

Pre-Application Conference Information

Please read the "*What is a Pre-Application Conference?*" brochure and the instructions below prior to completing this form. The brochure may be obtained at the City Community Development Department service counter at 250 North 5th Street or by calling (970) 244-1430.

Purpose

The information provided on this form, and the required site or subdivision sketch plan submitted with the application, will be reviewed by City staff to determine:

- the approvals necessary to construct your project;
- the material(s) necessary to submit a complete development application;
- whether the type of project you're proposing is consistent with adopted City codes, standards and policies; and
- an estimate of time and schedule to complete the development review process.

Required Information

This form must be completed and 10 copies of the form and applicable information submitted to the Community Development Department with the required site or subdivision sketch plan at **least 10 working days prior to a scheduled Pre-Application Conference**. All information, other than that provided by the City, is required in order to properly assess your proposal.

Optional Information

By providing some or all of the optional information, City staff will be able to provide a more detailed critique of your proposed design. This can be helpful in designing for, or accommodating, the more challenging or uncertain aspects of your project, such as traffic circulation, stormwater drainage, utilities, landscaping, etc.

City Response

At the Pre-Application Conference meeting, City staff will discuss the project with you to ensure that all those involved in the meeting have a good understanding of your goals and objectives. At the conference, City staff will provide written responses and commitments based upon the information submitted, to assist you with the preparation of your development application. If new issues are raised at the conference that are not reflected on this form, City staff will provide written comments and direction on the new issues within five working days of the Pre-Application Conference.

TO BE FILLED OUT BY THE CITY:

Pre-Application Conference date: _____

Date form was returned to City: _____

Person receiving the form: _____

III. Land Use and Zoning.

Upon request and with a property tax identification number, the City can provide, within 48 hours, the information in the shaded areas. This information can be obtained at the Community Development Department or by calling (970) 244-1430. The applicant shall provide all other information.

1. REQUIRED INFORMATION	Existing	Proposed
A. Zoning	RMF-8	RMF-8
B. Land Use Classification	RMH	RMH
C. Actual Use (e.g., retail, single family)	vacant land	mixed use/residential
D. Applicable Overlay Districts	N/A	N/A
E. Area Plans	N/A	N/A
F. Corridor Plans	none	F1/2 Road
G. Floodplains (2945-041-00-161)	500 year only	500 year only
H. Wetland	no	no
I. Airport Environs	N/A	N/A
J. Wildfire Hazard Area	no	no
K. Geologic Hazard Area	no	no
L. Ridgeline Protection Area	no	no
M. Hillside Development Area	no	no
N. Former Ridges Metro District	no	no
O. Approved Planned Development	no	RMF-8
P. Adjoining Zoning		
North	RMF-8	RMF-8
South	PD	PD
East	IO + RMF-8	IO + RMF-8
West	PD	PD
Q. Adjoining Land Use Classifications		
North	RMH	RMH
South	RH	RH
East	RM/CI	RM/CI
West	RMH/C	RMH/C
R. Adjoining Actual Uses		
North	residential-vacant →	
South	residential-vacant →	
East	residential-commercial →	
West	residential-vacant →	

IV. Site Design.

For the construction of buildings or structures on a single site, the following information must be provided in addition to a Site Plan Sketch.

If your application is the creation of a subdivision for the future development of individual lots, then please skip this section and complete section "V. Subdivision Design." Requirements for the site plan sketch are attached to this form.

1. REQUIRED INFORMATION	Existing	Proposed
A. Number of structures		
B. Approx. total gross floor area		
1. Residential		
2. Retail		
3. Office		
4. Wholesale		
5. Industrial		
6. Other		
C. Approx. Floor Area Ratio (gross sq. ft. divided by sq. ft. of lot)		
D. Maximum Building Height		

2. OPTIONAL INFORMATION	Existing	Proposed
A. Minimum Setbacks		
Front		
Sides		
Rear		
B. Lot coverage by buildings (area and %)		
C. Lot coverage by paving (area and %)		
D. Lot coverage by landscaping (area & %)		
E. Proposed methods of screening of adjoining uses		
F. Building orientation/location of entries		
G. Planned development default zone		
H. Variations from default zone		
I. Hours of operation		
J. Number of employees		
K. Other measurements of project intensity (restaurant seats, hospital beds, hotel rooms, classroom/auditorium seats, etc.)		
L. Distribution of signage among tenants		

2. OPTIONAL INFORMATION, continued	Existing	Proposed
M. Type of construction (e.g., wood or steel frame, masonry, etc.)		
N. Proposed method of managing stormwater		

V. Subdivision Design.

For projects that involve the creation of a subdivision, the following information must be provided in addition to a subdivision sketch. Requirements for the subdivision sketch are attached to this form or may be obtained by contacting the Community Development Department.

1. REQUIRED INFORMATION	Existing	Proposed
A. Number of lots	3 parcels	439 lots
B. Average lot size	1.6 acres in total	4600 sq. ft.
C. Type(s) of units (e.g., single family attached or detached, duplex)	one home with art buildings	single family detached and multi-family attached
D. Gross Density	N/A	16.58

2. OPTIONAL INFORMATION	Existing	Proposed
A. Maximum lot size (sq. ft./acres)		
B. Minimum lot size (sq. ft./acres)		
C. Average lot dimensions		
D. Minimum lot width		
E. Number of flag lots		
F. Type of perimeter enclosure		
G. Open space: passive vs. active (area and %)		
H. Streets & Rights-of-Way (area and %)		
I. Homeowners Association for maintenance of common areas		

VI. Utilities.

1. Please provide the information requested below that is applicable to your project. A list of utility providers and contact persons are attached on a separate sheet.

Utility	Nearest Location	Utility Provider (Company, District, etc.)
Telephone	25 Road	Qwest
Cable TV	25 Road	Brennan
Electricity	25 Rd. & F 1/2 Rd.	Xcel Energy
Natural Gas	25 Road	Xcel Energy
Domestic Water	25 Rd. & F 1/2 Rd.	Utah Water
Fire Hydrants	25 Rd. & F 1/2 Rd.	Utah Water
Drainage District	25 Rd. & 24 1/2 Rd.	Grand Jct. Drainage Dist.
Sanitation Sewer	25 Rd. & 24 1/2 Rd.	201 Sewer District
Irrigation Drain	25 Road	Grand Valley Irrigation Co.
Storm Sewer	25 Rd. & F 1/4 Rd.	201 Sewer District

2. List any utilities that are not currently available or extended to the property:

Storm Sewer - sewer

3. For those utilities listed in #2, describe any arrangements that have been, or will be made to extend utilities to the property:

City of Grand Junction will be extending existing sewer line along 24 1/2 Road north to G Road beginning in early 2006. We propose to utilize the existing storm sewer located at F 1/4 Rd. as well as build three detention ponds.

REQUIREMENTS FOR SITE SKETCH PLAN

PRE-APPLICATION SUBMITTAL

ITEM	GRAPHICS STANDARDS	REQUIRED	OPTIONAL
A	Scale: 1" = 20', 30', 40' or 50'	X	
B	Sheet size: 24"x36", smaller, if possible, no larger	X	
C	Orientation and North arrow	X	
D	Neatness and legibility	X	
1	Show approximate parcel boundary	X	
2	Show all existing and proposed streets, and rights-of-way	X	
3	Show existing and proposed easements		X
4	Show existing and proposed irrigation ditches, pipes, pumps, structures, etc.	X	
5	Show building footprint (locate front)	X	
6	Show parking and storage areas	X	
7	Show existing natural and manmade drainage systems, wetlands, ponds, retention/detention basins and location of inflow and outflow from this site.	X	
8	Show proposed drainage concepts and improvements, including retention/detention basins and location of inflow and outflow from site.		X
9	Show miscellaneous structures, fences, walls.	X	
10	Show existing or proposed contours.		X
11	When applicable, identify the maximum delivery or service truck size and turning radius, hours of anticipated deliveries, and show truck turning radii on the plan to show adequacy of entry/exit and on-site design.		X
12	Show existing location of adjacent streets and adjacent access points on both sides of the street.	X	
13	Show length of existing street frontage.	X	
14	Show proposed access points.	X	
15	Show existing curb, gutter and sidewalk improvements.	X	
16	Show landscape areas and numbers; types of materials		X
17	Show sign locations and types		X
18	Show existing and proposed potable water and sanitary sewer main lines (not individual services).	X	

REQUIREMENTS FOR SUBDIVISION SKETCH

PRE-APPLICATION SUBMITTAL

ITEM	GRAPHICS STANDARDS	REQUIRED	OPTIONAL
A	Scale: 1" = 20', 30', 40' or 50'	X	
B	Sheet size-24"x36", no larger	X	
C	Orientation and North arrow	X	
D	Neatness and legibility	X	
1	Name of subdivision and total site acreage (approximate)	X	
2	Show approximate subdivision perimeter boundaries	X	
3	Show general layout of existing and proposed lots, parcels, tracts, rights-of-way and easements on site. For perimeter streets, show roadway width from curb to curb or edge of pavement to edge of pavement and right-of-way width.	X	
4	Show proposed outlots, open space, etc.	X	
5	Show existing natural and manmade drainage systems, wetlands, ponds, retention/detention basins and location of inflow and outflow from the site.	X	
6	Show proposed drainage concepts and improvements, including retention/detention basins and location of inflow and outflow from site.		X
7	Show general existing contours on the site and any major proposed changes to site grading.		X
8	Indicate land use breakdown by percentage (lots, tracts, rights-of-way), and number of lots.	X	
9	Show and identify existing building(s) and use(s) which are currently on the site.	X	
10	Show and identify existing and proposed streets and intersections.	X	
11	Show proposed street sections and driveways.		X
12	Show existing and proposed potable water, sanitary sewer, and irrigation facilities, not individual services.	X	
13	Show double-frontage lots.		X
14	Show irregular-shaped lots		X
15	Show land-locked lots (acres and signage)		X
16	Show existing and proposed irrigation ditches, pipes, ponds/basins, pumps, structures, etc.	X	

What is a Pre-Application Conference?



A Pre-Application Conference is a meeting with City development review staff. At a minimum, the outcome of a Pre-Application Conference will be the identification of all materials necessary to make a complete application and a determination by City staff as to whether the type of project you're proposing is permitted by City codes, standards and policies. City staff may also provide specific direction and comments on your proposed design depending upon the quality and quantity of detailed information you provide.



Most subdivisions, multi-family, commercial and industrial projects require at least one meeting with professional staff before a development application can be processed. Although a Pre-Application Conference is not required, it is highly recommended in order to maximize meaningful communication with staff regarding the processing of a formal development application.

Making an Appointment

You may make an appointment for a Pre-Application Conference in person at our service counter at 250 North 5th Street or by calling (970) 244-1430. Our service counter is open on non-holiday weekdays from 7:30 A.M. to 5:30 P.M. except for Friday; the hours are 7:30 to 5:00 P.M. Due to the current high volume of development activity in the City, it can take anywhere from two to four weeks to get an appointment, so please plan ahead. Please note that it is highly recommended that you include some or all

of your project design personnel (traffic engineers, architects, landscape architects, etc.) in the Pre-Application Conference process.

Required Materials

At least 10 working days prior to your appointment date, you must submit the information requested below with the appropriate number of copies. A blank Pre-Application Conference Information form and the requirements for the narrative and sketch plans are attached.

- A completed Pre-Application Conference Information form.
- A project narrative.
- A Site Plan Sketch or Subdivision Sketch.
- Any additional information that you feel would be pertinent to the meeting.

The form and sketch plan requirements ask for certain information regarding your project. The information is needed to determine the following:

- review comments relating to improvements and application approvals necessary to construct your project;
- additional material(s) that may be necessary to submit a complete application;
- a determination by City staff as to whether the type of project you're proposing is consistent with applicable City codes, standards and policies; and
- City commitments as to project processing.

City comments will be based on the information provided in the Pre-Application packet. Comments will be provided on issues that are not resolved at the Pre-Application Conference meeting within five

working days following the Pre-Application Conference meeting.

By providing some or all of the optional information identified in the packet, you also can receive additional direction and assurances from staff on aspects of your proposed design. This can be particularly useful for getting input on the more challenging components of your site or project. Examples include: traffic circulation, stormwater drainage, utilities, landscaping, etc.

Prior to the Pre-Application Conference, City staff will review the information submitted and develop a list of questions and issues to be discussed at the Pre-Application Conference meeting. At the meeting, City staff will also provide a written response regarding the proposal.

Other review agencies independent of the City may have comments during the processing of the formal application submittal that may not be anticipated by staff. It is encouraged that these agencies be contacted separately regarding the proposed development. A list of additional agencies and utility providers is attached for your reference.

Pre-Application Conference Meeting

Although the exact content will vary from applicant to applicant and project to project, each meeting will generally include the following:

- presentation of project by the applicant;
- discussion of various aspects of the project;
- *completion of application submittal checklists by staff;
- *determination by City staff as to whether the type of project is consistent with City codes, standards and policies;

- *if optional information is provided on the Pre-Application Conference Information form or sketch plans, the City staff shall provide comments regarding proposed designs and options as appropriate;
- *review of the steps in the review process;
- *identification of specific items needing further attention by City staff or the applicant; and
- *an estimate of processing time (schedule).

****These items will be provided by City staff in writing at the meeting.***

Application Submittal

Following a Pre-Application Conference meeting, you will have six months to submit your formal development application. If you do not submit an application within six months, another Pre-Application Conference meeting with City staff will be required.

The deadline dates for submitting an application will be discussed at the Pre-Application Conference meeting. Please note, however, that the deadline dates are the last date on which an application can be submitted for processing in the following month. If the application is submitted on the deadline date and is found to be incomplete, there may be no time left to submit the additional material and processing may be delayed until the following month. In order to avoid this, **you are strongly encouraged to submit your application at least one week prior to the deadline date.**

**PRE-APPLICATION CONFERENCES
STANDARD DISTRIBUTION LIST**

File #: PRE - _____

Community Development Department Planner _____

Development Engineer

Traffic Engineer

Fire Department

City Parks & Recreation Department

City Attorney

Water District

Drainage District

Irrigation District

Other: _____

Date & Time of Pre-Application Conference: _____

Place: Conference Room 135, Community Development Dept., City Hall, 250 N 5th St

**Attendance is expected of all agencies involved with the
Pre-Application Conference process.**

I. Applicant Information

1. ^{Project} Applicant's Name: Heritage Estates, LLC

2. ^{Project} Applicant's Address: 649 J 25 Road, Grand Junction, CO 81505
tax id # - parcel 1 2945-041-00-161 23.089'
tax id # - parcel 2 2945-044-00-162 48.674 ac
tax id # - parcel 3 2945-044-00-165 -3.829 ac

3. Applicant's Phone Number: 255-8853 x130
FAX Number: 245-1452
Email Address: beckyh@bluestarindustries.com

4. Lead Representative Name (Person and Firm): Becky Hadrath
BlueStar Industries, LLC on behalf of Heritage Estates, LLC

5. Primary service provided by the Representative: Land Development Coordinator

6. Representative's Address: 2350 G Road, Grand Junction, CO 81505

7. Representative's Phone Number: 640-4328 or 255-8853 x130
FAX Number: 245-1452
Email Address: beckyh@bluestarindustries.com

8. Other representatives and services provided (persons and firm names)

9. Names and profession/expertise of any additional individuals attending the Pre-Application Conference

II. Project Narrative

1. On separate sheets, please provide a project narrative, which includes the following information:
 - A. A general description of the project (type of use and size/density) and the basic objectives you wish to accomplish (e.g., business establishment, relocation or expansion of a certain size; creation of a certain number of residential lots or commercial spaces aimed at a particular segment of the market; etc.)
 - B. A general description of development phasing, if any.
 - C. A general description of the site, identifying its location, known or suspected environmental conditions (soils, wetlands, surface waters, topography, etc.), existing and/or proposed access points, location of outfalls, existing uses and/or structures on the site. In addition an explanation of how stormwater will be managed and any known constraints to development of the site should be identified.
 - D. Please provide your anticipated dates for the following that are applicable to your project:
 - application submittal (intended or expected);
 - property closing;
 - expiration of any financial commitments;
 - construction initiation;
 - opening date/date of first Certificate of Occupancy; and
 - any other deadline that may be affected by the processing of the proposed application.
 - E. Please provide any other information that the City should be aware of concerning your proposed project, site, deadlines, etc.

Review Agency Comment Sheet

(Petitioner: Please fill in blanks in this section only unless otherwise indicated)

Date: 1/6/06 To Review Agency: Community Development

File No: PRE-2006-001 Staff Planner: Lori Bowers
(To be filled in by City Staff)

Project Name: Heritage Estates, LLC

Location: 649 25 Road

A development review meeting has been scheduled for the following date: 1/17/06
(To be filled in by City Staff)

COMMENTS

(For Review Agency Use)

Outside Review Agencies: Please email comments to: CommDev@gjcity.org, FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If your review agency does not comment, additional review information will not be provided. (Please attach additional sheets if needed.)

Pre-App Meeting is 1/20//06 2:00 PM

City Review Agencies: Please type your comments in Impact AP.

All comments must be returned to the Community Development Department no later than

1/16/06

(To be filled in by City Staff)

NOTE: Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed By

Date

Email Address

Telephone

APD
1/11/06

City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction CO 81501

Telephone: (970) 244-1430
Fax: (970) 256-4031
Email: CommDev@gjcity.org

RECEIVED
CITY OF
Grand Junction
COLORADO
COMMUNITY DEVELOPMENT
DEPT.

Review Agency Comment Sheet

(Petitioner: Please fill in blanks in this section only unless otherwise indicated)

Date: 1/6/06 To Review Agency: Police Department

File No: PRE-2006-001 Staff Planner: Lori Bowers
(To be filled in by City Staff)

Project Name: Heritage Estates, LLC

Location: 649 25 Road

A development review meeting has been scheduled for the following date: 1/17/06
(To be filled in by City Staff)

COMMENTS *(For Review Agency Use)*

Outside Review Agencies: Please email comments to: CommDev@gjcity.org, FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If your review agency does not comment, additional review information will not be provided. (Please attach additional sheets if needed.)

Pre-App Meeting is 1/20/06 2:00 PM

No Comments/Problems

City Review Agencies: Please type your comments in Impact AP.

All comments must be returned to the Community Development Department no later than
1/16/06
(To be filled in by City Staff)

NOTE: Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

B. Gregor 01-10-06
Reviewed By Date

briang@gjcity.org 244-3786
Email Address Telephone

Revised August 2002

Review Comments

Heritage Estates - Pre-App

PRE-2006-001

By: Eric W. Hahn, P.E. - Development Engineer

Date: January 16, 2006

Page 1 of 3

General Comments

- 1) The plan does not appear to account for the narrow parcel owned by Xcel Energy, which runs through the center of the project.
- 2) It is not clear what is proposed for the parcels on the north side of F ½, on each side of the 25 Road intersection. It appears that portions of the subject property are not being shown on the plan.

Streets/Traffic Comments

- 3) A Traffic Impact Study (TIS) is required as part of the Preliminary Plan submittal. The developer's traffic engineer must coordinate with the City Transportation Engineer in completing a Base Assumptions Form. At a minimum, the following intersections should be evaluated:
 - a) 24½ and 25 at F¼ and F¾ Roads
 - b) 24½ and 25 at F and G Roads
 - c) All proposed or required intersections on the F½ Parkway
 - d) The 25 Rd & Blichman intersection
- 4) The developer must dedicate all right-of-way necessary to accommodate the final width of the proposed F½ Parkway.
- 5) All street layouts must be consistent with the F ½ Parkway plan. The developer must very closely coordinate the design of this subdivision with the City's consultant currently designing the F½ Parkway (Vista Engineering). It is likely that the City will construct a portion of the Parkway concurrent with this development. However, if this development project occurs prior to construction of the Parkway, the developer must dedicate the required right-of-way and construct "minimum access" to the subdivision along the Parkway corridor. This issue will be a critical part of the subdivision design process.
- 6) The location and design of the proposed 25 Road & F½ Parkway intersection may be altered during the final design process. This project must be adjusted accordingly, as necessary.
- 7) The adopted Grand Valley Circulation Plan (GVCP) requires a Collector street (F¾ Road) be built along the north property line. The centerline of this street must be aligned along the property line as closely as possible. The applicant must construct at least half of the Collector street section along the entire length of the north property line. This will require that the existing drainage ditch be moved, tiled, or abandoned. Any modifications to the ditch must be approved by the drainage district. All such design and construction must be consistent with what is being proposed by the development to the west, Brookwillow Village.
- 8) The GVCP also requires a Minor Collector street (24¾ Road) be built along the west property line, north of and intersecting with the F½ Parkway. This will also require that the existing drainage ditch be moved, tiled, or abandoned. Any modifications to the ditch must be approved by the drainage district. All such design and construction must be consistent with what is being proposed by the development to the west, Brookwillow Village.
- 9) The south leg of the 24¾ & F½ intersection may have difficulty providing adequate sight distance. It may make more sense to move this access further west to the next intersection.

Review Comments

Heritage Estates – Pre-App

PRE-2006-001

By: Eric W. Hahn, P.E. - Development Engineer

Date: January 16, 2006

Page 2 of 3

- 10) The developer must also complete the north half of F¹/₄ Road, per the standard Residential Collector Section. All such design and construction must be consistent with what is being proposed by the development to the south, The Glens at Canyon View.
- 11) Phasing will be important – show phasing lines to limit dead end streets and keep number of homes on single access below 100 lots.
- 12) Provide stubs or connections as follows:
 - a) On 24³/₄ Road, must align or space per TEDS relative to entrances to Brookwillow.
 - b) Provide a connection to F³/₄ Road.
 - c) Must stub to 667 25 Road or adjacent parcel with alignment to provide appropriate intersection spacing on 25 Road (Minor Arterial).
 - d) Must stub streets to the following parcels 2945-044-00-116, -072, and -040.
- 13) Dead-end alleys are not allowed.
- 14) Any proposed alleys running immediately adjacent to neighboring property lines or the F¹/₂ Parkway will likely be required to be buffered in some way. This will also be required where cul-de-sacs touch the F¹/₂ right-of-way. This must be coordinated with the City Planner.
- 15) Access to the parcels on the north side of F¹/₂, on each side of the 25 Road intersection, will be very difficult, if not impossible.

Grading & Drainage Comments

- 16) At Final, must submit a City of Grand Junction Stormwater Permit, as well as a State of Colorado Construction Activity Permit for each phase of construction.
- 17) Must detain stormwater runoff onsite per SWMM.
- 18) Runoff discharge must be to drainage facilities with adequate legal right and physical capacity. Existing drainage facilities may not have adequate capacity to convey historic flows from the 100-year storm event. It is possible that offsite drainage improvements will be necessary, and it may be necessary to coordinate with downstream developments, such as The Glens at Canyon View.
- 19) The proposed stormwater discharge point at the west edge of the southern half of the project is probably being directed into an existing irrigation tailwater ditch. This will not be allowed, since SWMM requires that all irrigation facilities must be assumed to be full and have no additional capacity for stormwater.
- 20) Adequate storm sewer does not appear to be in place in 24¹/₂ or 25 Roads.
- 21) Within the next year, the City will be upgrading Ranchman's Ditch along Patterson and through Mesa Mall to the point of discharge at the Colorado River. Connections to this drain are possible. Contact David Donohue (244-1558) with any questions about available capacity in this facility.
- 22) The final grading & drainage design must accommodate the requirements associated with the floodplain (Zone X).

Review Comments

Heritage Estates - Pre-App

PRE-2006-001

By: Eric W. Hahn, P.E. - Development Engineer

Date: January 16, 2006

Page 3 of 3

Utility Comments

- 23) A sanitary sewer Trunkline Extension project along the 24½ Road corridor is going to bid this month, and will begin construction in late February or early March. Trunkline Extension fees will be assessed for this area upon development. Contact the City Utility Engineer (244-1590) to discuss details.
- 24) All of this project that lies within the Trunkline Extension service area must be served by the Trunkline, and these areas will be subject to any additional sewer fees associated with the Trunkline Extension.
- 25) Must complete a Fire Flow form.

GRAND JUNCTION DRAINAGE DISTRICT

P.O. BOX 969 GRAND JUNCTION, CO 81502
(970) 242-4343 FAX (970) 242-4348

AP
1/16/06

Date: January 16, 2006
To: Grand Junction Community Development Department
Attention: Lori Bowers
From: John L. Ballagh, Manager
Subject: Heritage Estates. LLC 649 25 Road
PRE 2006-001

The site is wholly within in the Drainage District. The GJDD facilities through and around the site are believed to be accurately shown on pages 2 & 3 of the materials offered to the District for review. It is believed that there may be a line from a detention site at the northeasterly corner of 25 and F ½ Road that flows into the Carpenter Drain at the point where the north-south leg turns to flow to the west along the F ½ Road line. The drainage report should take into account all off site contributions.

The site is one of apparent high water table problems corrected in part by the construction and continued maintenance of the existing open drains through the site and along the western perimeter of the property. All modifications to the open drains under GJDD jurisdiction must be done only after plans and specifications have been approved in writing by District staff. All new connections to GJDD facilities require a license that includes identification of the party(ies) responsible for operation and maintenance of the new drain or connection. The license may be obtained at the offices of the District. Stipulations for continued connection will be spelled out in each license.

The developer / development of this tract must coordinate with the developer / development of the Brookwillow project to the west. There is a Brookwillow drainage report that sized certain pipes in certain locations as part of the Brookwillow project. The capacity of those pipes versus the calculated surface runoff from this project needs to be balanced or reasons why not must be clearly stated in the drainage report and mitigated by the proposed drainage improvements within this development.

The mention of a surface drain to the west for a portion of the surface runoff should be identified as to route to Leach Creek with identification of appropriate easements to the land owners within the proposed Heritage Estates. Similarly, the route of the storm drain on the south side of F ¼ Road should be identified, and the capacities of that line determined before surface runoff is added to the line. The operating agency with responsibility for that storm drain line on the south side of F ¼ Road should be clearly identified.

The major 230 KV power line is not mentioned in the project narrative. It would seem unlikely that houses may be built under that line in the approximate F ½ Road alignment.

Community Development - HERITAGE ESTATES

From: "Jim Daugherty" <jdaugherty@utewater.org>
To: "COMMUNITY DEVELOPMENT" <CommDev@ci.grandjct.co.us>
Date: 1/16/2006 10:47 AM
Subject: HERITAGE ESTATES
CC: "Becky Hadrath" <beckyh@bluestarindustries.com>

AP
1/16/06

Ute Water Conservancy District**Date 1/16/06**

Review Number	PRE-2006-001
Review Name	HERITAGE ESTATES

➤ **COMMENT**

- **Developer will be required to participate in contract water lines. Contract water line fees must be collected before wet taps or water meters will be sold.**
- Developer must supply a 24" x 36" utility composite that shows valve, fire hydrant water meters and line sizes.
- Water mains shall be C900, Class 150 PVC. Installation of pipe, fittings, valves, and services, including testing and disinfection shall be in accordance with Ute Water standard specifications and drawings
- Developer is responsible for installing meter pits and yokes (pits and yokes supplied by Ute Water).
- Construction plans required 48 hours before construction begins. If plans are changed the developer must submit a new set of plans.
- Electronic drawings of the utility composite for the subdivision, in Autocad.dwg format, must be provided prior to final acceptance of water infrastructure.
- Water meters will not be sold until final acceptance of the water infrastructure.
- **ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY.**

If you have any questions concerning any of this, please feel free to contact Ute Water.

Edward Tolen
District Engineer, Ute Water

David Priske
Project Engineer, Ute Water

Jim Daugherty
New Services Coordinator, Ute Water

George Jachim
Cross Connection Supervisor, Ute Water

PHONE OFFICE 242-7491
FAX 242-9189
EMAIL jdaugherty@utewater.org

649 25 Rd.

6 mo. ext.

12/19/07

Kim Keck

Standard Distribution list for
Pre-Application Conferences

PRE- 2006-001

Community Development Department Planner

Development Engineer

Traffic Engineer

City Fire Department

City Parks Department

City Attorney

Water District Ute

Drainage District GTDD

Irrigation District GVIC

Other ~~Excel~~ Xcel

Date and time of Pre-Application Conference: 1/20/06 2 PM Lori

Place: Conference Room 135A at the Community Development Department Office.

Attendance is expected of all agencies involved with the Pre-application Conference process.

649 25 Rd. Heritage Est.

June 27, 2006 – 2:00 p.m.

RE: Heritage Estates / A meeting at the request of Steve Erickson. Lori Bowers and Eric Hahn attending.

At Steve Erickson's request, Eric and I met with Steve to discuss how he should get started with the proposed Heritage Estates project. We discussed the Urban Trails Master Plan and how it related to the property. He had a map that did not conform to the Master Plan, but said it was off of the City's Web site. He said he had spoke with the manager of Excel Power who own the power lines that cross the property and some of the land underneath them. He stated that it was not as expensive as they had thought to move or use a different type of tower for the lines. We discussed the F ½ Road alignment, the detached trail and the bike path that will be part of the F ½ Road design. Eric provided Steve with a copy of the F ½ Road district map that was adopted by the City Council. Steve said he would try to organize a meeting with Pat O'Connor, Eric Hahn, Rick Dorris and Paco Larsen regarding the alignment. We agreed that needed to be completed first. I suggested that he speak with Shawn Cooper after the F ½ Road alignment was determined to discuss possible and proposed trails for this area. We also discussed the expiration of the checklist which will be in September and how they could request a 90 day extension. After that time a new checklist would have to be provided. Phasing of the project was also discussed. We also told him that the answers to many of his questions could be found in the development packet provided to Blue Star with the submittal checklist.

BLUE STAR INDUSTRIES, LLC

Defining the Way the World Builds

Steven Erickson
Land Development Coordinator

2350 G Road
Grand Junction, CO 81505
serickson@bluestarindustries.com

Bus: 970-255-8853 Ext. 128
Fax: 970-255-7080
Cell: 970-640-4328

"Your one source for all your building needs"

March 12, 2007

- Access points. How many allowed?
- Access off of 25 Road?
- Right of way?
- How many acres for the 25 Road Corridor? Will get some type of credit back?
- When will 25 Road alignment be ready?
- Open Space/Park – Park area definition? ➤
- Landscape 14 foot buffer?
- Off Street parking
- On Street parking
- Is there a traffic study available?
- Area of detention?
- Definition of attached single family vs. duplex.
- What type of park amenities is the city requiring? Where in the code?
- SET BACK TABLE – HAS THAT CHANGED?
- Appraisal?
- Is there existing storm drainage?
- For the multi-family units is there a parking space calculated by number of bedrooms?
- What is the protocol to apply for a height variance?
- What is the absolute density?

REVIEW COMMENTS

Page 1 of 5
January 20, 2006

FILE # PRE-2006-001

TITLE HEADING: Heritage Estates, LLC

LOCATION: 649 25 Road

PETITIONER: Becky Hadrath - Blue Star Industries, LLC

PETITIONER'S REPRESENTATIVE: 2350 G Road
640-4328

STAFF REPRESENTATIVE: Lori Bowers

CITY COMMUNITY DEVELOPMENT

1/20/06

Lori Bowers

256-4033

A full size copy of the plans would have been helpful instead of 8 1/2 X 11. I called and left a message for Becky Hadrath for the request of full sized plans; I also sent an email requesting full size plans, but none were received. Our comments to you can only be as informative as the application we receive. The notes provided by Lisa Cox on Oct. 24, 2005 are still pertinent to this proposal as well as the following:

1. Since the property is over 50 acres in size a site analysis is required per Section 6.1 of the Zoning and Development Code.
2. The General Project Report states that single family homes, duplex town homes and condominiums are proposed. Open space is calculated differently for these types of units. Without knowing what is really proposed on this plan it is difficult to tell if adequate open space has been provided or not.
3. A Planned Development may be appropriate for this property given its size and the bisecting of the property by F 1/2 Road and parcel number 2945-044-00-164.
4. The entire northern parcel is in the 500 year Flood Plain.
5. A neighborhood meeting will be required prior to submitting for Preliminary review.
6. Minimum density is 6.4 du/ac - Maximum is 8 du/ac.
7. According to the Master Trails Map, off-street bike trails do cross these properties. Please provide for on the plans.
8. The properties fall within the proposed mini-park or neighborhood service areas as shown in the City of Grand Junction Parks Master Plan.

CITY DEVELOPMENT ENGINEER

1/16/06

Eric Hahn *See other*

244-1443

Streets/Traffic Comments

- 1) A Traffic Impact Study (TIS) is required as part of the Preliminary Plan submittal. The developer's traffic engineer must coordinate with the City Transportation Engineer in

REVIEW COMMENTS / PRE-2006-001 / PAGE 2 of 5

completing a Base Assumptions Form. At a minimum, the following intersections should be evaluated:

- a) 24½ and 25 at F¼ and F¾ Roads
 - b) 24½ and 25 at F and G Roads
 - c) All proposed or required intersections on the F½ Parkway
 - d) The 25 Rd & Blichman intersection
- 2) All street layouts must be consistent with the F ½ Parkway plan. The developer must closely coordinate the design of this subdivision with the City's consultant currently designing the F½ Parkway (Vista Engineering). It is likely that the City will construct the Parkway before or concurrent with this development. However, if this development project occurs prior to construction of the Parkway, the developer must dedicate the required right-of-way, and construct "minimum access" to the subdivision along the Parkway corridor
 - 3) The adopted Grand Valley Circulation Plan (GVCP) requires a Collector street (F¾ Road) be built along the north property line. The centerline of this street must be aligned along the property line as closely as possible. The applicant must construct at least half of the Collector street section along the entire length of the north property line. This will require that the existing drainage ditch be moved, tiled, or abandoned. Any modifications to the ditch must be approved by the drainage district. All such design and construction must be consistent with what is being proposed by the development to the west, Brookwillow Village.
 - 4) The GVCP also requires a Minor Collector street (24¾ Road) be built along the west property line, north of and intersecting with the F½ Parkway. This will also require that the existing drainage ditch be moved, tiled, or abandoned. Any modifications to the ditch must be approved by the drainage district. All such design and construction must be consistent with what is being proposed by the development to the west, Brookwillow Village.
 - 5) The developer must also complete the north half of F¼ Road. All such design and construction must be consistent with what is being proposed by the development to the south, The Glens at Canyon View.
 - 6) Phasing will be important -show phasing lines to limit dead end streets and keep number of homes on single access below 100 lots.
 - 7) Provide stubs or connections as follows:
 - a) On 24¾ Road, must align or space per TEDS relative to entrances to Brookwillow.
 - b) Provide a connection to F¾ Road.
 - c) Must stub to 667 25 Road or adjacent parcel with alignment to provide appropriate intersection spacing on 25 Road (Minor Arterial).
 - d) Must stub streets to the following parcels 2945-044-00-116, -072, and -040.

Grading & Drainage Comments

- 8) Must submit a City of Grand Junction Stormwater Permit, as well as a State of Colorado Construction Activity Permit for each phase of construction.
- 9) Must detain stormwater runoff onsite per SWMM.

REVIEW COMMENTS / PRE-2006-001 / PAGE 3 of 5

- 10) Runoff discharge must be to drainage facilities with adequate legal right and physical capacity. Existing drainage facilities may not have adequate capacity to convey historic flows from the 100-year storm event. It is possible that offsite drainage improvements will be necessary, and it may be necessary to coordinate with downstream developments, such as The Glens at Canyon View.
- 11) Adequate storm sewer does not appear to be in place in 24½ or 25 Roads.
- 12) Within the next year, the City will be upgrading Ranchman's Ditch along Patterson and through Mesa Mall to the point of discharge at the Colorado River. Connections to this drain are possible. Contact David Donohue (244-1558) with any questions about available capacity in this facility.

Utility Comments

- 13) A sanitary sewer Trunkline Extension project along the 24½ Road corridor is going to bid this month, and will begin construction in late February or early March. Trunkline Extension fees will be assessed for this area upon development. Contact the City Utility Engineer (244-1590) to discuss details.
- 14) Must complete a Fire Flow form.

CITY FIRE DEPARTMENT

1/18/06

Chuck Mathis

244-1473

- A. For areas of subdivisions classified as single-family residential (which includes townhomes and patio homes):
 1. Complete a fire flow form. Section A is completed by the petitioner, section B by the public water system provider. The fire area for single-family dwellings is the building area within each individual lot-including attached garages. Return the completed form to the Community Development Department.
 2. Show on your site plan/utility composite:
 - a. The nearest existing fire hydrants;
 - b. Any proposed water main extensions, connections to existing mains, and all main sizes. Water mains must be stubbed out to the end of all stub streets;
 - c. Any proposed fire hydrants. Hydrants should be located at all major intersections, be spaced no more than 500' apart, and be located so that all lots are within 250' of the nearest fire hydrant (as measured along an access route);
 - d. All new streets (public and private) along with any proposed stub streets to adjacent parcels for future road extension. Dead-end streets exceeding 150' length must have an emergency turn-around area for fire trucks. Once the number of platted single-family lots served by a single access road reaches 100, a second access road connection to an existing public road must be completed. The second access must be located from the first access point at least 1/2 the maximum diagonal distance of the area served by these streets.

REVIEW COMMENTS / PRE-2006-001 / PAGE 4 of 5

- B. For areas of subdivisions classified as multifamily:
1. Complete a fire flow form. Section A is completed by the petitioner, section B by the public water system provider. The fire area for a multi-family building is normally the entire area of the building rather than the individual area of each residential unit. Return the completed form to the Community Development Department.
 2. Show on your site plan/utility composite:
 - a. Access driveways from public streets in to your development; The number of access roads required in areas classified as multi-family is as required in sections D104 and D106 of the International Fire Code, 2000 edition.
 - b. Interior traffic circulation;
 - c. The nearest existing fire hydrants;
 - d. Any proposed water main extensions, connections to existing mains, and all main sizes;
 - e. Any proposed fire hydrants. Hydrants must be located within 250' of all required access roads for fire trucks(as measured along the access road);
 - f. If fire sprinkler systems are to be installed, show the location of the underground fire line along with the proposed location of the fire department connection.
 3. Call the Fire Department at 244-1414 or 244-1473 if you have questions.

CITY POLICE DEPARTMENT

1/11/06

Brian Gregor

244-3571

No comments.

GRAND JUNCTION DRAINAGE DISTRICT

1/16/06

John Ballagh

242-4343

The site is wholly within in the Drainage District. The GJDD facilities through and around the site are believed to be accurately shown on pages 2 & 3 of the materials offered to the District for review. It is believed that there may be a line from a detention site at the northeasterly corner of 25 and F ½ Road that flows into the Carpenter Drain at the point where the north-south leg turns to flow to the west along the F ½ Road line. The drainage report should take into account all off site contributions.

The site is one of apparent high water table problems corrected in part by the construction and continued maintenance of the existing open drains through the site and along the western perimeter of the property. All modifications to the open drains under GJDD jurisdiction must be done only after plans and specifications have been approved in writing by District staff. All new connections to GJDD facilities require a license that includes identification of the party(ies) responsible for operation and maintenance of the new drain or connection. The license may be obtained at the offices of the District. Stipulations for continued connection will be spelled out in each license.

The developer / development of this tract must coordinate with the developer / development of the Brookwillow project to the west. There is a Brookwillow drainage report that sized certain pipes in certain locations as part of the Brookwillow project. The capacity of those pipes versus the calculated surface runoff from this project needs to be balanced or reasons why not must be clearly stated in the drainage report and mitigated by the proposed drainage improvements within this development.

The mention of a surface drain to the west for a portion of the surface runoff should be identified as to route to Leach Creek with identification of appropriate easements to the land owners within the proposed Heritage Estates. Similarly, the route of the storm drain on the south side of F ¼ Road should be identified, and the capacities of that line determined before surface runoff is added to the line. The operating agency with responsibility for that storm drain line on the south side of F ¼ Road should be clearly identified.

The major 230 KV power line is not mentioned in the project narrative. It would seem unlikely that houses may be built under that line in the approximate F ½ Road alignment.

UTE WATER
Jim Daugherty

1/16/06
242-7491

COMMENT

- Developer will be required to participate in contract water lines. Contract water line fees must be collected before wet taps or water meters will be sold.
- Developer must supply a 24" x 36" utility composite that shows valve, fire hydrant water meters and line sizes.
- Water mains shall be C900, Class 150 PVC. Installation of pipe, fittings, valves, and services, including testing and disinfection shall be in accordance with Ute Water standard specifications and drawings
- Developer is responsible for installing meter pits and yokes (pits and yokes supplied by Ute Water).
- Construction plans required 48 hours before construction begins. If plans are changed the developer must submit a new set of plans.
- Electronic drawings of the utility composite for the subdivision, in Autocad.dwg format, must be provided prior to final acceptance of water infrastructure.
- Water meters will not be sold until final acceptance of the water infrastructure.
- **ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY.**

If you have any questions concerning any of this, please feel free to contact Ute Water.

Comments not available as of 1/20/06:

Bresnan Communication
Parks & Recreation Department
Grand Valley Irrigation
Qwest Communications
Xcel Energy

- Access points. How many allowed?
- Access off of 25 Road?
- Right of way?
- ▪ How many acres for the 25 Road Corridor? Will get some type of credit back? *Tim*
- ▪ When will 25 Road alignment be ready? *KENT HERBERT*
- Open Space/Park – Park area definition?
- Landscape 14 foot buffer?
- Off Street parking
- On Street parking
- Is there a traffic study available? *ASK JODY RE: F¹/₂ PARKWAY STUDY*
- Area of detention?
- Definition of attached single family vs. duplex.
- What type of park amenities is the city requiring? Where in the code?
- SET BACK TABLE – HAS THAT CHANGED?
- Appraisal?
- Is there existing storm drainage?
- For the multi-family units is there a parking space calculated by number of bedrooms?
- What is the protocol to apply for a height variance?
- What is the absolute density?

1-20-06
F 1/2 Rd. can shift - area not set in stone. Same for 25 Rd.

Purchase by City? They say ~~the~~ Tim said city would purchase

Kathleen stated that Code allow for reimbursement.

No plan for commercial

Sheet 3 (area to be sold back to the Morani)

Phasing will be important.

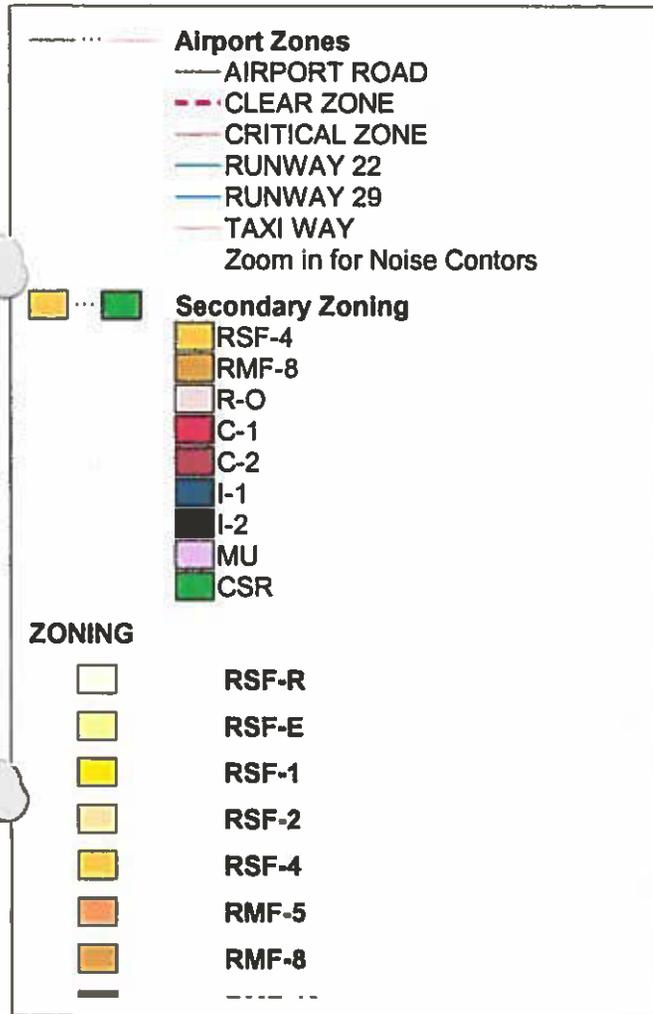
100 lot minimum on stubs / one point of access.

30 " " " on dead end

Provide for F 3/4 Rd. on North.

* Would like to point out that design meetings
w/o site analysis is not going to happen.

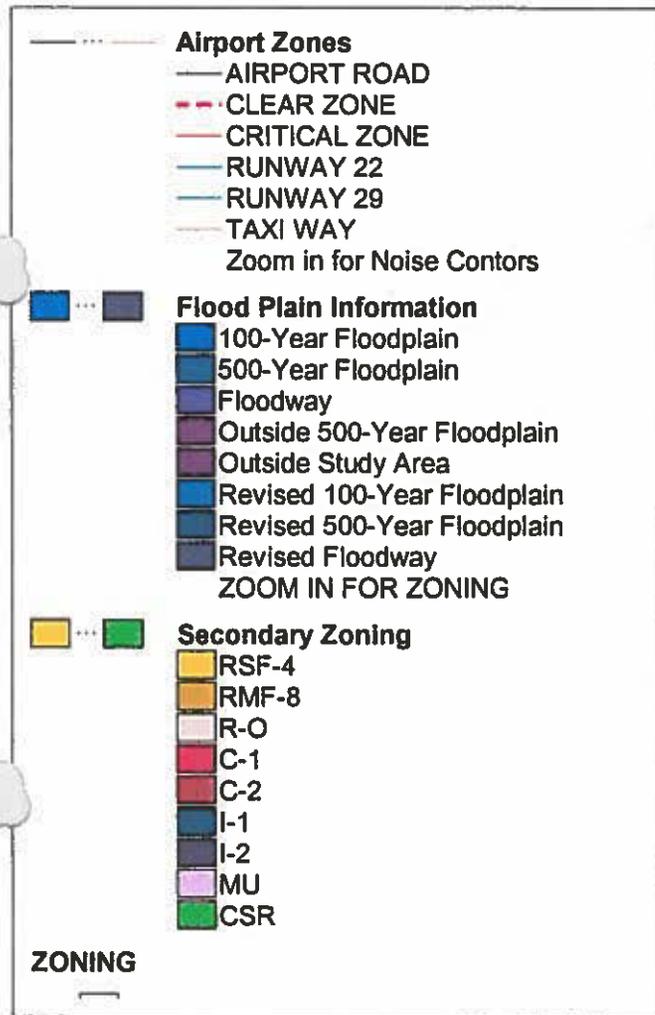
City of Grand Junction GIS Zoning Map ©



SCALE 1 : 8,846



City of Grand Junction GIS Zoning Map ©



SCALE 1 : 8,846



N



Heritage Estates

Grand Junction, Colorado

Prepared for:



Blue Star Industries
 2350 G Road
 Grand Junction, CO 81505
 Ph. 970.255.8853
 Fax. 970.245.1452
 Contact: John Davis

LAND USE LEGEND



CONDO/FLAT (36-PLEX)* WITH 120 TUCK-UNDER GARAGE SPACES PER BUILDING



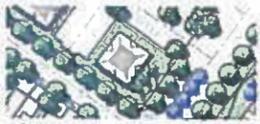
ROWHOME UNITS W/2 CAR ATTACHED GARAGE. TYPICAL INTERNAL LOT SIZE IS 30' x 100', END UNITS ARE 32' x 100'.



TOWNHOME RANCH UNITS W/ 2 CAR ATTACHED GARAGE. TYPICAL INTERNAL LOT SIZE IS 30' x 100', END UNITS ARE 32' x 100'.



SINGLE FAMILY DETACHED UNITS W/ 2 CAR ATTACHED GARAGE. TYPICAL LOT SIZE IS 45' x 100'.



COMMERCIAL / RETAIL W/ 101 PARKING SPACES

CONDO/FLAT/LOFTS ORIENTED TOWARD VIEWING GARDENS & AMENITY FEATURES
 LOCAL STREET WITH 44' R.O.W.

ROWHOME 'FRONT DOOR' ORIENTED TOWARD PARK SPACES TO CREATE VALUE FOR HOME BUYERS.

CHARTER SCHOOL

STRONG ENTRY LANDSCAPING, INCLUDING MONUMENTATION, REINFORCES URBAN FORMS WHILE CREATING PEDESTRIAN-FRIENDLY SPACES

DRAINAGE & WATER QUALITY CORRIDOR CONNECT STORM DRAIN SYSTEM & INTEGRATE IT WITH OPEN SPACE

DEVELOPMENT SUMMARY (NORTH)

PRODUCT	UNITS	AREA	DENSITY
36 PLEX CONDO/FLAT (36 PLEX)	108	5.96	Net = 18.4
+ ROW HOMES	29	2.47	Net = 11.7
• TOWNHOME RANCH	35	3.00	Net = 11.7
• SINGLE FAMILY DETACHED	17	2.00	Net = 8.5
COMMERCIAL / RETAIL	N/A	-	-
DETENTION PARKS	-	1.21	-
R.O.W. / OPEN SPACE	-	7.33	-
OUTPARCEL*	-	3.54	-
NORTH TOTAL:	189	22.74 ac.	Gross = 8.31 Du/Ac

DEVELOPMENT SUMMARY (SOUTH)

PRODUCT	UNITS	AREA	DENSITY
36 PLEX CONDO/FLAT (36 PLEX)	180	10.79	Net = 16.7
+ ROW HOMES	70	6.15	Net = 11.4
• TOWNHOME RANCH	64	5.47	Net = 11.7
• SINGLE FAMILY DETACHED	21	2.43	Net = 8.5
COMMERCIAL / RETAIL	17,000s.f.	2.03	-
DETENTION PARKS	-	2.44	-
R.O.W. / OPEN SPACE	-	1.93	-
R.O.W. / OPEN SPACE	-	11.40	-
SOUTH TOTAL:	338	42.64 ac.	Gross = 7.85 Du/Ac
OVERALL TOTAL:	527	65.38 ac.*	Gross = 7.89 Du/Ac

* 3.54 Ac. Outparcel is not figured in to Gross Density calculations.
 **Total site area is 70.1 acres. Not included in this total is the 3.54 ac. outparcel on the corner of F 1/2 or the F 1/4 Right of way, which is 7.17 acres.



DESIGN CONCEPT

EACH PROJECT PHASE ALLOWS FOR A DIFFERENT RESIDENTIAL OFFERING. MOST UNITS INCLUDE FIRST FLOOR MASTER SUITES SET IN CONTEMPORARY FLOOR PLANS. THIS AMENITY BASED URBAN VILLAGE CONCEPT INCLUDES COMMERCIAL CONVENIENCES THAT ARE WITHIN A FIVE MINUTE WALK OF A MAJORITY OF THE UNITS. OTHER AMENITIES INCLUDE POCKET PARKS, READING GARDENS, PLAYGROUNDS, TRAILS, AND PASSIVE OPEN SPACE.



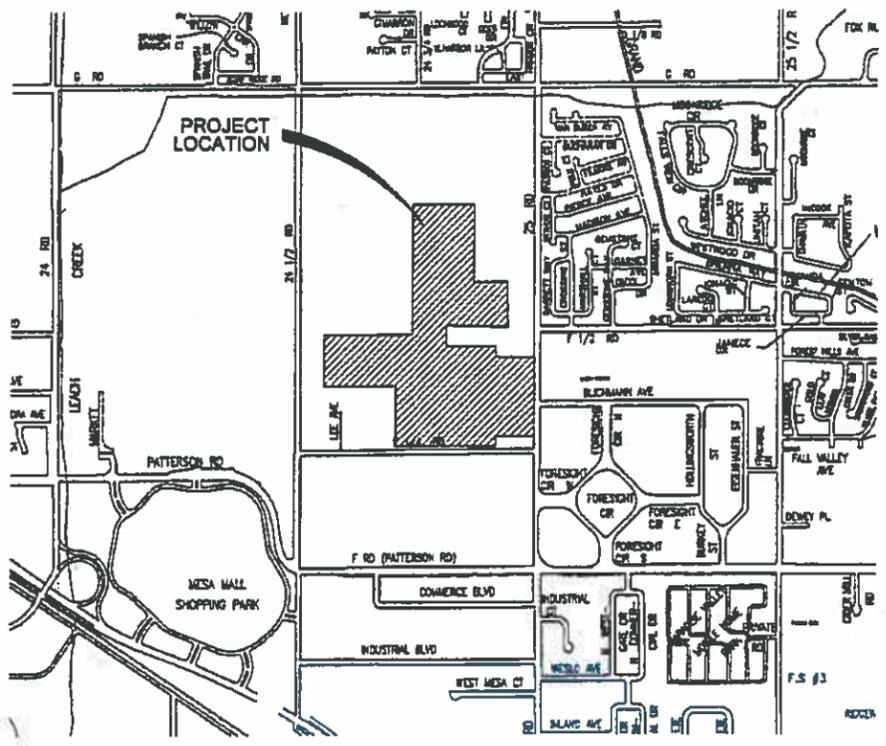
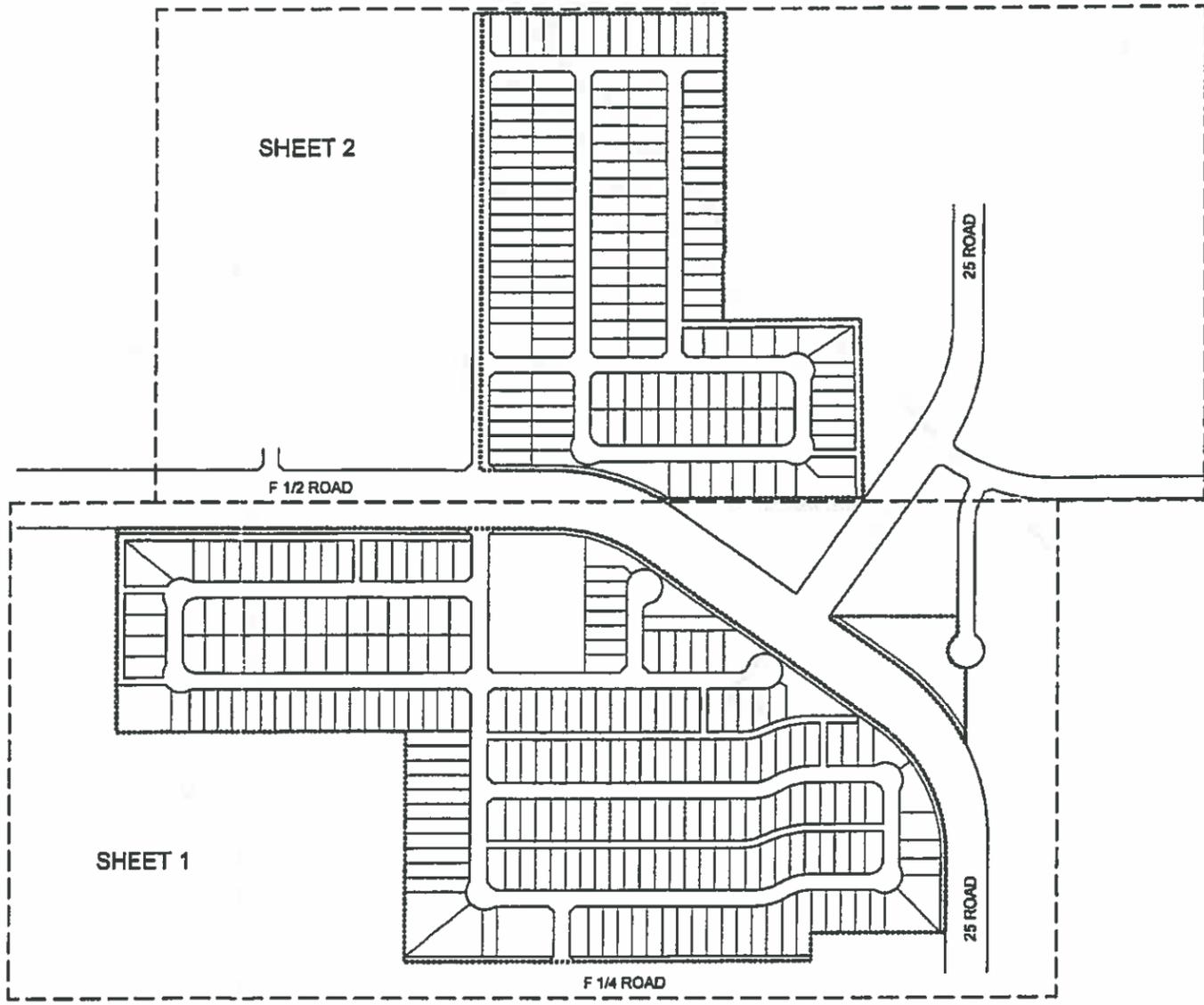
Overall Site Plan

LAND ARCHITECTS

Perspectives | Balance | Solutions
 Highways Park 303 734 1777 | P.O. Box 170 895 4100 | www.landarchitects.net

PRE-2006-001

TOTAL AREA OF F 1/2 CORRIDOR R.O.W. = ±7.49 ACRES
 TOTAL AREA OF HERITAGE ESTATES (BOUNDED BY HEAVY DASHED LINE) = ±96.76 ACRES
 TOTAL NUMBER OF LOTS (SINGLE FAMILY, 376) (MULTI-FAMILY, 60) = 436
 TOTAL AREA OPEN SPACE (LANDSCAPE TRACT, PARK, DETENTION) = 2.96 ACRES
 TOTAL SPACE COMMERCIAL = 0.07 ACRES
 DENSITY = 6.50



LOCATION MAP
N.T.S.

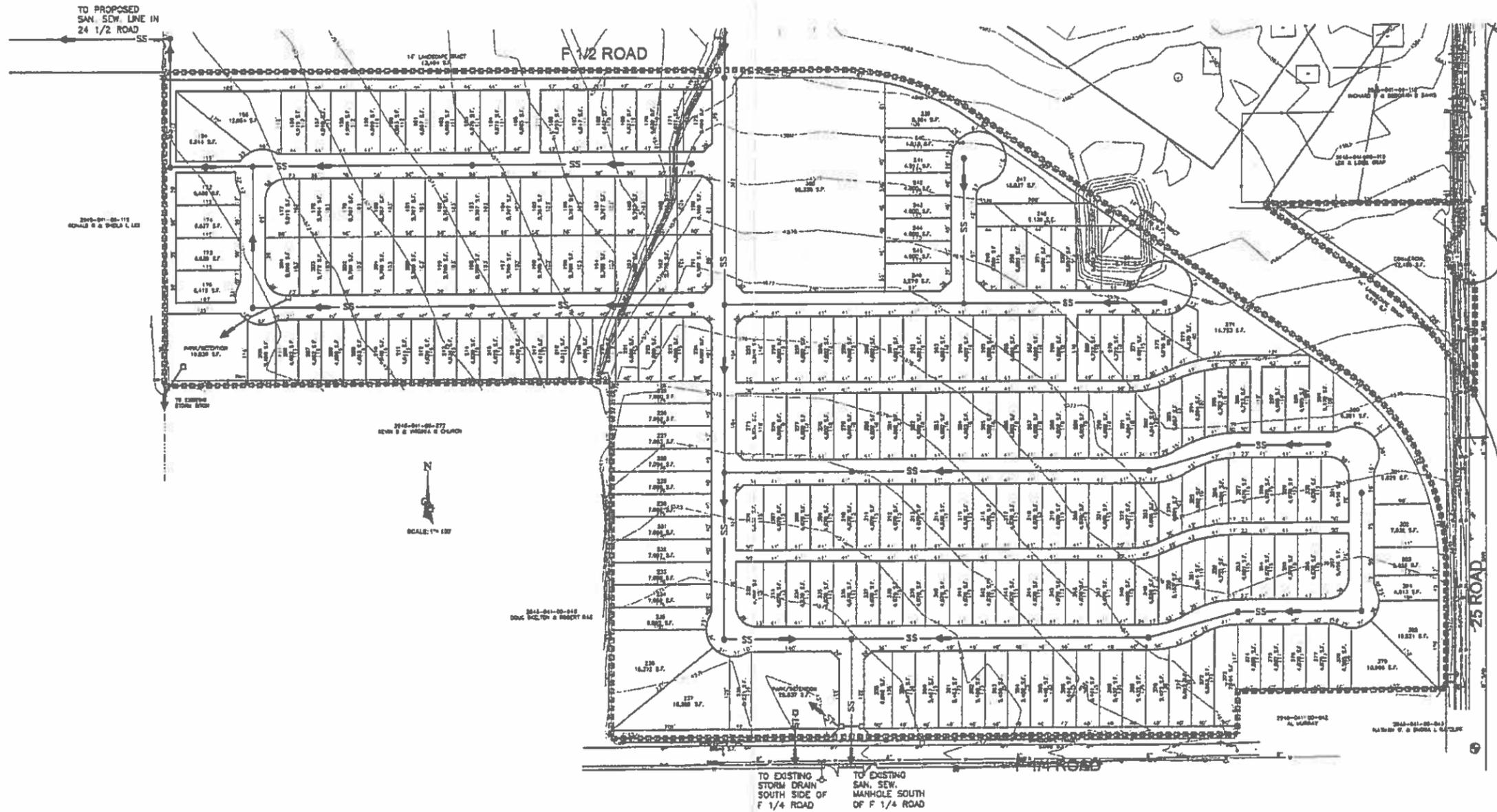
REVISION ▲	_____	DATE	_____	DRAWN BY	_____	DATE	_____
REVISION ▲	_____	DATE	_____	DESIGNED BY	_____	DATE	_____
REVISION ▲	_____	DATE	_____	CHECKED BY	_____	DATE	_____



O'Connor Design Group, Inc.
 2350 G Road
 Grand Junction, Co. 81506
 Phone: (970) 241-7125
 Fax: (970) 241-7862



PRE-2006-001



PLANNING/DESIGN/CONSTRUCTION - ESTIMATED COST \$1,500,000.00 - \$2,000,000.00

REVISION Δ	DATE	DRAWN BY	DATE
REVISION Δ	DATE	DESIGNED BY	DATE
REVISION Δ	DATE	CHECKED BY	DATE

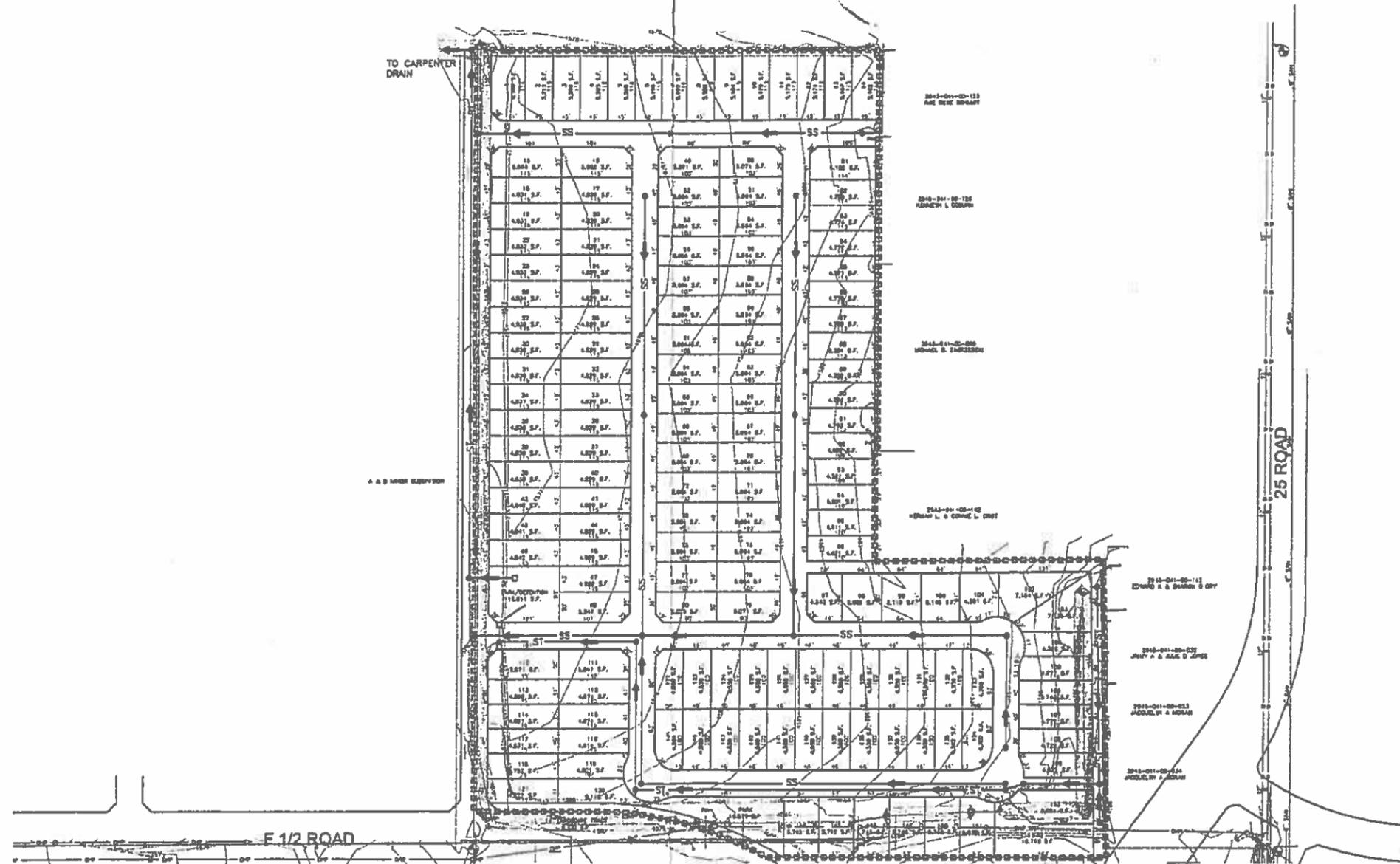
SCALE:	
PLAN	PROFILE
1" = 10'	1" = 10'


O'Connor Design Group, Inc.

2350 G Road
 Grand Junction, Co. 81505
 Phone: (970) 241-7125
 Fax: (970) 241-7852

HERITAGE ESTATES





2043-04-02-113
 AIR RISE ROAD

2043-04-02-120
 KENNETH L. COOPER

2043-04-02-090
 MICHAEL S. ZARZESSKY

2043-04-02-110
 EDWARD L. & CONNIE L. ORT

2043-04-02-111
 EDWARD L. & SHARON S. ORT

2043-04-02-020
 JERRY A. & SARA D. JONES

2043-04-02-013
 JACQUELYN A. MOHAM

2043-04-02-014
 JACQUELYN A. MOHAM



REVISION ▲	_____	DATE _____
REVISION ▲	_____	DATE _____
REVISION ▲	_____	DATE _____

DRAWN BY _____	DATE _____
DESIGNED BY _____	DATE _____
CHECKED BY _____	DATE _____

SCALES:	
PLAN	PROFILE

O'Connor Design Group, Inc.

2350 G Road
 Grand Junction, Co. 81505
 Phone: (970) 241-7125
 Fax: (970) 241-7852

HERITAGE ESTATES

GENERAL PROJECT REPORT

December 20, 2005

HERITAGE ESTATES

**649 25 ROAD
GRAND JUNCTION, COLORADO**

**PREPARED BY:
Becky Hadrath
HERITAGE ESTATES, LLC
2350 G ROAD, GRAND JUNCTION, CO 81505
(970) 255 8853 ext. 130**

Introduction:

It is our intention as the developer and builder to construct well-designed housing projects that can be accomplished through compliance with the City of Grand Junction's requirements for major subdivision plans. This we are happy to do in consideration for providing greater benefits to the community, both now and into the future. We will demonstrate that this project is compatible with surrounding developments and is consistent with the goals of the Growth Plan.

Heritage Estates subdivision consists of 73.31 +/- acres and is located at 649 25 Road, which sits just west of 25 Road between the F $\frac{1}{4}$ and G Road alignments. Proposed development of the site shall consist of three Filings containing a total of approximately 439 dwelling units. The subdivision will include access to the proposed F $\frac{1}{2}$ Parkway that will serve as one of its principal arterials.

Property Locations/Zonings and Legal Descriptions:

The site is located within the City of Grand Junction and is outside of the 24 Road Corridor Plan Area. It is currently zoned RMF-8 with a Growth Plan land use classification of Residential Medium High (8-12 dwelling units per acre). Proposed development of the site will be a mixed-use of designs that shall ultimately consist of 439 dwelling units: 379 single family homes and duplex town homes, and 60 condominium units. With the exception of the condominiums, the dwelling units will consist of both one and two story homes. Development will comply with applicable codes and standards.

The subject property consists of three separate parcels that encompass approximately 76.10 +/- acres total. The parcel numbers are: 2945-041-00-161, 2945-044-00-162 and 2945-044-00-165. See Exhibit A (attached) for a complete legal description of the property. The enclosed preliminary plan shows the location of the property in relationship to the surrounding vicinity.

The north parcel lies immediately east of a planned mixed-use housing development called Brookwillow Village that is still in the planning phase. The southern parcel is just north and east of a new development called the Glens at Canyon View. Our proposed project, Heritage Estates, will be greatly influenced by the construction and completion of the F $\frac{1}{2}$ Corridor project. Upon its completion, the F $\frac{1}{2}$ Road arterial will create a natural barrier between the northern and southern parcels of our project.

Petitioner's Intent:

This project will provide new construction of affordably priced single-family, town homes and condominiums in an area attractive to buyers due to its proximity to schools, shopping, recreation, parks and medical facilities. It is located relatively close to the Mesa Mall, Canyon View Park, a bowling alley and the Foresight Park Complex. In addition, a new multi-plex movie theatre is due to begin construction in the area soon as well.

Development Schedule and Phasing:

Initial construction of infrastructure is anticipated to begin in 2007, immediately following final approval of the project. At this time, we are projecting this project to be completed in three phases, although this is subject to change.

Current Use/Site Characteristics:

Currently there are four buildings/outbuildings located on the site: a primary residence, a garage, a barn and a silo. At final plat, we are deeding a small four-acre +/- parcel on which these buildings lay back to the property owners—the Morans-whom we purchased the land from. A portion of this four-acre parcel will be used by the City of Grand Junction to construct the F ½ Road arterial. The remainder of the site is not currently used for any specific purpose.

Neighborhood Impact:

Our project could be impacted by a new subdivision that is currently in the preliminary stages of planning directly west of Heritage Estates, to be known as Brookwillow Village, a Grace Homes project. Garrett Estates and The Glens at Canyon View are the two subdivisions that sit just east of 25 Road adjacent to our subject property. Older single-family homes line the west side of 25 Road both to the north and south of the subject property.

The UTEC college campus is located to the southeast of the property as well, bordering the east side of 25 Road south of the existing portion of F½ Road. Several mature trees dot the landscape around and within the property boundaries.

As previously mentioned, the area is currently undergoing urbanization and recent developments support that this subdivision is neither premature nor piecemeal development.

Transportation and Traffic:

All streets will be constructed in conformance with current City of Grand Junction standards and specifications. Existing streets in the vicinity include 25 Road to the east, G Road to the north, F¼ Road to the south and 24½ Road to the west. F½ Road is proposed to be extended through the middle of the project by the City of Grand Junction and will serve as a principal arterial. Urban residential streets are proposed to extend into the project from F¼ Road, 25 Road, 24½ Road and also from F½ once interconnectivity to the area has been defined. Residential streets will be extended to adjacent offsite properties to provide interconnectivity and responsible growth consistent with the recommendations of the Growth Plan.

Sewer Impacts:

All lots will be served by a sewer system connected to the Persigo Wastewater Treatment Facility and serviced by the City sewer. Utilities will be available near the site with sanitary sewer proposed to connect at 24½ Road once the City has completed the extension of the existing sewer line on 24½ Road north to G Road, a project that is slated to begin in spring of 2006. We propose to connect to the sewer line currently located just to the south of F¼ Road. We will extend existing sewer service to adjacent properties where feasible.

Domestic Water Impact:

The provider for water service in this area will be Ute Water Conservancy District. The water service is proposed to connect at 25 Road and F¼ Road and any other available interconnections from adjacent developments. We will extend existing service to adjacent properties where feasible.

Drainage Impacts:

Runoff currently flows to the west on the northern parcel and drains into Carpenter Drain. On the southern parcel, three-fourths of the runoff drains to the south into an existing storm sewer located in F¼ Road. The runoff from the remaining northwest quarter of the southern parcel flows to the west and drains into an existing open ditch. Development of this site will provide improvements to drainage conditions through elimination of flood-irrigation practices and creation of sprinkler irrigation and storm water management facilities. We currently propose several detention ponds within the project. Some ponds will drain to shallow outlets existing near the historic discharge locations and may require pumping.

Flood Hazard Impact:

A portion of the site is located within Zone "X" of the Leach Creek as indicated by the current FEMA mapping. Zone "X" is defined as "500-year floodplain and/or 100-year floodplain less than one foot of depth."

Irrigation Impact:

Development will eliminate existing irrigation practices and provide an improved irrigation system. We will ensure that delivery of irrigation to adjacent properties is continued and not disturbed or negatively impacted.

Fire Protection Impact:

This project will be designed to meet the fire flow requirements of the City of Grand Junction Fire Department: the service provider for fire protection in this area. Fire hydrants shall be placed and provide fire flow capabilities in accordance with the City's ordinances.

Historic Preservation Impact:

Petitioner cannot establish any specific historical relevance of the property. No structures currently exist on the property other than the homes on the four-acre parcel that we are not keeping as per our agreement with the Morans.

Noise, Dust & Odor Impact:

It is the intent of the Developer/Builder to limit the amount of unnecessary work that would pose a threat or be offensive to occupants of adjacent properties by reason of emission of noise, vibration, dust, smoke, odor or particulate matter, toxic or noxious materials. This project will comply with all appropriate local, state and federal air emission and noise statutes. Effort will be made to maintain existing ground cover where possible. Dust, erosion and sedimentation controls will be used during and after construction. We support the right to farm.

Natural Features and Environmental Protection Impacts:

Existing ground cover over most of the site consists of a variety of weeds and pasture grasses. There are no significant natural features on the property.

This proposed development is similar to and compatible with other subdivision development projects in the area and is within the scope of the Growth Plan.

The Developer, per landscape plans prepared during final design, shall install landscaping, irrigation and proposed open space tracts. Landscaping and maintenance of all single-family lots will be the responsibility of the individual homeowners and the Homeowner's Associations within the development will be responsible for the maintenance of landscaping around the town homes and condominiums.

Public Facilities Impacts:

The impact on public facilities (i.e. schools, fire, police, roads, parks, etc...) will be within expectations, given the size of this development and considering that the project is proposed to develop within the lower range of density prescribed by existing zoning and the recommendations of the Growth Plan. However, we feel that this development will bring positive and responsible growth to the area. This project will not cause an undue burden on the City for maintenance or improvement of land or facilities.

Soils Impacts:

According to the Geotechnical Report done by Western Colorado Testing, Inc., soils encountered at the site were silty clay with organics topsoil above brown, dry to moist, dry to wet, medium stiff to stiff clay and sand and medium dense to loose sandy silt. All soils found at the site are typical of the vicinity, and the report revealed that there are no significant factors that might deter normal construction practices for utility installation or foundation excavation.

Exhibit A

Parcel 1

The Northwest Quarter of the Southeast Quarter of the Northeast Quarter and the South Half of the Southeast Quarter of the Northeast Quarter of Section 4, Township 1 South, Range 1 West of the Ute Meridian;

EXCEPT Beginning at a point 2637 feet North of the Southeast corner of said Section 4, thence North 88 degrees 41' West 280 feet to a point 6 inches East of the East line of the Concrete Ditch, as now constructed, thence North 0 degrees 28' West along said Concrete Ditch, 456 feet, thence South 87 degrees 51' West along fence as now established 374 feet, thence North 2 degrees 14' West 184 feet to fence corner, thence South 89 degrees 12' East along fence 664 feet to the Section line, thence South 623 feet to the point of beginning;

ALSO

The Northeast Quarter of the Southeast Quarter and the East three-fourths of the Northwest Quarter of the Southeast Quarter of Section 4, Township 1 South, Range 1 West of the Ute Meridian;

EXCEPT Beginning at the Southwest corner of the East Half of the Southwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 4, Township 1 South, Range 1 West of the Ute Meridian, thence North 660 feet, thence East 792 feet, thence South 660 feet, thence West 792 feet to the point of beginning;

ALSO EXCEPT Beginning at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 4, Township 1 South, Range 1 West of the Ute Meridian, thence West 416 feet, thence North 105 feet, thence East 416 feet, thence South 105 feet to the point of beginning;

ALSO EXCEPT Beginning at a point 116 feet South of the Northeast corner of the Southeast Quarter of Section 4, Township 1 South, Range 1 West of the Ute Meridian, thence West 257 feet, thence South 80 feet, thence West 159 feet, thence South 160 feet, thence East 416 feet, thence North 240 feet to the point of beginning;

EXCEPTING FROM ALL THE ABOVE DESCRIBED LAND the following described parcels;
Commencing at the E1/4 corner of Section 4, Township 1 South, Range 1 West of the Ute Meridian, whence the center of said Section 4 bears N89 degrees 52'54" W 30.0 feet to the True Point of Beginning; thence N89 degrees 50'54" W along the South boundary line of the NE1/4 of said Section 4 924.71 feet to a point; thence S 82 degrees 17'43"W 367.27 feet; thence N89 degrees 52'54"W 991.43 feet; thence S00 degrees 00'38"E 100 feet; thence S89 degrees 52'54"E 991.43 feet; thence N82 degrees 17'43"E 367.27 feet; thence N00 degrees 00'38"W 65 feet; thence N89 degrees 52'42"E 924.71 feet to the West right-of-way boundary of 25 Road; thence N00 degrees 01' 44"E 35 feet to the Point of Beginning;

And

A parcel of land lying in the S1/2SE1/4NE1/4 and the N1/2SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, described as follows:

Commencing at the E1/4 corner of said Section 4, whence the center of said Section 4 bears N89 degrees 52'54"W; thence N89 degrees 50'54"W 30 feet to the True Point of Beginning; thence N89 degrees 50'54"W along the South Boundary of the NE ¼ of said Section 4, 924.71 feet to a point; thence S82 degrees 17'43"W 367.27 feet; thence N89 degrees 52'54"W 991.43 feet; thence N00 degrees 00'38"W 50.0 feet to a point on the North Boundary Line of the SE1/4 of said Section 4; thence S89 degrees 52'54"E along the North Boundary Line of the SE1/4 of said Section 4, 988.14 feet; thence N82 degrees 17'43"E 403.95 feet; thence N89 degrees 52'42"E 641.50 feet to the West Boundary Line of that tract of land described in Book 1076 at Page 318; thence S0 degrees 26'16"E along the West line of said tract 31.95 feet; thence S88 degrees 39'16"E along the South line of said tract 249.99 feet to a point on the West right-of-way boundary of 25 Road; thence S 0 degrees 01'44"W along the West right-of-way boundary of 25 Road 17.71 feet to the True Point of Beginning,

Mesa County, Colorado

NOTE: The above legal description is subject to amendment upon compliance with Requirement No. 1 herein.

Parcel 2

Commencing at the E1/4 corner of Section 4, Township 1 South, Range 1 West of the Ute Meridian, whence the center of said Section 4 bears N89 degrees 52'54"W 30.0 feet to the True Point of Beginning; thence N89 degrees 50'54"W along the South boundary line of the NE1/4 of said Section 4 924.71 feet to a point; thence S82 degrees 17'43"W 367.27 feet; thence N 89degrees 52'54"W 991.43 feet; thence S00 degrees 00'38"E 100 feet; thence S89 degrees 52'54"E 991.43 feet; thence N82 degrees 17'43"E 367.27 feet; thence N00 degrees 00'38"W 65 feet; thence N89 degrees 52'54"E 924.71 feet to the West right-of-way boundary of 25 Road; thence N00 degrees 01'44"E 35 feet to the Point of Beginning, Mesa County, Colorado.

Parcel 3

A parcel of land lying in the S1/2SE1/4NE1/4 and the N1/2SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, described as follows:

Commencing at the E1/4 corner of said Section 4, whence the center of said section bears N89 degrees 52'54"W; thence N89 degrees 50'54"W 30 feet to the True Point of Beginning; thence N89 degrees 50'54"W along the South Boundary of the NE1/4 of said Section 4, 924.71 feet to a point; thence S82 degrees 17'43"W 367.27 feet; thence N89 degrees 52'54"W 991.43 feet; thence N00 degrees 00'38"W 50.0 feet to a point on the North Boundary Line of the SE1/4 of said Section 4; thence S89 degrees 52'54"E along the North Boundary Line of the SE1/4 of said Section 4, 988.14 feet; thence N82 degrees 17'43"E 403.95 feet; thence N89 degrees 52'42"E 641.50 feet to the West Boundary Line of that tract of land described in Book 1076 at Page 318; thence S 0 degrees 26'16"E along the West line of said tract 31.95 feet; thence S88 degrees 39'16"E along the South line of said tract 249.99 feet to a point on the West right-of-way boundary of 25 Road; thence S 0 degrees 01'44"W along the West right-of-way boundary of 25 Road 17.71 feet to the True Point of Beginning, Mesa County, Colorado.



Engineers
Surveyors

Drexel, Barrell & Co.

James A. Brzostowicz, P.E.
Department Head – Land Development

1800 38th Street
Boulder, Colorado 80301-2620

303-442-4338

303-442-4373 Fax

E-mail jbrzostowicz@drexelbarrell.com



BLUE STAR INDUSTRIES, LLC

Defining the Way the World Builds

Steven Erickson
Land Development Coordinator

2350 G Road
Grand Junction, CO 81505
serickson@bluestarindustries.com



Bus: 970-255-8853 Ext. 128
Fax: 970-255-7080
Cell: 970-640-4328

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10-17-07

1/2

NAME	PHONE/FAX	COMPANY
Rick Deters	256-4034/4031	CITY
John Davis	640-4320	Blue Star
Bob Fuller	985-9497	Blue Star
Olivia Herrera	640-3753	Blue Star
Jim Brazostowicz	257-1350 x1127	Drexel Biddle
Kim Kerk	640-6913/255-7080	Blue Star
Greg Tobery	970-256-4023	City
LISA COX	244-1448	City
LORI Bowers	256-4033	City
ERIC HAHN	244-1443	CITY

- They proposed a revised site plan.
- Alt. street standards for minor collector with detached walks.
- Jon said will delete west access on the south.
- Need to get F^{1/2} road design turned on.

- Retention basin in SW corner
- TIS \Rightarrow working on
- talked about xcel & fee ownership
- talked about $F\frac{1}{2}$ & minimum access, TCP + min access cost. bed 140' ROW
- need stubs to property on SW corner.

Review Comments

Heritage Estates - Pre-App

PRE-2006-001

By: Eric W. Hahn, P.E. - Development Engineer

Date: January 16, 2006

Page 1 of 3

General Comments

- 1) The plan does not appear to account for the narrow parcel owned by Xcel Energy, which runs through the center of the project.
- 2) It is not clear what is proposed for the parcels on the north side of F 1/2, on each side of the 25 Road intersection. It appears that portions of the subject property are not being shown on the plan.

Streets/Traffic Comments

- 3) A Traffic Impact Study (TIS) is required as part of the Preliminary Plan submittal. The developer's traffic engineer must coordinate with the City Transportation Engineer in completing a Base Assumptions Form. At a minimum, the following intersections should be evaluated:
 - a) 24 1/2 and 25 at F 1/4 and F 3/4 Roads
 - b) 24 1/2 and 25 at F and G Roads
 - c) All proposed or required intersections on the F 1/2 Parkway
 - d) The 25 Rd & Blichman intersection
- 4) The developer must dedicate all right-of-way necessary to accommodate the final width of the proposed F 1/2 Parkway.
- 5) All street layouts must be consistent with the F 1/2 Parkway plan. The developer must very closely coordinate the design of this subdivision with the City's consultant currently designing the F 1/2 Parkway (Vista Engineering). It is likely that the City will construct a portion of the Parkway concurrent with this development. However, if this development project occurs prior to construction of the Parkway, the developer must dedicate the required right-of-way and construct "minimum access" to the subdivision along the Parkway corridor. This issue will be a critical part of the subdivision design process.
- 6) The location and design of the proposed 25 Road & F 1/2 Parkway intersection may be altered during the final design process. This project must be adjusted accordingly, as necessary.
- 7) The adopted Grand Valley Circulation Plan (GVCP) requires a Collector street (F 3/4 Road) be built along the north property line. The centerline of this street must be aligned along the property line as closely as possible. The applicant must construct at least half of the Collector street section along the entire length of the north property line. This will require that the existing drainage ditch be moved, tiled, or abandoned. Any modifications to the ditch must be approved by the drainage district. All such design and construction must be consistent with what is being proposed by the development to the west, Brookwillow Village.
- 8) The GVCP also requires a Minor Collector street (24 3/4 Road) be built along the west property line, north of and intersecting with the F 1/2 Parkway. This will also require that the existing drainage ditch be moved, tiled, or abandoned. Any modifications to the ditch must be approved by the drainage district. All such design and construction must be consistent with what is being proposed by the development to the west, Brookwillow Village.
- 9) The south leg of the 24 3/4 & F 1/2 intersection may have difficulty providing adequate sight distance. It may make more sense to move this access further west to the next intersection.

Review Comments

Heritage Estates – Pre-App

PRE-2006-001

By: Eric W. Hahn, P.E. - Development Engineer

Date: January 16, 2006

Page 2 of 3

- 10) The developer must also complete the north half of F¹/₄ Road, per the standard Residential Collector Section. All such design and construction must be consistent with what is being proposed by the development to the south, The Glens at Canyon View.
- 11) Phasing will be important – show phasing lines to limit dead end streets and keep number of homes on single access below 100 lots.
- 12) Provide stubs or connections as follows:
 - a) On 24³/₄ Road, must align or space per TEDS relative to entrances to Brookwillow.
 - b) Provide a connection to F³/₄ Road.
 - c) Must stub to 667 25 Road or adjacent parcel with alignment to provide appropriate intersection spacing on 25 Road (Minor Arterial).
 - d) Must stub streets to the following parcels 2945-044-00-116, -072, and -040.
- 13) Dead-end alleys are not allowed.
- 14) Any proposed alleys running immediately adjacent to neighboring property lines or the F¹/₂ Parkway will likely be required to be buffered in some way. This will also be required where cul-de-sacs touch the F¹/₂ right-of-way. This must be coordinated with the City Planner.
- 15) Access to the parcels on the north side of F¹/₂, on each side of the 25 Road intersection, will be very difficult, if not impossible.

Grading & Drainage Comments

- 16) At Final, must submit a City of Grand Junction Stormwater Permit, as well as a State of Colorado Construction Activity Permit for each phase of construction.
- 17) Must detain stormwater runoff onsite per SWMM.
- 18) Runoff discharge must be to drainage facilities with adequate legal right and physical capacity. Existing drainage facilities may not have adequate capacity to convey historic flows from the 100-year storm event. It is possible that offsite drainage improvements will be necessary, and it may be necessary to coordinate with downstream developments, such as The Glens at Canyon View.
- 19) The proposed stormwater discharge point at the west edge of the southern half of the project is probably being directed into an existing irrigation tailwater ditch. This will not be allowed, since SWMM requires that all irrigation facilities must be assumed to be full and have no additional capacity for stormwater.
- 20) Adequate storm sewer does not appear to be in place in 24¹/₂ or 25 Roads.
- 21) Within the next year, the City will be upgrading Ranchman's Ditch along Patterson and through Mesa Mall to the point of discharge at the Colorado River. Connections to this drain are possible. Contact David Donohue (244-1558) with any questions about available capacity in this facility.
- 22) The final grading & drainage design must accommodate the requirements associated with the floodplain (Zone X).

Review Comments

Heritage Estates - Pre-App

PRE-2006-001

By: Eric W. Hahn, P.E. - Development Engineer

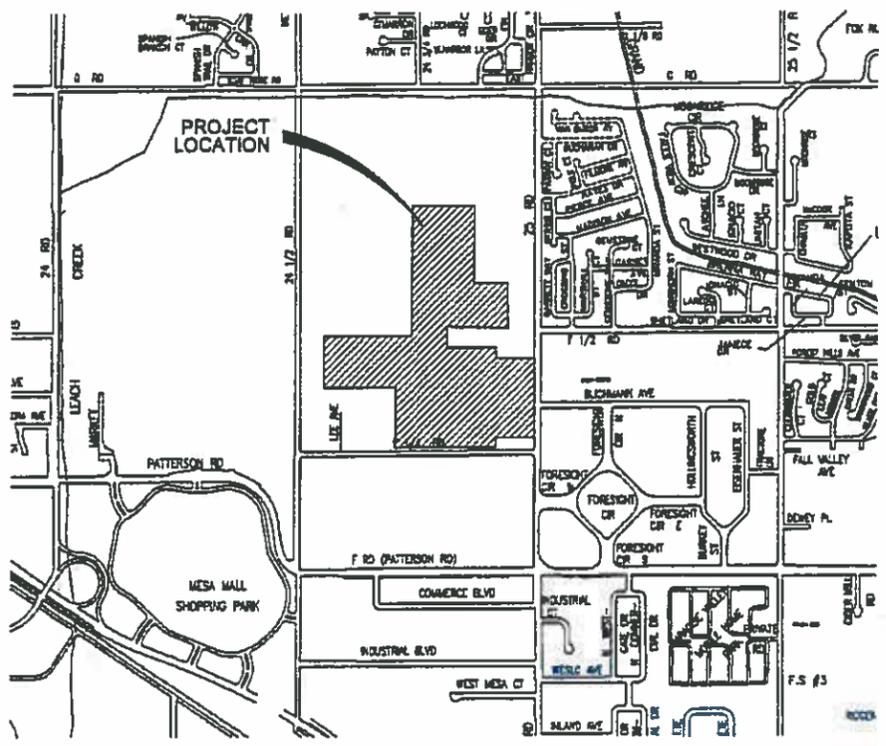
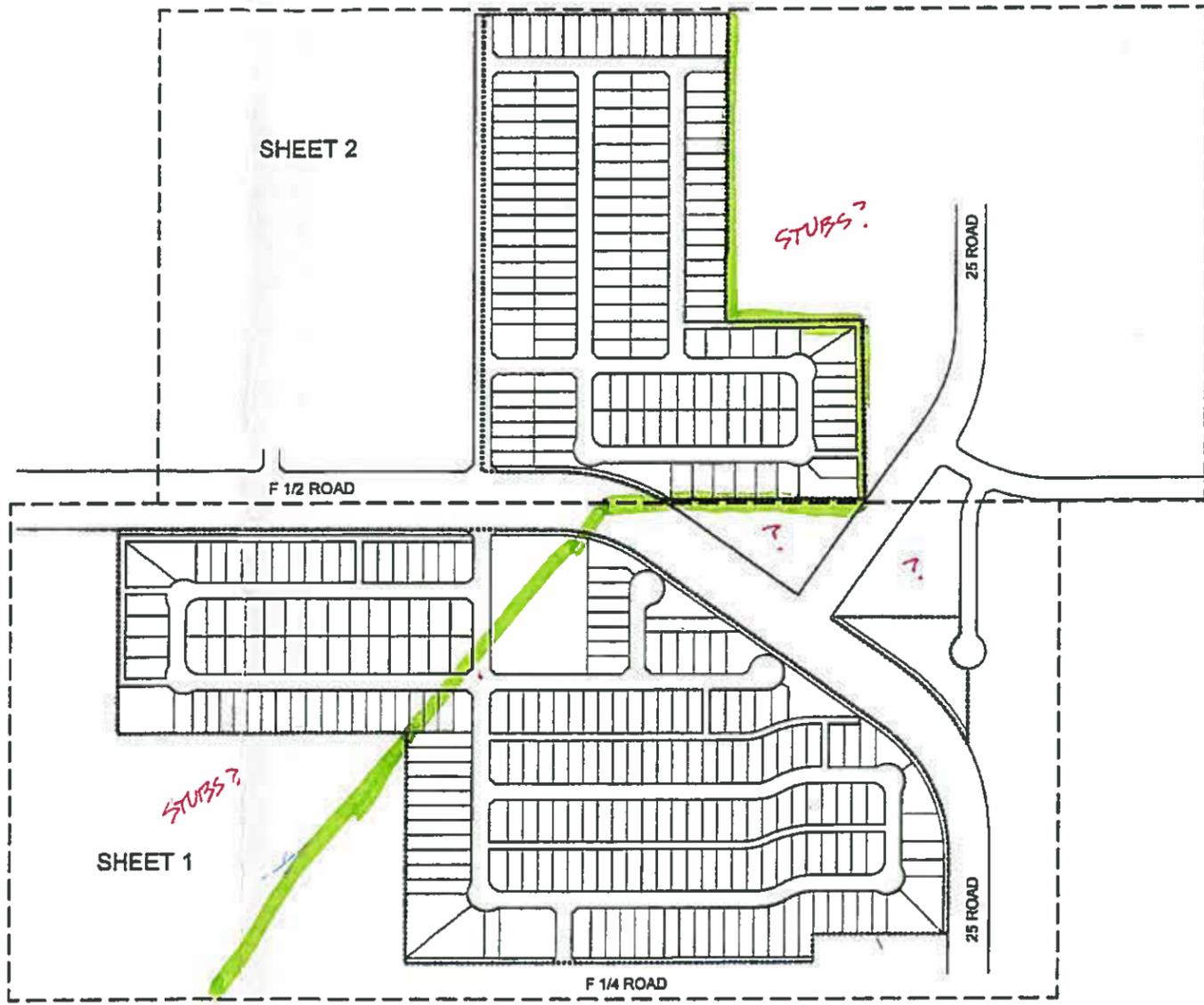
Date: January 16, 2006

Page 3 of 3

Utility Comments

- 23) A sanitary sewer Trunkline Extension project along the 24½ Road corridor is going to bid this month, and will begin construction in late February or early March. Trunkline Extension fees will be assessed for this area upon development. Contact the City Utility Engineer (244-1590) to discuss details.
- 24) All of this project that lies within the Trunkline Extension service area must be served by the Trunkline, and these areas will be subject to any additional sewer fees associated with the Trunkline Extension.
- 25) Must complete a Fire Flow form.

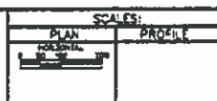
TOTAL AREA OF F 1/2 CORRIDOR R.O.W. = ±7.49 ACRES
 TOTAL AREA OF HERITAGE ESTATES (BOUNDED BY HEAVY DASHED LINE) = ±66.76 ACRES
 TOTAL NUMBER OF LOTS (SINGLE FAMILY, 379) (MULTI-FAMILY, 60) = 439
 TOTAL AREA OPEN SPACE (LANDSCAPE TRACT, PARK, DETENTION) = 2.96 ACRES
 TOTAL SPACE COMMERCIAL = 0.67 ACRES
 DENSITY = 8.58



LOCATION MAP
N.T.S.

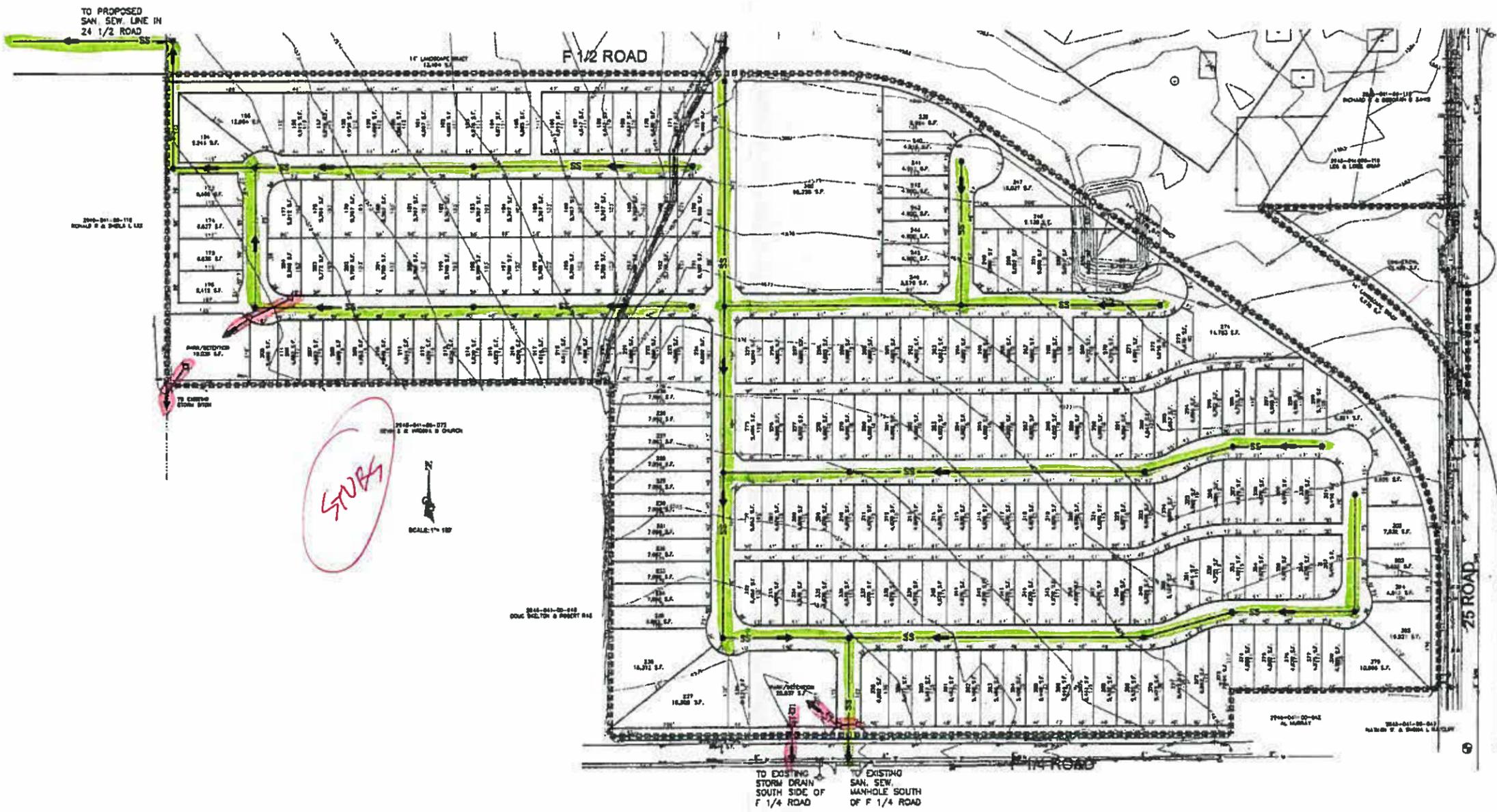


REVISION ▲	_____	DATE	_____	DRAWN BY	_____	DATE	_____
REVISION ▲	_____	DATE	_____	DESIGNED BY	_____	DATE	_____
REVISION ▲	_____	DATE	_____	CHECKED BY	_____	DATE	_____



O'Connor Design Group, Inc.
 2350 G Road
 Grand Junction, Co. 81505
 Phone: (970) 241-7125
 Fax: (970) 241-7852

HERITAGE ESTATES



STOPS



SCALE: 1/4\"/>



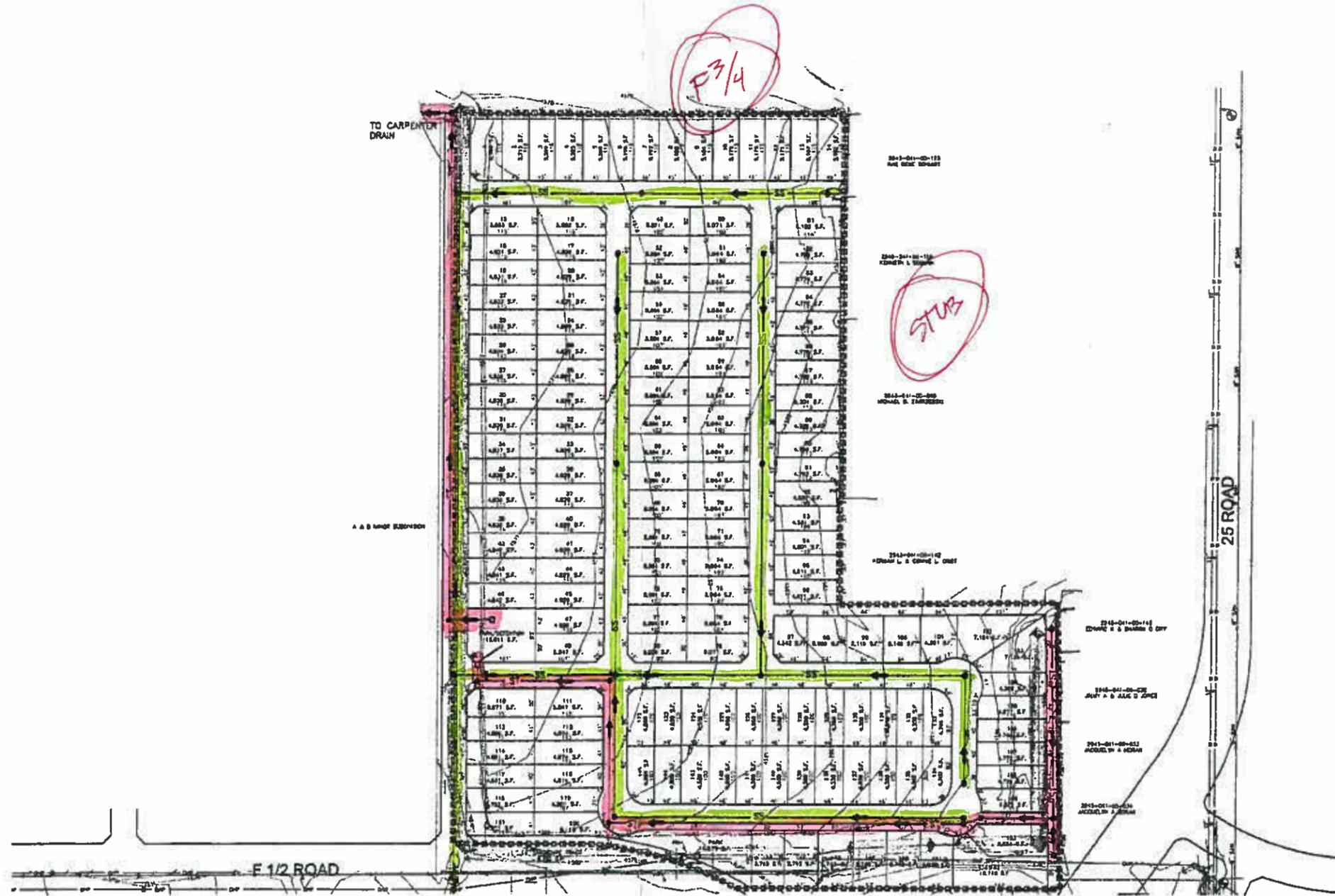
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REVISION Δ	_____	DATE	_____	DESIGNED BY	_____	DATE	_____
REVISION Δ	_____	DATE	_____	CHECKED BY	_____	DATE	_____

SCALE	
PLAN	1/4\"/>
PROFILE	1/4\"/>

 **O'Connor Design Group, Inc.**

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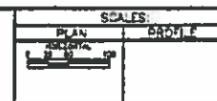
HERITAGE ESTATES



GRAND JUNCTION, CO. 81506
 2350 G ROAD
 GRAND JUNCTION, CO. 81506
 (970) 241-7125
 (970) 241-7852

REVISION ▲	_____	DATE	_____
REVISION ▲	_____	DATE	_____
REVISION ▲	_____	DATE	_____

DRAWN BY	_____	DATE	_____
DESIGNED BY	_____	DATE	_____
CHECKED BY	_____	DATE	_____



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HERITAGE ESTATES





F.5 AREA CORRIDOR STUDY
 ALTERNATIVE 4D - CURVE 25 ROAD (NORTH)

F 1/2 ROAD DISTRICT MAP
GRAND VALLEY CIRCULATION PLAN
JUNE 2005

N:\LandProj\2011\F54500 (F)HALF COR STUDY\img\F5-Corridor-Study-4-26-05.dwg, PC

06-001

Streets

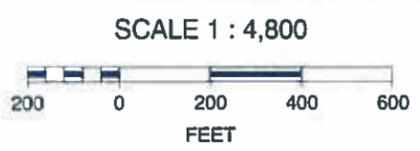
Street Classifications

- I-70
- I-70 proposed
- Principal Arterial
- Principal Arterial Prop
- Major Arterial
- Major Arterial Prop
- Major Collector
- Major Collector Prop
- Minor Collector
- Minor Collector Prop

Air Photos

- 2002 Photos
- Highways
- Rivers
- Grand Mesa Lakes
- Lakes
- Street Labels

DOQQS



012-001

Drainage

 **Contours 2001**

Storm Sewer

-  **Structures**
 -  CATCH BASIN
 -  STORM MANHO...
-  **Lines**
 -  CATCH BASIN LII
 -  STORM LINE
-  **Lines not surveyed**
-  **Valley Pans**
-  **Detention Ponds**

Air Photos

-  **2002 Photos**
-  **Highways**
-  **Rivers**
-  **Grand Mesa Lakes**
-  **Lakes**
-  **Street Lables**

 **DOQQS**



SCALE 1 : 4,800



06-001

Sewer & Water

Ute Water

- Ute Water Mains

Sanitary Sewer

Structures

- FORCE MAIN MH
- FORCED MAIN CLEAN...
- GREASE TRAP MH
- SANITARY SEWER C.O.
- SANITARY SEWER MH
- COMBINED SEWER MH
- LIFT STATION MH

Lines

- COMBINED SEWER LIN
- FORCE MAIN
- SANITARY SEWER LINE

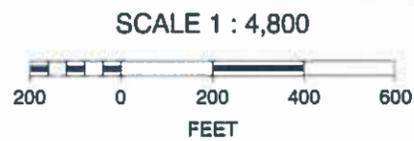
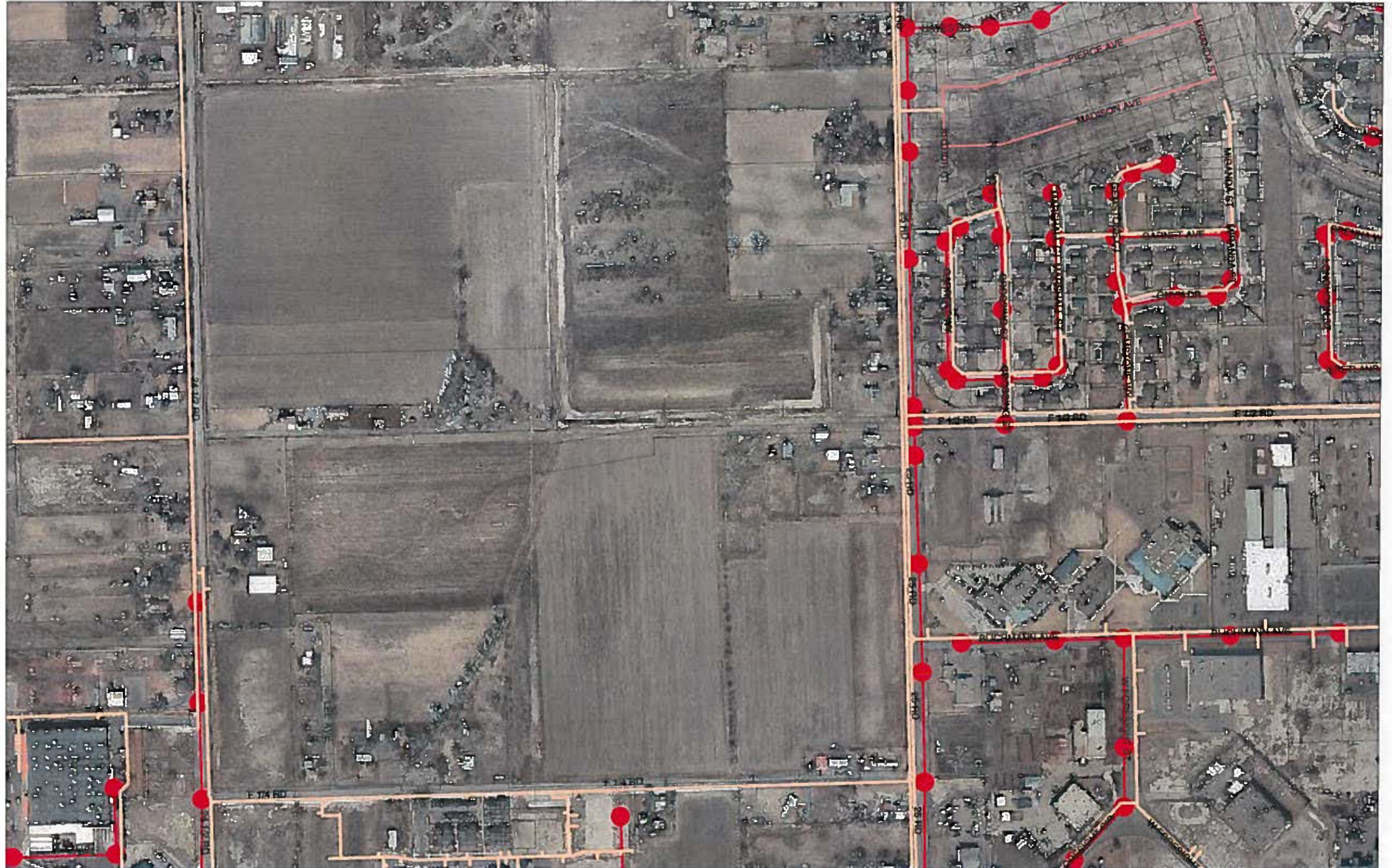
Abandoned Sewer

- Force Mains not surveyed
- Lines not Surveyed

Air Photos

- 2002 Photos
- Highways
- Rivers
- Grand Mesa Lakes
- Lakes
- Street Lables

DOQQS



06-001