

GENERAL PROJECT REPORT FOR:

FINAL PLAN  
DEER CREEK SUBDIVISION  
GRAND JUNCTION, COLORADO

December, 2023

PREPARED  
FOR:

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This project report is presented in three parts; Part A identifies the physical and technical characteristics of the subject property in relationship to the surrounding area and also evaluates site development assets and potential constraints. Part B details the proposed Site Development plan. Part A. PART C includes an evaluation of the request that is accomplished by using the Approval Criteria in Section 21.02.07, Preliminary Plan Criteria, of the *Grand Junction Municipal Code*. (GJMC)

The site selected for the Deer Creek Subdivision consists of a single parcel of land. The metes and bounds described property contains approximately nine acres that is located 720 feet south of H Road and 625 feet east of 26 ½ Road in the City of Grand Junction. Three primary land uses are evident on the property; a 3,253 square foot single level dwelling, cultivated un-tended irrigated land and an open drainage channel. Ground cover on the site consists of untended fallow irrigated land and a wooded and brushy area along the creek drainage channel.

An examination of the Grand Junction Zoning Map reveals that the subject property is currently zoned R-4, Residential Multi-Family. The purpose of this land use zone is to provide for medium-low density single family and two family residential uses

Existing domestic water and sanitary sewer mains are nearby to the property and have available capacity to be extended into the site. “Dry” utilities such as electric, natural gas, and communication lines also nearby. Shares of irrigation water are available to the property seasonally, on an annual basis.

Reviews of Flood Insurance Rate Maps indicate that the site is not subject to flooding during a 100 year storm event. The site is not adversely affected by flooding from adjacent properties. Historically, stormwater generated on the site is carried on the ground surface to an open drainage channel that flows south westerly across the property.

Current access to the site is gained from 26 ½ Road via a 650 foot shared ingress and egress easement containing a 12 wide paved driveway. Other access is available from a public dedicated, unimproved “stub” street known as: Amber Way. Amber Way provides access to a series of local designated streets that ultimately connect to H Road and 27 Road.

The Preliminary Plan calls for the ultimate improvement of 30 detached single family lots including one for the existing dwelling. The new lots will range in size from 7,228 to 16,229 square feet. The bulk standards in the City’s R-4 land use zone designation are utilized. The resulting net density is: 3.3 dwelling units per acre. 3.87 percent of the total land area is reserved as a stormwater management facility. Approximately 1.56 acres of the development is consumed by public road right-of-way and shared driveways.

A summary of the physical and technical characteristics together with the subject sites assets and constraints are presented on the following table:

<b>SITE EVALUATION</b>			
SITE CHARACTERISTIC	EXCELLENT	GOOD	POOR
Location	✓		
Accessibility			✓
High Visibility			✓
Proper Size and Shape	✓		
Workable Topography			✓
Surface Drainage		✓	
Soil Suitability		✓	
Available Utility Service	✓		
Compatible Surroundings		✓	
Existing Zoning Classification	✓		
Acceptable Environmental Impact		✓	

**INTRODUCTION** – The purpose of this section is to identify the physical and technical characteristics of the property selected for the Deer Creek Subdivision in relationship to the surrounding area. This section also evaluates potential site development assets and constraints.

**SITE LOCATION DATA**

Address: 780 26½ Road

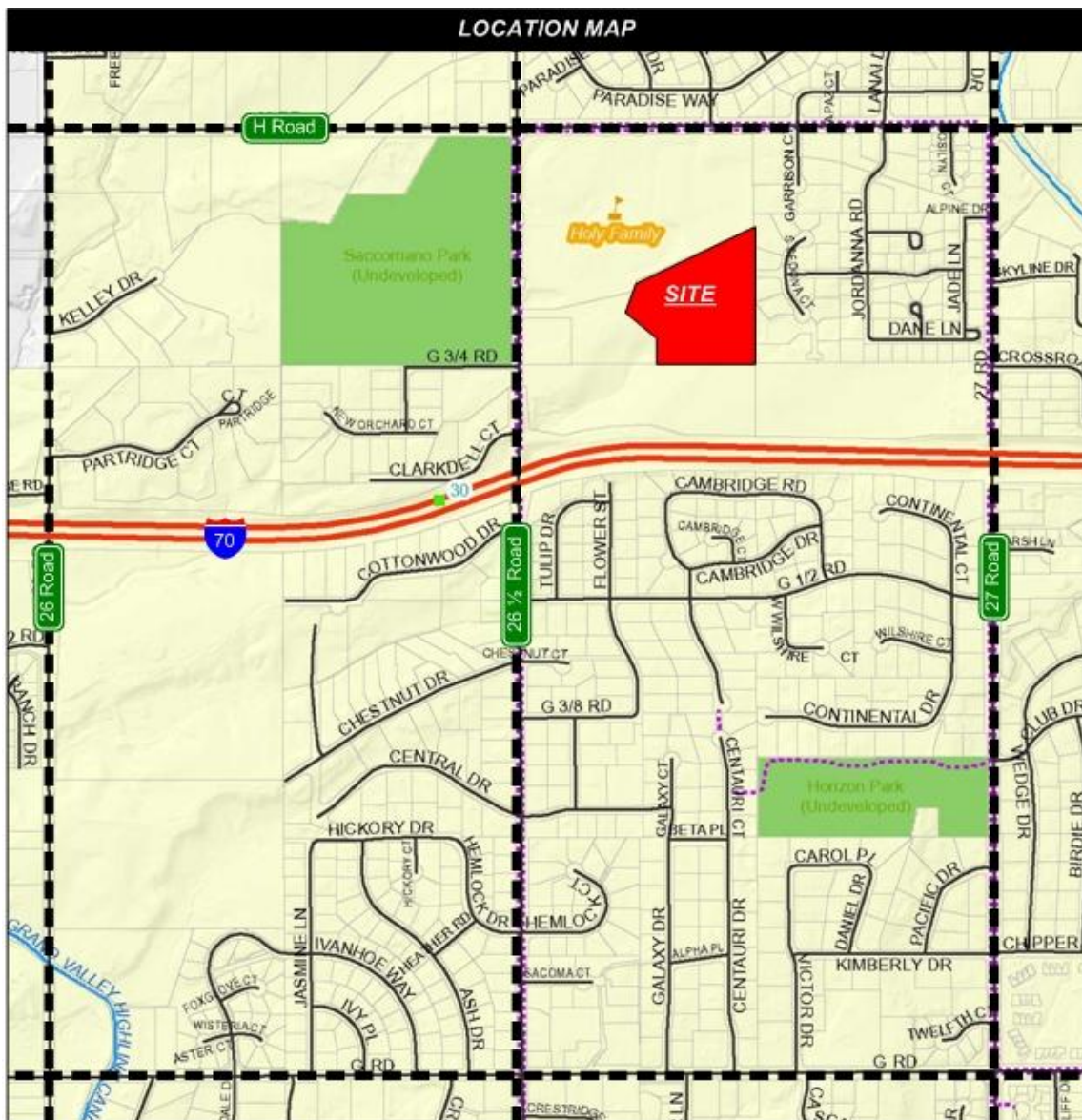
Common Location SE 26 ½ Road and H Road

Tax Parcel No. 2701-351-00-062

Area: 8.89 acres

Aliquot Section: NW ¼ Section 35, Township 1 North, Range 1 West, Ute Meridian

Latitude and Longitude: 39° 07' 05", -108° 33' 29"



EXISTING LAND USE - The subject site is irregular in shape; approximately 695 feet in length east/west and 755 feet at the longest north/south point. Three primary land uses are evident on the property; a 3,253 square foot single level dwelling, cultivated un-tended irrigated land and an unnamed open drainage channel. Ground cover on the site consists of untended fallow irrigated land and a wooded and brushy area along the open drainage channel.

The topography of the site is: rolling. Slopes on the flatter portions of the property average 1.5 percent from the northeast towards the southwest. Steeper slopes adjacent to Leach Creek are approximately eight percent. A vertical distance of 28 feet exists between the highest point, along the northerly boundary, and the lowest point of the property. The mean elevation of the property is 4740 feet above sea level. An Existing Land Use Map can be found on the following page. The map depicts the location of each existing land use in relationship to the property boundary, intensity of ground cover, and the location of nearby land uses.



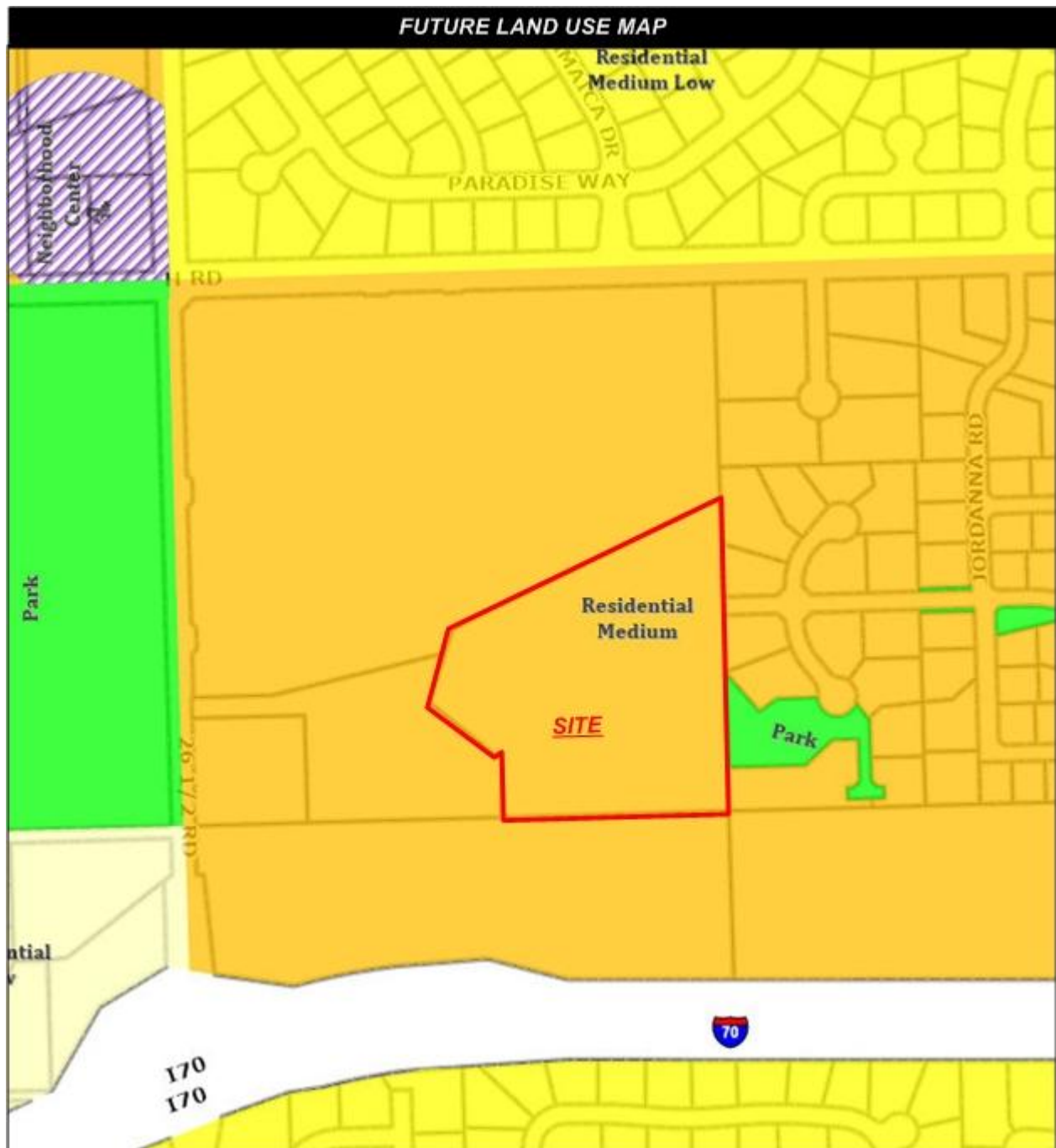


LAND USE ZONING – An examination of the Grand Junction Zoning Map reveals that the subject property is currently zoned R-4, Residential Multi-Family. The purpose of this land use zone is to provide for medium-low density single family and two family residential uses where adequate public facilities are available. Other land use zones in the vicinity of the site include a PD (Planned Development) zone designation for the adjoining subdivision along the east boundary of the subject property. A reproduction of part of the City of Grand Junction Zoning Map follows:



DENSITY & DIMENSIONAL STANDARDS FOR: R-4 ZONE								
DENSITY (Units/ac.)		MIN. LOT SIZE		MIN. STREET FRONTAGE	MINIMUM SETBACKS Principal/Accessory			MAX. HEIGHT
Max.	Min.	Area	Width		Street	Side	Rear	
4	2	7,000 s.f.	70 ft.	20 ft.	20/25 ft.	7/3 ft.	25/5 ft.	40 ft.

In 2010 the City adopted a Comprehensive Land Use Plan. According to the plan, “it is an official document but not a regulatory document; it is a basis for other actions and regulations, such as zoning and subdivision regulations. While zoning is regulatory and is applied to parcels, the future land use map designation of the Comprehensive Plan respond to topography and other context-sensitive considerations to give direction on how uses should be arranged on the land and what types of zoning may be appropriate”. The subject property and the surrounding area are designated as future “Residential-Medium: that includes a mix of residential development types with gross densities of 4 to 8 dwelling units per acre. Single family development will be integrated with of dwelling types. Some multi-family development may be permitted.





**SURROUNDING LAND USE** – The surrounding land uses in the vicinity of the subject property are considered to be “medium” intensity. Land uses in the immediate vicinity of the subject property are depicted on the accompanying Surrounding Land Use Map that shows the configuration of various nearby properties in relationship to the subject site. The following chart describes the various land uses that adjoin the site:

NORTHWEST	NORTH	NORTHEAST
HOLY FAMILY SCHOOL	HOLY FAMILY SCHOOL	SEDONA SUBDIVISION SF DWELLINGS ON MED. SIZED LOTS
WEST	SITE	EAST
SF DWELLINGS ON AN ACREAGE PARCEL		SEDONA SUBDIVISION SF DWELLINGS ON MED. SIZED LOTS
SOUTHWEST	SOUTH	SOUTHEAST
SF DWELLING ON ACREAGE CULTIVATED PARCEL	SF DWELLING ON ACREAGE CULTIVATED PARCEL	SF DWELLING ON ACREAGE CULTIVATED PARCEL



TRANSPORTATION – Primary access to the site is gained from 26 ½ Road via a 650 foot shared ingress and egress easement containing a 12 wide paved driveway. Other access is available from a public dedicated, unimproved “stub” street known as: Amber Way. Amber Way provides access to a series of local designated streets that ultimately connect to H Road and 27 Road. H Road, located several hundred feet north of the subject site serves and an important east/west route across the northern Grand Junction area.



***West Bound Amber Way Right-of-Way Stub Street.***

The City has adopted the *Grand Valley Circulation Plan* (GVCP). The primary purpose of the GVCP serves to identify both major and minor routes for circulation and connectivity in the Grand Junction vicinity. The plan identifies both 26 ½ Road Road and 27 Road as, “Major Collectors” and H Road as a “Principal Arterial”.

The City’s *Functional Classifications for Roadways*, for streets in the vicinity of the subject property are shown on the following map:

## STREET CLASSIFICATIONS





SOILS –The US Department of Agriculture, Natural Resource Conservation Service, has identified two soil classifications within the site, which are depicted on the adjoining Soil Map. A summary of each soil classification is presented in the Generalized Soils Table.

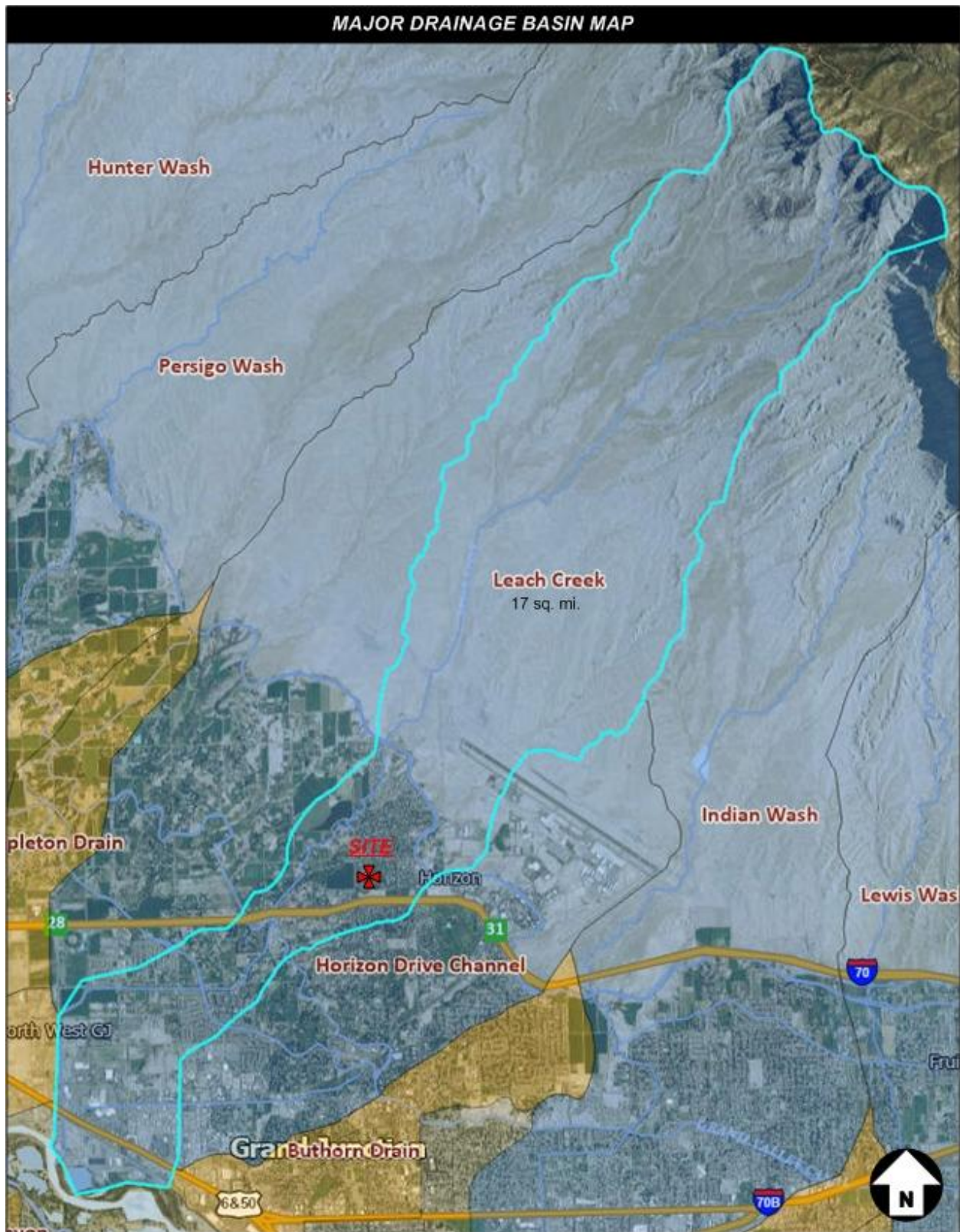


GENERALIZED SOILS TABLE								
SYMBOL	DESCRIPTION	DRAINAGE CLASS	PERMEABILITY	SHRINK/SWELL POTENTIAL	MIN. WATER TABLE DEPT	RUNOFF CLASS	SALINITY	HYDROLOGIC GROUP
BkD	Blackston very gravelly loam 5 – 25% Slopes	Well	Moderate	Moderate	> 6 ft.	Med.	Non	C
BI	Blackston gravelly loam 2 – 5% Slopes	Well	Moderate To High	Moderate	> 6 ft.	Well	Non	C
Fe	Fruita Clay loam 0 – 2% Slopes	Well	Moderate To High	Moderate	> 6 ft.	Well	Mod. To High	C

DRAINAGE – Reviews of Flood Insurance Rate Maps indicate that the site is not subject to flooding during a 100 year storm event. The site is not adversely affected by flooding from adjacent properties. Stormwater generated on the site is carried on the ground surface to Leach Creek that flows south westerly across the property. According to Mesa County's Geographic Information System, Leach Creek is located within the upper one third of the 17 square mile basin. The creek is tributary to the Colorado River.

According to Mesa County's Geographic Information System, the subject property is located within the portions of the 17 square mile Leach Creek drainage basin. The basin lies within the jurisdiction of the United States U.S. Army Corps of Engineers. A map depicting the location of the site in relationship to the drainage basin follows on the next page:





UTILITY SERVICE – An existing eight inch **domestic water main** owned and operated by the Ute Water Conservancy District is located 130 feet east of the east property boundary line within the Amber Way “stub” street.

The property is located within an area that has available public **sanitary sewer**. Sewage collected in the vicinity of the property by the City of Grand Junction and is treated at a regional waste water treatment facility. An eight inch diameter sewer main is located approximately 410 feet west of the property, north of the paved shared driveway.

**“Dry” utilities**, such as electric, communication and natural gas, are available at the east end of the Amber Way stub and within 26 ½ Road. Xcel Energy provides natural gas and Grand Valley Power provides electric service to the property. Century Link and Spectrum Communication provide telecommunication service including broadband, ISDN, and DSL.

<b>SERVICE DIRECTORY</b>		
WATER RESOURCES	<b>UTE WATER CONSERVANCY DISTRICT</b> Dale Tooker, manager 2190 H 1/4 Road Grand Junction, CO 81503 970-242-7491	<b>CITY of GRAND JUNCTION (SEWER)</b> Randi Kim 250 N. 5 <sup>th</sup> Street Grand Junction CO 81501 970-244-1429
	<b>GRAND VALLEY WATER USERS ASSOCIATION</b>  1147 24 Road Grand Junction CO 81505 970-242-5065	
ROADS and HIGHWAYS	<b>CITY of GRAND JUNCTION</b> Trenton Prall , P.E. 250 N. 5 <sup>th</sup> Street Grand Junction, CO 81501 970-256-4047	<b>MESA COUNTY ROAD DEPARTMENT</b>  941 B Coffman Road Whitewater CO 81527 970-244-1807
DRAINAGE	<b>CITY of GRAND JUNCTION</b>  250 N. 5 <sup>th</sup> Street Grand Junction, CO 81501 970-244-1557	
DRY UTILITIES	<b>CENTURY LINK COMMUNICATION</b>  2538 Blickman Avenue Grand Junction CO 81505 970-244-4343	<b>SPECTRUM COMMUNICATION</b>  2502 Foresight Circle Grand Junction CO 81505 970-263-2314
	<b>XCEL ENERGY</b>  2538 Blickman Avenue Grand Junction CO 81505 970-244-2611	<b>GRAND VALLEY POWER</b>  845 22 Road Grand Junction CO 81505 970-242-0040

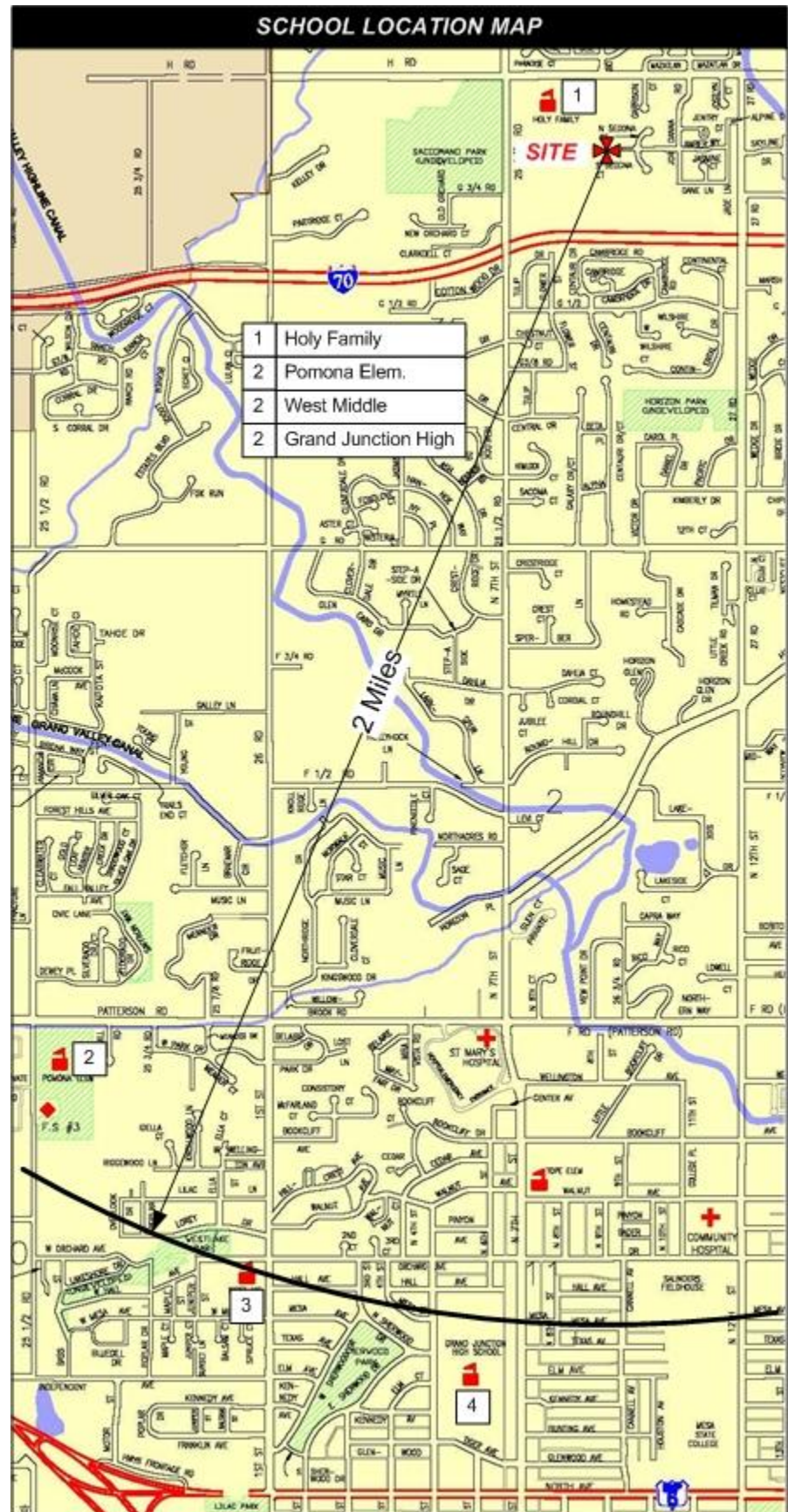
EMERGENCY SERVICES - The Grand Junction Fire Department's firefighters can respond to emergencies from Fire Station No. 6 (one of six) located approximately one half mile away. Apparatus housed at Fire Station 6 includes an ambulance and one ladder truck.

Other emergency services are available from the City of Grand Junction Police Department; the Uniform Patrol section is comprised of sworn officers and non-sworn police service technicians. Collateral duties such as the Canine Program, SWAT, the Bike Officer Program and Forensic Investigations fall under the Uniform Patrol section. Other emergency services are also available from the Mesa County Sheriff and the Mesa County Emergency Management Department.





SCHOOLS -Students that reside in the area of the subject property attend Pomona Elementary, West Middle and Grand Junction High public schools in Mesa County Valley School District 51. Holy Family, a private school adjoins the property. A map showing the location of public schools in the vicinity of the property adjoins.



**INTRODUCTION** – This Sketch Plan application is intended to gather input from key review agencies prior the subsequent submission of a Final Plan application. The reader is encouraged to review the information contained within Part A, Site Analysis, prior to review of this section.

**SITE DEVELOPMENT PLAN** – The accompanying project submittal drawings and maps depict the relationship of each building site to the property boundary, roadway access and adjacent properties. The development plan also calls for the ultimate improvement of 30 detached single family lots including a lot for the existing dwelling. Lots will range in size from 7,228 to 16,229 square feet. The bulk standards in the City's R-4 land use zone designation are utilized in the plan. The resulting net density is: 3.3 dwelling units per acre. 3.87 percent of the total land area is reserved as a stormwater management facility. Approximately 1.6 acres of the development is consumed by public road right-of-way and shared driveways.

<b>LAND USE SUMMARY</b>		
Use	Area (ac.)	% of Total
Lots	7.04	77.9
Streets/Shared Drives	1.62	18.2
Stormwater Management Facility	0.34	3.9
<b>TOTAL</b>	<b>9.00</b>	<b>100.0</b>
Total Lots: 30 Gross Density: 3.3 du/ac.		

In addition to the individual lot development standards presented herein, architectural controls will be implemented to insure an aesthetically pleasing and orderly development. To achieve this, covenants, conditions and restrictions (CC&R's) will be adopted to insure ongoing protection to the future residents of the Deer Creek Subdivision, and surrounding property owners. An incorporated homes owners association will be formed consisting of each of the future lots owners. The association will be responsible for the administration of the CC&R's, and the operation and maintenance of the stormwater management facility and irrigation system. The CC&R's will also include minimum guidelines for landscaping and fencing for the lots within the development.

**ACCESS** – Access to 24 of the future lots within the development will be from a new public street system connecting to the Amber Way stub right-of-way. The remaining six lots will gain access to the public street system from three separate shared driveways. Proposed public roadway improvements will include the construction of approximately 1,170 feet of new "local" street in accordance with Grand Junction's standards. The proposal includes a provision for two future intra-neighborhood access points to adjoining parcels on the south and west boundaries of the development.

#### **UTILITY SERVICE**

**DOMESTIC WATER** – All dwellings within the subdivision will be served by a public owned domestic water distribution system. New eight inch water mains will be constructed from the existing eight main in the Amber Way stub. Fire hydrants will be placed throughout the development as directed by the Grand Junction Fire Department.



**SANITARY SEWER** – New eight inch sewage collection lines and appurtenances will be extended into the development from existing facilities located on the Holy Family School property and will be treated at the Persigo waste water treatment plant.

**DRY UTILITIES** – Underground electric, communication, and natural gas lines will be extended to each building site within the development from existing lines located adjacent to the proposed development. It is anticipated that they will be located in a common trench within a dedicated multi-purpose easement adjacent to the proposed road right-of-way. Area lighting will be placed throughout the development as directed by the electric power provider.

**DRAINAGE CONCEPTS** – Historic drainages patterns will not be altered within the development. All of the site area drainage will be carried on the ground/street surfaces or, storm sewers to a water quality treatment system that will be incorporated into an engineered designed detention facility. Flows from the detention area are controlled in a fashion as not to release the developed stormwater flows from the site. Once the stormwater passes thru the outlet control structure it will be discharged into an unnamed open drainage channel that is tributary to Leach Creek and the Colorado River. Additionally, a stormwater management plan will be prepared in accordance with the State of Colorado's criteria for use during site construction activities.

**DEVELOPMENT SCHEDULE** – The rate at which development of Deer Park Subdivision will occur is dependent upon the City's future housing needs. Without the benefit of the final acceptance of the proposal by City personnel and others, it is difficult to determine a precise development and phasing schedule at this time.

Evaluation of the request is accomplished by using the General Approval Criteria in Chapter 21.02.07(r)(2), Preliminary Plan, in the *Grand Junction Municipal Code*. The following responses to each of the criteria illustrate compliance:

*21.02.070 Administrative Development Permits Administration and Procedures*

**(r) Preliminary Subdivision Plan.**

(2) *Approval Criteria. A preliminary subdivision plan shall not be approved unless the applicant proves compliance with the purpose portion of this section and with all of the following criteria:*

*(i) The preliminary subdivision plan will be in conformance with the Comprehensive Plan, Grand Valley Circulation Plan, Urban Trails Master Plan, and other adopted plans;*

RESPONSE: The plan complies with the “Residential Medium” designation in the Comprehensive Plan. Access to the development is from a “local” street designated by the Grand Valley Circulation Plan. The request complies with The Urban Trails Master Plan since there are no identified trails in the vicinity of the request. There are no other adopted plans that affect the proposed subdivision.

*(ii) The subdivision standards in Chapter 21.06 GJMC;*

RESPONSE: The request meets the requirements contained in comments from the department during the Pre-Application review process. It is the applicants opinion that the proposal meets, or can meet, the applicable subdivision standards using the Preliminary and Final administrative review processes.

*(iii) The zoning standards in Chapters 21.03 and 21.04 GJMC;*

RESPONSE: The following table illustrates compliance with the zoning standards:

<b>COMPARISON TABLE</b>		
<b>R-4 ZONE DISTRICT</b>		<b>WEST BRANCH</b>
Area – Detached SF	7,000 sf	5,310 sf
Width – Detached SF	70 ft.	70 ft.
Frontage	20 ft.	22 ft.
SETBACKS (ft.) Principal/Accessory		Meets Min. Setback Requirements
Street	Side	
20/25	5/3	
BULK REQUIREMENTS		
Lot Coverage	70%	40%
Max Height	40 ft.	30 ft.
Max Stories	3	2
Min. Density	2.0 du/ac	4.0 du/ac.
Max Density	4.0 du/ac	3.7 du/ac.

*(iv) Other standards and requirements of this code and other City policies and regulations;*

RESPONSE: The administrative review process should insure compliance with other standards and requirements in the code, particularly the TEDS Manual and the Stormwater Drainage Manual.

*(v) Adequate public facilities and services will be available concurrent with the subdivision;*

RESPONSE: All the public facilities are existing and adjacent to the subdivision can be extended into the development. Adequate fire protection is available.

*(vi) The project will have little or no adverse or negative impacts upon the natural or social environment;*

RESPONSE: Since the subdivision is considered as an “infill” type project adverse negative impacts to the natural environment are minimal. The proposal calls for the construction of a Stormwater Quality Treatment element as part of the overall management facility. The planned uses and density are compatible with those in the surrounding area.

*(vii) Compatibility with existing and proposed development on adjacent properties;*

RESPONSE: Compatibility of the proposal with the adjacent properties is illustrated on the following table:

NORTHWEST	NORTH	NORTHEAST
HOLY FAMILY SCHOOL	HOLY FAMILY SCHOOL	SEDONA SUBDIVISION SF DWELLINGS ON MED. SIZED LOTS
WEST	DEER CREEK SUBDIVISION Single Family Density: 3.3 du/ac	EAST
SF DWELLINGS ON AN ACREAGE PARCEL		SEDONA SUBDIVISION SF DWELLINGS ON MED. SIZED LOTS
SOUTHWEST	SOUTH	SOUTHEAST
SF DWELLING ON ACREAGE CULTIVATED PARCEL	SF DWELLING ON ACREAGE CULTIVATED PARCEL	SF DWELLING ON ACREAGE CULTIVATED PARCEL

*(viii) Adjacent agricultural property and land uses will not be harmed;*

RESPONSE: The adjacent small acreage productive agricultural uses are located south of the subject property. Other existing residential development has not harmed the endeavor.

*(ix) Is neither piecemeal development nor premature development of agricultural land or other unique areas;*

RESPONSE: The proposal is considered to be an “infill” type development. No unique areas have been identified in the neighborhood.

*(x) There is adequate land to dedicate for provision of public services;*

RESPONSE: The proposal includes an adequate public dedication of a street right-of-way and includes provisions for the dedication of a Stormwater Management Facility to the Home Owners Association. Multi-purpose easements will be provided for the extension of “dry” utilities to each dwelling unit.

*(xi) This project will not cause an undue burden on the City for maintenance or improvement of land and/or facilities.*

RESPONSE: Undue burdens on the City are reduced by the use of proposed private shared drives to access to most of the planned dwellings. All of the streets in the vicinity

of the request are improved to the City's current standards and are in good condition and well maintained. Additionally, the proposal does not require any unusual or major utility extensions into the property.

The following **justifies** the acceptance of the requested Final Plan for the Deer Creek Subdivision:

- A public demand exists, and will continue to exist, in Grand Junction for modest sized affordable homes and lots as demonstrated with the on-going building and development activity in the surrounding area.
- The proposal is an "in-fill" type development.
- The proposal is in compliance with the City's Future Land Use designation.
- The request meets, or exceeds the R-4 zone minimum dimensional standards contained in the *Zoning and Development Code*.
- The proposal meets or exceeds the Approval Criteria contained within Sections 21.02.070 of the *Zoning and Development Code*.
- The request is compatible with the existing surrounding land uses.
- Modern public access exists to the property.
- Adequate utility services exist.
- Fire protection service is located nearby.
- The proposed subdivision is located near existing schools, major shopping and employment centers.
- Fiscal impact to the community is positive.