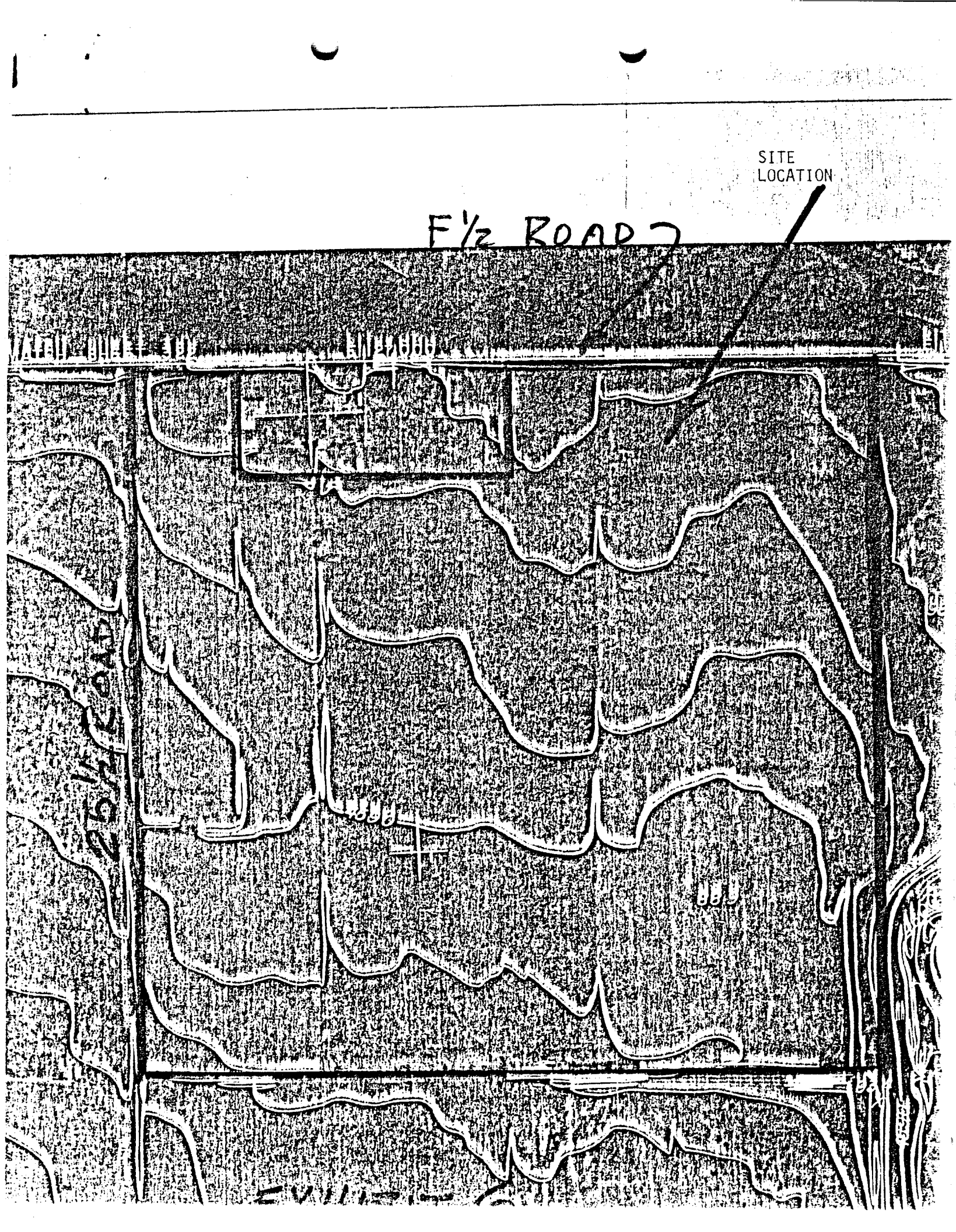

SITE
LOCATION
F½ ROAD

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

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

Source: Mesa County 1991

not the composite watershed. Runoff from the impervious area would not be based on runoff loss parameters, but on an impervious area with direct runoff potential.

Where storage capacity is available (on-lot retention, surface depression, lakes, ponds), these must also be accounted for. Many methods allow for direct input of surface depression storage while others do not. Surface depression and/or on-lot retention, lakes, and ponds may also be accounted for through storage or diversion routines where precipitation on the pervious areas contributes to available storage volume prior to the start of excess runoff.

In order to properly apply rainfall loss coefficients or parameters, one must understand the method used, and use good judgement in applying the method to a given watershed.

F. RUNOFF ESTIMATION There are many methods of estimating runoff, each with its own advantages and disadvantages, applications and limitations, an understanding of which is important to avoid misuse and obtain the desired level of accuracy. Only the two most commonly used methods are discussed here, although other methods may also be acceptable.

1. Rational Method Despite its many limitations, the simplicity of the Rational Method for small watersheds has resulted in its common use around the world through most of this century.

a. Method Description The Rational Method is based upon the equation

$$Q = CIA$$

Where:

C	=	Runoff coefficient (see Table "B-1" in Appendix "B");
I	=	Storm intensity in inches per hour (see Table "A-1" in Appendix "A");
A	=	Area in acres;
Q	=	Inches per acre per hour, which is approximately equal to 1 cubic foot per second (CFS), and is therefore generally considered to be measured in units of CFS.

b. Assumptions and Limitations As with all hydrological methods, several simplifying assumptions are involved, each of which limits the use or reduces the accuracy of the results. Assumptions have been listed in many publications, particularly in APWA and Singh. Only selected assumptions are noted here which are deemed to be of greatest value in understanding limitations and use. Assumptions are written in italics, with the corresponding limitation or application following.

1) *Runoff is directly proportional to rainfall; that is, rainfall loss remains constant throughout a storm event.* This assumption does not allow for the

The ominous looking but simple equations, modified to incorporate Grand Valley IDF data prepared by Henz Meteorological Services (Mesa County 1991), are presented below.

$$T_{d2} = \left(\frac{633.4\, C_d A}{Q_r - \frac{Qr^2 Tc_d}{81.2\, C_d A}} \right)^{0.5} - 15.6$$

$$T_{d100} = \left(\frac{1832\, C_d A}{Qr - \frac{Qr^2\, Tc_d}{213\, C_d A}} \right)^{0.5} - 17.2$$

I_{d2} = Intensity at T_{d2} (approximately $40.6/(T_{d2} + 15.6)$

I_{d100} = Intensity at T_{d100} (approximately $106.5/(T_{d100} + 17.2)$

$Q_d = C_d A I_d$

$K = Tc_h/Tc_d$

$V = 60\,[Q_d T_d - Qr T_d - Qr Tc_d + KQr Tc_d/2 + Qr^2 Tc_d/(2Q_d)]$

Where:

T_d	=	Time of critical storm duration, minutes;
C	=	Runoff coefficient;
A	=	Area in acres;
Qr	=	Detention pond average release rate, cfs (Note that this will not likely be the historic rate Qh; nor even Qmax);
Tc	=	Time of concentration, minutes;
I_d	=	Intensity at T_d, inches per hour;
Q_d	=	Runoff rate at T_d, cfs;
K	=	Ratio of pre- and post-development Tc; and
V	=	Storage volume in ft^3.

The meaning of subscripts used are as follows:

2	=	2-year storm condition;
100	=	100-year storm condition;
h	=	historic condition; and
d	=	developed condition.

RE/MAX Above the Crowd!®

March 18, 1996

Dear Adjoining Land Owner,

I represent a local developer, John Davis. John is a native of the Grand Valley and has been in the development and building business for the past fifteen years. He has recently contracted to buy for development about 38 acres that are south of F.5 Road, east of what will be improved as 25.5 Rd., and west of the drainage ditch that runs south from F.5 Rd. at about 2577 F.5 Rd. As a nearby property owner, you will soon be getting notice from the City's Planning Commission for their public hearing to review the preliminary plans for John's proposed development. My reason for writing you is to give you additional information about our proposal, which is named Fall Valley, and how we arrived at our plan.

The site presents some significant land use challenges. To the north of this site are subdivisions of 3.7 housing units per acre (Cimmaron North) and 3.8 units per acre (Kay or Double Tree) plus two sites with three fourths and one acre. To the east the zoning is for 1 unit per acre. But, on the west and south sides of Fall Valley are zones for planned industrial, multifamily of 18 units per acre, and agriculture (vacant land). Our plan addresses this mix of differing uses with a residential development that places the lowest densities on the east and north and then graduates to the highest densities on the west and south.

The plan calls for 49 units of single family, detached homes (not connected to another home), 189 units of attached "patio" homes, and 50 units in duplexes or fourplexes. This will give an overall density of 7.6 units per acre for the 288 housing units. The application is for a total density of not more that 8.0 units per acre (originally filed as 9.0 but recently amended).

Please see the enclosed Preliminary Plan. The single family detached homes will be in a double row situated on both sides of a street running parallel to the north and east sides that will have a density of about 3.9 units per acre, the same range as that to the north. Landscaping and fencing will be provided around the perimeter of the two adjacent sites that are south of F.5 Rd. To the east of Fall Valley are a large drainage ditch, substantial existing landscaping, and considerable distance to the existing homes which are mostly located on higher ground. A large park will be provided in the southeast corner (one of three parks in Fall Valley). The Fall Valley single family density is also consistent with the 3.8 density just granted for Cimmaron North which also adjoins 1 unit per acre zoning.

RE/MAX 4000, Inc.
1401 North 1st Street
Grand Junction, Colorado 81501
Phone: (970) 241-4000
Fax: (970) 241-4015
Each Office Independently Owned and Operated

REALTOR® MLS®

The patio homes will be constructed with brick or stucco exteriors and will be professionally landscaped at the time of development, thereby assuring a pleasing environment for residents and the public.

Housing units on all but the far west and south sides of the development will be limited to a single level to minimize visual impacts to existing homes. Access for Fall Valley will be limited to 25.5 Rd. to prevent overloading the narrow section of F.5 Rd. that is east of the proposed development.

This project meets City planning goals to provide close-in housing that is convenient to employment, shopping, recreation, and all other public services. The current City-County urban area master plan shows the subject area as residential with a density of 8-12 units per acre. While the we know that this is a draft plan and is not yet adopted, it is significant that Fall Valley is below the lower end of the proposed density range. The City and County have spent hundreds of thousands of dollars in developing the plan to reflect a balance between the competing needs for open space, avoidance of urban sprawl, affordable housing, etc. Our plan proposes a balance in addressing those issues. We believe it provides a quality buffer between your residence and the more severe uses that now exist to your south and west.

If you have questions or would like to discuss the proposal with us, please come to our open house at RE/MAX 4000 located at 1401 N. 1st St. (NW corner of 1st and Kennedy) at 7:00 PM on Thursday, May 23rd, or you may call me at RE/MAX 4000, 241-4000, or John Davis at 250-0720.

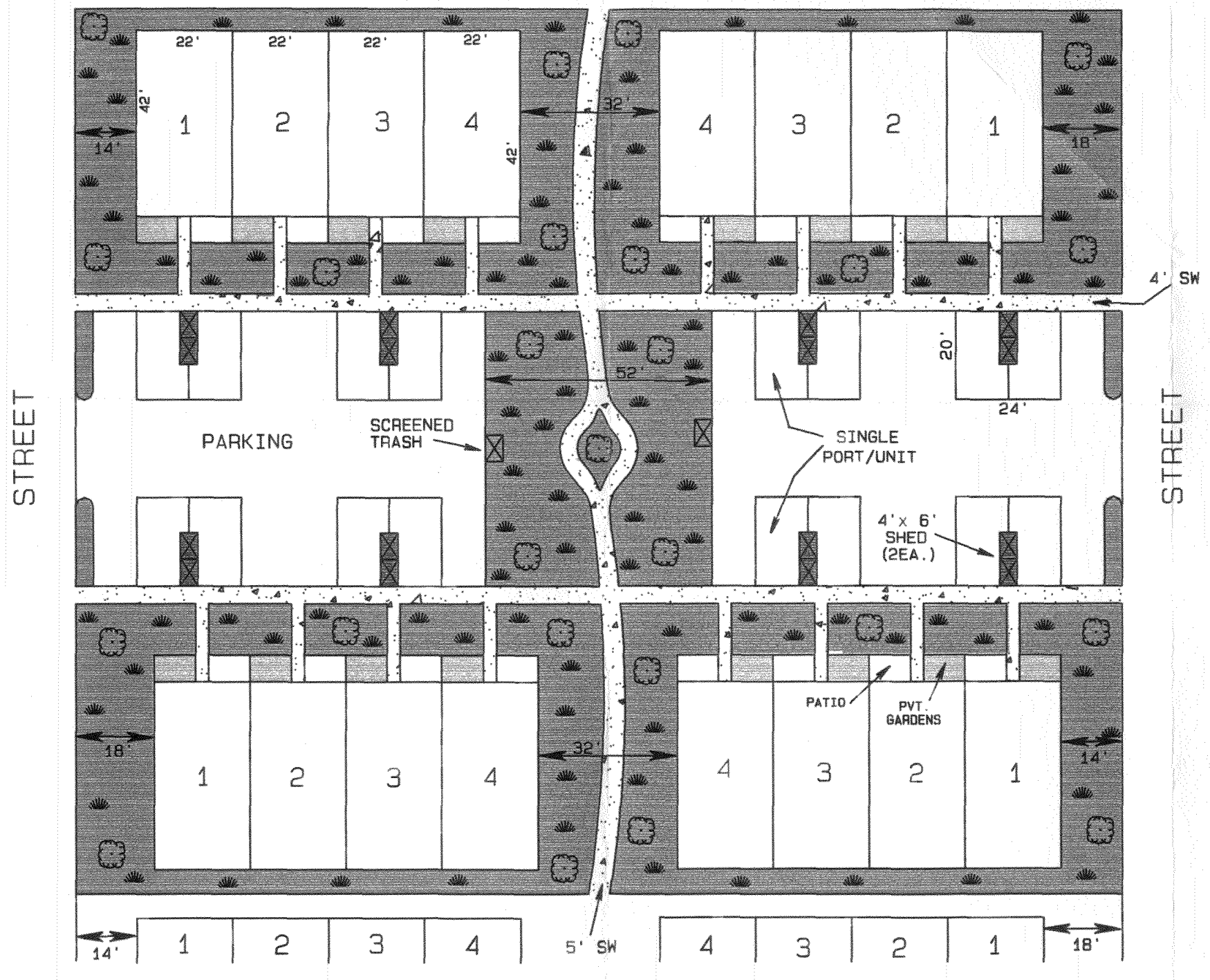
Sincerely,

Ward Scott
Broker Associate

FALL VALLEY

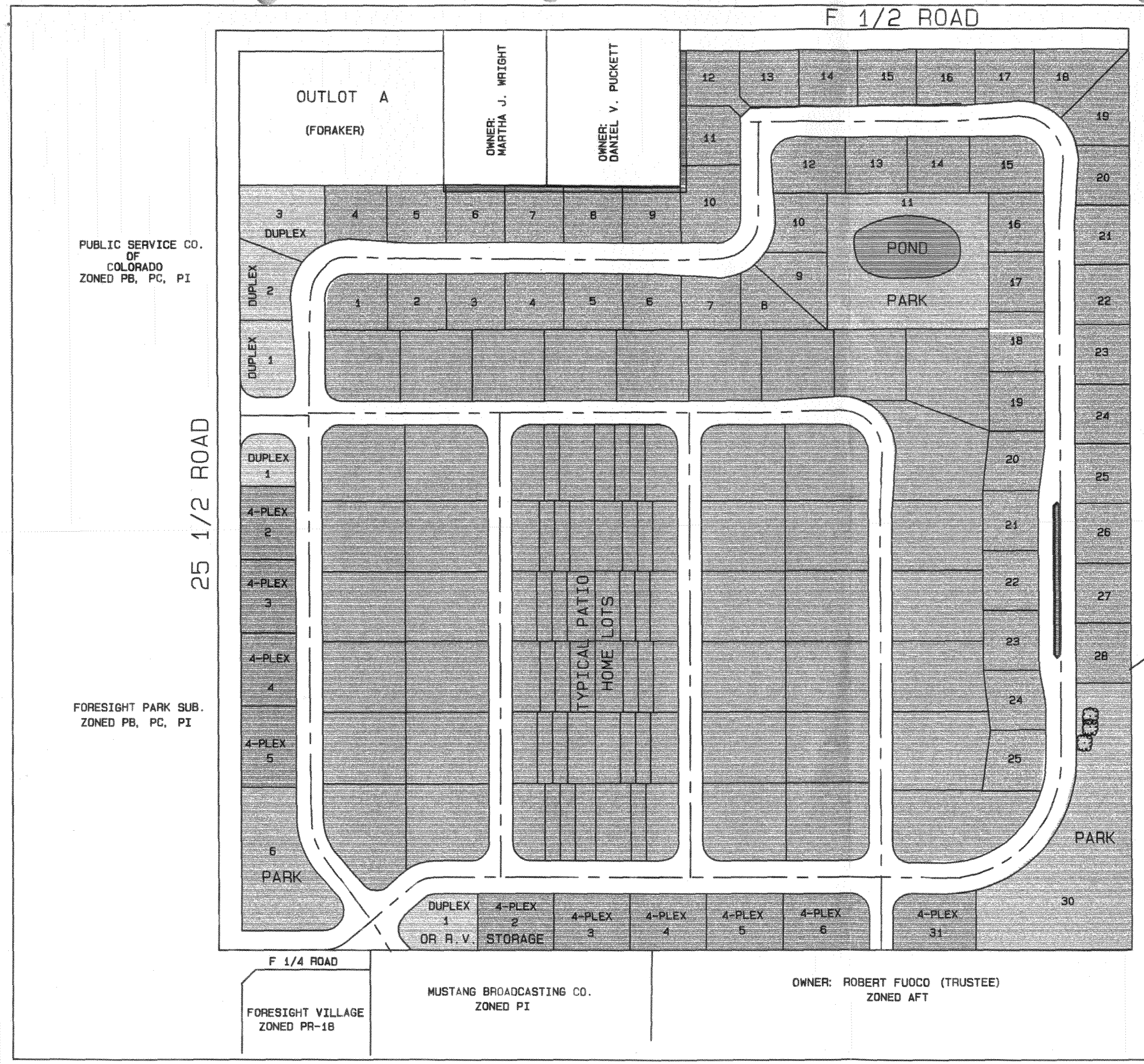
TYPICAL PATIO HOME

16 UNIT DETAIL



SCALE = 1" = 30'

FALL VALLEY
PRELIMINARY PLAN



LEGEND

- PARKS / DETENTION
- SINGLE FAMILY (49 LOTS & UNITS)
- DUPLEX (5 LOTS & 10 UNITS)
- 4-PLEX (10 LOTS & 40 UNITS)
- PATIO HOMES (189 LOTS & UNITS)
- LANDSCAPE & SCREENING

TOTAL HOUSING UNITS 289
TOTAL ACREAGE 37.93
DENSITY = 7.6 UNITS / ACRE

N

SCALE 1" = 150'

FILE

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

April 24, 1996

Ward Scott
REMAX 4000, Inc.
1401 N. 1st Street
Grand Junction CO 81501

Dear Mr. Scott:

Pursuant to our conversation yesterday, the Fall Valley Preliminary Plan and the Hetzel Zone of Annexation will be removed from the May Planning Commission agenda and moved to the June Planning Commission agenda to permit additional time for you to complete the response to comments. Below is a preliminary schedule of deadlines and hearing dates for the project. Please recognize that the schedule is subject to change if incomplete information is submitted or if all staff concerns have not been adequately addressed prior to the hearing dates.

Response to comments due:	May 20, 1996 (by 5 PM)
Preliminary Plan/Zone of Annexation:	June 4, 1996 Planning Commission
Acceptance of Petition for Annexation:	June 5, 1996 City Council
1st Reading of Zone of Annexation:	June 19, 1996 City Council
2nd Reading of Zone of Annexation/ 2nd Reading of Petition for Annexation:	July 3, 1996 City Council
Ordinances effective:	30 days after publication (publication typically Friday after hearing)

I hope that this schedule is useful. Please do not hesitate to call should you have any questions or require additional information.

Sincerely yours,

Michael T. Drollinger
Senior Planner

cc: David Thornton
John Davis

h:\cityfil\1996\96-045.ltl

May 20, 1996

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

RE: Fall Valley, RZP-96-45

Dear Mr. Drollinger,

This letter will respond to the review comments for the above referenced file. The responses correspond, where numbered, to the same numbers used in the reviewer's comments.

GRAND VALLEY IRRIGATION

Response: Will incorporate into Final Plan.

PUBLIC SERVICE COMPANY

Response: Will incorporate into Final Plan.

CITY FIRE DEPARTMENT

Response: Will incorporate into Final Plan.

CITY POLICE DEPARTMENT

Response: See revised Preliminary Plan.

TCI CABLEVISION

Response: Will incorporate into Final Plan.

MESA COUNTY PLANNING

Response: See revised Preliminary Plan.

GRAND JUNCTION DRAINAGE DISTRICT

Response: See revised Preliminary Drainage Plan an easement for the drainage ditch will be incorporated into the Final Plan to include a 20 foot access road from lip of the bank.

UTE WATER

Response: Will incorporate into Final Plan.

CITY UTILITY ENGINEER - Trent Prall

Response:
1. Noted
2. Capacity study has been completed by City Utility Engineer and we have been told that sufficient capacity is available.

CITY UTILITY ENGINEER - Jody Kliska

Response:
1. See revised Preliminary Drainage Report including the Preliminary Major Basin Drainage Map.
2. & 3. See revised Traffic Study. Note that the study is for a density slightly higher than given on the revised Preliminary Plan (312 units vs. 289) and therefore is more conservative.
4. See revised Preliminary Plan.
5. See revised Preliminary Plan.

CITY COMMUNITY DEVELOPMENT

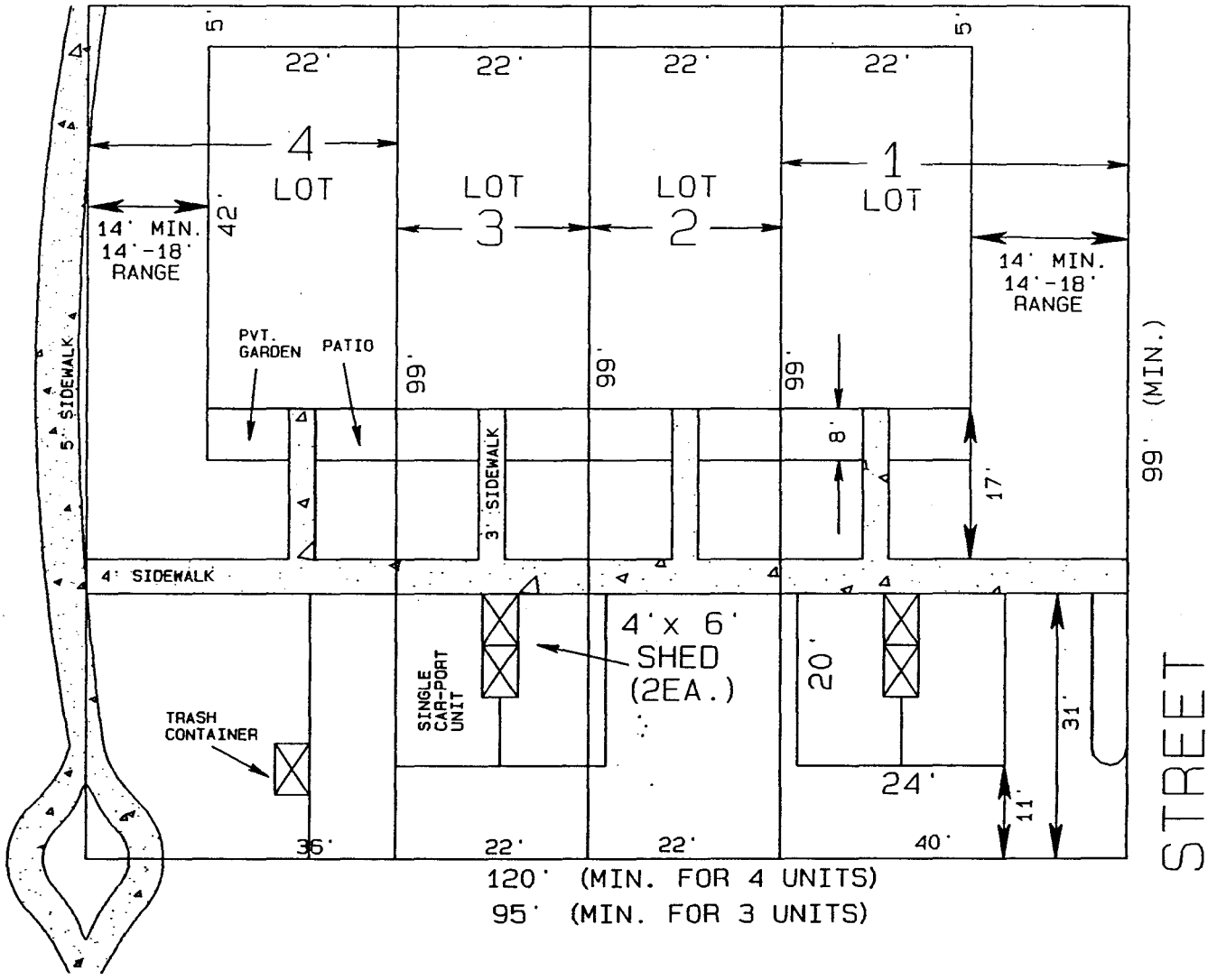
Response:
1. See revised General Project Report, Preliminary Plan, Preliminary Drainage Plan, and Traffic Study.
2. See revised Preliminary Plan and typical site plans.
3. See revised Preliminary Plan.
4. See revised Preliminary Plan.
5. See revised Preliminary Plan.
6. See revised Preliminary Plan.

Sincerely,

Ward

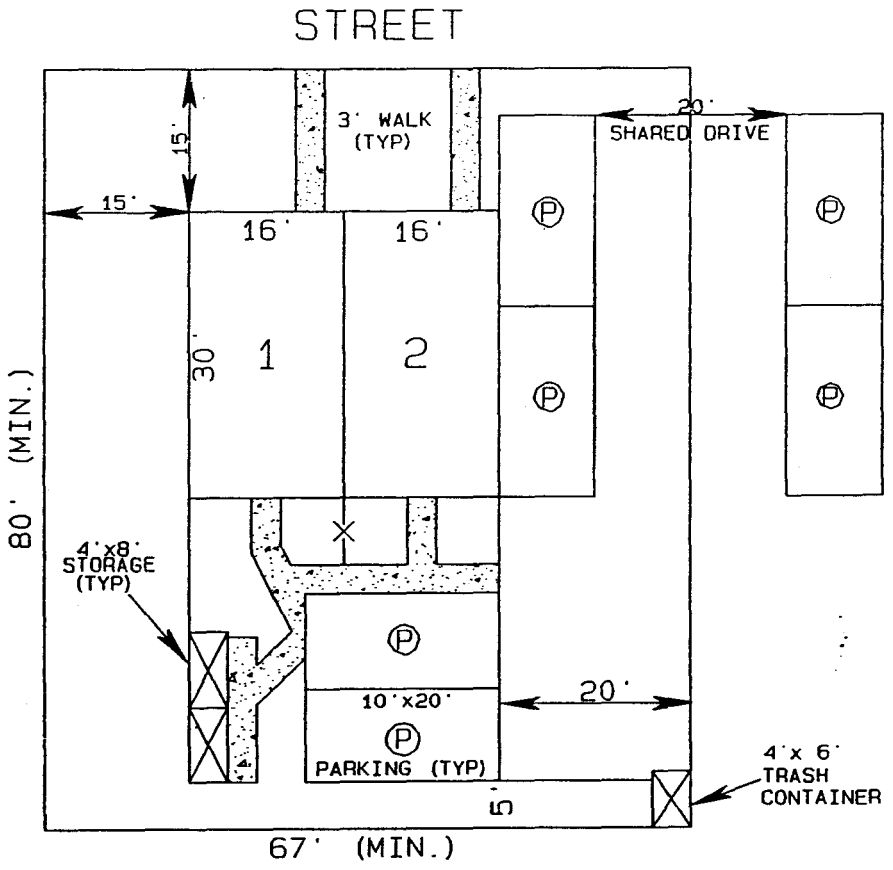
Ward Scott

FALL VALLEY
TYPICAL PATIO HOME
4 UNIT DETAIL



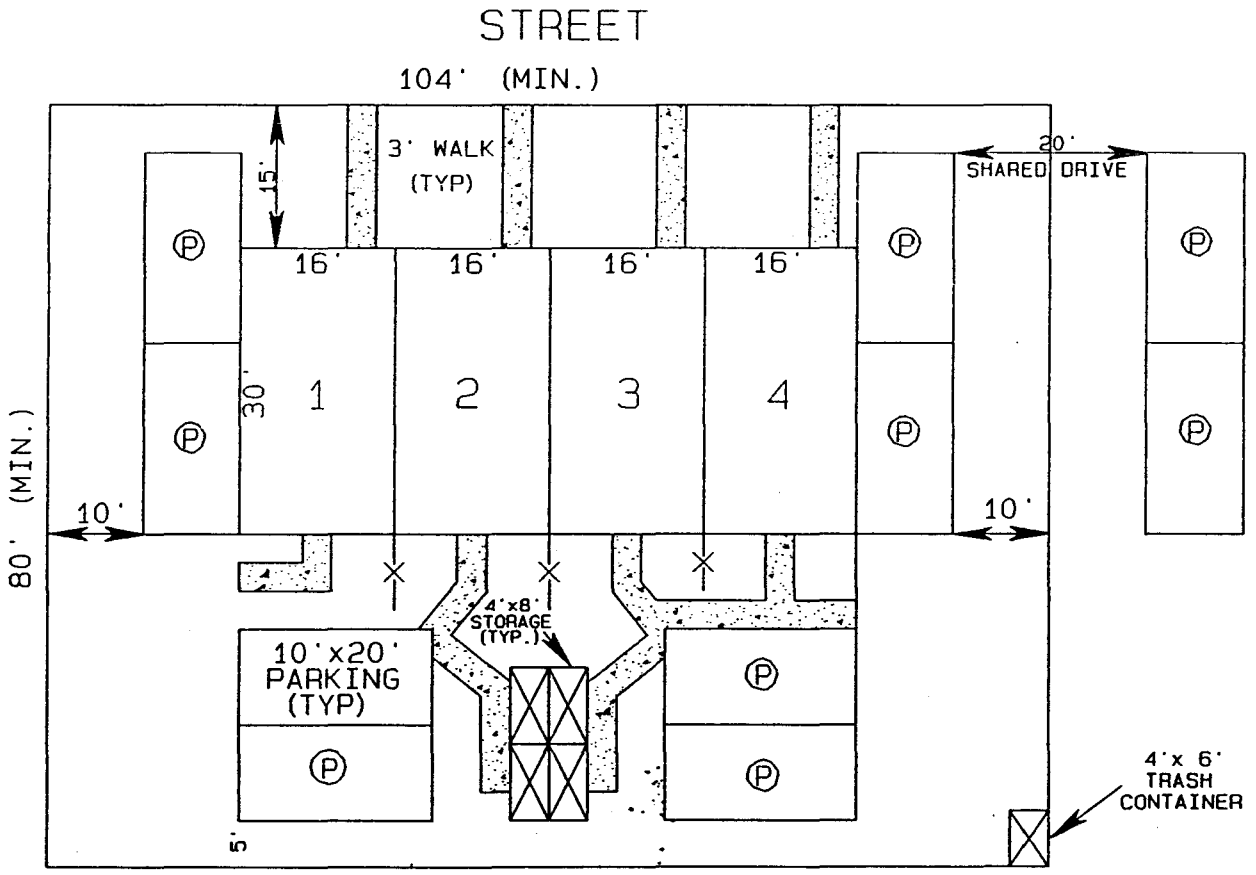
SCALE 1" = 20'

FALL VALLEY
TYPICAL DUPLEX
2 UNIT DETAIL



SCALE 1" = 20'

FALL VALLEY
TYPICAL 4-PLEX
4 UNIT DETAIL

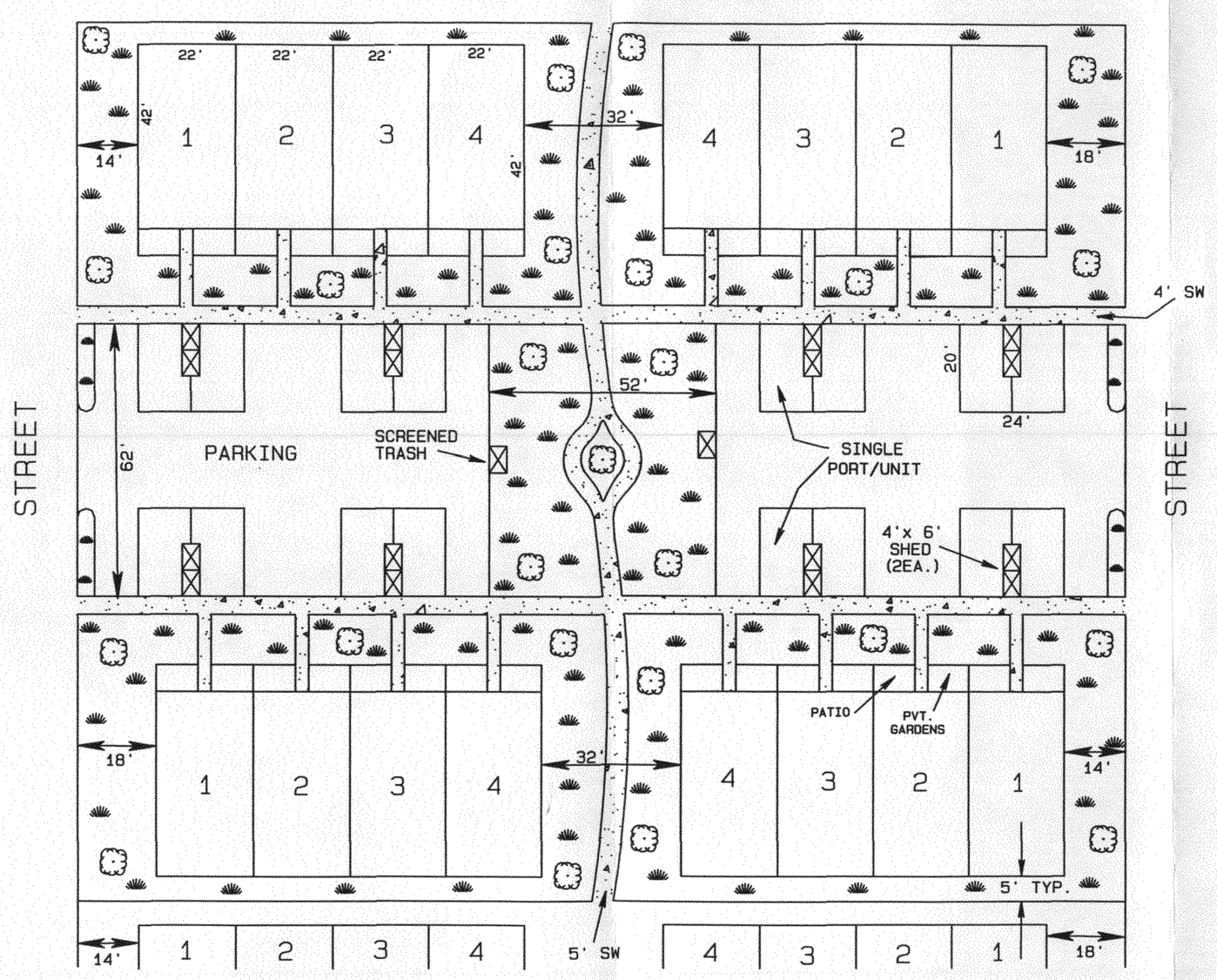


SCALE 1" = 20'

FALL VALLEY

TYPICAL PATIO HOME

16 UNIT DETAIL



SCALE = 1" = 30'

PRELIMINARY DRAINAGE REPORT

FALL VALLEY SUBDIVISION

25½ ROAD & F½ ROAD

CITY OF GRAND JUNCTION

Prepared For:

JOHN DAVIS
1460 North Avenue, Unit H
Grand Junction, Colorado 81501

Prepared By:

BANNER ASSOCIATES, INC.
2777 Crossroads Boulevard
Grand Junction, Colorado 81506

May 1996

TABLE OF CONTENTS

I. GENERAL LOCATION AND DESCRIPTION

PRELIMINARY DRAINAGE REPORT
FALL VALLEY SUBDIVISION

SITE AND MAJOR BASIN LOCATION

Fall Valley Subdivision, being proposed by John Davis, is located in the southeast corner of the intersection of 25½ Road and F½ Road as shown on the Vicinity Map that is included in this report as Exhibit A. Fall Valley Subdivision is bounded by F½ Road to the north, consisting of an asphalt traveling surface, and 25½ Road right-of-way to the west, which is currently an unimproved dirt road. Development in the vicinity consists of Kay Subdivision to the north, Public Service Company to the west, undeveloped land to the south and single family residences to the east.

SITE AND MAJOR BASIN DESCRIPTION

The proposed Fall Valley Subdivision is approximately 37.9 acres in size. The western most quarter of the parcel, approximately 10 acres, has a ground cover consisting mostly of weeds with grass understory with surface grades ranging from 1 - 2% sloping downward to the south and west. Vegetation covers approximately 50 - 70% of the ground as observed in this region. The eastern three quarters of the parcel has been recently plowed and currently is bare ground with surface grades ranging from 0.7 - 1% again sloping downward to the south and west. The boundaries of the parcel to the east, west and south are heavily vegetated corresponding to the locations of runoff and irrigation waste ditches.

In researching the soils on the site, reference was made to the Soil Survey of the Grand Junction Area as issued by the U.S. Department of Agriculture, Soil Conservation Service, November 1955. The soil in the north western two-thirds of the parcel is Ravola very fine sandy loam (Rf) and in the south eastern one-third is Billings silty clay loam (Bc) as shown on page 5 and described on pages 6 through 9 of this report.

II. EXISTING DRAINAGE CONDITIONS

MAJOR BASIN

In researching the floodplain hazard for the area, reference was made to the Mesa County Floodplain Map as produced by the Mesa County Land Records Section of Engineering and Design, April 1993. The existing site lies approximately 1,320 feet north of the 100-year flood delineation for Independent Ranchmans Ditch. Therefore, no part of the proposed site is within the 100-year flood limits. The Grand Valley Canal is located north of the site running diagonally from NW to SE and it's distance from the existing parcel averages approximately 440 feet. A Grand Junction Drainage Ditch runs southerly near the southeast region of the parcel.

SITE

F½ Road borders the parcel on the north and consists of an asphalt traveling surface with a gravel shoulder and roadside ditch that transports drainage westward parallel to F½ Road. This roadside ditch prevents runoff from being introduced from the north. Grading of the existing parcel along the east boundary prevents runoff from being introduced from the east. There is no runoff introduced from the west or south due to the natural topography of the land sloping to the south and west. Irrigation waste ditches along the western and southern boundaries prevent runoff from being discharged onto adjacent lands. These two waste ditches intersect in the southwest corner of the parcel where they enter a storm sewer manhole, by way of a grated inlet. Runoff then proceeds westward, through a 36" concrete storm drain, for approximately 40 feet, where it intersects another 36" storm drain. This storm sewer ultimately discharges into Independent Ranchmans Ditch, approximately one quarter of a mile to the south.

III. PROPOSED DRAINAGE CONDITIONS

CHANGES IN DRAINAGE PATTERNS

No change in drainage patterns is proposed for the lands adjacent to and surrounding the Fall Valley Subdivision. Proposed drainage patterns within the site will be modified, as is customary, to accommodate development and to better control surface flows to designed collection areas. A Preliminary Drainage Map is included in this report as Exhibit B that illustrates the existing drainage basin. Upon development, an irrigation pond and park is proposed in the northeast region of the site that will also be utilized as a retention basin for storm water runoff to serve a portion of this region. A detention basin and park proposed in the southeast corner will collect runoff from the eastern portion of the development and discharge flows at the historic levels into the Grand Junction Drainage District ditch adjacent to the site. In addition an open space and detention basin is proposed near the southwest corner of the site to collect runoff from the western and north regions of the site. This pond will discharge flows, again at historic levels, into the existing 36" storm drain.

MAINTENANCE ISSUES

Access to drainage basins and outlet structures are provided, by design, to be directly from the streets that border them in the southwest and southeast areas. Since the pond and park in the northeast region will be utilized as an irrigation facility, as well as retention of runoff, access will be provided on the south side of the pond. The Fall Valley Subdivision Homeowners Association will claim ownership and maintenance responsibilities for the parks and drainage basins.

IV. DESIGN CRITERIA & APPROACH

GENERAL CONSIDERATIONS

Due to the isolation of the site on the north and west, the proximity of the Drainage ditch on the east and natural topography affecting runoff patterns to the south, larger scale master planning for drainage is difficult, since the proposed site is already quite large. Strategic location of ponds and parks within the site lends itself as an attractive and effective layout for stormwater collection. No constraints should be imposed on future adjacent development due to the development of this site.

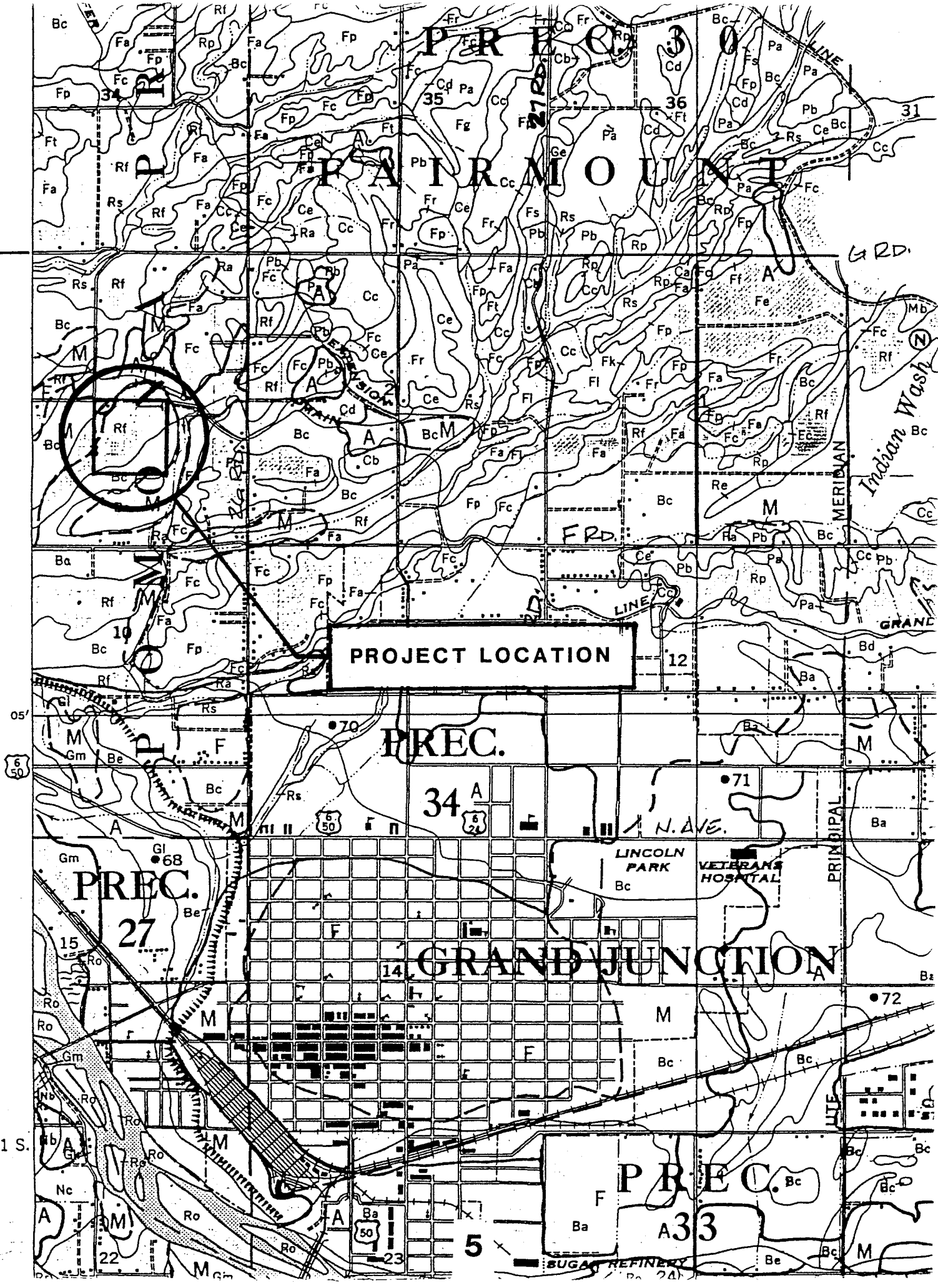
HYDROLOGY

Hydrology calculations will be based on the 2 and 100-year rainfall events and precipitation based on the Intensity-Duration-Frequency (IDF) Table "A-1" as obtained from the City of Grand Junction Stormwater Management Manual (SWMM), June 1994. Runoff calculations will be performed using the Rational Method with three designed drainage basins each being less than 25 acres in size. Detention basin design will be accomplished by the Modified Rational Method using Haestad Methods software for maximum volume required with historic flow release rates. Parameter selection and design procedures will be based on using a composite Runoff coefficient, an IDF value corresponding to the largest time of concentration (Tc) obtained for each drainage basin and the respective basin area obtained by use of a planimeter or computer.

HYDRAULICS

Hydraulic calculations will be accomplished by Manning's equation for gravity flow in circular channels using Haestad Methods FlowMaster Professional Edition and/or StormCAD software. Detention pond outlet structure design will be based on use of Haestad Methods Pond-2 software. Parameter selection will be determined by the pipe material selected, accompanying pipe characteristics and the City of Grand Junction standards and specifications for storm sewer construction. Analysis and design procedures will be based on individual and combined subcatchments within the development using Manning's formula and the Rational Method for storm sewer sizing. Again, pipeline sizing may be determined using Haestad Methods StormCAD software.

APPENDIX A


PROJECT LOCATION
PAIRMOUNT
PREC. 30
PREC. 27
PREC. 34
PREC. 33
GRAND JUNCTION
LINCOLN PARK
VETERANS HOSPITAL
SUGAR REFINERY
N. AVE.
GRD.
FRD.
LINE
MERIDIAN
Indian Wash
T. 1 S.
5

Ravola very fine sandy loam, 0 to 2 percent slopes (RF).—This extensive and important soil occurs either along washes or arroyas extending from the north or on broad coalescing alluvial fans. The alluvial material from which the soil has developed was derived from sandstone and shale and ranges from 4 to 20 feet deep. The principal areas of the soil are north and northwest of Grand Junction and north, northwest, and southwest of Fruita.

This soil is much like Ravola fine sandy loam, 0 to 2 percent slopes, but is generally more uniformly level. The texture is prevailingly very fine sandy loam, but the percentage of silt is noticeably higher in some places. A few small areas that have a loam texture are included.

The 10- or 12-inch surface layer consists of light brownish-gray to very pale-brown very fine sandy loam. In some places the underlying thin depositional layers vary only slightly in color or texture. In other places, especially near drainage courses, the layers are more variable and may grade to loam, silt loam, or fine sandy loam. Nevertheless, layers of very fine sandy loam are more numerous. Below depths of 4 to 5 feet, the texture is sandier, and at depths of 8 to 12 feet strata of loamy fine sand, gravel, and scattered sandstone rock are common.

Disseminated lime occurs from the surface downward. Owing to the friable consistence of the successive layers, the tilth, internal drainage, available supply of moisture for plants, permeability to plant roots, and other physical properties are favorable and assure a wide suitability range for crops. The organic-matter content, however, is low. The soil is slightly saline under native cover and has a few strongly saline spots. Occasionally the water table is high.

Use and management.—More than 99 percent of this soil is cultivated. The chief crops are alfalfa, corn, pinto beans, small grains, and truck crops. Corn is planted on an estimated 35 percent of the area, alfalfa on 20 percent, beans on 20 percent, small grains on 10 percent, and potatoes, tomatoes, sugar beets, and irrigated pasture on the rest. The percentage of land planted to the various crops fluctuates considerably. Yields have been increased by using improved soil management, such as application of barnyard manure; the growing of clovers and alfalfa frequently after corn, potatoes, sugar beets, and other crops; and the more liberal use of treble superphosphate and mixed commercial fertilizer.

Billings silty clay loam, 0 to 2 percent slopes (Bc).—This soil, locally called adobe, is one of the most important and extensive in the Grand Valley. It covers nearly one-fifth of the Grand Junction Area. The areas occur on the broad flood plains and very gently sloping coalescing alluvial fans along streams. Many large areas are north of the Colorado River.

The soil is derived from deep alluvial deposits that came mainly from Mancos shale but in a few places from fine-grained sandstone materials. The deposits ordinarily range from 4 to 40 feet deep but in places exceed 40 feet. The deposits have been built up from thin sediments brought in by the streams that have formed the coalescing alluvial fans or have been dropped by the broad washes that have no drainage channel. The thickest deposit, near Grand Junction, was built up by Indian Wash.

The color and texture of the soil profile vary from place to place. The 8- to 10-inch surface soil normally consists of gray, light-gray, light olive-gray, or light brownish-gray silty clay loam. This layer grades into material of similar color and texture that extends to depths of 3 or 4 feet. Below this depth the successive depositional layers show more variation. Although the dominant texture is silty clay loam, the profile may have a loam, clay loam, fine sandy loam, or a very fine sandy loam texture.

Where there are fairly uniform beds of Mancos shale and where the soil is not influenced by materials deposited by adjoining drainage courses, the profile varies only slightly within the upper 3 or 4 feet. In areas bordering drainage courses, however, the soil varies more in texture and color from the surface downward.

One small area about 1½ miles southeast of Loma consists of light grayish-brown or pale-brown heavy silty clay loam that shows only slight variation in texture to depths of 4 to 6 feet. The underlying soil material is more variable. Below depths of 6 to 10 feet the layers generally are somewhat thicker and have a higher percentage of coarse soil material.

Also included with this soil are several small areas totaling about 3 square miles that are dominantly pale yellow. These are located 2½ to 3½ miles northeast of Fruita, 5 miles north of Fruita, 2½ miles northeast of Loma, 3 to 5 miles north of Loma, 1½ miles northwest of Loma, and 4 miles northwest of Mack. In these areas the 8- or 10-inch surface soil is pale-yellow silty clay loam, and the subsoil is a relatively uniform pale-yellow silty clay loam to depths of 4 to 8 feet. The accumulated alluvial layers are difficult to distinguish, but in a few places transitional to Fruita soils there are small areas having a pale-brown to light-yellowish brown color. These transitional areas are included with Billings silty clay loam because they have a finer textured subsoil than is characteristic of the Ravola soils.

Although moderately fine textured, this Billings soil permits successful growth of deep-rooted crops such as alfalfa and tree fruits. Its permeability is normally not so favorable as that of the Mesa, Fruita, and Ravola soils. Its tilth and workability are fair, but it puddles so quickly when wet and bakes so hard when dry that good tilth can be maintained only by proper irrigation and special cultural practices. Runoff is slow and internal drainage is very slow.

Like all other soils in the area, this one has a low organic-matter content. Under natural conditions it contains a moderate concentration of salts derived from the parent rock (Mancos shale). In places, however, it contains so much salt that good yields cannot be obtained. Some large areas are so strongly saline they cannot be used for crops. Generally, this soil is without visible lime, but it is calcareous. In many places small white flecks or indistinct light-colored streaks or seams indicate that lime, gypsum, or salts are present.

Use and management.—About 80 percent of this soil is cultivated. The chief irrigated crops are alfalfa, corn, dry beans, sugar beets, small grains, and tomatoes and other truck crops. Where the soil is located so as to avoid frost damage, tree fruits are grown.

Most of the field crops are grown in the central and western parts of the valley, or from Grand Junction westward. The entire acreage in tree fruits—approximately 3 square miles—lies between Grand Junction and Palisade. Because the climate is more favorable near Palisade, the acreage in orchard fruits is greater there. A few small orchards are located northeast of Grand Junction in the direction of Clifton. The main fruit acreage is between Clifton and Palisade. Peach orchards predominate, but a considerable acreage is in pears, especially near Clifton. Yields depend on the age of the trees and other factors, including management, but the estimated potential yield is somewhat less on this soil than on Mesa soils. This takes into account the slower internal drainage of this soil and its susceptibility to salinity if overirrigated. Yields of other crops vary according to the length of time the land has been irrigated, internal drainage or subdrainage, salt content of the soil, management practices, and local climate.

The uncultivated areas of this soil are mostly inaccessible places adjoining the larger washes, which occur mainly in the western part of the area, and those places that cannot be cropped profitably because they have inadequate drainage and a harmful concentration of salts. The uncultivated land supports a sparse growth of greasewood, saltbush, shadscale, rabbitbrush, ryegrass, peppergrass, and saltgrass. From 70 to 90 acres are required to pasture one animal during a season.

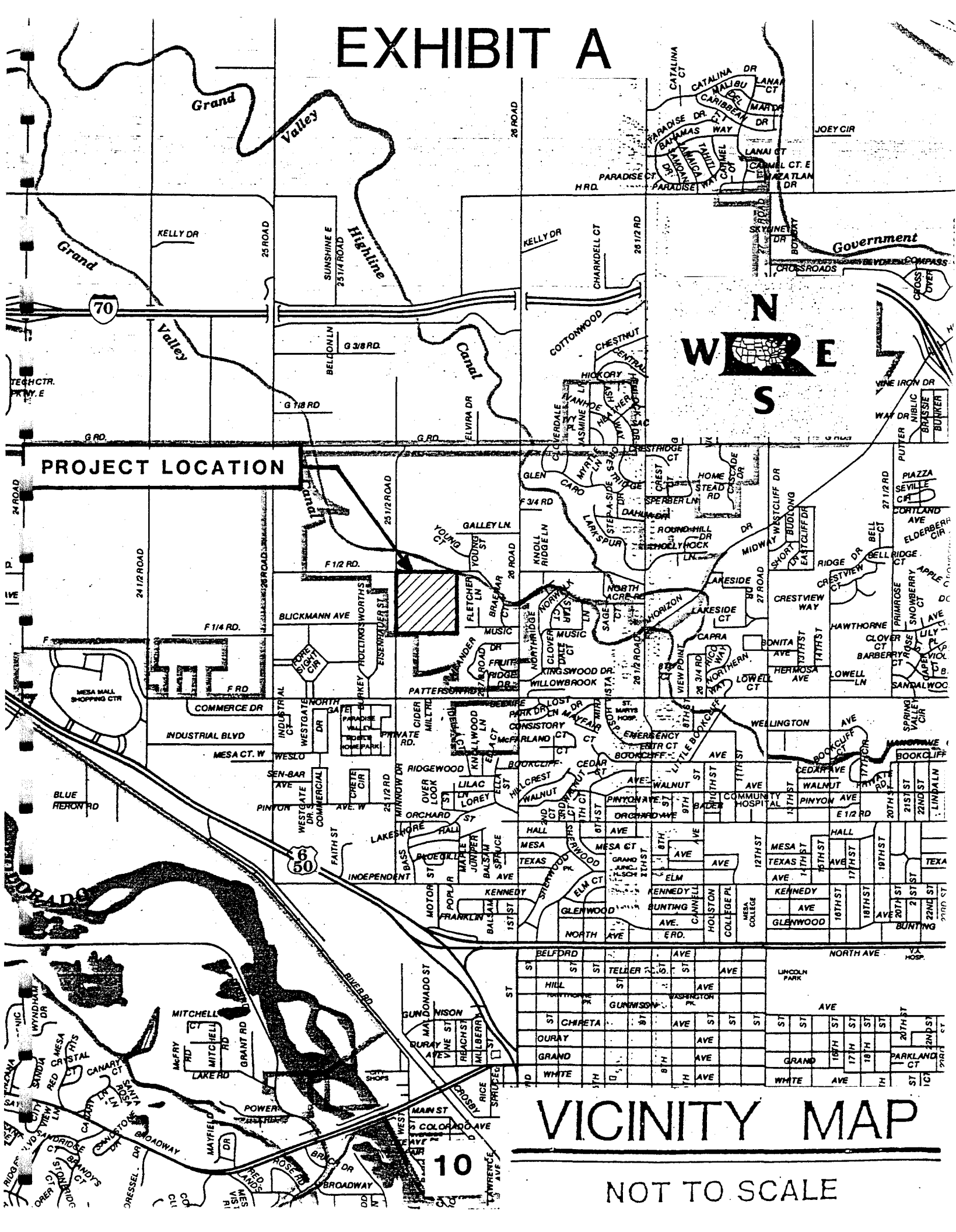
A number of places shown on the map by small marsh symbols are low and seepy. They could be ditched, but their acreage is likely too small to justify the expense. Left as they are, their salt content makes them worthless for any use except pasture.

Sizeable acreages of this soil apparently were overirrigated in the past. Irrigation water applied at higher levels to the north seeps upward in this soil where it occurs in low areas toward the river. Even now, new saline areas are appearing, and existing areas are getting larger. The total acreage affected by salts has remained more or less the same for the last two decades, but affected areas will continue to change in size and shape because of seepage.

Most fields are ditched where necessary. Some uncultivated areas require both leveling and ditching. In places subdrainage is inadequate because irregularities in the underlying shale tend to create pockets and prevent underground water from flowing into the drainage ditches. Also, in some areas where the alluvial mantle is 30 to 40 feet thick, the ditches are not always deep enough to drain the soil. Some areas are seepy because there are no ditches running in an east-west direction to intercept lateral flow of ground water from the overirrigated, permeable, medium-textured, stratified soils on the upper parts of the fan to the north. After being leveled, uncultivated areas would have to be cropped for 3 years before their salt content would be reduced enough to permit good yields.

Farmers can increase the organic-matter content of this soil by applying manure liberally and by growing alfalfa or clovers at least part of the time. A combination field crop and livestock type of farming favors improvement of this soil. Many of the small imperfectly drained areas may be kept in pasture. Strawberry clover and sweetclover are well suited, and mixtures of pasture grasses grow well.

EXHIBIT A



VICINITY MAP

NOT TO SCALE

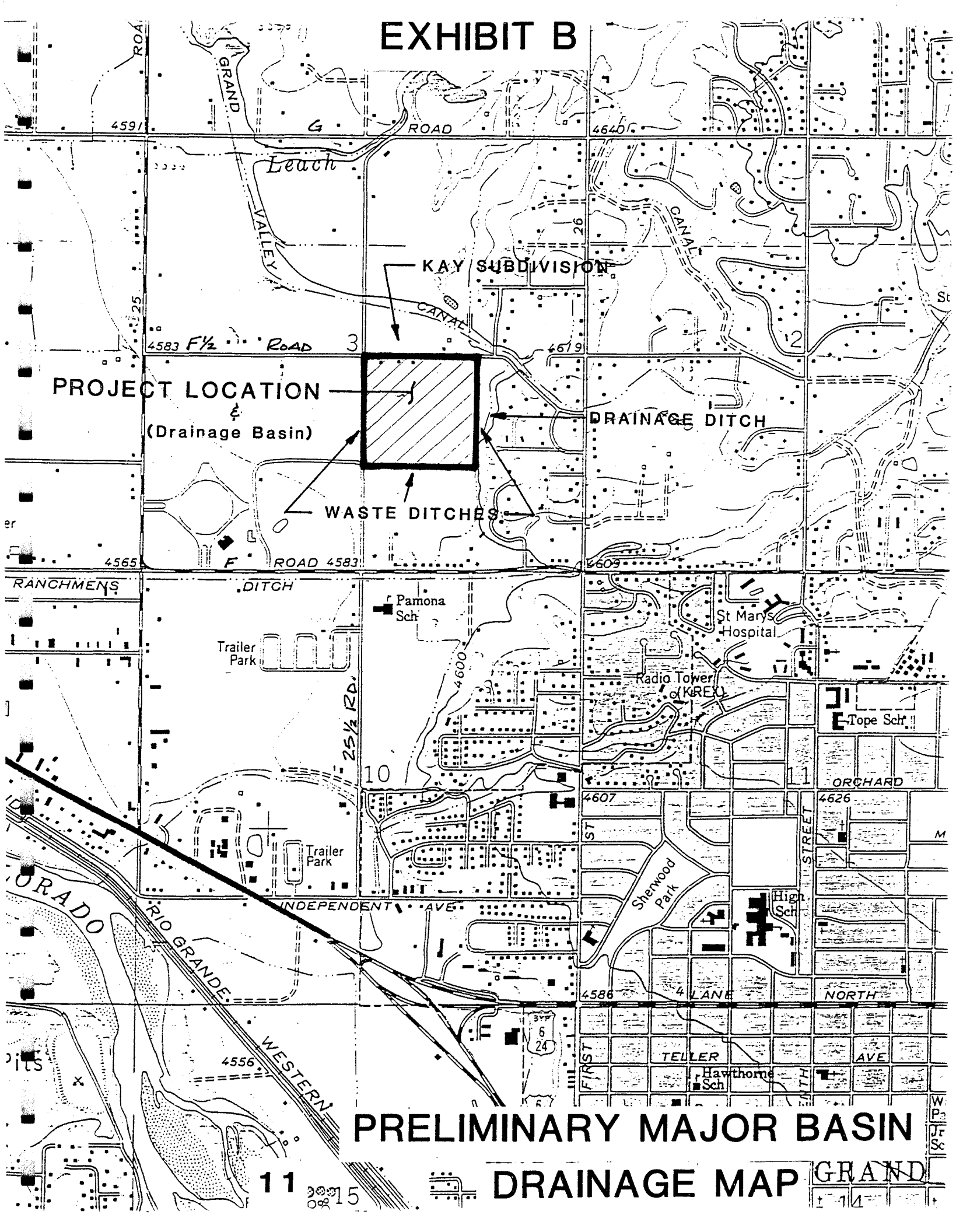


EXHIBIT B
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(Drainage Basin)
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Trailer Park
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St Marys Hospital
Radio Tower (KREX)
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RIO GRANDE WESTERN
PRELIMINARY MAJOR BASIN
DRAINAGE MAP
GRAND

unable to locate 4/13/97

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.

_____ 6-3-96

SIGNATURE DATE

FILE #/NAME RZP-96-45 Fall Valley RECEIPT # 4091

PETITIONER/REPRESENTATIVE: John Davis - Sonshine Const. PHONE # 250-0720

DATE OF HEARING: 6-11-96 POST SIGN(S) BY: 5-31-96

DATE SIGN(S) PICKED-UP 6-3-96 RETURN SIGN(S) BY: Being used for Fil 2:53

DATE SIGN(S) RETURNED _____ RECEIVED BY: _____

SE cor of 25 1/2 ; F 1/2

RE/MAX Above the Crowd!®

June 17, 1996

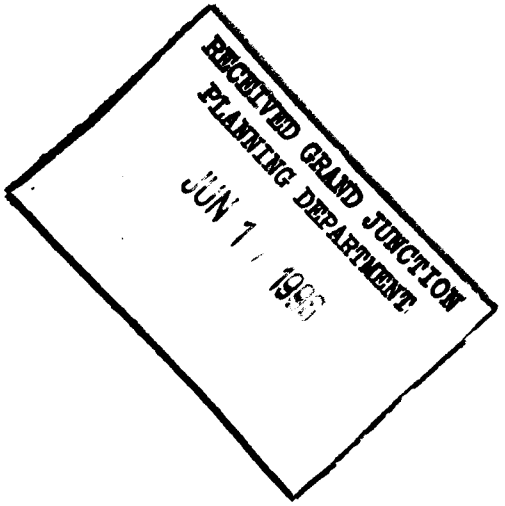
Michael Drollinger
City Development Department
Grand Junction, CO

HAND DELIVERED

RE: File RZP-96-045
ANX-96-058

This is our notice that we want to appeal the Planning Commission's determination at their June 11, 1996 hearing for Fall Valley to the Grand Junction City Council. Please see if this item can be placed on the Council's July 3, 1996, agenda.

Ward Scott
For the Developer John Davis



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CITY COUNCIL STAFF REPORT

FILE: #RZP-96-045

DATE: June 25, 1996

STAFF: Michael T. Drollinger

REQUEST: Rezone/Preliminary Plan - Fall Valley Subdivision

LOCATION: E side of 25 1/2 Road; S of F 1/2 Road

APPLICANT: John Davis
1023 24 Road
Grand Junction CO 81505

EXECUTIVE SUMMARY:

THIS IS AN APPEAL OF A PLANNING COMMISSION DENIAL OF A PRELIMINARY PLAN REQUEST WHICH WILL BE HEARD ON JULY 17, 1996. The petitioner is requesting a rezone and preliminary plan approval for 288 units located on approximately 39 acres south of F 1/2 Road and E of 25 1/2 Road. The development proposal includes a mix of single family, duplex, fourplex and patio home units with an overall density of 7.6 units/acre. Part of the property is in the process of being annexed to the City as part of the Hetzel annexation. The ordinance and staff report for the annexation and zoning is under separate cover. Staff recommends approval with conditions.

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential - Single Family (detached and patio homes); Duplex; Fourplex

SURROUNDING LAND USE:

NORTH: Residential (Kay Subdivision and Cimmaron North Subdivision)
SOUTH: Vacant
EAST: Single Family Residential
WEST: Industrial (Foresight Park)

EXISTING ZONING: RSF-R & AFT (County)

SURROUNDING ZONING: (see also attached map)

NORTH: PR-3.7 & PR-3.8

N

AERIAL PHOTOGRAPH
Fall Valley
Rezone/Preliminary Plan
RZP-96-177

SOUTH:	PR-18; PI & AFT (County)
EAST:	R1A (County)
WEST:	PI

RELATIONSHIP TO COMPREHENSIVE PLAN:

The draft City of Grand Junction Growth Plan identifies the subject parcel in the "Residential Medium High (8-11.9 DU/acre)" land use category. The developer's proposed density is lower than recommended in the growth plan.

STAFF ANALYSIS:

Petitioner's request is for a rezone and preliminary plan approval for 288 units on approximately 38 acres. The proposed unit mix is detailed in the table below:

PROPOSED UNIT MIX
Fall Valley Subdivision

Type of Unit	*Number of Units*
Single Family Detached	49
Single Family Attached (Patio Homes)	189
Duplex	10
Fourplex	40
TOTAL	**288**

In addition to the residential lots, the petitioner proposes to dedicate 2.68 acres of open space and detention area.

Primary access to the project is from F 1/4 Road and 25 1/2 Road. A stub street is provided in the southeastern portion of the subdivision to a vacant residentially-zoned parcel. The development as proposed will be constructed in four phases. Additional right-of-way for F 1/2 Road will be dedicated with the development. The petitioner is also required to construct half-street improvements along 25 1/2 Road with a minimum 22 foot pavement mat.

The petitioner was required to prepare a traffic study which examined the traffic impacts of the proposed development using existing and projected volumes to the year 2010. The report concludes that no improvements are required to the adjacent street network to accommodate the proposed development. Staff concurs with the conclusions of the traffic study.

Analysis of Rezone Criteria

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

A. **Was the existing zone an error at the time of adoption?**
There is no evidence that the existing zone was an error at the time of adoption.

B. **Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc?**
The subject property is in close proximity to services and major roadways and other existing infrastructure. The proposal represents an attempt to concentrate growth close to existing infrastructure.

C. **Is there an area of community need for the proposed rezone?**
The project is a response to an anticipated market demand for the proposed unit types.

D. **Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?**
The petitioner has attempted to locate the higher density portion of the development toward the center of the site with the single family development along the site perimeter to minimize conflicts with adjoining neighbors.

E. **Will there be benefits derived by the community, or area, by granting the proposed rezone?**
The completion of 25 1/2 Road will provide a needed north-south link in the project vicinity earlier than the improvements are presently scheduled in the City's Capital Improvement Program (CIP).

F. **Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan, and other adopted plans and policies?**
The proposed project density is lower than recommended in the draft Grand Junction Growth Plan. The proposal is in general conformance with the intent and requirements of the Zoning and Development Code.

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

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

Conditions of Approval

Should City Council choose to approve the subject application, staff recommends that at a minimum the following conditions be part of the approval:

1. The completion of 25 1/2 Road improvements shall occur concurrent with the development of Filing #2, not Filing #4 as proposed by the petitioner.

2. The proposed open space in the northeast corner of the project shall be reconfigured in a manner which makes the space more visible and accessible from adjoining streets. The petitioner shall also incorporate into the CC&R's a provision which limits the fence height in the rear of the lots abutting the open space to three feet.

3. Based on discussions with staff, the petitioner shall redesign the duplex and fourplex designs, to staff's satisfaction, to reduce the amount of pavement area by providing for a more efficient parking configuration.

4. The four-way intersection proposed at the southeast corner of the site shall be reconfigured to eliminate the stub to the south because of awkward geometry.

5. The petitioner shall be required to detail the amenities proposed for the open space areas at the time of final plat/plan submittal.

STAFF RECOMMENDATION:

Staff recommends approval of the rezone and preliminary plan for Fall Valley Subdivision subject to the conditions #1 - #5 in this staff report.

PLANNING COMMISSION RECOMMENDATION:

At their June 11, 1996 meeting the Planning Commission denied the preliminary plan for Fall Valley Subdivision by a vote of 3-0.

h:\cityfil\1996\96-045.src

FALL VALLEY -

LETTERS OF OPPOSITION

May 24, 1996

We, as homeowners near the proposed Fall Valley subdivision, take this opportunity to express our thoughts and concerns. Having seen the proposed plans we feel there are several concerns which need to be addressed.

The elementary school serving this area is close to full capacity and will not handle more students without expansion. The plan doubles the density of the existing subdivisions in the area. There appears no adequate parking for cars, boats, RVs, etc. without creating an unsightly cluttering of the roads in the subdivision which could also lead to potential safety problems.

The density of proposed units will negatively impact road and traffic patterns. There are no green space buffer zones. The east border of the subdivision abuts directly on existing homeowners. There are no trails leading to the canal to access the master county recreation trail plan such as the Canyonview Park on 24 and G Road. Proposed park spaces are inadequate for the large overall size of the subdivision.

We request the city planners consider these multiple problems and size down the proposal to be compatible with adjacent subdivisions. 3-4 units per acre has become the norm for this area combined with adequate buffer zones, green spaces, access trails, parking facilities to lessen visual impact and safety concerns and, above all, lessen the negative impact on Pomona School which cannot handle the proposed density.

Steve & Connie Kelly

Clarence Taylor

James Bates

Chris Clark
615 Meander Dr.
Grand Junction, Co. 81505
June 6, 1996

City Planning Commission/
City Community Development Department
250 N. 5th St.
Grand Junction, Co. 81501

Dear Sirs:

I'm writing you to express my concerns regarding the proposed "Fall Valley Subdivision" and the Rezone Request & Preliminary Plan Request, scheduled for public hearing this Tuesday, June 11th, 1996. I'd also like this input considered in the Mesa Countywide Land Use Plan.

I live on the hill overlooking the 38 acres proposed for development, directly off the southeast corner of this field, in "Hilltop Heights" or "Second Fruitridge." I have lived on this property for 33 years and am quite familiar with the surrounding land, traffic, schools, and neighborhood and its development - past and present. I'm also aware of the proposed/uncompleted Joint Urban Land Use Plan and Countywide Land Use Plan. As a physician and lifelong resident of this neighborhood, I have specific interests in the health of our community.

I have reviewed the developers Preliminary Plan, which shows 4-plexes on the south border adjacent to blocks of 16-unit "patio homes" directly below my home (kitchen window/patio/horse barn/corral). The developers state that this density overall is less then 8 units per acre. I'll point out that this density as it impacts me and my neighbors (who are zoned for and occupy one unit/residence per acre) is well over 8 units per acre on property whose residents now include only pheasants, geese and magpies. The plan is not consistent with recommendations in the Joint Urban Area Land Use Plan - "...improve aesthetics...in high visibility areas, ...interconnected parks, trails, and open space " or Countywide Land Use Plan - "to encourage the protection of existing rural property rights and agricultural lifestyle of Mesa County; ...to encourage the protection and maintenance of the unique rural features and characteristics...; to encourage future development that compliments or creates appropriate community features, such as roads, trails, open space and building patterns, and respect the unique sense of existing community that distinguishes one area from another; ..to protect the citizens of Mesa County from...(polluted)air, odor, noise; ..to protect important open lands within Mesa County; to encourage the conservation of agricultural lands...capable of productive use; to minimize public costs for private development; to assure that open land is recognized as a limited and valuable resource which must be conserved whenever possible."

Allowing development of this property as proposed would be the equivalent of dropping the town of Fruita in our backyards. This intense density, especially when added to the already crowded developments currently being built by this same developer immediately to the north and high density apartment buildings being built to the southwest, will cause major impacts on traffic/safety, schools, social services, infrastructure, open space needs, pollution, noise and reduced property values for adjacent landowners.

Traffic/Safety: The developers state this project's goals include "to provide close-in housing that is convenient to shopping, recreation, and other public services." In other words, residents of this development are expected to drive to town, which necessitates travel on either Patterson Road to the south, or F1/2 Road to the north, the only routes of egress from the proposed extension of 25.5 Rd. At 288 units using city planners' estimates of 10 trips/day /unit, this translates into another 3,000 vehicles daily on two roads already at capacity that converge on the 1st and Patterson intersection on the way to town. These roads meet either: 1. at the crest of a hill adjacent to the Mainline Grand Valley Canal where traffic southbound on 26 Rd. cannot be seen by vehicles turning off/on F1/2 Rd (and where fatalities have occurred and the accident rate has significantly increased). F1/2 Rd is narrow and only a few feet from the flume on the Grand Valley Canal where two curves exist and morning and evening sun blinds drivers; or 2. at 1st and Patterson where city planners have already allowed that traffic is at capacity for design and have already requested at public hearings to designate alternative routes to travel on Patterson, even before 1st Street is widened to the south, inviting more traffic. Patterson east of 26 Rd. has already been sacrificed to heavy auto/truck traffic with no provision for alternative,

non-polluting transportation, and to the west, likewise makes no provision for cyclists who are prohibited by city code from using sidewalks. The developers show no provision for transportation within or outside their development other than by automobile, only increasing their impact on local roads. None of this even considers the increased traffic from adjacent developments already approved and under construction.

Schools: Pomona Elementary 1/4 mile to the east and Appleton Elementary 3 miles to the west are the only schools in the area. Both already are beyond capacity. This type of development will obviously attract families with small children, so demands on schools will have to be addressed. Development fees locally do not address this issue.

Crime: The proposed density is similar to that of several subdivisions built in the late 70's/early 80's in the valley (and the quality of homes across the street by this developer of the same quality) which carry the highest crime rates in the valley. Crowded conditions beget crime - review of police and sheriff reports easily confirm this.

Parking: The developers show allowance for one vehicle/unit and less than 1/2 of a single duplex lot for the entire 288 unit development for parking. This only allows street parking for the remainder, on 28 foot wide roads for the patio homes, which make up over 2/3 of the development.

Open space: Lots are so small, there is no room for recreation at home and the three designated "parks" for the 288 units aren't even the size of the lawns in our present neighborhood. The developers are obviously squeezing every drop of financial opportunity out of the development without considering the basic needs of residents for open space, trails, and wildlife. There's no provision for the displacement of pheasants, geese, meadowlarks, hawks, and eagles that presently use this field. Already, increased local development has created conflicts in our neighborhood over irrigation water rights, trespass/liability/vandalism of property and livestock. Where will the developers be when these impacts affect us and the new residents?

Pollution: 288 units at commonly projected estimates of 2.2 vehicles/unit means significant air pollution, noise and visual impact. With prevailing northwesterly winds, our neighborhood to the east and southeast and all on a hill above the development, will be the most heavily impacted. Runoff from streets parking lots and driveways has to go somewhere, and it will not be contained within the development boundaries.

Property values: An instant high density project adjacent to well-maintained/high quality homes/properties can only damage the value of the homes in our neighborhood. Most of us have spent significant amounts of sweat equity and finances to develop and maintain these properties and paid 10 to 20 times in taxes what the owners of the field to be developed has. At what point does the *property owner's* right to develop his property become onerous and infringe on our right to maintain the value of *our* land? We bought our land knowing what the zoning surrounding it was, just as the opportunistic developers did when they purchased their property. They bought land zoned at *5 acres/unit* - they should not be allowed to increase the density beyond the *one unit/acre* that the rest of the residences in the neighborhood are already zoned at.

Visual Impact:: All of the units in "Fall Valley" will be some 75 feet below our neighborhood. This means our view will be of rooftops, cooling units/ducts, reflective windows, autos etc. The afternoon and evening sun will reflect directly off these units toward our homes, as the current developments being built to the west are already doing. This is an unacceptable change from our previous unhindered view of the Monument. Grand Junction must develop visual impact restrictions such as even counties such as Ouray, with limited resources, have done.

Urban vs. Rural Development:: Grand Junction and realtors/developers keep promoting the Grand Valley for its rural/quality lifestyle while allowing and, in fact, encouraging irresponsible developments like "Fall Valley". This metamorphosis of our previous idyllic agricultural environment into just another urban sprawling landscape the likes of Denver, L.A., and every other ill-planned , polluted metropolitan wasteland is sacrilege.

Infrastructure: Streets, sewer, water, and trash service will have to be provided, increasing utilization of those resources. It's clear that developments' impacts aren't being covered by those specific developments so that the rest of the community is left to pay for those services.

Police/Fire protection: There will be increased demand for these services, and it's clear that high density neighborhoods are those requiring the highest utilization. Likewise, social services demands are higher in these kinds of developments.

In summary, the "Fall Valley Subdivision" is healthy for nobody but the developers/landowners, and realtors proposing it. It is not healthy for Grand Junction or Mesa County, the local neighborhood, nor will it be for the residents who ultimately live there.

I think we and our neighbors are resigned to the notion that this agricultural land would someday be developed, but a reasonable expectation would be that it would conform to the pre-existing neighborhood. A change from the present zoning to that of the neighborhood most affected by it is still a five-fold increase in density - any more should not be considered. Mr. Scott's view that his development does not represent "...more severe uses that now exist to your south and west" must be made through cataracts - I'd much prefer Mr. Fuoco's cow pasture next door to these developers' instant urban ghetto in our backyard.

Glenn Clark

June 10, 1996

Dear Grand Junction City Planning Commission,

I am writing in regards to the "Fall Valley Subdivision" that John Ford is proposing. Some of the reasons I will list are very important to the families and people of this neighbor hood which I'm sure a real-estate developer does not even consider or care about only the money. But please listen and consider .

Already along 26 road the traffic has increased with the new subdivisions making the area we all bought for a very different place. We have the Public Service trucks already using the residential area instead of commercial exits to the point of rattling windows when they jake brake. We have Northridge which still hasn't gotten another exit. The path leading from Northridge to 26 road no one will claim or maintain now. Pedestrians are already playing Russian roulette getting across. The hill is a blind hill which has already had wrecks for that reason. And then some one with some money wants to add more not caring what the impact is on the neighborhood.

The schools are already beyond fire safety levels probably, they're like rat mazes. Have you ever been at West middle school in the afternoon when schools out? You haven't even got a decent access there for the load we have here now. Then you want to create more? The buses would be up the creek if it were not for the City Market parking lot. The school district can't keep up with the demand now.

There is more uncongested property out more on A road that is probably a perfect match for whats already built out there. This is single family dwellings in this neighbor hood, why ruin it with mixed up conditions we can not handle. The area will have another 1st street and Grand mess, just what we need. Why not keep things a little categorized and let the people who bought there homes in the first place keep it for the reason they bought in the first place? THE NEIGHBORHOOD. Not amass of condos or apartments that don't fit with the area. What ever happened to keeping rural? Does everything have to be progress, progress, progress like 1st street is now going to be, by the way you skipped the school on the way by. The City jumps from one thing to another without looking at whats down the road. Grand Junction is on the course of becoming something we've always prided our selves for not being. A big mass of houses, traffic, pollution, inadequate schools, crime, and parking. Doesn't sound like a pretty picture. John Ford needs to look at what he'd be doing to the neighborhood instead of dollars. We have a gated community your letting go in on one side and a mile away or less a what kind of boxes?

There are plenty of undeveloped places around he can start his own streak of housing that would better meet the needs of the people in the neighborhood and the people in need of housing. Our choice was rural, please don't let it ruin it for us all in the name of a dollar. While your out installing new water meters in the subdivisions your old ones are not replaced and the water pressure leaves alot to be desired. .

Please leave some of Grand Junction some charactor and dont strip it all away with things like this. 1st street is an example of the beginning of the end.

Thanks for listening, the families in the neighborhood appreciate it.

May 24, 1996

We, as homeowners near the proposed Fall Valley subdivision, take this opportunity to express our thoughts and concerns. Having seen the proposed plans we feel there are several concerns which need to be addressed.

The elementary school serving this area is close to full capacity and will not handle more students without expansion. The plan doubles the density of the existing subdivisions in the area. There appears no adequate parking for cars, boats, RVs, etc. without creating an unsightly cluttering of the roads in the subdivision which could also lead to potential safety problems.

The density of proposed units will negatively impact road and traffic patterns. There are no green space buffer zones. The east border of the subdivision abuts directly on existing homeowners. There are no trails leading to the canal to access the master county recreation trail plan such as the Canyonview Park on 24 and G Road. Proposed park spaces are inadequate for the large overall size of the subdivision.

We request the city planners consider these multiple problems and size down the proposal to be compatible with adjacent subdivisions. 3-4 units per acre has become the norm for this area combined with adequate buffer zones, green spaces, access trails, parking facilities to lessen visual impact and safety concerns and, above all, lessen the negative impact on Pomona School which cannot handle the proposed density.

Steve & Connie Kelly

Florence Taylor

James Bates

Statement to Grand Junction City Planning Commission
Regarding the Fall Valley Subdivision
June 11, 1996

I am Robert Leachman of 627 Braemar Circle, about 1/2 mile east of the planned subdivision. I have lived here for 15 1/2 years. I am opposed to the rezoning for the following reasons.

1) Over the past several years I have watched 4 new subdivisions under construction in this same area. The character of this particular area is therefore changing very rapidly from primarily agriculture to suburban. I don't know what the full build out plan is for each of the developments, but combined with the current rezoning request, I imagine that all of the current ag lands bordering F1/2 and 25 1/2 will be covered with houses. With all of this development, I don't see any consideration for the needs and values of the existing residents. This area is very popular with walkers, joggers, bike riders, wintering geese, and nesting ducks, yet none of the subdivisions to date have had to do anything other than put in sidewalks and roads in the subdivision only.

2) Several years ago I made a statement to the county about 1 of the subdivisions, and recommended that 25 1/2 Road be extended from Patterson to F 1/2. This hasn't happened, yet more subdivisions are now being approved. It appears that the density of the new proposal is much greater than those subdivisions now under construction. At full build out, the combined impact of these subdivisions will greatly reduce the environmental quality of this area, significantly increase traffic, and significantly reduce the safety of walkers, joggers, bike riders. Not only does F 1/2 have to accommodate all the existing and new traffic from these residential subdivisions, it also handles most of the traffic from the Public Service Company utility vehicles.

Currently, F 1/2 seems way too narrow to accommodate such an increase in traffic. The paved portion of F 1/2 near the intersection of 26 Road is only 18 feet wide, more narrow than my carport for 2 parked cars. Does this meet current county standards for public roads? About a month ago, I was nearly run over on F 1/2 Road near 26 Road while walking my dog; I can only imagine that such incidences will increase in the future if development in this area is allowed to continue as proposed. I have also seen 1 fatality and 2 fender benders at F 1/2 and 26 Road since I have lived in this area; yet I have seen no work by the county or city to upgrade this very dangerous intersection, or even alert people that it is a dangerous intersection. Now, the City is considering approval of even more development to tax an overused, substandard system.

3) I am also concerned that with more traffic, people will seek to avoid the dangerous F 1/2 and 26 Road intersection by using Braemar Circle, the dirt road I live on. Braemar Circle is a dirt road that I technically own part of, but apparently have a deeded right-of-way to the county for public use. In 15 1/2 years, neither the county nor City have offered to improve Braemar Circle, yet both city and county continue to promote new development in my neighborhood that will undoubtedly result in increased traffic, dust, and noise on a dirt road in front of my house.

4) I am concerned that this proposal combined with those already approved and under construction will reduce the value of my property by greatly reducing the quality of the living environment.

5) It seems to me that the developer is exploiting an opportunity to develop in a nice area without any commitment to maintain or replace the amenities to maintain the quality of the area that makes it so attractive now.

Therefore, I ask that you recommend that the City deny this specific rezoning request until the developer can design and implement a plan that will address the concerns of the current residents. Further, the City should deny <u>any</u> further rezoning request for this area until the following are constructed:

1) Extension of 25 1/2 from Patterson to F 1/2.
2) Widening of F 1/2 Road its entire length from 25 Road to 26 Road to current highway standards, with bike lanes.
3) Sidewalks on both sides of F 1/2 from 25 Road to 26 Road.
4) Public open space in the immediate area to fully accommodate the anticipated growth.
5) Pedestrian overpass over Patterson Road at 25 1/2 Road to allow safe crossing by school children.

Thank You

Robert Leachman
627 Braemar Circle
Grand Junction, CO 81505
242-7936

- Memorandum -

Date: Monday, June 17, 1996

To: Grand Junction City Planning Commission

From: Miles and Patsy LaHue

Subject: Fall Valley Subdivision

Dear People:

We really do not think our input will have much effect on the finally decision, but here goes. We object to the density proposed for this development. The area of concern has traditionally been a more rural setting. We realize it will not stay that way, but the proposal will average out at 12 units per acre. This is totally out of keeping with the surrounding developments. And how will F 1/2 Road, 25 Road and 25 1/2 Road and 26 Road handle all of this? These roads cannot handle that kind of traffic--and that's a fact.

Miles and Patsy LaHue
647 26 Road
Grand Junction, CO 81506

Comm. Dev. 7/15/96
cc 7/15/96
c 7/15/96 cc

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUL 10 1996

KENNETH FRANKHOUSER
2255 KNOLLWOOD LANE
GRAND JCT., CO. 81505

JULY 11, 1996

DEAR MS. TERRY,

SINCE I WILL BE UNABLE TO ATTEND THE CITY COUNCIL MEETING ON JULY 17, I WANTED TO WRITE AND EXPRESS MY CONCERNS ABOUT THE REZONE REQUEST FOR THE FALL VALLEY SUBDIVISION. IT CERTAINLY SEEMS TO ME THAT REZONING LAND FROM ONE UNIT PER FIVE ACRES TO 7.63 UNITS PER ACRE REPRESENTS A RADICAL CHANGE, DESTINED TO TOTALLY CHANGE THE CHARACTER OF THE NEIGHBORHOOD AND IT'S SURROUNDINGS. POMONA ELEMENTARY AND WEST MIDDLE SCHOOLS, THE ATTENDANCE AREA SCHOOLS FOR THIS PROPOSED AREA ARE ALREADY OVERCROWDED. WHERE WILL THE CHILDREN FROM THIS HIGH DENSITY HOUSING ATTEND SCHOOL? WHAT WILL BE THE IMPACT ON THE STUDENTS ALREADY THERE?

I AM NOT OBLIVIOUS TO THE INEVITABLE GROWTH, AND NEED FOR AFFORDABLE HOUSING IN THE GRAND VALLEY. I DO THINK COMMON SENSE AND CAREFUL PLANNING ARE NECESSARY TO DEAL WITH THESE PROBLEMS HOWEVER, AND URGE YOU TO FOLLOW THE ADVISE OF YOUR PLANNING COMMISSION AND REJECT THE APPEAL AS CURRENTLY SET FORTH.

SINCERELY,

Kenneth Frankhouser

KENNETH FRANKHOUSER

CC 7/24/96 cm

Community Outlook 7/15/96

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

JUL 15 1996

11 July '96

Dear Councilmen,

We are writing in regards to the Land Use Application concerning RZP-96-45 Rezone - Fall Valley Subdivision F1/4 & F1/2. We feel this type of high density subdivision would be detrimental to our rural neighborhood. We have grave concerns about how a subdivision like this would impact schools that are at maximum capacity already. Traffic volume would increase dramatically, and we are already dealing with problems in this area. We strongly urge you to deny this application on behalf of our neighborhood and way of life.

Steve & Jerri Hickman
2302 Knollwood Lane
Grand Jct., CO 81505

c: CC, Comm dev 7/16/96 CR

PENNY FRANKHOUSER
2255 KNOLLWOOD LANE
GRAND JCT., CO. 81505

JULY 17, 1996

DEAR GRAND JUNCTION CITY COUNCIL MEMBERS;

I WILL BE UNABLE TO ATTEND THE CITY COUNCIL MEETING ON JULY 17. I, THEREFORE, WANTED TO WRITE AND EXPRESS MY CONCERNS ABOUT THE REZONE REQUEST FOR THE FALL VALLEY SUBDIVISION. IT CERTAINLY SEEMS TO ME THAT REZONING LAND FROM ONE UNIT PER FIVE ACRES TO 7.63 UNITS PER ACRE WILL RADICALLY CHANGE THE CHARACTER OF THE NEIGHBORHOOD AND SIGNIFICANTLY IMPACT THE SURROUNDING NEIGHBORHOODS NEGATIVELY BY CAUSING OVER CROWDING OF THE ELEMENTARY SCHOOLS AND THE MIDDLE SCHOOL. A STRONG CONSIDERATION SHOULD BE ON THE STUDENTS THAT ARE ALREADY ATTENDING THOSE SCHOOLS. ALSO THERE WILL GE A TREMENDOUS IMPACT ON THE ROADS SERVICING THIS NEW DEVELOPMENT.

I AM NOT OBLIVIOUS TO THE INEVITABLE GROWTH, AND NEED FOR AFFORDABLE HOUSING IN THE GRAND VALLEY. I DO THINK COMMON SENSE AND CAREFUL PLANNING SHOULD CONTINUE TO BE THE POLICY AND I HOPE YOU WOULD DEFINITELY FOLLOW THE RECOMMENDATIONS OF THE PLANNING COMMISSION AND DENY THE APPEAL FOR REZONING FOR FALL VALLEY SUBDIVISION.

SINCERELY,

Penny Frankhouser

PENNY FRANKHOUSER
2255 Knollwood Ln.
GJ, CO 81505

COPIES TO ALL MEMBERS OF THE COUNCIL, PLEASE.

Statement to Grand Junction City Council
Regarding the Fall Valley Subdivision
(ANX-95-58 and RZP 96-045)
July 17, 1996

I am Robert Leachman of 627 Braemar Circle, a 1 acre parcel (not 12 acres as stated in the June 11 Planning Commission meeting minutes) about 1/2 mile east of the planned subdivision. My family has lived here for 15 1/2 years, and we have spent all of this time trying to make our place an asset to the neighborhood. I don't believe the petitioners have the same level of commitment to their Fall Valley proposal. I am therefore opposed to the rezoning for the following reasons.

1) First, I would like to refute some comments made by City Planning staff and Mr. Ward Scott during the rezoning request to the City Planning Commission on June 11. Mr. Drollinger stated generally that the facilities in the neighborhood were adequate and that the development complied with the City growth plan. I completely disagree that the facilities are adequate, as I will explain below. The growth plan is still a draft document; all public comments have not been received. It is entirely wrong to defend any recommendation because of its perceived compliance with a draft growth plan. Public comment yet to be received may completely alter the growth standards finally adopted by the City Council. Mr. Ward Scott stated that the Hetzel parcel does not accommodate development of large lots and large homes. Baloney. Less than 1/2 mile away is Moon Ridge Falls, large homes on large lots. The Hetzel property does not accommodate large homes for one reason - greed.

2) Since 1993, 7 parcels in this immediate area have been rezoned from agriculture to planned residential development with approved density of less than 4 units per acre. Four of the parcels are under construction or completely built-out. The character of this particular area is therefore changing very rapidly from primarily agriculture to suburban. Combined with the current rezoning request, I imagine that one day all of the current ag lands bordering F 1/2 and 25 1/2 will be covered with houses. With all of this development, I haven't seen any consideration by the developers, county, or city for the needs and values of the existing residents. This area is very popular with walkers, joggers, bike riders, wintering geese, and nesting ducks, yet none of the developers to date have had to do anything other than put in sidewalks and roads in the subdivision only.

3) Several years ago I made a statement at a county hearing about 1 of the subdivisions, and recommended that 25 1/2 Road be extended from Patterson to F 1/2. This hasn't happened, yet more rezoning and subdivisions have been approved. Now a rezoning is being considered that is twice the density of the rezones already approved in this area, which is also the 3rd highest level of density for anywhere in Grand Junction proposed in the draft growth plan. At full build out, the combined impact of these subdivisions will greatly reduce the environmental character of the neighborhood by reducing open space, increasing traffic, and reducing the safety of walkers, joggers, and bike riders. Not only does F 1/2 have to accommodate all the existing and new traffic from these residential subdivisions, it also handles most of the traffic from the Public Service Company utility vehicles.

Currently, F 1/2 is way too narrow to accommodate any increase in traffic. The paved portion of F 1/2 near the intersection of 26 Road is only 18 feet wide, more narrow than my carport for 2 parked cars. Recently, I was nearly run over on F 1/2 Road near 26 Road while walking my dog, and I am certain that other local residents have had similar experiences. I can only imagine that such incidences will increase in the future if development in this area is allowed to continue as proposed. I have also seen 1 fatality and 2 fender benders at F 1/2 and 26 Road since I have lived in this area; yet I have seen no work by the county or city to upgrade this very dangerous intersection, or even alert people that it is a dangerous intersection. Now, the City is considering approval of an even greater level of density in the same area to tax an overused, substandard system.

4) I am also concerned that with more traffic, people will seek to avoid the dangerous F 1/2 and 26 Road intersection by using Braemar Circle, the dirt road I live on. Braemar Circle is a dirt road that I legally own part of, but apparently have deeded a right-of-way to the county for public use. In 15 1/2 years, neither the county nor City have offered to pave Braemar Circle, yet both city and county continue to promote new development in my neighborhood that increases traffic, dust, and noise on a dirt road in front of my house.

5) To possibly address the traffic issue, the developer completed a traffic study for the new development. However, the traffic report does not analyze traffic east of the intersection of F 1/2 and Young Street, and makes no commitment to complete 25 1/2 Road sooner than completion of Phase 4, or within 3 years. Based on the increased traffic I have witnessed at both Braemar Circle and F 1/2 and 26 Road as a result of the existing new subdivisions, I know Fall Valley will also greatly increase traffic at both of these locations. While the City has finally identified extension of 25 1/2 Road as a Capital Improvement Project, it is not scheduled until 2003. Evidently, the City is not requiring enough Traffic Capacity Payment from developers to mitigate the adverse impacts to local residents commensurate with the immediate benefit received by the developers. Consequently, myself and others will have to endure more traffic, less safety, more dust, and more noise for at least 3 years, assuming that Fall Valley reaches Phase 4, the developer does not renege on commitments, and the City's priorities for CIP funding do not change.

6) Neither the developer, the land owner, nor the real estate representative live in the immediate area of the rezoning request. They will not have to experience the change in neighborhood character. In my opinion, they are modern day carpetbaggers exploiting economic opportunities at the expense of current residents without any commitment to maintain or replace the amenities of the area that make it so attractive now. I therefore believe the City Council should give more weight to the voice of the local residents in judging adverse impacts to the existing values.

7) I am concerned that this proposal combined with those already approved and under construction will reduce the value of my property by greatly reducing the quality of the living environment. Should this happen, what recourse do I have? I am a resident of the County, not the City, yet the City Council is making decisions impacting the quality of my life. Because I do not have a voice at the City voting booth, I feel disenfranchised by City and county rules and processes for growth regulation. This forum is my only opportunity.

8) The residents near F 1/2 and 25 1/2 have paid their dues to the objectives of the city and county, by witnessing 7 rezones which cumulatively will significantly change the character of our neighborhood. An equal distribution of housing densities throughout the Grand Valley is an objective sought by the draft growth plan. It is therefore time for the City Council to tell developers to seek new areas in Grand Junction for this level of development by denying this rezone and annexation request. I suggest somewhere near the petitioners.

9) I would also like to make the following comments regarding City rezoning criteria 4-4-4:

A. The existing zone was not in error.
B. Yes, there has been a change in the character of the area. New subdivisions have been approved and constructed, reducing the quality of the living environment by reducing open space and increasing traffic. There has been no improvement of the infrastructure to minimize impacts to the current local residents.
C. There is no need for this development in this area. The need for this type of development in the greater Grand Junction community can be accommodated at many other locations.
D. The proposed rezone is twice the density approved for each of the existing subdivisions. There will be adverse impacts, as I discussed above.
E. There will be no benefits to the immediate area. To date, there is no evidence that any of the rezones and subdivisions approved to date have resulted in any benefit to the residents in the immediate area. Consequently, I can only assume that yet another subdivision will have only adverse affects. Nothing has improved for me in my neighborhood.
F. I believe the proposal violates the policies and guidelines of the draft growth plan by reducing the quality of life of the existing neighborhood. I ask the City Council to closely consider the policies and guidelines of the draft growth plan, with specific attention to the 6 factors at section III.8 that relate to maintaining the neighborhood quality of life. I believe the proposed development violates the following policies and guidelines: policy 1.11 stating that the city and county will ensure that medium-high and high density residential projects have adequate usable public or private open space incorporated into the project; policy 4.5 that the city and county will require adequate public service and facilities to be in place or assured concurrently with development; policy 23.2 that new development will be required to provide transportation consistent with major street plans; and finally, the guidelines to ensure land use compatibility, maintain the community character, preserving open spaces, and providing adequate transportation.
G. Adequate facilities are not available, as discussed above.

Finally, I am not anti-growth per se, but am tolerant of growth that complements the character of my neighborhood. This identical concern is commonly echoed throughout the draft growth plan. The proposed Fall Valley Subdivision does not complement the character of the existing neighborhood, for many of the reasons I have given above. Consequently, I ask the City Council to deny this specific rezoning request until the petitioner can design a development that will address the concerns of the current residents, and the issues, policies, and guidelines of the draft growth plan. Further, the City

should deny <u>any</u> further rezoning request for this area until the following are constructed:
1) Extension of 25 1/2 from Patterson to F 1/2.
2) Widening of F 1/2 Road its entire length from 25 Road to 26 Road to current highway standards, with bike lanes and sidewalks.
3) Public open space in the immediate area to fully accommodate the anticipated growth (Canyon View Park is not in the immediate area, and Dewey Park is only leased by the City).
4) Pedestrian overpass over Patterson Road at 25 1/2 Road to allow safe crossing by school children.
5) Pave Braemar Circle.

Thank you very much.

Robert Leachman

Robert Leachman
627 Braemar Circle
Grand Junction, CO 81505
242-7936

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: **JULY 17, 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.**

**PLEASE NOTE THE DATE CHANGE FROM THE CARD THAT WAS ALREADY SENT TO YOU.

RZP-96-45 FALL VALLEY SUBDIVISION
E OF 25 ½ ROAD; BETWEEN F 1/4 & F ½ ROAD
Appeal of Planning Commission decisions to deny: 1) a rezone from RSF-R (Residential Single Family with a density not to exceed 1 unit per 5 acres) to PR-7.6 (Planned Residential with a density not to exceed 7.6 units per acre) and 2) a plan for 288 units on approximately 37.93 acres of land.

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

****

The South 9 Acres of the West 1/4 NW¼ SE¼ of Section 3, Township 1 South, Range 1 West of the Ute Meridian.

E 1/2 W 1/2 NW 1/4 SE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, EXCEPT the North 13.5 rods of the West 9 rods and EXCEPT the North 225 feet of the East 181.5 feet thereof,

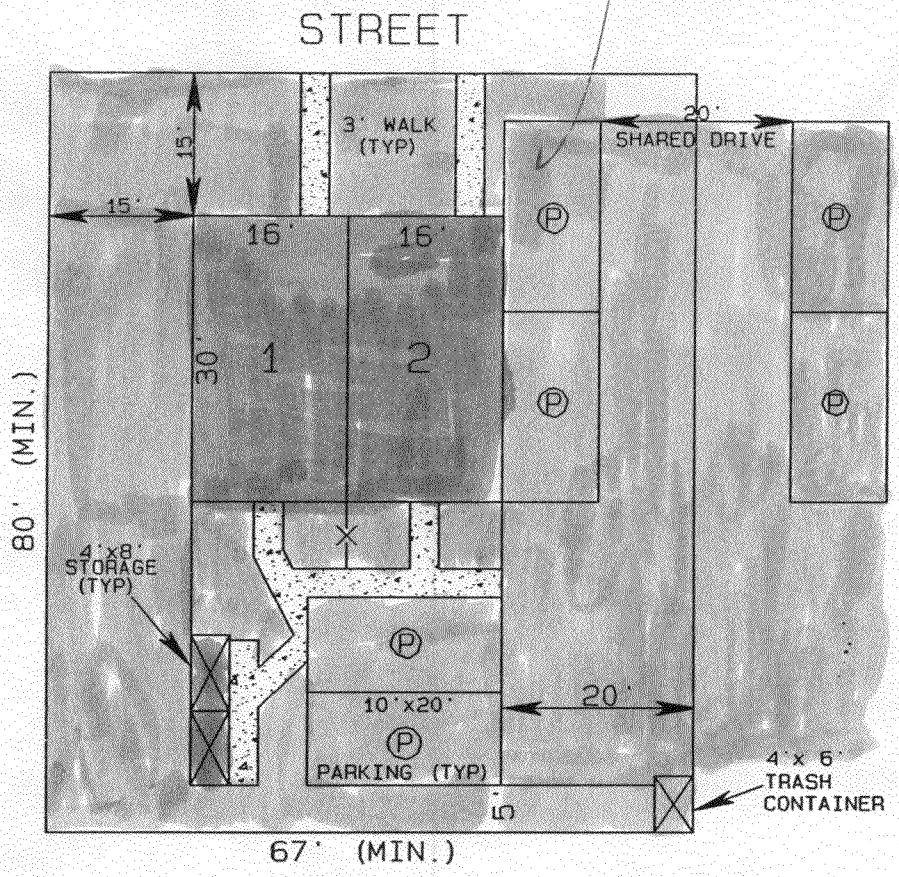
AND

E 1/2 NW 1/4 SE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, EXCEPT the North 225 feet of the West 12.1 feet thereof,

Mesa County, Colorado.

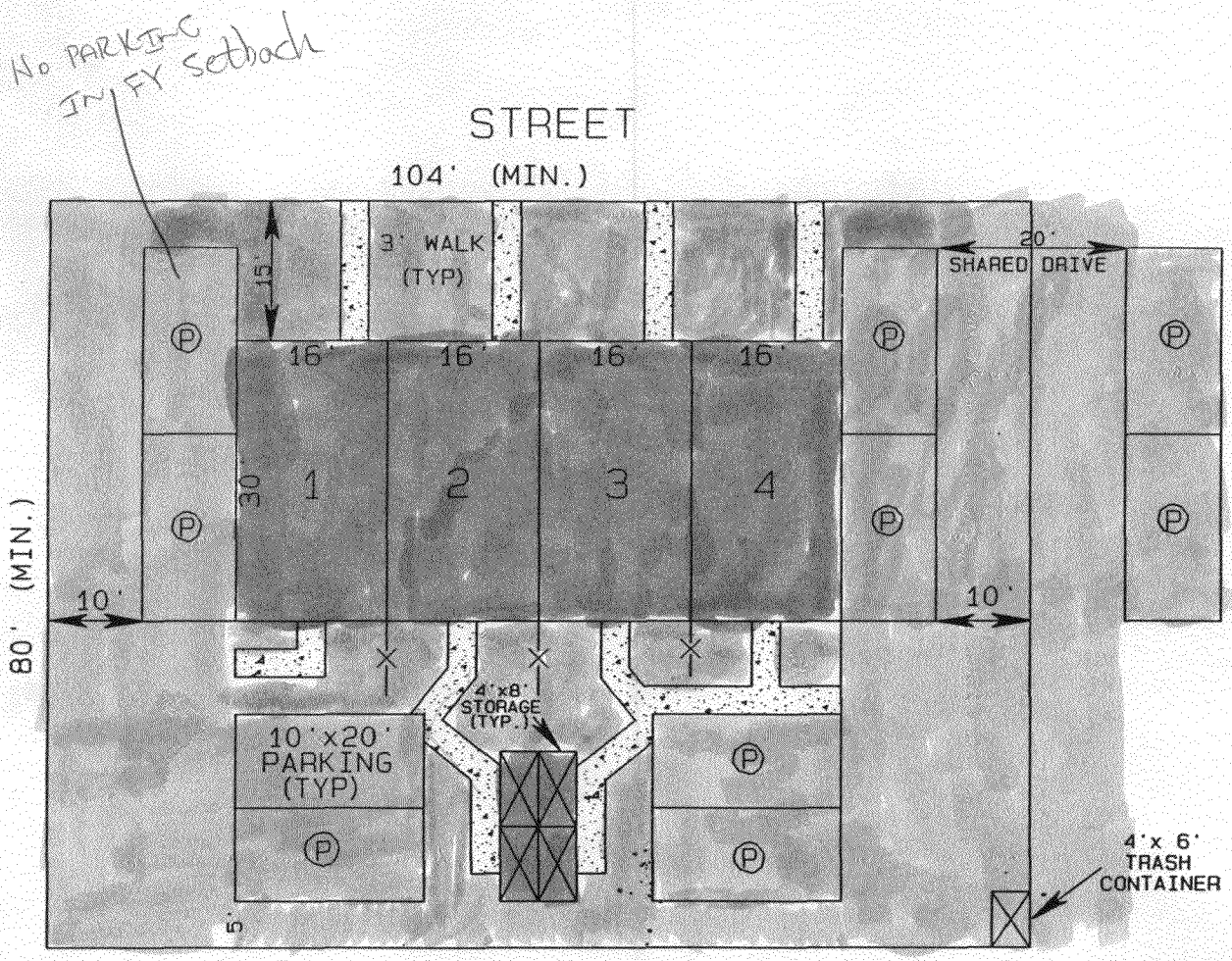
FALL VALLEY
TYPICAL DUPLEX
2 UNIT DETAIL

NO PARKING IN FRONT YARD



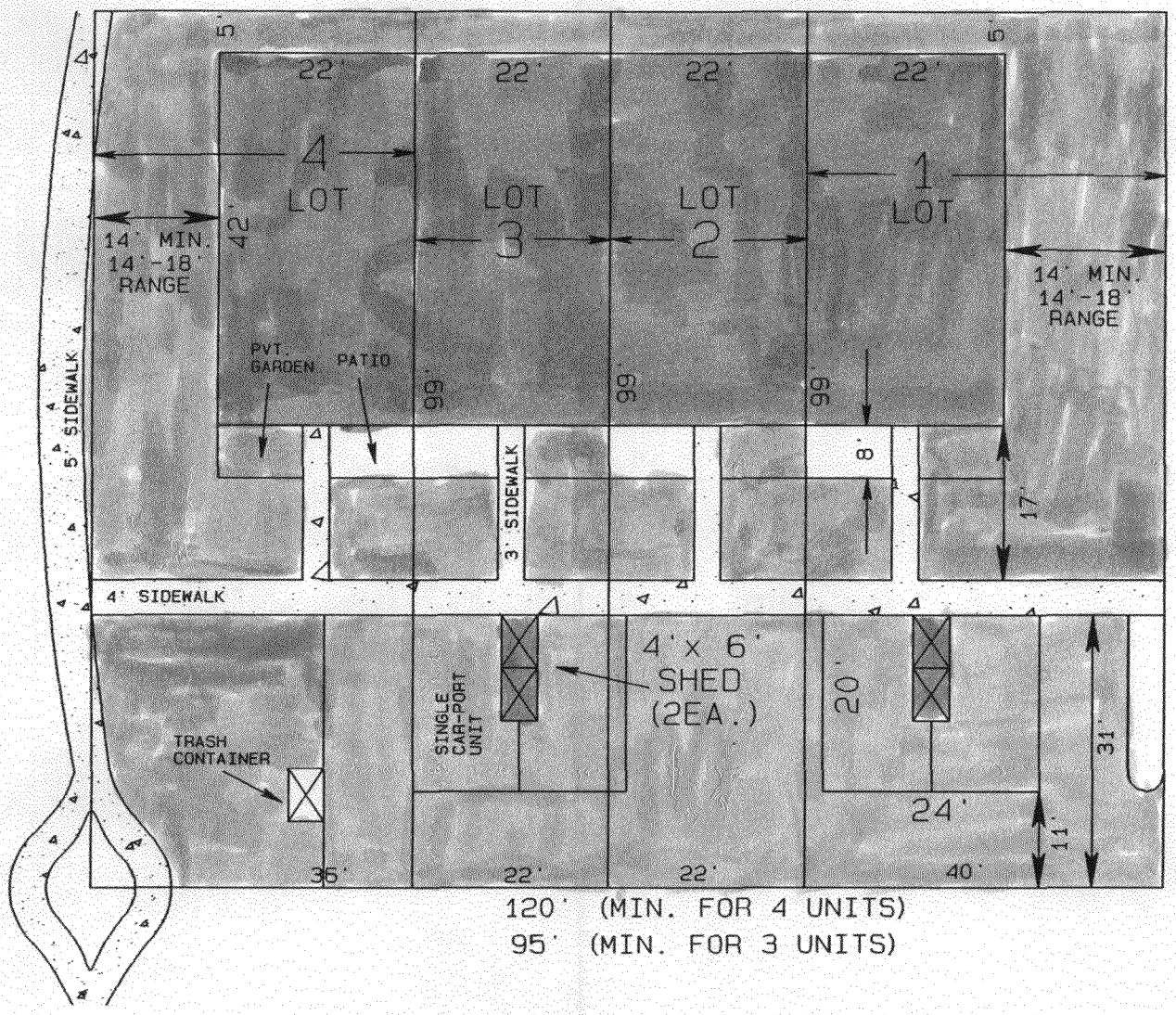
SCALE 1" = 20'

FALL VALLEY
TYPICAL 4-PLEX
4 UNIT DETAIL



SCALE 1" = 20'

FALL VALLEY
TYPICAL PATIO HOME
4 UNIT DETAIL



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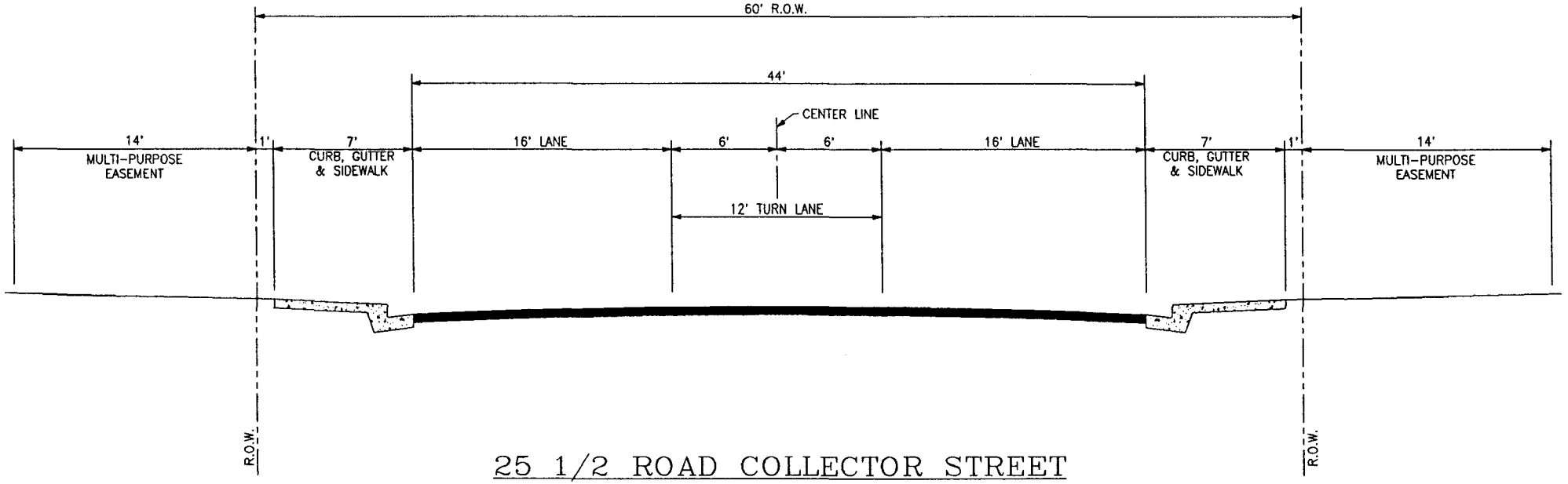
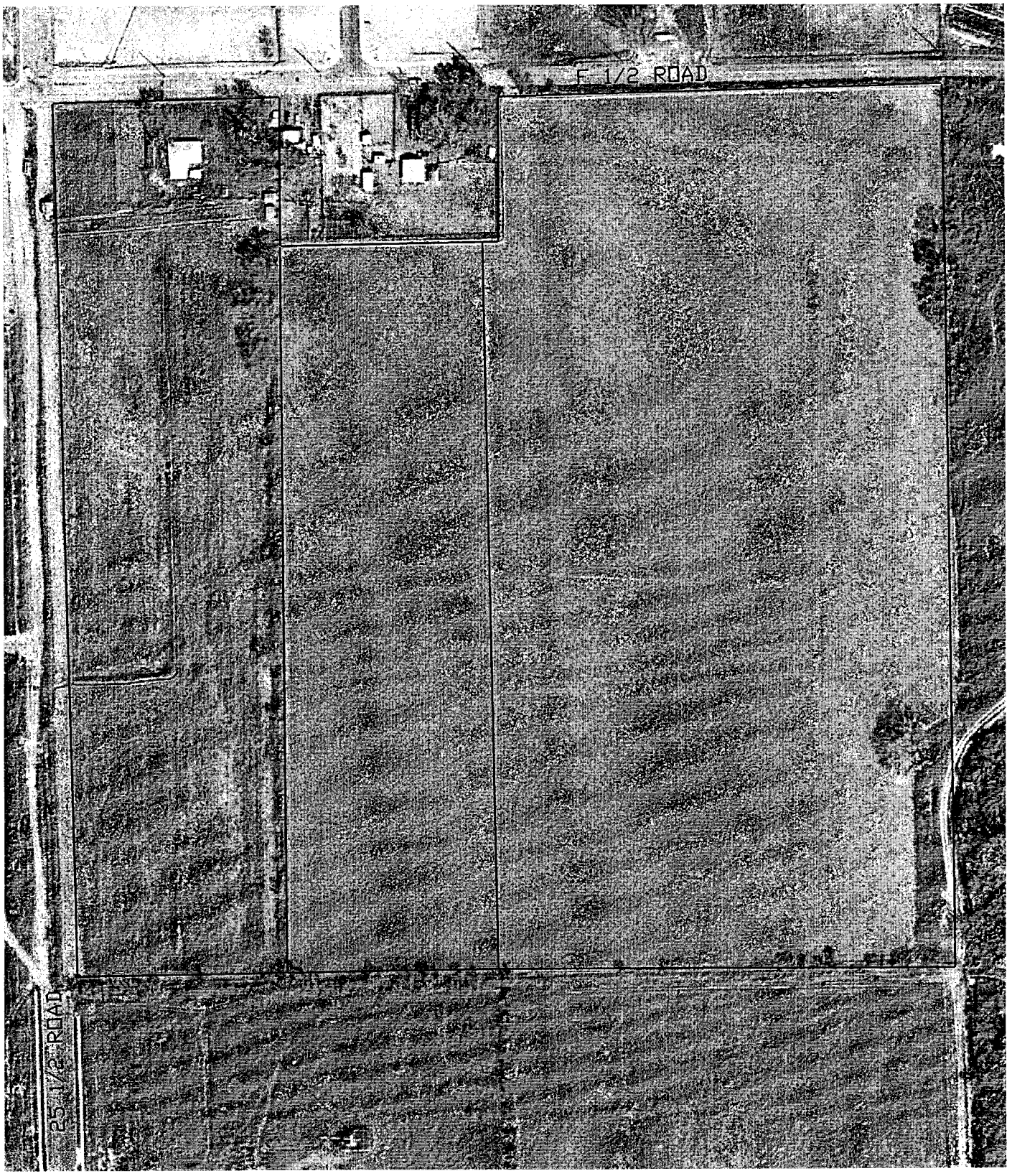
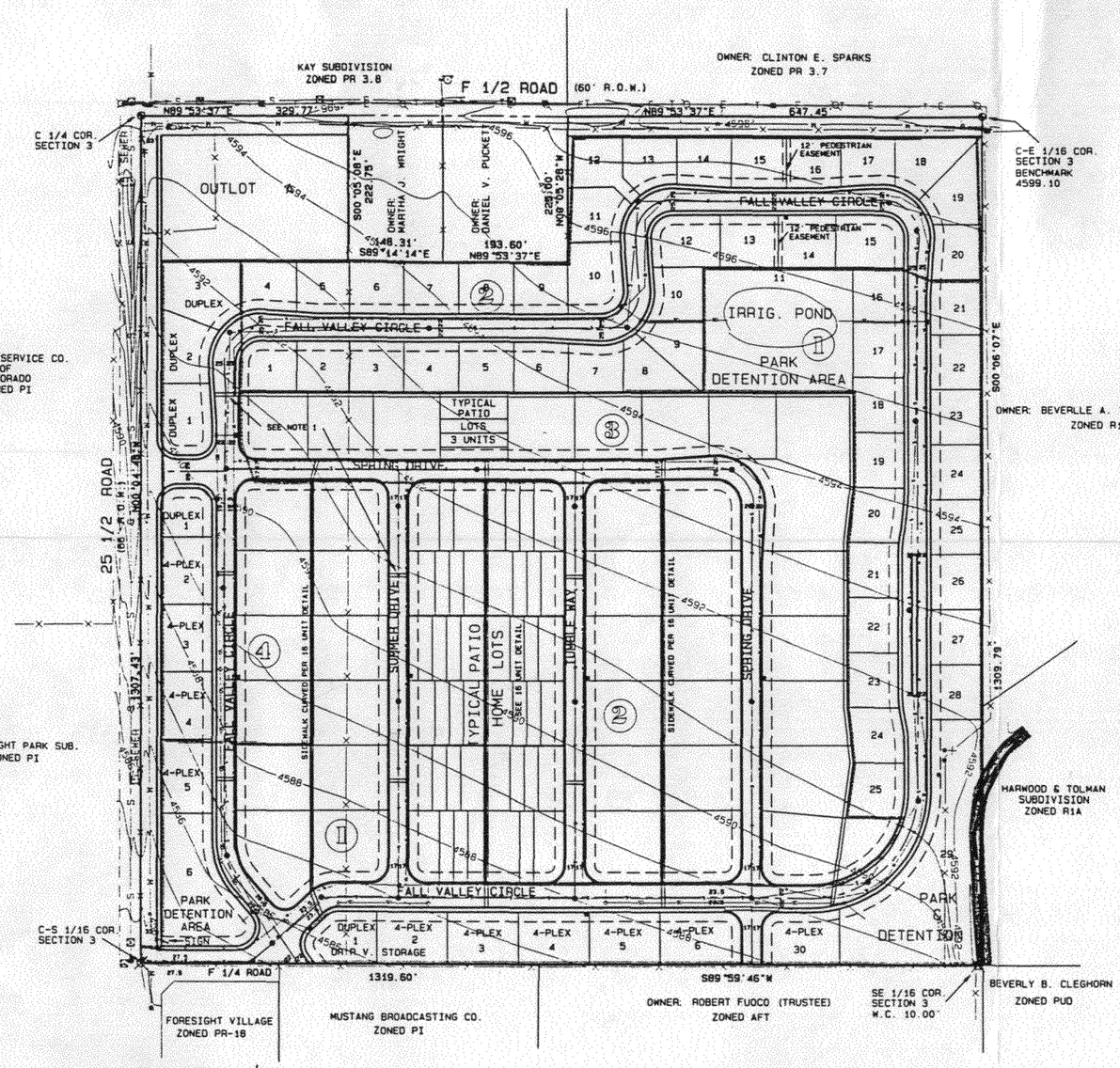


25 1/2 ROAD COLLECTOR STREET

3,000 TO 8,000 A.D.T.
(NO ON-STREET PARKING)


F 1/2 ROAD
25 1/2 ROAD

FALL VALLEY
PRELIMINARY PLAN



GRAPHIC SCALE 1"=100'
0 100 200 300
CONTOUR INTERVAL = 1 FOOT

N

UTILITY VENDORS

PUBLIC SERVICE
UTE WATER
CITY OF G.J. SEWER
GRAND VALLEY IRRIG. CO.
TCI CABLEVISION
U.S. WEST

LEGEND

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- S — SANITARY SEWER
- G — GAS LINE
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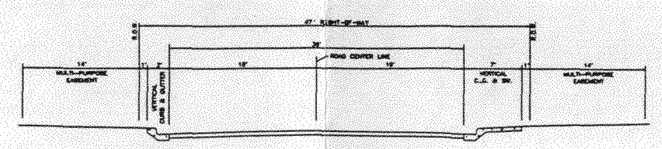
* MAILBOX RECEPTACLES

EASEMENTS

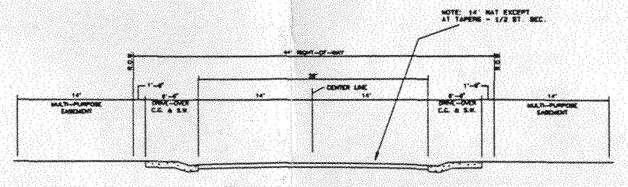
THERE WILL BE A 14' MULTI-PURPOSE EASEMENT ALONG ALL LOTS THAT FRONT ON DEDICATED STREETS

THERE ARE 12' PEDESTRIAN EASEMENTS AS SHOWN

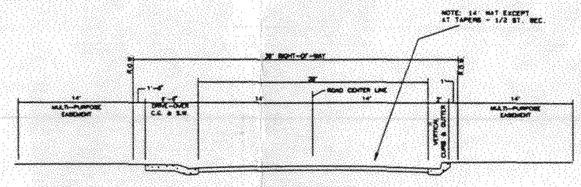
THERE WILL BE A 10' IRRIGATION EASEMENT ALONG THE REAR OF ALL RESIDENTIAL, DUPLEX AND 4-PLEX LOTS



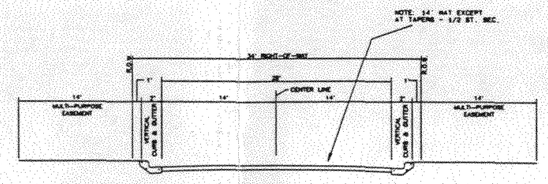
URBAN RESIDENTIAL COLLECTOR
47 FT. R.O.W.
ON STREET PARKING ALLOWED
ONLY WHERE LEFT TURN LANE IS NOT REQUIRED



URBAN RESIDENTIAL STREET
44 FT. R.O.W.



URBAN RESIDENTIAL STREET
39 FT. R.O.W.



URBAN RESIDENTIAL STREET
34 FT. R.O.W.

AREA SUMMARY

DEDICATED ROADS	= 8.55 AC. / 22.5%
PARKS & DETENTION AREA	= 2.68 AC. / 07.1%
OUTLOT A	= 1.31 AC. / 03.5%
RESIDENTIAL / 49 LOTS	= 7.86 AC. / 20.7%
DUPLEX 5 LOTS / 10 UNITS	= 0.96 AC. / 02.5%
4-PLEX 10 LOTS / 40 UNITS	= 2.03 AC. / 05.4%
PATIO HOMES 189 LOTS/UNITS	= 14.54 AC. / 38.3%
TOTAL	= 37.93 AC. / 100%
TOTAL HOUSING UNITS	= 289
DENSITY	= 7.6 UNITS / ACRE

MINIMUM SIZE RESIDENTIAL LOT	= 80' x 85'
MINIMUM SIZE DUPLEX LOT	= 52' x 80'
MINUMUM SIZE 4-PLEX LOT	= 80' x 104'
MINIMUM PATIO HOME LOT	= SEE DETAIL

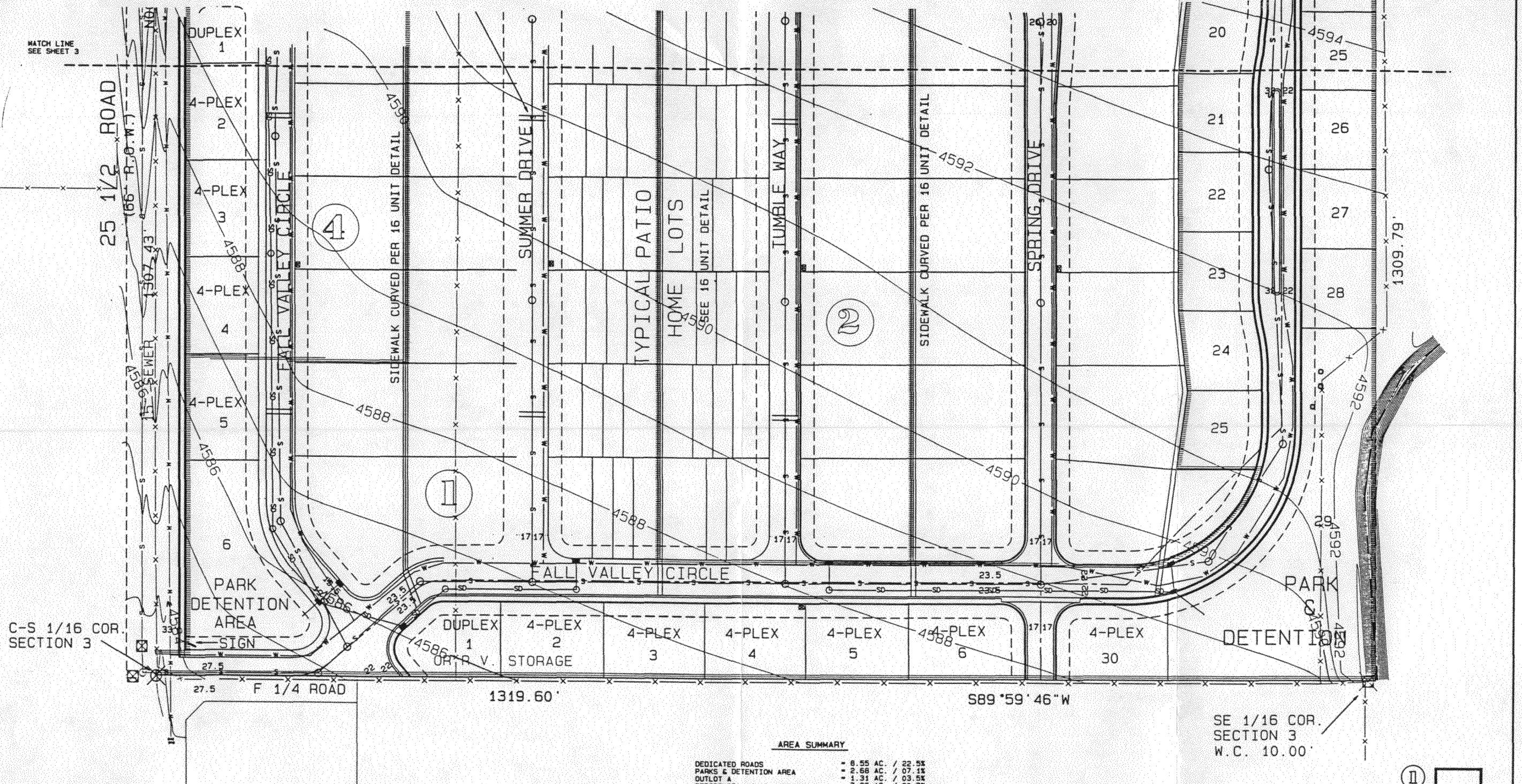
NOTE 1
PEDESTRIAN CROSSING TO INTERIOR SIDEWALKS WILL BE SIGNED AND PAINTED AND NO OFF STREET PARKING ALLOWED ON CROSSING

II LIMITS OF EACH PHASE

FALL VALLEY
PRELIMINARY PLAN
LOCATED IN THE
NW 1/4 SE 1/4, SEC. 3, T1S, R1W, U.M.

D H SURVEYS INC.
118 OURAY AVE. – GRAND JUNCTION, CO.
(970) 245-8749

Designed By	M.W.D.	Checked By	S.L.H.
Drawn By	TMODEL	Date	MAY 17, 1996
Job No.	198-96-14	Sheet	1 OF 1



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0 50 100 150
CONTOUR INTERVAL = 1 FOOT

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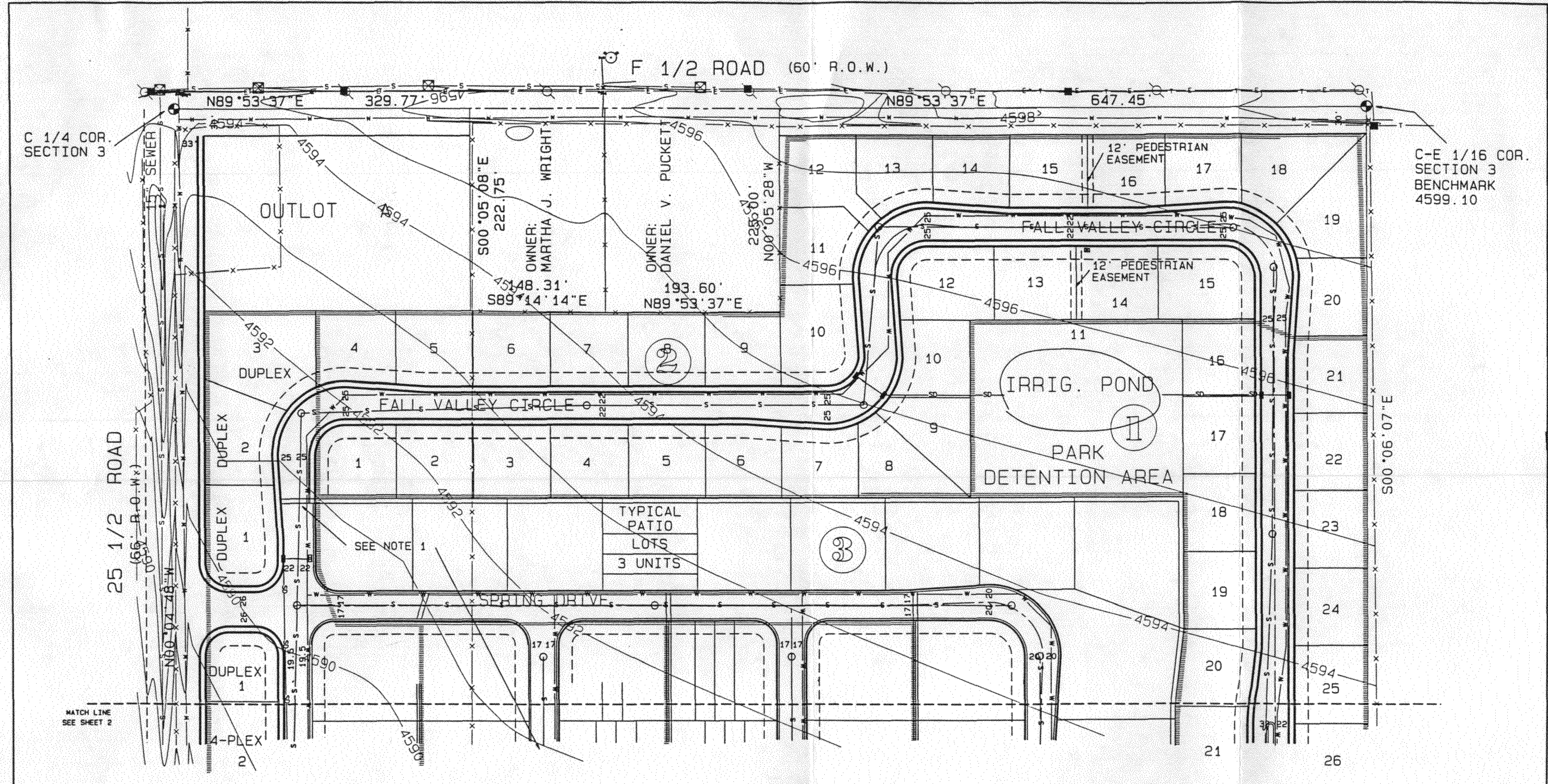

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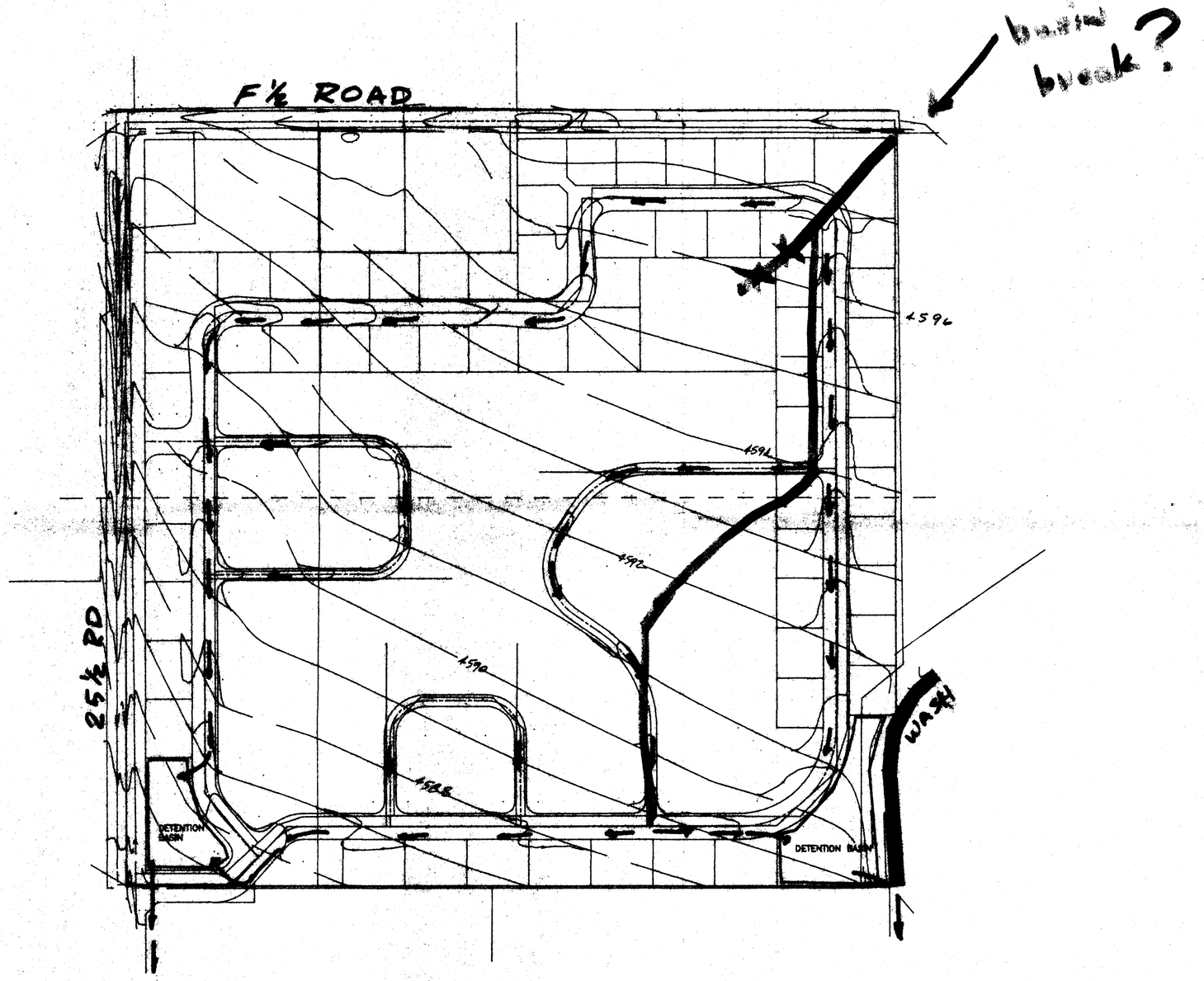

banking break?

FINISH GRADE
EXISTING CONTOUR
FINISH DRAINAGE PATTERN

N

SCALE: 1" = 100'

PRELIMINARY GRADING AND DRAINAGE PLAN

FALLS VALLEY SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 3, T1S, R1W, U.M.
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

D H SURVEYS INC.
118 OURAY AVE. – GRAND JUNCTION, CO.
(970) 245-8749

PP-1996-045