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File RZP-1996-197

Name: Horizon Glen Commercial – NW Corner 12th Street and Horizon Drive

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DOCUMENT DESCRIPTION:

X	X	Withdrawal Letter – 11/27/96			
X	X	Ordinance No. 2529 - **			
X		Chicago Title Ins. Co. – Commitment for Title Ins. – 8/20/96			
X	X	Wetlands Delineation Consultants – 8/7/96			
X	X	Correspondence			
X	X	Posting of Public Notice Signs – 10/27/96			
X	X	Horizon Drive Corridor Guideline - **			
X	X	Planning Commission Minutes - ** - 10/8/96, 11/5/96			
X	X	Grayscale Map			
X		Flood Plain Reference Map			
X		Elevation Map			
X	X	Preliminary Site Plan			
X	X	Appraiser's Estimate			



DEVELOPMENT APPLICATION

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

Receipt _____
Date _____
Rec'd By _____
File No. REP-96-197

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

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major				
<input checked="" type="checkbox"/> Rezone		<u>1.91 A</u>	<u>HORIZON GLEN</u>	From: <u>PR-1.8</u> To: <u>B3</u>	<u>VACANT</u>
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input checked="" type="checkbox"/> Prelim <input type="checkbox"/> Final		<u>LOT 18</u>		
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					
<input type="checkbox"/> Site Plan Review					
<input type="checkbox"/> Property Line Adj.					

<u>* S.L. Ventures, Inc.</u>	<u>* SL Venture, Inc.</u>	<u>* Robert Greg</u>
Property Owner Name c/o Tim Foster 422 White Ave., Suite 323	Developer Name c/o Tim Foster 422 White Ave., Suite 323	Representative Name 1161 White Avenue
Address Grand Junction, CO 81501	Address Grand Junction, CO 81501	Address Grand Junction, CO 81501
City/State/Zip 245-8021	City/State/Zip 245-8021	City/State/Zip 243-2260
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] Signature of Person Completing Application 8-30-96 Date

[Signature] Signature of Property Owner(s) - attach additional sheets if necessary 8-30-96 Date

SUBMITTAL CHECKLIST

REZONE / PLANNED DEVELOPMENT - PRELIMINARY

Location: NW corner Horizon Dr. / 12th Street Project Name: _____

ITEMS	DISTRIBUTION																	TOTAL REQ'D.							
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent	○ City Parks/Recreation	● City Fire Department	● City Attorney	● City G.J.P.C. (8 sets)	○ City Downtown Dev. Auth.	○ County Planning	● County Bldg. Dept.	○ Irrigation District	● Drainage District - GDD	● Water District - WTE	○ Sewer District	○ U.S. West		○ Public Service	○ GVRP	○ CDOT	● Corps of Engineers	○ Walker Field	○ Persigo	○ TCI Cable
● Application Fee	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
● 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
● 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
● Evidence of Title	VII-2	1		1				1																	
○ Appraisal of Raw Land	VII-1	1		1	1																				
● Names and Addresses*	VII-2	1																							
● Legal Description*	VII-2	1		1																					
○ Deeds	VII-1	1		1			1																		
○ Easements	VII-2	1	1	1	1		1									1	1	1						1	
○ Avigation Easement	VII-1	1		1			1															1			
○ ROW	VII-3	1	1	1	1		1									1	1	1						1	
○ Improvements Agreement/Guarantee*	VII-2	1	1	1			1																		
○ CDOT	VII-3	1	1																						
○ Industrial Pretreatment Sign-off	VII-4	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
● Elevation Drawing *	IX-13	1	1																						
● Site Plan Preliminary Plan *	N/A	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Grading and Drainage Plan	IX-16	1	2										1								1				
○ Storm Drainage Plan and Profile	IX-30	1	2										1		1	1	1							1	
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1							1	1	1	1	1							1	
○ Roadway Plan and Profile	IX-28	1	2										1												
○ Road Cross-Sections	IX-27	1	2																						
○ Detail Sheet	IX-12	1	2																						
○ Landscape Plan	IX-20	2	1	1				8																	
● Geotechnical Report Location Map *	X-8	1								1															
○ Final Drainage Report	X-5,6	1	2										1												
○ Stormwater Management Plan	X-14	1	2										1								1				
○ Phase I and II Environmental Report	X-10,11	1	1																						
○ Traffic Impact Study	X-15	1	2																		1				

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

PRE-APPLICATION CONFERENCE

Date: 8/9/96
Conference Attendance: M. Drollinger, T. Foster
Proposal: Rezone/Planned Development - Prelim.
Location: NW corner Horizon Dr./12th Street

Tax Parcel Number: 2945-021-13-038

Review Fee:

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

Additional ROW required? As required by eng.

Adjacent road improvements required? "

Area identified as a need in the Master Plan of Parks and Recreation? No

Parks and Open Space fees required? No Estimated Amount:

Recording fees required? No Estimated Amount:

Half street improvement fees/TCP required? At final Estimated Amount:

Revocable Permit required? No

State Highway Access Permit required? No

On-site detention/retention or Drainage fee required? As required by eng.

Applicable Plans, Policies and Guidelines Dev. Code ; Horizon Dr. guidelines

Located in identified floodplain? FIRM panel # YES

Located in other geohazard area? -

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? Area of Influence

Avigation Easement required? As per airport

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

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

Related Files:

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

PRE-APPLICATION CONFERENCE

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

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

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

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

X [Signature]
Signature(s) of Petitioner(s)

X [Signature]
Signature(s) of Representative(s)

2945-013-13-001
GRAND VALLEY ATRIUM
RETIREMENT VILLAGE
PO BOX 14111
SALEM, OR 97309

2945-021-00-952
ST NICHOLAS GREEK ORTHODOX
CHURCH OF GRAND JUNCTION
3585 N 12TH ST
GRAND JUNCTION, CO 81506-5405

2945-021-10-063
FRANK CHILDS
URSULA J CHILDS
1649 MAIN ST
GRAND JUNCTION, CO 81501

2945-021-10-081
WILLIAM L WILSON
JOAN B WILSON
PO BOX 2183
GRAND JUNCTION, CO 81502-2183

2945-021-10-028
SHARON K SNYDER
2427 BELLA PAGO DR
GRAND JUNCTION, CO 81503-1603

2945-021-10-033
JOHN R ELAM
1111 HORIZON DR # 401
GRAND JUNCTION, CO 81506

2945-021-10-072
JENNIFER JO WEBER
JO ANN WILSON
1111 HORIZON DR #704
GRAND JUNCTION, CO 81506

2945-021-10-073
MILTON F MILSKI
FRANCES L MILSKI
1111 HORIZON DR
GRAND JUNCTION, CO 81506-1451

2945-021-10-007
PATRICIA A BELGARD
1111 HORIZON DR APT 110
GRAND JUNCTION, CO 81506-1452

2945-021-10-010
JANET V GRANT
1111 HORIZON DR APT 202
GRAND JUNCTION, CO 81506-1452

2945-021-00-020
GERTRUDE I DALBY
WALTER L
555 PINYON AVE
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2945-021-10-056
STEVE S BARNES
MARY JO BARNES
7407 W 81ST PL
ARVADA, CO 80003

2945-021-10-084
ROBERT D ELAM
TERRY ELAM
PO BOX 1728
GRAND JUNCTION, CO 81501

2945-021-10-018
LARRY S MASON
PO BOX 2984
GRAND JUNCTION, CO 81502-2984

2945-021-10-024
EVELYN M MCFETRIDGE
CHARLYNE S RICHARDSON
1111 HORIZON DR # 304
GRAND JUNCTION, CO 81506

2945-021-10-038
CHRIS JOUFLAS
748 GOLFMORE DR
GRAND JUNCTION, CO 81506

2945-021-10-075
CHARLES D DARRIGRAND

1111 HORIZON DR #707
GRAND JUNCTION, CO 81506

2945-021-10-005
GLORIA S VANCE
1111 HORIZON DR APT 107
GRAND JUNCTION, CO 81506-1452

2945-021-10-008
RUTH S INGLIS
E P INGLIS
1111 HORIZON DR APT 112
GRAND JUNCTION, CO 81506-1452

2945-021-10-011
MILDRED E REITZE
1111 HORIZON DR APT 203
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2945-021-00-062
GERTRUDE I DALBY
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GRAND JUNCTION, CO 81501-7431

2945-021-10-061
H GLENN MARTIN
NANCY A MARTIN
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DILLON, CO 80435

2945-021-10-078
MILTON L FRANCIS
JEAN M FRANCIS
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GRAND JUNCTION, CO 81502-1767

2945-021-10-019
DONALD L BLAIR
JOANNE E
442 W SCENIC DR
GRAND JUNCTION, CO 81503-1572

2945-021-10-026
NICOLO LA ROCCA
1111 HORIZON DR # 306
GRAND JUNCTION, CO 81506

2945-021-10-046
WEAVER & COMPANY
PARTNERSHIP
LOREN E WEAVER
1111 HORIZON DR #502
GRAND JUNCTION, CO 81506

2945-021-10-004
CARTER W ELLIOTT
LENA ANN ELLIOTT
1111 HORIZON DR APT 101
GRAND JUNCTION, CO 81506-1451

2945-021-10-006
MARGARET J MCARDLE
1111 HORIZON DR APT 108
GRAND JUNCTION, CO 81506-1452

2945-021-10-009
DALE F MOULDER
MILDRED V - TRUSTEES
1111 HORIZON DR APT 201
GRAND JUNCTION, CO 81506-1452

2945-021-10-012
MICHAEL CALACI INTERVIVOS
TRUST
1111 HORIZON DR APT 204
GRAND JUNCTION, CO 81506-1452

2945-021-10-013 JOY MARLENE GREEN RICHARD JOSEPH GREEN 1111 HORIZON DR APT 205 GRAND JUNCTION, CO 81506-1452	2945-021-10-014 METTA G WARD 1111 HORIZON DR APT 206 GRAND JUNCTION, CO 81506-1452	2945-021-10-015 GEORGIANA K PINGER 1111 HORIZON DR APT 207 GRAND JUNCTION, CO 81506-1452
2945-021-10-016 CHARLIE B METCALFE 1111 HORIZON DR APT 208 GRAND JUNCTION, CO 81506-1452	2945-021-10-017 MARTHA MANKE 1111 HORIZON DR APT 209 GRAND JUNCTION, CO 81506-1452	2945-021-10-020 WILMA P PRICE AURA M AYLER 1111 HORIZON DR APT 212 GRAND JUNCTION, CO 81506-1452
2945-021-10-021 PAUL A ZINGHEIM ANNA C WATSON- 1111 HORIZON DR APT 301 GRAND JUNCTION, CO 81506-1452	2945-021-10-025 JERRY G FEVAAG MARGARET FEVAAG 1111 HORIZON DR APT 305 GRAND JUNCTION, CO 81506-1452	2945-021-10-027 DAVID P BUCHANAN 1111 HORIZON DR APT 307 GRAND JUNCTION, CO 81506-1452
2945-021-10-029 PHYLLIS J SMITH 1111 HORIZON DR APT 309 GRAND JUNCTION, CO 81506-1452	2945-021-10-030 GLENN W SONGER HIROKO K 1111 HORIZON DR APT 310 GRAND JUNCTION, CO 81506-1452	2945-021-10-032 GLENN W SONGER HIROKO K SONGER 1111 HORIZON DR APT 310 GRAND JUNCTION, CO 81506-1452
2945-021-10-031 MARY KANAVEL BROWN 1111 HORIZON DR APT 311 GRAND JUNCTION, CO 81506-1453	2945-021-10-035 GEORGE M CHAPPEL SHAWN M CHAPPEL 1111 HORIZON DR APT 403 GRAND JUNCTION, CO 81506-1453	2945-021-10-036 DANIEL J HARNETT 1111 HORIZON DR APT 404 GRAND JUNCTION, CO 81506-1453
2945-021-10-037 ODELL C POWELL 1111 HORIZON DR APT 405 GRAND JUNCTION, CO 81506-1453	2945-021-10-039 VELDA F TUCKER 1111 HORIZON DR APT 407 GRAND JUNCTION, CO 81506-1453	2945-021-10-040 GILMAN C RITTER 1111 HORIZON DR APT 408 GRAND JUNCTION, CO 81506-1453
2945-021-10-041 MABEL G GRAHAM 1111 HORIZON DR APT 409 GRAND JUNCTION, CO 81506-1453	2945-021-10-042 GERALD A ONSRUD JOAN E ONSRUD 1111 HORIZON DR APT 410 GRAND JUNCTION, CO 81506-1453	2945-021-10-043 JUANITA A FANNING 1111 HORIZON DR APT 411 GRAND JUNCTION, CO 81506-1453
2945-021-10-044 MARTHA W BRYANT 1111 HORIZON DR APT 412 GRAND JUNCTION, CO 81506-1453	2945-021-10-045 LAWRENCE W PRAKKEN TRUST C/O WILLIAM D PRAKKEN 1111 HORIZON DR APT 501 GRAND JUNCTION, CO 81506-1453	2945-021-10-048 JAMES F FITZPATRICK ELVA E FITZPATRICK 1111 HORIZON DR APT 504 GRAND JUNCTION, CO 81506-1453
2945-021-10-049 LOIS E JENSEN 1111 HORIZON DR APT 505 GRAND JUNCTION, CO 81506-1453	2945-021-10-052 ARTHUR M MATTIVI JEWEL D MATTIVI 1111 HORIZON DR APT 508 GRAND JUNCTION, CO 81506-1453	2945-021-10-053 PHILIP D ANDERSON RUTH S ANDERSON 1111 HORIZON DR APT 509 GRAND JUNCTION, CO 81506-1453
2945-021-10-054 JOAN L CARRICO 1111 HORIZON DR APT 510 GRAND JUNCTION, CO 81506-1453	2945-021-10-055 DALE W REECE 1111 HORIZON DR APT 511 GRAND JUNCTION, CO 81506-1453	2945-021-10-057 MARION S YOUNG 1111 HORIZON DR APT 601 GRAND JUNCTION, CO 81506-1453

2945-021-10-047 LAWRENCE D CAPPS TRUSTEE 1111 HORIZON DR APT 606 GRAND JUNCTION, CO 81506-1454	2945-021-10-058 KENNETH M SMITH BARBARA C SMITH 1111 HORIZON DR APT 602 GRAND JUNCTION, CO 81506-1454	2945-021-10-060 KATHERINE V BROWN DANIEL K BROWN 1111 HORIZON DR APT 604 GRAND JUNCTION, CO 81506-1454
2945-021-10-062 CAPPS FAMILY TRUST 1111 HORIZON DR APT 606 GRAND JUNCTION, CO 81506-1454	2945-021-10-064 DORCAS D WEEN 1111 HORIZON DR APT 608 GRAND JUNCTION, CO 81506-1454	2945-021-10-065 JAMES R RICHARDS 1111 HORIZON DR APT 609 GRAND JUNCTION, CO 81506-1454
2945-021-10-066 ELOISE M TRAUTMAN TRUST 1111 HORIZON DR APT 610 GRAND JUNCTION, CO 81506-1454	2945-021-10-067 AVERIL E TIPPETT 1111 HORIZON DR APT 611 GRAND JUNCTION, CO 81506-1454	2945-021-10-069 BERNICE V HIRSCHMAN 1111 HORIZON DR APT 701 GRAND JUNCTION, CO 81506-1454
2945-021-10-070 DONALD E MCMULLEN VIRGINIA L - TRUST 1111 HORIZON DR APT 702 GRAND JUNCTION, CO 81506-1454	2945-021-10-071 ULMER R WILMER 1111 HORIZON DR APT 703 GRAND JUNCTION, CO 81506-1454	2945-021-10-074 PATSY NELL ENDNER 1111 HORIZON DR APT 706 GRAND JUNCTION, CO 81506-1454
2945-021-10-076 FRED M DIXON 1111 HORIZON DR APT 708 GRAND JUNCTION, CO 81506-1454	2945-021-10-077 DAVID W NOWLIN DEE NOWLIN 1111 HORIZON DR APT 709 GRAND JUNCTION, CO 81506-1454	2945-021-10-082 GEORGE M CHAPPEL 1111 HORIZON DR APT 803 GRAND JUNCTION, CO 81506-1454
2945-021-10-083 DONNELLY D LANGWORTHY 1111 HORIZON DR APT 804 GRAND JUNCTION, CO 81506-1454	2945-021-10-085 ANGELINA P ULIBARRI 1111 HORIZON DR APT 809 GRAND JUNCTION, CO 81506-1454	2945-021-10-086 MARY E RESLER REVOCABLE TRUST 1111 HORIZON DR APT 810 GRAND JUNCTION, CO 81506-1454
2945-021-10-023 KARL W AVERY 217 CHAIR MOUNTAIN DR CARBONDALE, CO 81623-9408	2945-021-10-022 CARPENTER FAMILY TRUST 23651 VIA VENTURA MISSION VIEJO, CA 92692-1756	2945-021-10-034 CARPENTER FAMILY TRUST 23651 VIA VENTURA MISSION VIEJO, CA 92692-1756
2945-021-10-050 CARPENTER FAMILY TRUST 23651 VIA VENTURA MISSION VIEJO, CA 92692-1756	2945-021-10-051 HORIZON TOWERS PARTNERSHIP 4432 PIEDMONT AVE OAKLAND, CA 94611-4219	2945-021-10-068 HORIZON TOWERS PARTNERSHIP 4432 PIEDMONT AVE OAKLAND, CA 94611-4219
2945-021-10-079 HORIZON TOWERS PARTNERSHIP 4432 PIEDMONT AVE OAKLAND, CA 94611-4219	2945-021-10-080 HORIZON TOWERS PARTNERSHIP 4432 PIEDMONT AVE OAKLAND, CA 94611-4219	2945-021-10-059 JAMESINA R REEKIE 1200 I ST APT 711 ANCHORAGE, AK 99501-4377
2945-021-13-034 ROY WAHLBERG MARY LOU WAHLBERG 171 EIGHT MILE LN POLSON, MT 59860-9600	2945-021-13-023 SL VENTURES INC % TIM FOSTER 422 WHITE AVE GRAND JUNCTION, CO 81501-2555	2945-021-13-037 SL VENTURES INC % TIM FOSTER 422 WHITE AVE GRAND JUNCTION, CO 81501-2555

2945-021-13-038
SL VENTURES INC
% TIM FOSTER
422 WHITE AVE
GRAND JUNCTION, CO 81501-2555

2945-021-13-036
MARTIN L O'BOYLE
MIRIAM F O'BOYLE
PO BOX 2342
GRAND JUNCTION, CO 81502-2342

2945-021-13-029
NORMA JEAN ROSE
995 23 RD
GRAND JUNCTION, CO 81505-8610

2945-021-13-028
JOHN C HEIDEMAN
GLENDA J
3012 POPPY ST
GRAND JUNCTION, CO 81506-4146

2945-021-13-026
JAMES S MARSHALL
PATRICIA K MARSHALL
3825 HORIZON GLEN CT
GRAND JUNCTION, CO 81506-5425

2945-021-13-031
KIM M FUERST
KAREN FUERST
224 PASEO DE GRANADA
REDONDO BEACH, CA 90277-6719

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

2945-021-13-024
DAVID HOFFMAN
BETHANY R HOFFMAN
PO BOX 1452
GRAND JUNCTION, CO 81502-1452

2945-021-13-032
ENG WANG
3062 HUMMINGBIRD CT
GRAND JUNCTION, CO 81504-2428

2945-021-13-039
HORIZON GLEN HOMEOWNERS
ASSOC
PO BOX 60321
GRAND JUNCTION, CO 81506

2945-021-13-041
LEONARD E HARVEY
E LYNNE HARVEY
699 ROUND HILL DR
GRAND JUNCTION, CO 81506-4825

2945-021-13-027
GLENN M MADRID
CHRISTINE S MADRID
3835 HORIZON GLEN CT
GRAND JUNCTION, CO 81506-5425

S.L. Ventures, Inc.
c/o Tim Foster
422 White Ave., Suite 323
Grand Junction, CO 81501

2945-021-13-035
MARTIN L O'BOYLE
MIRIAM F
PO BOX 2342
GRAND JUNCTION, CO 81502-2342

2945-021-13-033
RICHARD W GEER
627 ENTRADA ST
GRAND JUNCTION, CO 81504-4004

2945-021-13-025
MACK GOUGH
MARIAN
3805 HORIZON GLEN CT
GRAND JUNCTION, CO 81506-0000

2945-021-13-022
RONALD J BRENNAN
VERLA M BRENNAN
3705 HORIZON GLEN CT
GRAND JUNCTION, CO 81506-5424

2945-021-13-030
VIRGINIA C RICE
GEORGE W
3830 HORIZON GLEN CT
GRAND JUNCTION, CO 81506-8758

Robert Gregg
Gregg Associates
1161 White Ave.
Grand Junction, CO 81501

Corps of Engineers, Sacramento District
402 Rood Avenue, Room 142
Grand Junction, Colorado 81501-2563
August 7, 1996

WETLANDS DELINEATION CONSULTANTS

Increasingly, potential applicants for Department of the Army permits are hiring environmental consultants to do wetlands determinations and delineations for them. In addition, because of Federal budgetary and work force constraints, we are requesting that many potential applicants have wetlands delineations done by consultants. Under existing constraints, the Corps of Engineers will field verify as many wetlands delineations as possible. We recommend that wetlands delineations performed by consultants be submitted for review and verification at least one month in advance of a submittal of a Department of the Army permit application.

All wetlands delineations will be reviewed to insure compliance with the methodology contained in the Corps of Engineers Wetlands Delineation Manual dated January 1987 and that sufficient information is provided to justify the wetlands/upland boundaries as shown on the delineation map(s). To obtain a jurisdictional determination letter from the Western Colorado Regulatory Office, all consultant-prepared wetlands delineations shall contain:

1. A wetlands delineation map depicting a point to point survey of the wetlands boundary as flagged by the consultant in the field. The consultant should review the survey for accuracy before submittal to this office. We prefer topographic maps with contour intervals of one or two feet and at a scale of 1 inch equals 100 feet. However, these specifications may vary depending upon the scope of the delineation and the nature of the project. In certain situations, a point to point survey of the wetlands boundary may not be required. However, the boundary must be reproducible in some manner. The consultant should contact this office for approval before submitting a delineation without a point to point survey. In all cases, the wetlands boundary must be marked with survey flagging or stakes in the field before this office will conduct a site inspection to verify the delineation. The flags or stakes must be sequentially numbered and those numbers shall appear on the survey for each point;
2. The type(s) of wetlands present, such as riparian willow, wet meadow, marsh, etc., should be shown on the delineation map. The respective sizes in acres of each type should be included either on the map or in a report;
3. The location of all sample sites should be shown on the delineation map(s);
4. Wetlands delineation data forms, or similar data sheets, for each sample site, cross-referenced to the sites should be shown on the delineation map(s). The data for each sample site shall clearly list the indicators for the soils, vegetation and hydrology, and shall include the basis for determining whether the sample site is wetlands or upland. The number of sample sites will vary depending upon the size and shape of the wetlands, the degree of difficulty in differentiating wetlands and upland, width of transition zones, etc.;
5. A site location map, preferably a 7.5-minute USGS quadrangle, shall be included and any other pertinent maps of the site; and
6. A brief written report shall be included with the submittal. This report should list the property owner(s) and/or the developer(s) requesting the delineation. The report shall also describe the nature of the proposed development, and when a permit application will be submitted for the project. Your report should explain the basis for the wetlands boundary location and any problems or questionable areas. The dates of the actual field work should also be included in this narrative.

Wetlands delineations that are complete and accurate will be acknowledged in writing by the Corps of Engineers. In the event that work force constraints preclude timely field verifications, qualified approval may be issued by this office. However, prior to definitive regulatory approvals, such as a letter of no Federal jurisdiction, nationwide general permit verification, individual permit issuance, etc., wetlands maps will be field verified by the Corps of Engineers.

We have attached a wetlands delineation field data sheet for photocopying and field use. This form should be used for wetlands delineations subject to Corps of Engineers verification. If you and/or your consultants have questions regarding wetlands delineation procedures, please contact the U. S. Army, Corps of Engineers, Sacramento District in Grand Junction, Colorado at telephone number (970) 243-1199.

The following list of wetlands delineation consultants is arranged alphabetically and should not be interpreted as preferential. This list shall be accepted and used by the recipient with the explicit understanding that the U. S. Government shall not be under any liability at all to any person because of any use made of this list.

Alpine Environmental Services
8181 County Road 203
Durango, Colorado 81301
(970) 385-4138
Attn: Dr. William Simon

Aqua Hab
138 County Road 122A
Hesperus, Colorado 81326
(970) 259-2623
Attn: Ms. Corey Sue Hutchinson

Aquatic and Wetland Consultants
2045 Broadway, Suite 100
Boulder, Colorado 80302
(303) 442-5770
Attn: Ms. Lauranne P. Rink

BIO-ENVIRONS
1388 County Road 8
Gunnison, Colorado 81230
(970) 641-1451
Attn: Ms. Lynn Cudlip

Beattie Natural Resources
Consulting, Incorporated
Post Office Box 3526
Montrose, Colorado 81402
(970) 240-4627
Attn: Mr. Kirk Beattie

BIO/WEST, Incorporated
1063 West 1400 North
Logan, Utah 84321
(801) 752-4202
Attn: Mr. Dennis Wenger

BKS Environmental Assoc., Inc.
Post Office Box 3467
Gillette, Wyoming 82717-3467
(307) 682-3810
Attn: Ms. Brenda K. Schladweiler

Brown and Caldwell
7535 East Hampden Avenue, Suite 403
Denver, Colorado 80231-4838
(303) 750-3983
Attn: Mr. David Mehan

Cedar Creek Associates, Inc.
916 Willshire Avenue
Fort Collins, Colorado 80521
(970) 493-4394
Attn: Mr. Stephen G. Long

Dr. David Cooper
3803 Silver Plume
Boulder, Colorado 80303
(303) 499-6441

CRS Serrine, Incorporated
216 16th Street Mall, Suite 1700
Denver, Colorado 80202
(303) 820-5240
Attn: Ms. Virginia L. McAfee

Dames & Moore
633 17th Street, Suite 2500
Denver, Colorado 80202
(303) 294-9100
Attn: Dr. Loren R. Hettinger

Earth Resource Investigations, Inc.
502 Main Street, Box 427
Carbondale, Colorado 81623
(970) 963-1356
Attn: Mr. William N. Johnson

Ecotone Environmental Consultants
Post Office Box 3516
Logan, Utah 84321
(801) 752-2204
Attn: Mr. Oliver J. Grah

ENARTECH, Incorporated
Post Office Drawer 160
Glenwood Springs, Colorado 81602
(970) 945-2236
Attn: Mr. Kerry Sundeen

Engineering Planning Group
949 East 12400 South, Kerbs Park
Draper, Utah 84020
(801) 572-2200
Attn: Mr. Derrick Smith

Parsons Engineering-Science
1700 Broadway, Suite 900
Denver, Colorado 80290
(303) 831-8100
Attn: Dr. Bruce Snyder

Enviro25 Environmental Services
554 25 Road, #6
Grand Junction, Colorado 81506
(970) 241-0742
Attn: Ms. Susan A. Summers

ERO Resources Corporation
1740 High Street
Denver, Colorado 80218
(303) 320-4400
Attn: Mr. Steve Dougherty

ESCO Associates, Inc.
Post Office Box 18775
Boulder, Colorado 80308
(303) 447-2999
Attn: Dr. David L. Buckner

Habitat Management, Incorporated
3571 East Phillips Circle
Littleton, Colorado 80122
(303) 770-9788
Attn: Mr. Wayne R. Erickson

Huffman & Associates, Incorporated
700 Larkspur Landing Circle, Suite 100
Larkspur, California 94939
(415) 925-2000
Attn: Dr. Terry Huffman

Huffman & Associates, Incorporated
3969 South McCarran Boulevard
Reno, Nevada 89502
(702) 828-1991
Attn: Ms. Lori Carpenter

IME
Post Office Box 270
Yampa, Colorado 80483
(970) 638-4462
Attn: Mr. Kent A. Crofts

Intermountain Ecosystems
270 East 1230 North
Springville, Utah 84663
(801) 489-4590
Attn: Mr. Ron Koss

Intermountain Environmental
Post Office Box 783
Grand Junction, Colorado 81502
(970) 241-2446
Attn: Mr. Michael W. Klish

Montane Environmental Solutions Limited
Post Office Box 3611
Vail, Colorado 81658
(970) 468-0450
Attn: Ms. Nicola Ripley

Dr. Erik Olgeirson
4440 Tule Lake Drive
Littleton, Colorado 80123
(303) 347-8212

Mr. Jeffrey W. Parker
Post Office Box 221
1342 Barber Drive
Carbondale, Colorado 81623

PIONEER Environmental Services
980 West 1800 South
Logan, Utah 84321
(801) 753-0033
Attn: Dr. Roy D. Hugie

Plateau Environmental Services
175 Clover Drive, Suite 5
Bayfield, Colorado 81122
(970) 884-0802
Attn: Mr. Mike Matheson

Professional Wetland Consultants
20 Rim Road
Boulder, Colorado 80302
(303) 444-1715
Attn: Mr. David Steinmann

Resource Management
Post Office Box 3296
Telluride, Colorado 81435
(970) 728-6848
Attn: Dr. David P. Groeneveld

RG Plans, Incorporated
Post Office Box 2575
Telluride, Colorado 81435
(970) 728-0646
Attn: Mr. Richard H. Grice

San Miguel Forestry Consultants
Box 883
Telluride, Colorado 81435
(970) 728-5603
Attn: Mr. Philip S. Miller

Savage and Savage
464 West Sumac Court
Louisville, Colorado 80027-2227
(303) 666-7372
Attn: Mr. Michael Savage

Steigers Corporation
6551 South Revere Parkway, Suite 250
Englewood, Colorado 80111-6411
(303) 799-3633
Attn: Dr. William D. Steigers

Sugnet & Associates
2260 Douglas Boulevard, Suite 160
Roseville, California 95661
(916) 782-9100
Attn: Mr. Paul Sugnet

Sugnet & Associates
Colorado Field Office
1060 Main Avenue, Suite 020
Durango, Colorado 81301
(970) 259-9595
Attn: Mr. Paul Sugnet

Summit Soils
Post Office Box 1957
Dillon, Colorado 80435
(970) 468-1989

Thomas & Thomas
614 North Tejon Street
Colorado Springs, Colorado 80903
(719) 578-8777
Attn: Mr. Parry Thomas

Walsh Aquatic Consultants, Inc.
9560 Carr Street
Westminster, Colorado 80021
(303) 456-9247
Attn: Dr. William A. Walsh

Walsh & Associates
145 Grand Avenue, Suite E
Grand Junction, Colorado 81502
(970) 241-4636
Attn: Mr. Edward M. Baltzer

Western BioConsultants
Post Office Box 2350
Pagosa Springs, Colorado 81147
(970) 731-9080
Attn: Mr. Glenn M. Greenwald

Western BioConsultants
Durango Branch Office
Post Office Box 3523
Durango, Colorado 81302
(970) 259-9851
Attn: Ms. Sandra Britton

Western Bionomics, LLC
Post Office Box 882046
Steamboat Springs, Colorado 80488
(970) 879-8545
Attn: Mr. Bob Magnuson

Western Ecological Resource, Incorporated
711 Walnut Street
Boulder, Colorado 80302
(303) 449-9009
Attn: Mr. David Johnson

Weston Designers and Consultants
5301 Central Avenue, N.E., Suite 1516
Albuquerque, New Mexico 87108
(505) 846-1329
Attn: Mr. Charles Burt

Wright Water Engineers
Post Office Box 219
Glenwood Springs, Colorado 81602
(970) 945-7755
Attn: Mr. Bill Lorah

Wright Water Engineers
143 East 10th Street
Durango, Colorado 81301
(970) 259-7411
Attn: Mr. Paul Avant

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: _____ Applicant/Owner: _____ Investigator: _____	Date: _____ County: _____ State: _____
Do Normal Circumstances exist on the site? Yes No Is the site significantly disturbed (Atypical Situation)? Yes No Is the area a potential Problem Area? Yes No (If needed, explain on reverse.)	Community ID: _____ Transect ID: _____ Plot ID: _____

VEGETATION

<u>Dominant Plant Species</u> <u>Stratum</u> <u>Indicator</u>	<u>Dominant Plant Species</u> <u>Stratum</u> <u>Indicator</u>
1. _____	9. _____
2. _____	10. _____
3. _____	11. _____
4. _____	12. _____
5. _____	13. _____
6. _____	14. _____
7. _____	15. _____
8. _____	16. _____

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). _____

Remarks: _____

HYDROLOGY

<input type="checkbox"/> Recorded Data (Describe in Remarks): <input type="checkbox"/> Stream, Lake, or Tide Gauge <input type="checkbox"/> Aerial Photographs <input type="checkbox"/> Other <input type="checkbox"/> No Recorded Data Available <hr/> Field Observations: Depth of Surface Water: _____ (in.) Depth to Free Water in Pit: _____ (in.) Depth to Saturated Soil: _____ (in.)	Wetland Hydrology Indicators: Primary Indicators: <input type="checkbox"/> Inundated <input type="checkbox"/> Saturated in Upper 12 Inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands Secondary Indicators (2 or more required): <input type="checkbox"/> Oxidized Root Channels in Upper 12 Inches <input type="checkbox"/> Water-Stained Leaves <input type="checkbox"/> Local Soil Survey Data <input type="checkbox"/> FAC-Neutral Test <input type="checkbox"/> Other (Explain in Remarks)
Remarks: _____	

SOILS

Map Unit Name (Series and Phase): _____		Drainage Class: _____			
Taxonomy (Subgroup): _____		Field Observations Confirm Mapped Type? Yes No			
Profile Description:					
Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
Hydric Soil Indicators:					
<input type="checkbox"/> Histosol <input type="checkbox"/> Histic Epipedon <input type="checkbox"/> Sulfidic Odor <input type="checkbox"/> Aquic Moisture Regime <input type="checkbox"/> Reducing Conditions <input type="checkbox"/> Gleyed or Low-Chroma Colors		<input type="checkbox"/> Concretions <input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils <input type="checkbox"/> Organic Streaking in Sandy Soils <input type="checkbox"/> Listed on Local Hydric Soils List <input type="checkbox"/> Listed on National Hydric Soils List <input type="checkbox"/> Other (Explain in Remarks)			
Remarks:					

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes	No	(Circle)	
Wetland Hydrology Present?	Yes	No		(Circle)
Hydric Soils Present?	Yes	No		Is this Sampling Point Within a Wetland? Yes No
Remarks:				



G R E G G A S S O C I A T E S

1161 WHITE AVENUE, GRAND JUNCTION CO 81501 TELEPHONE: 970 245 9654 FAX: 970 243 2260

DATE: 09-03-96

PROJECT: HORIZON GLEN SUBDIVISION LOT 18
GRAND JUNCTION, CO

RE: RE-ZONE/PRELIMINARY SITE PLAN

OWNER: S.L. VENTURES
C/O TIM FOSTER
422 WHITE AVENUE
GRAND JUNCTION, CO 81501
(970) 245-8021

ARCHITECT: GREGG ASSOCIATES
ROBERT GREGG
1161 WHITE AVENUE
GRAND JUNCTION, CO 81501
(970) 245-9654

PROJECT STATEMENT:

Horizon Glen Subdivision is a residential (PR1.8) development located at the northwest corner of the intersection of Horizon Drive and 12th Street. Lot 18 of this subdivision is located closest to this intersection which makes it less desirable for residential development and more viable zoned for business use. Presently, the existing site (as shown on Sheet C1) is comprised of 83,031 SF (1.91 acres) which can be broken down approximately as follows:

Existing Fill Area	20,905 SF	(25%)
Wetlands/Flood plain)	30,425 SF	(37%)←
Non-Flood Plain Area	12,726 SF	(16%)
Flood Plain (non-wetlands)	18,975 SF	(22%)

The proposed site development involves the construction of a 10,000 SF two-story building (5,000 SF footprint) which would be raised on concrete piers extending over the existing stream and wetlands area. By doing this, the new building and adjacent parking areas (see Sheet C2) would maximize the existing filled area (requiring minimal additional fill and re-contouring of the site) as well as minimizing disturbance to the wetlands/stream area (as indicated by the figures listed below):

Built Area (Building/Parking)	30,486 SF	(43%)
Wetlands Area/Flood Plain	29,270 SF	(35%)
Flood Plain Area	18,275 SF	(22%)



page 2

The front setback (20'-0") contains 13,068 SF (16% of the site). The proposed site design would utilize approximately 4,682 SF of this setback for parking/entrance area. This leaves 8,386 SF of setback (64%) that would be landscaped per Grand Junction Zoning & Development Code requirements, including a 6'-0" wide landscaped buffer zone (planted w/ hedge material to block visibility of the parking area from Horizon Drive) located between the property line and the paved parking area.

The new parking area would slope slightly to the east allowing access to the building's second level from the west by a handicap accessible ramp, with direct access from the parking area to the lower level from the east side.

Drainage from the parking area and building would drain via an in ground drainage system into the stream channel with the retention area located at the southeast corner of the site.

The proposed building would contain 5,000 SF Retail which requires 25 parking spaces, and 5,000 SF Office which requires 17 parking spaces. A total of 42 parking spaces are provided with stalls 9'-0" wide X 18'-6" long with a 25'-0" aisle width. Handicap spaces will be provided as required adjacent to the lower level of the new building.

Entry to the site is via Horizon Drive with the new entrance located approximately 85' (CL to CL) from an existing entry to Horizon Towers located on the south side of Horizon Drive.

The Horizon Trail will eventually parallel Horizon Drive, providing safe pedestrian and bicycle travel along this busy corridor. Access to the wetlands and stream located on this site would be provided from the Horizon Trail system.

POSTING OF PUBLIC NOTICE SIGNS

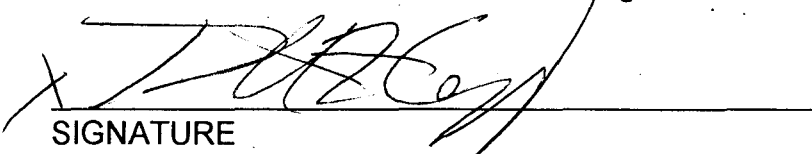
The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

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.

<u>X</u> 	<u>X</u> <u>9/17/96</u>
SIGNATURE	DATE
FILE #/NAME <u>RZP-96-197 Horizon Glen</u>	RECEIPT # <u>4592</u>
PETITIONER/REPRESENTATIVE: <u>RZP-96-197</u>	PHONE # <u>245-8021</u>
DATE OF HEARING: <u>10-8-96</u>	POST SIGN(S) BY: <u>10-27-96</u>
DATE SIGN(S) PICKED-UP <u>9-17-96</u>	RETURN SIGN(S) BY: _____
DATE SIGN(S) RETURNED <u>12-3-96</u>	RECEIVED BY: <u>MRJ</u>

Refund V# 40009088

REVIEW COMMENTS

Page 1 of 2

FILE #RZP-96-197

TITLE HEADING: Horizon Glen Commercial

LOCATION: NW corner 12th Street & Horizon Drive

PETITIONER: S.L. Ventures, Inc.

PETITIONER'S ADDRESS/TELEPHONE: c/o Tim Foster
422 White Avenue, Suite 323
Grand Junction, CO 81501
245-8021

PETITIONER'S REPRESENTATIVE: Robert Gregg

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., SEPTEMBER 23, 1996.

CITY COMMUNITY DEVELOPMENT 9/17/96
Michael Drollinger 244-1439

No comment.

CITY DEVELOPMENT ENGINEER 9/6/96
Jody Kliska 244-1591

1. Horizon Drive is classified as a principal arterial street and is scheduled in the City CIP for year 2001 for improvement to a five lane street section. The Horizon Trail is scheduled for design and construction next year. City staff would like to pursue possible acquisition of a trail easement through this property for the trail along the drainage.
2. A preliminary drainage report was not submitted with this application. Should the rezone be approved, a final drainage report will be required.
3. The proposed entrance for this property is shown offset from the entry to Horizon Towers. Our preference is the driveways line up so there is no conflict for left turning vehicles. If drives do not line up, our requirement is a minimum separation of 150'. It appears this separation would put the drive inside the 250' required corner clearance from a future signalized intersection. (Signalization is anticipated with the CIP project).
4. Please note two handicap spaces are required in the parking lot. Site plan needs to be adjusted accordingly.
5. Please show the type and size of the structure under Horizon Drive through which the channel passes.

CITY UTILITY ENGINEER 9/12/96
Trent Prall 244-1590

No objections.

CITY PROPERTY AGENT

9/13/96

Steve Pace

256-4003

No comment.

CITY FIRE DEPARTMENT

9/12/96

Hank Masterson

244-1414

1. A fire hydrant is required to be located along Horizon Drive at the entrance to the site.
2. A fire flow survey is required to determine required fire flows for the proposed building. Submit a complete set of sealed plans for this purpose and for our required plan review. Any requirements for additional hydrants will depend on the results of the fire flow survey.

MESA COUNTY BUILDING DEPARTMENT

9/5/96

Bob Lee

244-1656

Handicapped access is required to the 2nd floor of the building - all other aspects of the building shall comply to the Uniform Building Code. Need to submit 2 sets of sealed plans for our review and allow 10-14 days for approval.

GRAND JUNCTION DRAINAGE DISTRICT

9/11/96

John Ballagh

242-4343

This site is outside the boundaries of the Grand Junction Drainage District.

LATE COMMENTS

UTE WATER

9/16/96

Gary Mathews

242-7491

1. Ute Water has an 8" main line installed to Horizon Glen Subdivision.
2. Contact with Ute Water is needed to discuss fire protection and back flow prevention if needed by the Fire Department.
3. Policies and fees in effect at the time of application will apply.

TO DATE, NO COMMENTS RECEIVED FROM:

City Attorney

Corp of Engineers

R E S P O N S E T O C O M M E N T S

DATE: 09-23-96

TO: Michael Drollinger
 Staff Representative
 City Community Development

Re: Horizon Glen Commercial
 File #RZP-96-197

CITY COMMUNITY DEVELOPMENT: no response required.

CITY DEVELOPMENT ENGINEER:

1. The Horizon Trail has been incorporated into the site plan. Acquisition of a trail easement for this is a possibility and can be discussed at a future date.
2. A drainage report will be submitted when the re-zoning is completed.
3. The entrance to the site has been relocated across from the existing Horizon Towers entrance from Horizon Drive as indicated on revised Sheet C2.
4. Two handicap spaces will be provided as indicated on revised Sheet C2.
5. The stream channel passes underneath Horizon Drive in an approximately 6' diameter corrugated metal culvert with pieces of broken concrete used to stabilize the banks.

CITY UTILITY ENGINEER: no response required

CITY PROPERTY AGENT: no response required

CITY FIRE DEPARTMENT:

1. A fire hydrant has been identified near the entrance to the site as indicated on revised Sheet C2.
2. A fire flow survey will be submitted when the re-zoning is completed.

MESA COUNTY BUILDING DEPARTMENT:

1. Handicap access will provided to the second floor of the building.
2. All aspects of the building will comply with Uniform Building Code.
3. Two sets of sealed plans will be submitted when the re-zoning is completed.

page 2

GRAND JUNCTION DRAINAGE DISTRICT: no response required

UTE WATER:

1. Ute Water will be contacted to discuss fire protection and back flow prevention if needed by the Fire Department.

CITY ATTORNEY: Comments have not been received.

CORPS OF ENGINEERS: Comments have not been received.

If there are any questions regarding response to these comments or the revised proposed preliminary site plan, please contact my office at 245.9654.

Robert Gregg
ARchitect

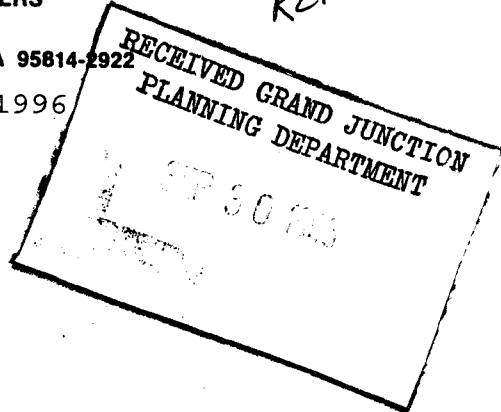


REPLY TO
ATTENTION OF

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

September 27, 1996

R2P-96-197



Regulatory Branch (199675444)

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

Dear Mr. Drollinger:

We are responding to your written request for comment on the proposed development of Horizon Glenn Subdivision Lot 18. The project is located within Section 2, Township 1 South, Range 1 West, Mesa County, Colorado.

Based on a site inspection by Randy Snyder of this office on September 27, 1996, we determined that property does contain jurisdictional wetland. In accordance with Section 404 of the Clean Water Act, A Department of the Army permit is required for any excavation or discharge (including mechanized land clearing) of dredged or fill material in waters of the United States, including wetlands. Federal law requires that any individual or entity proposing to excavate or discharge into waters of the United States obtain a Department of the Army permit prior to commencing just work. To aid the applicant, we have enclosed a list of wetland consultants who routinely perform wetland delineations and are familiar with the Section 404 permit process.

We have assigned number 199675444 to this determination. Please contact Mr. Randy Snyder and refer to this number if you have any questions regarding this matter and for permit requirements at (970) 243-1199 or the address below.

Sincerely,

Ken Jacobson
Chief, Southwestern Colorado
Regulatory Office
402 Rood Avenue, Room 142
Grand Junction, Colorado 81501-2563

Enclosure

STAFF REPORT

FILE: RZP-96-197

DATE: October 1, 1996

STAFF: Kathy Portner

REQUEST: Rezone to PB and Preliminary Plan, Horizon Glen Commercial

LOCATION: NW corner of 12th Street and Horizon Drive

APPLICANT: S.L. Ventures

EXECUTIVE SUMMARY:

A request for a rezone from Planned Residential to Planned Business and a Preliminary Plan for a proposed office/retail building.

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Office/Retail

SURROUNDING LAND USE:

NORTH: Vacant

SOUTH: Residential--Horizon Towers and Church

EAST: Vacant

WEST: Vacant and Residential--Horizon Glen Subdivision

EXISTING ZONING: PR-Planned Residential

PROPOSED ZONING: PB-Planned Business

SURROUNDING ZONING:

NORTH: RSF-4

SOUTH: PR (with a density not to exceed 34.9 units per acre)

EAST: RSF-4 and H.O. (Highway Oriented)

WEST: PR (with a density not to exceed 1.8 units per acre)

RELATIONSHIP TO COMPREHENSIVE PLAN:

The Growth Plan, as adopted by the City and County Planning Commissions, designates this area as Residential Medium Low (2 - 3.9 DU/Acre)

STAFF ANALYSIS:

The proposal is to rezone lot 18, Horizon Glen Subdivision, to PB (Planned Business) to allow for the construction of a 10,000 s.f. two-story office/retail building. The building would be on concrete piers extending over the existing stream and wetlands area. The proposed entrance into the 42 space parking lot is aligned with the driveway into Horizon Towers across Horizon Drive. The revised plan shows a connection for the Horizon Drive Trail through the property, along the drainage.

The Horizon Glen Subdivision was zoned Planned Residential in 1991 and a plan was approved for filing #1, consisting of 16 single family lots, with lots 17 and 18 being designated for 20 multi-family units clustered outside of the wetlands and drainageway. The remainder of lots 17 and 18 were to remain as open space. A road ROW was dedicated between lots 17 and 18 accessing Horizon Drive and the property to the north.

Rezone Criteria

The following criteria must be considered with any rezone request:

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

The existing zoning was not an error, in fact it was requested by the owner.

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

There has not been a change in character in the area. The area continues to develop residentially.

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

Staff believes there is not an area of community need for the rezone. There is an abundance of business and commercial zoning existing along the Horizon Drive corridor.

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

The applicant has worked closely with staff on the site design to make it as compatible with the surrounding area as possible. Some visual impacts are impossible to screen from surrounding residential areas because of elevation differences. Certainly the traffic and lighting impacts of the proposed businesses will be greater than if the site were to develop residentially as originally proposed.

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

Staff does not see any benefits to the community or area by the rezone.

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 City's Growth Plan designates this area for residential medium low density (2 - 3.9 units per acre). The proposal is also in conflict with the following stated goals and policies of the Growth Plan:

Goal 8: To support the long-term vitality of existing centers of community activity as shown in Exhibit V.7 (identifying Mesa Mall Environs, Downtown Commercial Core, Mesa College, Airport Environs, Horizon Dr. and Clifton).

Policy 11.2: The City and County will limit commercial encroachment into stable residential neighborhoods. No new commercial development will be allowed in areas designated for residential development unless specifically approved as part of a planned development.

Policy 12.3: The City and County will protect stable residential neighborhoods from encroachment of incompatible residential and non-residential development.

Staff also finds the proposal to be in conflict with the following sections of the Zoning and Development Code:

4-1-1 The purpose of establishing zone districts:

A. Encourage the most appropriate use of land throughout the City and to ensure a logical and orderly growth and development of the physical elements of the City;

B. Prevent scattered, haphazard, suburban growth and guide orderly transitions of urban areas;

D. Protect and maintain the integrity and character of established neighborhoods;

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

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

Staff finds that the rezone request cannot be supported by the above criteria.

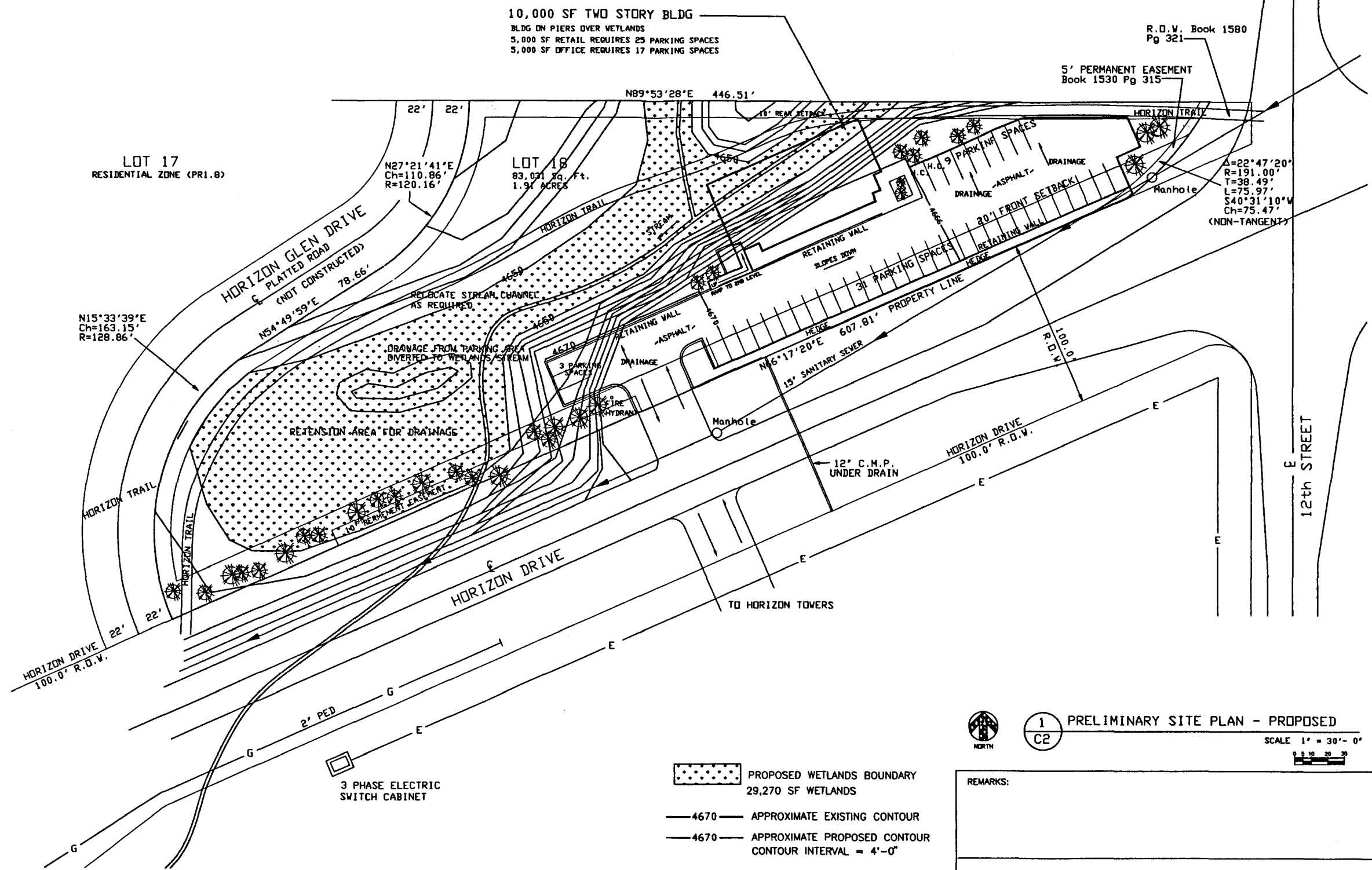
STAFF RECOMMENDATION:

Staff recommends denial of the rezone and preliminary plan.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item RZP-96-197, I move we recommend approval of the rezone and approval of the preliminary plan.

NOTE: Staff's recommendation is for denial of the motion.



NORTH

1 PRELIMINARY SITE PLAN - PROPOSED
 C2

SCALE 1" = 30'-0"

- PROPOSED WETLANDS BOUNDARY
29,270 SF WETLANDS
- APPROXIMATE EXISTING CONTOUR
- APPROXIMATE PROPOSED CONTOUR
CONTOUR INTERVAL = 4'-0"

UTILITY LOCATIONS ARE APPROXIMATE
 & ARE BASED ON INFORMATION FROM THE FOLLOWING:
 PUBLIC SERVICE COMPANY OF COLORADO
 UTE WATER CONSERVANCY
 CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT
 EXACT UTILITY LOCATIONS TO BE FIELD VERIFIED
 ON SITE PRIOR TO DIGGING/CONSTRUCTION

REMARKS:	
APPROVED BY CITY OF GRAND JUNCTION ENGINEER	DATE
APPROVED BY COUNTY CLERK	DATE
APPROVED BY COMMUNITY DEVELOPMENT	DATE

R E S P O N S E T O C O M M E N T S

DATE: 09-23-96

TO: Michael Drollinger
 Staff Representative
 City Community Development

Re: Horizon Glen Commercial
 File #RZP-96-197

CITY COMMUNITY DEVELOPMENT: no response required.

CITY DEVELOPMENT ENGINEER:

1. The Horizon Trail has been incorporated into the site plan. Acquisition of a trail easement for this is a possibility and can be discussed at a future date.
2. A drainage report will be submitted when the re-zoning is completed.
3. The entrance to the site has been relocated across from the existing Horizon Towers entrance from Horizon Drive as indicated on revised Sheet C2.
4. Two handicap spaces will be provided as indicated on revised Sheet C2.
5. The stream channel passes underneath Horizon Drive in an approximately 6' diameter corrugated metal culvert with pieces of broken concrete used to stabilize the banks.

CITY UTILITY ENGINEER: no response required

CITY PROPERTY AGENT: no response required

CITY FIRE DEPARTMENT:

1. A fire hydrant has been identified near the entrance to the site as indicated on revised Sheet C2.
2. A fire flow survey will be submitted when the re-zoning is completed.

MESA COUNTY BUILDING DEPARTMENT:

1. Handicap access will provided to the second floor of the building.
2. All aspects of the building will comply with Uniform Building Code.
3. Two sets of sealed plans will be submitted when the re-zoning is completed.

page 2

GRAND JUNCTION DRAINAGE DISTRICT: no response required

UTE WATER:

1. Ute Water will be contacted to discuss fire protection and back flow prevention if needed by the Fire Department.

CITY ATTORNEY: Comments have not been received.

CORPS OF ENGINEERS: Comments have not been received.

If there are any questions regarding response to these comments or the revised proposed preliminary site plan, please contact my office at 245.9654.

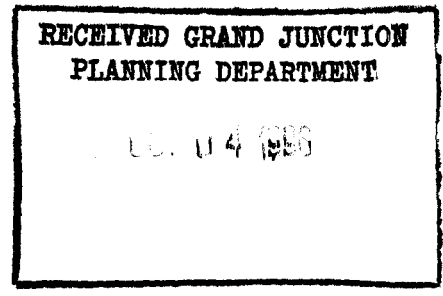
Robert Gregg
Architect

1111 Horizon Dr.
Grand Junction, Co 81506

Say to:

October 4, 1996

Planning Commission
City of Grand Junction
250 North 5th St.
Grand Junction, CO 81501

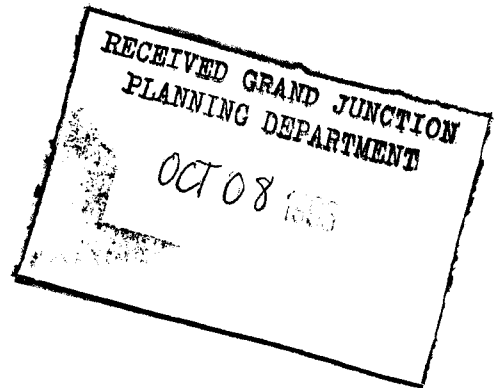


We urge you to deny the request for
re-zoning of RZP-96-197 - Horizon Glen, Lot 18.

Nearly property owners rely upon the zoning
that has already been determined for
properties adjacent to ours. Before
purchasing, we confirmed zoning for all
nearby lands. To change the zoning
just for the convenience/profit of the
landowners and to the detriment/loss
of other property owners is unjust.

Jay M. Green-

171 Eight Mile Lane
Polson, MT 59860
October 4, 1996



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

Dear Planning Commission Members:

RE: Request to Re-zone Horizon Glen Subdivision Lot #18

As owners of Lot #14, 3740 Horizon Glen Court, Horizon Glen Sub-division, we hereby express the following concerns and opinions:

1. Changing the zoning would be inconsistent with the residential character of the neighborhood.
2. The social impact would be distinctly adverse to the immediate sphere of influence.
3. This action would be in conflict with the "Protective Covenants for Horizon Glen Subdivision" of which lot #18 is a part.
4. Vehicular traffic volume increase coupled with increased noise, i.e. slowing, stopping, and acceleration maneuvers is adverse to the tranquility of the surrounding neighborhood.
5. The developmental potential of lot #17 could be degraded, thereby, further impacting negatively the surrounding and immediately adjacent properties.
6. A commercial activity located on lot #18 would be contrary to the best interests and effects of planning as it relates to the orderly transition from commercial to residential use. Example would be to start at the intersection of "G" Street and Horizon Drive and progress southwest along Horizon Drive with interfacing compatible uses that ultimately do not conflict with the residential area.

Roy Wahlberg
171 ~~E~~ight mile ~~kn~~
Polson, MT 59860

(406) 887-2673

Is sending letter regarding
Horizon Glen. : Wants to
make sure the letter is
~~read~~ read into the record.

10/4/96 11:25 a.m.

77's see Santa

Community Development Dept.

Page 2

October 4, 1996

We hereby request that lot #18, Horizon Glen Subdivision be restricted to the current zoning (Planned Residential--1.8 units per acre).

Yours truly,



Roy Wahlberg

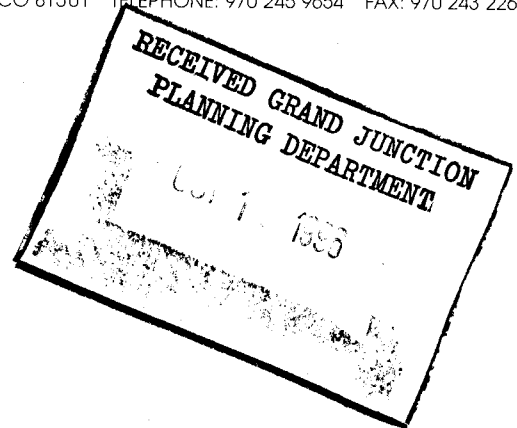


Mary Lou Wahlberg

pc Horizon Glen Homeowners Association
Members of Horizon Glen Homeowners Association

October 15, 1996

Mr. John Elmer
Chairman
Grand Junction Planning Commission



Re: Horizon Glen Subdivision Lot 18 Rezone
File #RZP-96-197

Dear John:

On behalf of my client Tim Foster, I would like to request that our meeting with the Planning Commission scheduled for 7:00 pm Tuesday November 5, 1996 (or November 12th) be re-scheduled for Tuesday December 3, 1996.

I also would like to know if it is our responsibility to inform the adjacent property owners of this change, or whether the Planning Commission will send out notices of this change. My client and I would like to make sure these people are aware of this change and do not come to a meeting that does not address their concerns.

Please let me know as soon as possible if there are any concerns or questions regarding this change, and if so you may contact my office at 245-9654. Thank you for your help with this matter.

Sincerely,

Robert Gregg
Architect

cc: Tim Foster
file: FOSTER.4

fell



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

October 21, 1996

Robert Gregg
Gregg Associates
1161 White Avenue
Grand Junction, CO 81501

RE: File #RZP-96-197

Dear Robert:

This is in response to your letter to John Elmer requesting the rezone hearing for Horizon Glen, lot 18 scheduled for November 5th be rescheduled for Tuesday, December 3, 1996. I spoke to John about it and he agreed to the rescheduling.

Because it was tabled to the November 5th hearing, it will appear on the agenda with a note that it has been requested to be tabled again to the December 3rd hearing. The Community Development Department will send notice to all property owners on the mailing list of the change.

If you have questions you can call me at 244-1446.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner
Acting Community Development Director



October 24, 1996

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

TO: Adjacent Property Owners
FROM: Community Development Department

Please take note of the following:

**#RZP-96-197 - REZONE & PRELIMINARY PLAN - LOT 18, HORIZON
GLEN SUBDIVISION**

Request to rezone from PR-1.8 (Planned Residential, 1.8 units per acre) to PB (Planned Business) and approval of a Preliminary Plan for a 10,000 s.f. commercial building on approximately 1.91 acres of land.

This item was continued at the Planning Commission Public Hearing on October 8, 1996 to the November 5, 1996 Public Hearing.

The Petitioner has requested that it be continued once again to the December 3, 1996 Public Hearing.

If you have any questions, please contact the Community Development Department, 244-1430.

Thank you.

Timothy E. Foster
Douglas E. Larson

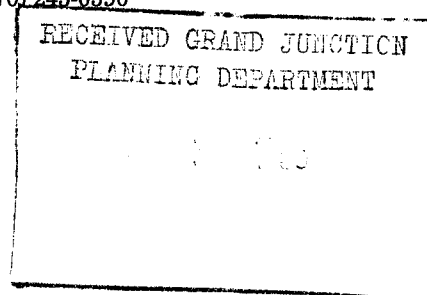
Foster, Larson, Laiche & Griff
Attorneys at Law

Stephen L. Laiche
Harry Griff, P.C.

Colorado National Bank Building, 422 White Ave., Suite 323, Grand Junction, CO 81501
(970) 245-8021

FAX: (970) 245-0590

November 27, 1996



VIA FAX 244-1599

Kathy Portner
GRAND JUNCTION PLANNING DEPARTMENT
250 North Fifth Street
Grand Junction, CO 81501

Re: SL Ventures, Inc. - Horizon Glen Office Building

Dear Kathy:

Please accept this letter as our withdrawal of our currently pending land use application. Therefore, the item may be removed from the meeting currently scheduled for December 3, 1996.

As you are probably aware, we had met previously with the Horizon Glen Homeowners Association and the residents at Horizon Towers. Subsequent to those meetings and the receipt of the comments from your office, it was our intention to meet again with those groups to attempt to directly address their concerns. Because of the recent elections, the upcoming holidays and the reality of a number of busy schedules, we have not been successful in getting together with the adjacent landowners.

Thank you for your cooperation with regard to this matter in advance. If you have any questions or comments concerning the above, please feel free to contact me at your convenience.

Sincerely,

FOSTER, LARSON, LAICHE & GRIFF

By 
Timothy E. Foster

TEF/cc

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

HORIZON GLEN SUBDIVISION LOT 18

AERIAL

RZP-96-197

HORIZON GLEN
COMMERCIAL

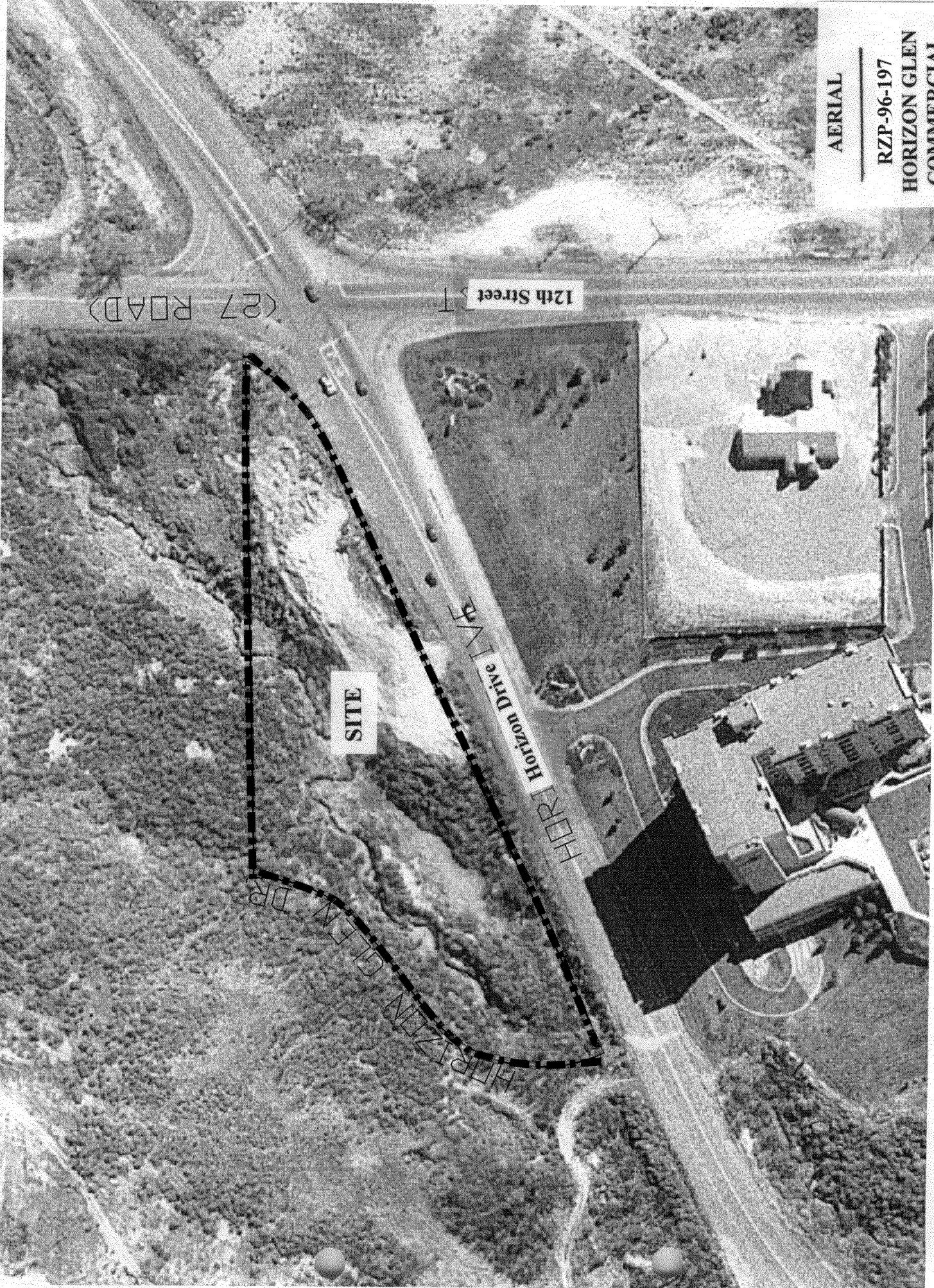
(27 ROAD)

12th Street ST

SITE

HORIZON Drive Vt

HORIZON GLEN DR



LOTS 17 & 18, HORIZON GLEN SUBDIVISION

Appraiser's estimate = \$257,000 (\$1.43/sq.ft.)

1. Lot 17 contains 2.23 acres with a zone of PR-1.75 (Planned Residential - 1.75 units/acre); Lot 18 contains 1.91 acres with a zone of PR-3.0 (Planned Residential - 3.0 units/acre). A direct application of this zone would allow 3.9 units on Lot 17 and 5.7 units on Lot 18, for a total of 9.6 units. An October, 1996 report from Kathy Portner states that 20 multi-family units may be build on Lots 17 & 20 combined. This is inconsistent with the zoning and needs to be clarified.
2. Both lots are encumbered by jurisdictional wetlands. A 404 Permit will be required from the Corps of Engineers for any excavation or discharge (including mechanized land clearing) of dredged or fill material.
3. The development of either lot will require the construction of Horizon Glen Drive at an estimated cost of \$105,000. Mark Shaffer's appraisal did not refer to this development requirement/expense.
4. Mark Shaffer's appraisal discounted the value of the subject property by 18-cents per square foot to "level and tile the parcels". When multiplied by the entire area of the property, this discount translates to an actual cost of \$32,400. Thus, the appraiser is essential stating that it would cost \$32,400 to mitigate concerns associated with perennial jurisdictional wetlands. This cost appears to be low, though an engineer's estimate would be needed to know for sure.
5. Mark Shaffer's appraisal used The Glen at Horizon as the only comparable sale. That property contains 9.2 acres and sold for \$795,000. The development of The Glen at Horizon will allow 68 residential units in 17 fourplex buildings. The purchase price represents a cost of \$11,691 per unit.
6. Using The Glen at Horizon as a baseline with a strict application of the zoning density, Lots 17 & 18 would be valued as follows:

Lot 17:	3.9 units x \$11,691/unit = \$ 45,595
Lot 18:	5.9 units x \$11,691/unit = \$ <u>68,975</u>
	total value = \$114,570 (\$0.64/sq.ft.)

If 20 units are allowed, the two lots may be valued together as follows:

$$20 \text{ units} \times \$11,691/\text{unit} = \$233,820 (\$1.30/\text{sq.ft.})$$

These two scenarios would represent the gross value. Deductions may be warranted for costs associated with the construction of Horizon Glen Drive & mitigation of the perennial wetlands.

Other Sales & Listings:

- Sale No. 1. 2945-012-50-005
Lot 4 Horizon Park Subdivision
Northeast corner 12th Street & Horizon Drive
17.6 acres zoned H.O. (Highway Oriented)
Moss sold to Badzinski on 3/4/94 for \$485,760 (\$0.63/sq.ft.)
Badzinski Quit Claimed to MacPartners Ltd. on 12/30/94 for assumption of Deed
of Trust.
- Sale No. 2. 2945-122-00-009
metes & bounds
Southeast corner 15th Street & Wellington Avenue
4.8 acres zoned PR-8
Heberling Estate sold to Keeler on 12/30/94 for \$165,000 (\$0.80/sq.ft.)
- Sale No. 3. 2945-013-00-016
metes & bounds
15th Street between Patterson Road & F-1/2 Road
14.91 acres zoned RSF-4
Mraule & Tylenda sold to Quality Development LLC on 8/25/95 for \$370,000
(\$0.57/sq.ft.)

Listing No. 1.