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File 1978-0022

Date 8/11/00 Project Name: The Falls Subdivision

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		A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included. **Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.** **Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.**
X	X	***Summary Sheet – Table of Contents**
		Application form
		Receipts for fees paid for anything
		***Submittal checklist**
		***General project report**
		Reduced copy of final plans or drawings
		Reduction of assessor's map
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DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Follow-Up Form	X		Site Plan
X		Review Sheets			
X	X	Letter form Walter Junge, Engineering Geologist to Conni McDonough – 11/22/77			
X	X	Letter from Wendell Larsen to Planning Dept. – 11/10/77			
X	X	School District Report			
X	X	Letter form Robert Gerlofs to Planner – 2/2/78			
X	X	Mesa County Planning Commission Minutes – 12/20/77			
X	X	Letter from Bob Kettle to Robert Gerlofs – 12/21/77			
X	X	Planning Commission Minutes - ** - 11/30/77			
X	X	Petition and Application for Rezoning			
X		Subdivision Developers Certificate			
X		Resolution (zoning change)			
X	X	Letter from Martin Hanrahan, Dept. of Health to Planning Commission – 11/8/77			

C182-77

Activity REZONE: R2 to PD-8 & OUTLINE DEV. PLAN

Phase OUTLINE DEV. PLAN Date Submitted NOV. 16, 1977

Review Period 21

REVIEW AGENCIES:

Send	Comment		Send	Comment	
✓		COUNTY ROAD DEPARTMENT	✓		SCHOOL DISTRICT 51
✓		COUNTY HEALTH DEPT.	✓		FIRE G.J.
✓		COUNTY SURVEYOR	✓		IRRIGATION GRAND VALLEY
2		PUBLIC SERVICE			WATER
✓		MOUNTAIN BELL			SEWER
✓		GRAND VALLEY RURAL POWER			TRANSAMERICA TITLE
		COMTRONICS	✓		CITY PLANNING
✓		UTE WATER	✓		CITY ENG & UTIL
✓		GRAND JUNCTION DRAINAGE			
✓		STATE HEALTH - RADIOLOGICAL			
✓		STATE GEOLOGICAL			
✓		SOIL CONSERVATION SERVICE			

STAFF COMMENTS Com. Loc.: SW of 28½ & F ROADS

Board	Date	Action
GJPC	11-30-77	MOTION to APPROVE CONFIRM
MCPC	12-20-77	Recom. approval subject to review & staff comments
PMCC	1-3-78	Approve with adjustment of MCPC comments

Documents:

____ Improvements Agreement	____ Title Investigation
____ Improvements Guarantee	____ Appraisal
____ Covenants	____ 5% Open Space
____ Annexation	____ Roadway X-sections
____ Drainage	____ Sewer
____ Plot Plan	____ Roadway Plan
____ Reclamation Plan	____ Petition - Application
____ List of Adjacent Property Owners	____ Assessor's Map

Publication Date _____ Hearing Date _____

PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO)
) ss
COUNTY OF MESA)

Gentlemen:

We, the undersigned, being the owners of the following described property, situated in Mesa County, State of Colorado, to wit: (legal description)

The Northeast Quarter (NE¼), Northwest Quarter (NW¼) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, EXCEPT Beginning 30 feet South of the Northwest Corner of said Northeast Quarter (NE¼), Northwest Wuarter (NW¼); Thence South 350 feet; Thence East 420 feet; Thence North 350 feet; Thence West to beginning; AND EXCEPT Beginning 420 feet east of the Northwest Corner of said Northeast Quarter (NE¼), Nowthwest Quarter (NW¼); Thence East 240 feet; Thence South 400 feet; Thence West 240 feet; Thence North to Beginning. Subject to a 30 foot easement along the North lines for a county road. Said tract contains 33.94 acres, more or less. (Subject easement contains .74 acres, more or less.)

Containing 33.94 acres, more or less, do respectfully petition and request amendment of the Zoning Map of the Mesa County Zoning Resolution by changing said above described land from R-2 Zone to PD-8 Zone.

Respectfully submitted,

Owner Robert P. Gerlofs

Owner CBW Builders Inc.

Address P. O. Box 2872, Gr. Jct. Co.

243-8966
Telephone Number

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 1st day of NOVEMBER, 1977. By Robert P Gerlofs & Vincent E. Gardner

My Commission expires: Aug 9th, 1981

Notary Public

Mesa Soil Conservation District

P.O. Box 2418, Grand Junction, CO 81501

Mesa County Planning Department
P.O. Box 897
Grand Junction, Colorado 81501

November 10, 1977

Material has been received pertaining to the Rezoning Request and the Outline Development plan for The Falls Subdivision (Item # C182-77) containing 34 acres and located between 28¼ and 28½ Roads and South of F Road. We offer the following comments for your consideration.

Domestic water will be provided by the Ute Water Conservancy District and sewage disposal through the Fruitvale Sanitation District.

Limitations of the soil types present on this tract are severe for local roads and streets(high plasticity index, shrink-swell, depth to rock and slope), shallow excavations (shallow to consolidated shale, slope), and dwellings with basements (for the above reasons). It is the contention of the developer to fill in the precipitous valley areas and to smooth off the ridge tops. The plan is feasible from a soil standpoint but careful management of the fill areas must occur. Fills will compact over a period of time and it would be advisable to moisten the fill to increase the speed of natural subsidence. Areas of fill that are to be built upon should be allowed a period of time for subsidence before construction commences.

The areas to be filled will also create a drainage pattern not unlike the present if tiles or some other drainage system is not used to control the subsurface movement of water. There is no upslope runoff to speak of and water table build up should only occur from direct on site rainfall and resident watering. It would be advisable to engineer a drainage system that will insure protection from ponding and subsurface saturation.

The grading and drainage plan shown in the outline development plan appears completely adequate at this time.

There does not appear to be a flood hazard present on this site and an erosion control plan is not deemed necessary at present due to the contractors plan to level a major portion of the property. However, due to the fine nature of the material to be moved, it would be advisable to keep the soil moist to keep dust movement to a minimum.

Sincerely,

Wendell Larsen

NOV 21 1977

SCHOOL DISTRICT REPORT

MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51

SUBDIVISION PLAN: The Falls Date 11-11-77

1. What schools would children residing in the proposed plan or subdivision normally attend assuming adequate space is available?

Orchard Avenue	Elementary School
Bookcliff	Junior High School
Central	Senior High School

2. What is the current enrollment and capacity of each school?

School	Date	Enrollment	Capacity
Orchard Avenue	10-19-77	343	475
Bookcliff	"	752	700
Central	"	911	1,000

3. What is the anticipated enrollment of these schools within one year, inclusive of proposed plans and subdivisions already approved within the respective attendance areas?

Previous plans and subdivisions have not been submitted for analysis prior to 1973, therefore, information needed is unknown at this time. The cumulative effects of subdivisions since then are shown on the last page of this report.

4. What is the projected number of dwelling units proposed in the subdivision?

222

5. What is the projected number of families proposed in the subdivision?

222

6. What is the projected average number of persons per household?

3.1[a]

[a] Based upon Reporting Data for Colorado, Mesa County developed from the 1970 Census Data and produced by Applied Urbanetics, Inc., Washington, D. C.

7. What is the projected number of children who would reside in the subdivision?

222 families X 3.1 persons per family = 688

688 people X 33.61% = 231

231 children.

8. What is the projected number of school age children (5-17) who would reside in the subdivision?

231 X 79.39%[a] = 183

9. What is the projected number of preschool age children (under 5) who would reside in the subdivision?

231 X 20.61%[a] = 48

10. What is the projected number of children of school age, projected to reside in the development, who would attend each of the respective schools as boundaries are presently drawn?

Elem.	49.94%	Orchard Avenue	91
Jr. High	26.84%	Bookcliff	49
Sr. High	23.22%	Central	43

11. When the projected number of school age children for each of the respective schools is added to the current enrollments plus the projected enrollment increases anticipated because of approval of subdivision plans, is the resulting sum equal to or less than the estimated capacity of the respective schools?

Orchard Avenue	less
Bookcliff	more
Central	more

12. What means of transportation will be required for pupils attending each of the respective schools?

With attendance boundaries and transportation policies that are now in effect, students from all these schools will be transported.

13. Will bus transportation traffic have to pass through or enter the subdivision?

No.

14. Is a bus transportation pickup point provided which would enable the bus to leave the main road safely to pick up students at a point distant from the main flow of vehicular traffic?

No, buses are currently required to stop traffic to load students. Serious consideration should be given to provide areas to load students off the arterial streets.

15. Are the roadways within the subdivision of adequate construction and width to accommodate school bus traffic?

No.

16. Will bus turnarounds be required in the subdivision?

No.

17. Is there adequate provision for the ingress and egress of school bus traffic in the subdivision?

No.

18. Will crosswalks and walkways be required for pedestrian traffic in or near the subdivision?

Consideration should be given to provide walkways in the area.

19. Will signs be required to alert traffic of a heavy concentration of children coming from the subdivision?

Possibly.

20. Will mechanical devices (stoplights or pedestrian crossing lights) be required to adequately safeguard student crossings of main thoroughfares?

Possibly.

21. Will additional teachers be required to accommodate the additional students?

Yes

22. Will additional facilities be required immediately to accommodate the additional students? If the number of pupils that has been predicted to be in the subdivision is distributed equally in each grade, then additional facilities would probably not be required immediately providing other subdivisions serving the area were not completed at the same time. Should other subdivisions serving the area be completed at the same time, a serious facility problem would exist and additional facilities, busing or other alternatives to accommodate students wou

23. Should the subdivision be completed and occupied during this budget year be necess or the following budget year, are adequate funds available to meet the monetary contingency required for the additional costs?

The school district's budget and fiscal year runs from January 1 to December 31. No provision exists to increase the budget during that period of time. Should the subdivision be completed and the number of pupils predicted enroll in the schools, the district would have to meet those needs by taking funds from other accounts or reducing services and materials for other children in order to meet the new needs of the additional pupils

24. What conditions exist for students walking to and from school?

The conditions which exist in this area for pedestrial traffic are similar to all of the conditions existing for schools located outside the city of Grand Junction. Pedestrian paths and walkways are not provided along any county or state road.

25. Other recommendations:

It is recommended that the Mesa County Commissioners assess fees for this subdivision in accordance with the Subdivision Regulations adopted August 31, 1972, and that said fees be set aside in separate funds identified as School Site Funds and Recreational Park Site Funds in accordance with the Colorado Revised Statutes 106-2-34 (as amended 1972).

MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51
2115 Grand Avenue
Grand Junction, Colorado 81501

	STUDENTS		
	Elementary Orchard	Junior Bookcliff	Senior Central
(School Capacity)	*(475)	*(700)	*(1,000)
SUBDIVISION			
Village East		27	24
Baldwin			7
Lamm		7	7
Clifton Heights		15	10
Cline		12	10
Strawberry Acres		21	19
Spring Valley + 3rd & 4th		92	78
Rothaupt		7	7
Karen Lee + 2nd		23	20
Fruitwood		37	34
Lenora		3	2
Candlewood (Mobile & North)		138	129
Pond's Orchard		14	12
Branson		5	5
Park Estates		5	5
Country Estates			1
Eastwood		23	20
Valle Vista			12
Meadowood		8	7
Darla Jean		22	19
The Homestead		9	8
Muriland Heights		4	3
Garmesa--2nd Addition		7	6
Eastmoor		12	10
Bookcliff		22	19
Kenland		1	1
East Park		2	1
C Road Limited			5
Orchard Villas #1			2
Ox-Bow		38	33
Anson		3	2
		557	518

* Capacity -- Site and Facility Report

	STUDENTS		
	Elementary Orchard	Junior Bookcliff	Senior Central
(School Capacity)	*(475)	*(700)	*(1,000)
SUBDIVISION			
Centennial '76 M.H. + 2nd		60	53
Trading Post		11	9
Eastbury		15	13
Little Trio		5	4
West Park Estates		1	1
Wedgewood		27	23
Countryside		9	8
Pear Park Estates		2	1
Fruitwood #7 Final		7	6
Aaron Court		4	3
Clifton Village-Prel.		35	30
Price		1	
Kennedy Cove	3		
Walnut Park	8		
Bookcliff Court	8		
The Falls	91	49	43
Strawberry Acres #3Final		6	5
Beehive - Sketch		4	3
Hope - Sketch		1	1
Highview		5	4
PROJECTED SUBDIVISION CONTRIBUTION	110	799	725
ADD ACTUAL, 10-19-77	343	752	911
PROJECTED CONTRIBUTION PLUS ACTUAL ENROLLMENT,	453	1,551	1,636
(OVER) or UNDER CAPACITY	(22)	(851)	(636)

*Capacity -- Site and Facility Report

STATE OF COLORADO

RICHARD D. LAMM
GOVERNOR

JOHN W. ROLD
Director

COLORADO GEOLOGICAL SURVEY
DEPARTMENT OF NATURAL RESOURCES
715 STATE CENTENNIAL BUILDING — 1313 SHERMAN STREET
DENVER, COLORADO 80203 PHONE (303) ~~892-2xxx~~ 839-2611

NOV 28 1977

November 22, 1977

Ms. Conni McDonough
Mesa County Planning Department
P.O. Box 897
Grand Junction, Colorado 81501

Dear Ms. McDonough:

RE: C182-77, THE FALLS,
REZONE R-Z TO PD-8,
MESA COUNTY

We have reviewed the rezoning request and outline development plan on the above referenced subdivision. Geologic factors which should be carefully considered are compaction of fill materials, swelling soils, and soil erosion.

The primary geologic aspect which must be carefully controlled during construction is the placement and compaction of fill material. Although the fill areas generally are proposed as open space, some of the proposed structures may be located upon fill material. This fill should be properly compacted to insure the stability of the structures as well as open space areas. Additionally, structures may be subject to damage from expansive clay minerals in either the Mancos Shale bedrock or in the compacted fill. Both the expansive clays and fill compaction are foundation related problems. We strongly recommend a soils foundation investigation be conducted and that all cut and fill operations be supervised by a qualified soils engineer or engineering geologist.

Another factor which should be evaluated and mitigation measures developed is soil erosion. Erosion rates in semi-arid climates are high, particularly for sparsely vegetated slopes in the Mancos Shale. Revegetation of drainage ways and shale slopes will be difficult after the proposed cut and fill operations. We recommend that erosion control and revegetation measures be adopted for the easily erodable Mancos Shale and fill derived from the Mancos Shale.

In summary, we suggest that the above factors be fully evaluated and included as a portion of the development plan. If we can be of further assistance in this review of the plan, please let us know.

Sincerely,

Walter R. Junge
Engineering Geologist

WRJ/vt
cc: Land Use Commission

you get to the turn-off. I am definitely opposed to having another sign.

Lloyd Sommerville: I can see no reason to not allow this as long as it does not cause any problems as far as health and safety, and I feel it would not be setting a precedent.

SOMMERVILLE/TALBOTT/DENIED/TALBOTT & SOMMERVILLE APPROVED, BUSS, PRAKKEN, AND STUART OPPOSED/A MOTION TO RECOMMEND APPROVAL TO THE COUNTY COMMISSIONERS WITH THE KNOWLEDGE THAT IT WILL BE CONSIDERABLY SMALLER THAN THE SIGN THAT IS THERE NOW.

8. C177-77 WAS WITHDRAWN BY PETITIONER.

9. C182-77: Consider a request to change the Mesa County Consolidated Zoning Map from R-2 (Single family/duplex residential) to PD-8 (Planned Development/8 units per acre).
AND
Consider an Outline Development Plan for The Falls Subdivision which includes 222 dwelling units on 33.94 acres.

Petitioner: Robert Gerlofs and Warren Gardner
Location: Southwest of 28½ Road and F Road

Bob Kettle read the request and location outlining a mixture of patio homes, cluster homes, condominiums and townhouses totaling 222 units. Called attention to review sheet comments.

Tom Logue: The site has presently never been used and is marginal non-irrigated land. Explained the location of the different types of homes, the grading plan, and the plans for parking, which include some underground parking. There will be provision for two school bus stops within the development. Development plans include an indoor/outdoor pool, a lounge, and another type which may be a recreation room or common party room.

Harry Talbott: Are you planning to irrigate the landscaped areas?

Tom Logue: Yes we are, we have 34 shares of irrigation water.

Bob Kettle: What we are looking at here is an outline development plan not a preliminary. It would be inappropriate to focus on too much detail at this stage. I think in terms of the criteria for determining rezoning this satisfies the most important of those. It will not displace agriculture. It does not impact any particular areas except by visual impact. It would be appropriate to ask for a continuation of 28¾ Road.

BUSS/STUART/PASSED 7-0/A MOTION TO RECOMMEND APPROVAL OF THE REZONING AND THE OUTLINE DEVELOPMENT PLAN TO THE COUNTY COMMISSIONERS, SUBJECT TO STAFF COMMENTS AND SUBJECT TO REVIEW COMMENTS.

10. C 29-76: Preliminary Plan re-submittal for Phase II of Village Nine Subdivision.

Petitioner: Village Nine Ltd.
Location: 40 acres Northwest of B½ Road and 28½ Road

December 21, 1977

Mr. Robert Gerlofs
CBW Builders Inc.
P.O. Box 2872
Grand Jct., CO 81501

Dear Bob,

On December 20, 1977 the Mesa County Planning Commission voted to recommend approval to the Mesa County Commissioners of your rezone petition and Outline Development Plan for The Falls, subject to comments submitted by reviewing agencies and by the staff at the hearing. Your application is scheduled to be heard by the Mesa County Commissioners at 10:45 a.m. on January 23, 1978.

Sincerely,

Bob Kettle

Bob Kettle
County Planner

cc: File #C182-77

BK/tm

PARAGON ENGINEERING, INC.
P.O. Box 2872
825 Rood Avenue
Grand Junction, Colorado 81501 (303) 243-8966

February 2, 1978

Sr. County Planner/Sr. City Planner
City County Development Department
P. O. Box 897
Grand Junction, Co. 81501

Gentlemen:

We have recently initiated annexation proceedings for The Falls project on F Road between 28¼ and 28½ Road.

The property is currently zoned PD-8 with an approved Outline Development Plan. It is our intention to proceed with the development essentially in accordance with the approved plan. Our next submittal will be a Preliminary Plan and will be submitted in order to be heard at the regular meeting of the City Planning Commission in March.

Your cooperation would be appreciated in transfering files and records from the City to the County and also in expiditing the processing of this project.

We look forward to working with both agencies as this project continues.

Very truly yours,

Robert P. Gerlofs

222 units on 34 acres

Falls

→ covenants coming from Tom WHERE ARE THEY

→ motion should reference SCS & CGS concerns further CGS review?

visual impact - garden level first floor on upper units on ridge

Prelim stage grade about 3' above floor - cut into hill

~~couldn't assemble adjacent ownership to east~~

liquor license intended - CLL discuss

~~OK to show utility easements on final instead of prelim? Tom, dist. ord. says officially~~ ord. requires for prelim.

storm water released into 2 ponds - should get easement thru to canal to handle overflow

culverts & drainage pipes shown on overlay objection? siltation?

→ they should be sized for at least 100-year storm where located beneath buildings

Timing of planning units on west will be coordinated with dev. of 28 1/4 - make contingent upon? > see Rish comments

~~[illegible]~~

→ delay construction on filled areas for several years to allow settling - they agree to it on P.4 of Geology Report

Staff comments

Tom - explain 30' mat 2 off-street spaces/unit

→ Require R.O.W. for 28 1/2 Rd.

propose ~~park~~ improvement as park of city-owned land by water tower

but SB 35 says $ for acquisition only

alternatives - dedicate SW corner area → maybe City could allow it

have Canal Co. review subsequent drainage

→ check open space calculation

do they exceed 20% max. bldg. coverage?

	There does not appear to be a flood hazard present on this site and an erosion control plan is not deemed necessary at present due to the contractors plan to level a major portion of the property - however, due to the fine nature of the material to be moved, it would be advisable to keep the soil moist to keep dust movement to a minimum
CITY FIRE	Water requirements for fire protection will be 4000-5000 gpm. Water system design should be based on these figures with hydrants spaced not more than 300' apart. The 18" Ute main in Patterson is probably capable of supplying the required flow - more specific requirements are pending more detailed plot plans
CITY ENGINEERING	1) 50' half ROW and power of attorney for improvements should be obtained for Patterson Rd 2) 28¼ Rd alignment and grade shown is in agreement with <u>one</u> scheme which has been studied under federal task force project - looks to me like it fits ok - The Falls will preclude the option of having the intersection of Patterson anywhere but between Landing Heights Nursing Home and the Manny Hts Water tank. "Split" property ownership and City-County jurisdiction on this 28¼ Rd alignment is a "nightmare". Even though a small sliver of other ownership is between Falls and 28¼ Rd proposed alignment, I feel power of attorney for 28¼ Rd improvements should be obtained for the entire west side of the Falls - that sliver will undoubtedly have to be bought also from the property onwer to the West of the Falls - 3) The 30' mat with vertical curb and gutter is without reason - 34' is needed for parking on both sides and 24' if no on-street parking is to be allowed - 30' works with shoulders, but not with curb and gutter
PUBLIC SERVICE	Public Service Company Gas has no objection to rezoning change only - will designate easements and ROW when rezoning is approved - can not use gas trenches for sub surface drainage (see Paragraph 3, page 5 - construction factors) - REA service area unless annexed to City of Grand Junction
UTE WATER	No objection to rezone - there is an 18" water line located in F Rd to serve this area - fire flow requirements would require an 8" line to be installed into subdivision - tap fees and extension policys in effect will apply
COUNTY ROAD	OK to rezone - the development concept is ok
COUNTY HEALTH	This proposed development is to be served by Ute Water District and Fruitvale Sanitation District - Several geological problem areas effecting drainage and foundation construction have been addressed and recommendations made - the recommendations stated that in this outline must be followed - proper aggregate will be needed around the subsurface drainage system to insure proper drainage - irrigation rights must remain with the property to avoid using valuable potable water for these purposes - if the above recommendations are followed, Mesa County Health Department grants approval
CITY PLANNING Park should either be relocated or be made more responsive to the pedestrian circulation system. No canal crossing at 28½ Rd should be considered in the foreseeable future	1) Development should follow recommendations in the geologic report - specifically those mentioned on Page 4 & 5 of the application - special care should be taken during construction to prevent excess silt/erosion into the G.V. canal - soil conditions may require special foundations on structures - because of location on top of a ridge dwelling units should present a low profile - good touch on facing streets to the south - recommend sending Plant List to City Parks department for review - I will comment on street names at final plat stage - should show dedication of ROW for 28¼ Rd. what is "entrance feature" as shown on plat? Would some type of screening of water tank be possible? Walkway design could be better. It looks pretty but is not designed for "people use" parking spaces on curve of "Se Falls Ln" are poorly located - bad sight

9. C182-77: Rezone R2 to PD8 and The Falls

SCHOOL DISTRICT	Information submitted - see file
MOUNTAIN BELL	Easement requirements and dedication phraseology
GRAND VALLEY RURAL POWER	OK
STATE HEALTH RADIOLOGICAL	No tailings indicated
GEOLOGICAL SURVEY	We have reviewed the rezoning request and outline development plan on the above referenced subdivision - geologic factors which should be carefully considered are compaction of fill materials, swelling soils, and soil erosion - the primary geologic aspect which must be carefully controlled during construction is the placement and compaction of fill material - although the fill areas generally are proposed as open space, some of the proposed structures may be located upon fill material. This fill should be properly compacted to insure the stability of the structures as well as open space areas - Additionally, structures may be subject to damage from expansive clay minerals in either the Mancos Shale bedrock or in the compacted fill - Both the expansive clays and fill compaction are foundation related problems - we strongly recommend a soils foundation investigation be conducted and that all cut and fill operations be supervised by a qualified soils engineer or engineering geologist. Another factor which should be evaluated and mitigation measures developed is soil erosion - erosion rates in semi-arid climates are high, particularly for sparsely vegetated slopes in the Mancos Shale - revegetation of drainage ways and shale slopes will be difficult after the proposed cut and fill operations - we recommend that erosion control and revegetation measures be adopted for the easily erodable Mancos Shale and fill derived from the Mancos Shale - In summary, we suggest that the above factors be fully evaluated and included as a portion of the development plan - if we can be of further assistance in this review of the plan, please let us know
SOIL CONSERVATION	Limitations of the soil types present on this tract are severe for local roads and streets (high plasticity index, shrink-swell, depth to rock and slope), shallow excavations (shallow to consolidated shale, slope), and dwellings with basements (for the above reasons). It is the contention of the developer to fill in the precipitous valley areas and to smooth off the ridge tops - the plan is feasible from a soil standpoint but careful management of the fill areas must occur - Fills will compact over a period of time and it would be advisable to moisten the fill to increase the speed of natural subsidence - areas of fill that are to be built upon should be allowed a period of time for subsidence before construction commences. The areas to be filled will also create a drainage pattern not unlike the present if tiles or some other drainage system is not used to control the subsurface movement of water - there is no upslope runoff to speak of and water table build up should only occur from direct on site rainfall and resident watering - it would be advisable to engineer a drainage system that will insure protection from ponding and subsurface saturation - the grading and drainage plan shown in the outline development plan appears completely adequate at this time.

PARAGON ENGINEERING, INC.
P.O. Box 2872
825 Rood Avenue
Grand Junction, Colorado 81501 (303) 243-8966

November 1, 1977

Mesa County Planning Commission
Mesa County Commissioners
Grand Junction, Co. 81501

Gentlemen:

Transmitted herewith are the plans and text material for a Planned Unit Development and Zone Change request on 34 acres of ground South of F Road between 28¼ and 28½ Road.

The zone change request is for a zone change from R-2 to PD8 with a resulting density of 6.5 units per acre.

A representative from our office will be at your public hearing on this matter to discuss it with you in greater detail.

Very truly yours,

Robert P. Gerlofs

INTRODUCTION

The Falls is a planned unit development of approximately 222 units on 34 acres located South of F Road between 28¼ and 28½ Road.

The zoning request is to change the zoning from R-2 to PD-8.

The plan presented is a preliminary plan, the developer electing to forego the outline development plan phase.

The goal of the project is to utilize the marginal non-irrigated lands in order to provide a mixed use development offering a variety of housing types and prices structured around ample open spaces traversed by walkways, connecting the neighborhoods, playgrounds and recreational facilities.

VICINITY

Surrounding Property Uses

The subject property is located Northeast of Grand Junction and has a common boundary with the City of Grand Junction on the South and West sides.

North of the parcel is a single family residence operating a large farm.

To the East is undeveloped.

To the South is undeveloped to the Grand Valley Canal.

To the West is undeveloped except at the North end where there is a single family residence.

Zoning

The parcel is currently zoned Mesa County R-2.

The property to the North, East and a small parcel at the Northwest corner are zoned Mesa County R-2.

The property to the South is zoned City of Grand Junction R2A, allowing a density of 11.5 units per acre.

The property to the West is zoned City of Grand Junction PDB which allows up to 32 units per acre, however, the plan for this property indicates a proposed density of around 8 units to the Acre.

EXISTING CONDITIONS

The parcel is 34 acres of rough undeveloped ground.

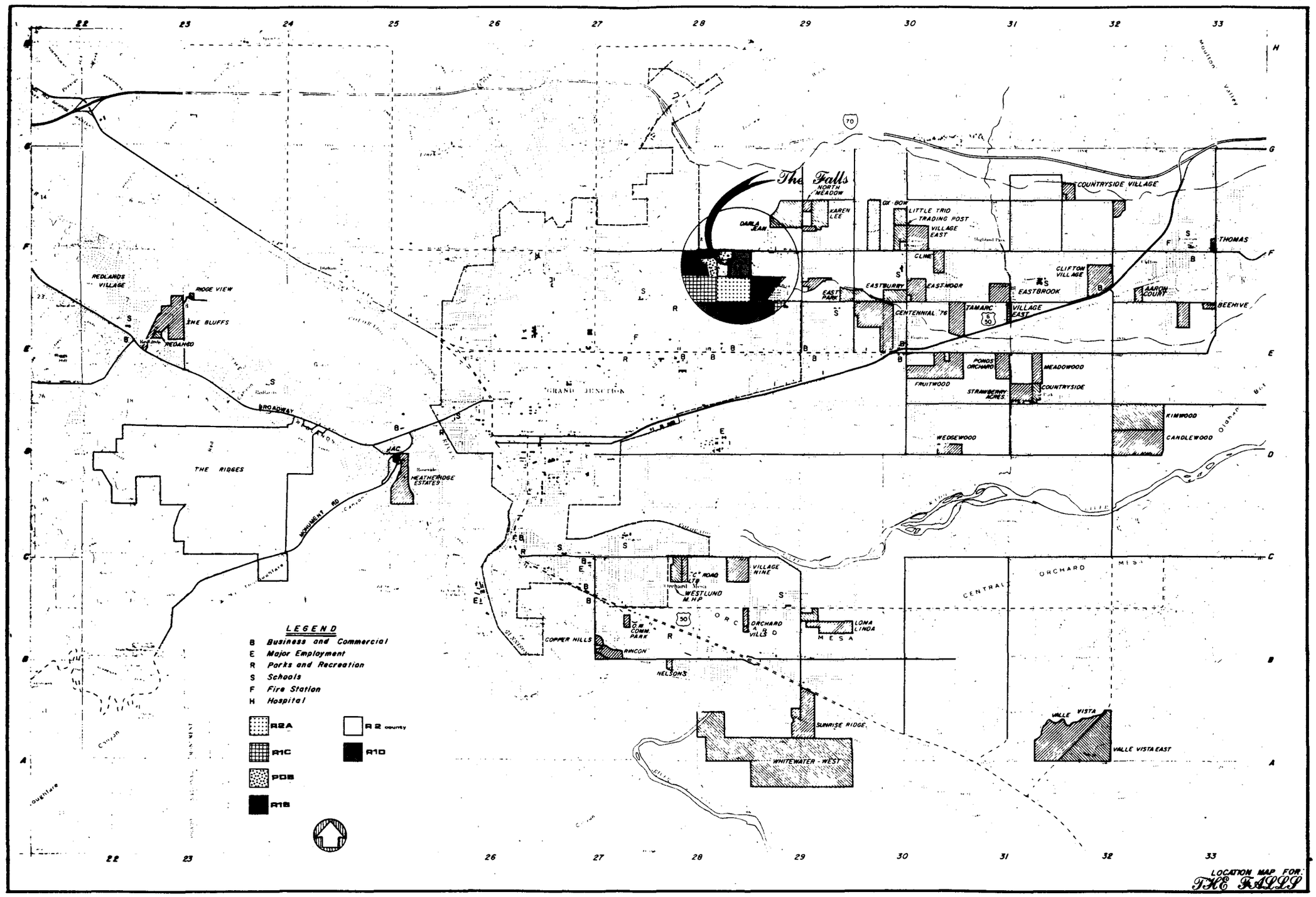
It has over 80 feet of vertical relief with relatively wide valleys separated by narrow steep sided ridges.

The general slope of the property is from North to South.

At the present time virtually all of the site is unbuildable.

There are two intermittent streams on this property. These streams are discussed in some detail in the Geologic report.

The Geologic report, radiologic and preliminary soils report immediately follow this page.



LOCATION MAP FOR:
THE FALLS

WALLACE G. BELL
CONSULTING GEOLOGIST
591 RAMBLING ROAD
GRAND JUNCTION, COLORADO 81501

303-242-7896

REPORT OF GEOLOGIC INVESTIGATION

THE FALLS SUBDIVISION

SUMMARY

The site of the proposed subdivision is a nearly square tract of 34 acres located just outside the northeast corner of the city of Grand Junction, Colorado.

Bedrock is Mancos Shale and is exposed at the surface throughout the tract. The topography is characterized by strong relief with relatively wide valleys separated by narrow, steep-sided ridges. The proposed plan of development involves reduction of the relief by removing material from the ridges and filling the valleys with it.

Development as planned is feasible from a geological standpoint but will require very careful engineering design and construction practices.

Development of the tract as a residential area will have no adverse effect upon the environment. In its present state, the tract has no productive capabilities or aesthetic value. Its conversion to a pleasant residential area should represent a decided improvement to the community.

LOCATION

The Falls is a proposed subdivision consisting of approximately 34 acres located in the NE¼ NW¼ Sec. 17, T. 1 S., R. 1 E., Ute Principal Meridian, immediately adjacent to the northeast corner of the city of Grand Junction in Mesa County, Colorado.

The tract is nearly square in shape and is bounded on the north by a small parcel bearing a large municipal water supply tank, a residential lot, and Patterson Avenue (F Road). It is bounded on the east by undeveloped ground, on the south by the Grand Valley Canal, and on the west by undeveloped, rough ground.

The change from gray shale to buff-weathering, sandy siltstone is transitional, so it is difficult to establish a single bedding plane upon which to determine accurately the attitude of the strata. It appears, however, that the uppermost silty strata dip very gently northward.

A small amount of water is seeping to the surface in the valleys and moving down the water courses to drain into the canal. The valley floors along the water coarses are quite boggy and support a moderate growth of swamp grass and small brush.

The water that is emerging from the subsurface in the tract is moving through fractures in the impervious shale bedrock. It is seeping into the fractures from an unlined irrigation ditch that flows westward along Patterson Avenue near the crest of the main ridge and from precipitation and irrigation water spread on the fields north of the ditch. When water is plentiful on the surface of the ridge, the fractures in the bedrock are filled, and a hydrostatic head is produced within them above the level of the valley floors. As a result, the water in the fractures in the ridge moves toward the lowest points in the valleys where the pressure differential is greatest.

The water that is moving along the water course in the western part of the tract is issuing at a point where a thin bed of bentonitic shale or claystone crosses the stream channel near the head of the valley. The bentonitic bed supports a zone of vegetation about two feet wide for a short distance along the outcrop on both sides of the water course. A similar bed crops out near the base of a spur on the west side of the ridge in the southern part of the tract. The clay in these beds absorbs and holds water readily, especially near the surface where the confining pressure is minimal, and it has room to expand to accomodate the absorbed water. The clay is not, however, an aquifer which transmits ground water laterally through it. It is quite possible that the clay may swell to fill fractures that cut a stratum bearing it near the surface and thereby divert water laterally through the fracture above or below the stratum until it intersects the surface, but the water moves through the fractures and not through the strata.

PLAN OF DEVELOPMENT

The present plan of development calls for removing material from the crests of the ridges and filling the lower parts of the valleys to produce a regular surface sloping southward from the crest of the main ridge to the south edge of the tract. Construction will be confined to those areas where solid bedrock is at the surface, while the filled areas will be dedicated to open space.

Judging only from the presence of the strong relief, it may appear that the tract is undergoing strong erosion. The appearance is misleading, however, for the topography in the tract was inherited from an earlier period when rainfall was much greater, and the gradients of the tributaries were steeper than at present. There has been very little active erosion within the tract for a considerable length of time.

The lowest point on the tract is 60 feet above the present level of the river, so there is no danger that river flood waters could ever reach it. There is no danger from flash floods, for no upslope runoff crosses the tract.

Except for the presence of the municipal water tank on the crest of the main ridge above the western part of the tract, there are no artificial hazards. The likelihood that the water tank might rupture should be investigated by a qualified engineer. The discharge of the tank's overflow and drainage line into the tract could constitute a hazard if adequate drainage facilities are not provided.

CONSTRUCTION FACTORS

Assuming that construction on the filled areas will be avoided, the principal factor that will affect construction practices on the tract will be the nature of the bedrock. It undoubtedly will exhibit a tendency to swell when wet, and its properties should be determined accurately by a professional soils engineer before the specifications are established for footings and foundations.

A primary concern in design and construction should be to prevent water from reaching the bedrock under load bearing structures and around foundations. The water table must be prevented from rising into the zone of construction, and surface water must be prevented from seeping down around them. Drains should be installed around footings and foundations, and surface water should be controlled to minimize influent seepage. Each building lot should be carefully graded to specifications established in a master plan, and a clear, well graded system for gathering runoff from the lots and conducting it from the tract should be provided.

A tract-wide system should be designed for the construction of utility trenches so that the trenches serve as drains for subsurface water. The main trenches should drain down slope into the master drainage system, and lateral trenches should slope down grade to the main trenches. Each trench to a home-site should slope away from the house; trenches to houses on low side lots should not be constructed down grade where they can serve as sumps for water to collect near the surface beneath the houses. A layer of porous material or tile drain should be laid in the bottom of the trenches to improve their drainage characteristics.

TOPOGRAPHY AND CULTURE

The tract consists entirely of rough undeveloped ground situated on the south side of a short, west-trending, asymmetric ridge. The ridge is approximately one mile in length and rises 80 feet above the north edge of the broad alluvial plain that characterizes the central part of the Grand Valley. The north side of the ridge is characterized by a smooth, gently sloping surface, but the south side is strongly dissected into a dendritic pattern of relatively wide floored valleys separated by high, narrow, very steep-sided ridges that project southward from the main ridge. The main ridge is an erosional remnant of a large terrace that was formed during the degradational phase of a previous cycle in the development of the Colorado River. The strong relief on the south side of the ridge was developed during that phase by tributary streams that eroded headward into the edge of the terrace.

The tract is situated on a drainage divide, so no upslope runoff water passes over the tract. Natural drainage is limited to precipitation falling directly on the surface of the tract.

The Grand Valley Canal flows westward along the south edge of the tract and cuts across the water courses that emerge from the valleys in the tract. The water courses are interrupted and drainage from them is diverted into the canal.

The overflow and drainage line from the municipal water tank at the northwest corner of the tract flows into the water course in the western part of the tract.

GEOLOGY

Bedrock in the tract consists of strata in the Mancos Shale which lie 1000 to 1200 feet above the base of the formation. The Mancos consists in this region of nearly 4000 feet of gray, marine shale with subordinate shaly siltstone and very fine-grained, thin-bedded sandstone.

Bedrock is exposed in the sides and crests of the ridges throughout the tract but is covered by a thin mantle of recent alluvium and soil on the floors of the valleys. Approximately 80 feet of strata are exposed in the tract, the lowest occurring in the canal bank along the south edge and the highest in the crests of the ridges in the northern part. The strata consist largely of the dense, gray, silty, impervious shale typical of the Mancos; however, in the uppermost part, they grade upward into a zone of shaly, sandy siltstone that weathers a conspicuous buff color. Strata in this zone occur in the crests of the ridges in the northern part of the tract.

The plan is quite feasible from a geological standpoint, but an efficient system for controlling surface and subsurface water will be required to prevent the development of a water table that might rise to affect the zone of construction.

Two sources of subsurface water must be accomodated in planning the development: (1) the water presently entering the tract through fractures from the high area north of the tract, and (2) a new source that will arise from seepage within the tract of precipitation and irrigation water into the fill and into fractures in the newly exposed bedrock areas.

While the amount of water presently moving into the tract through fractures from the north is quite small, it could constitute a significant contribution to an accumulation of water in the fill material if effective drainage is not provided. The most important source of subsurface water in the developed tract will be, however, direct seepage into the filled areas.

The initial porosity and permeability of the fill material will be quite high, and water will sink readily to the lower part of the fill. If an effective system for drainage is not provided, it will tend to accumulate and produce high water table conditions, especially in the lower part of the tract.

It is suggested that a subsurface drainage system be installed at the bottom of the valley fill areas approximately along the present water courses. This system would provide direct drainage through the tract for water seeping in from the main ridge. It would also provide a zone of low pressure to which seepage water would move downward through the fill material. This should keep the water table well below the surface throughout the tract. It might prove feasible to tie the surface drainage into the subsurface system.

It is recommended that the material removed from the sandy zone on the crests of the ridges be distributed along the bottoms of the valleys to provide a more permeable layer there and improve drainage at the base of the fill.

HAZARDS

After the surface of the tract has been prepared to grade, there should be no serious hazards of a geologic nature that might have an adverse effect upon life, health, or property.

There will be no slopes remaining sufficiently steep to present danger of landslide or soil flowage. Some subsidence in the fill areas should be expected as the material compacts; but, if structures are not resting on the fill, no serious effects should be manifested. Permanent development of the fill areas probably should be deferred several years to allow the major part of the subsidence to take place before significant investments are made in improvements.

ENVIRONMENTAL CONSIDERATIONS

Development of The Falls Subdivision should not have an adverse effect on the environment. The tract has no potential for agricultural use and, in its present state, has no beneficial effect upon the community.

Domestic water will be provided by the Ute Water Conservancy District and sewage disposal by the Fruitvale Sanitation District.

3 October 1977

Wallace G. Bell

Wallace G. Bell
Consulting Geologist

Nelson, Haley, Patterson & Quirk, Inc. Tel. 303/243-7569
Combustion Engineering, Inc.
760 Horizon Drive
Grand Junction, Colorado 81501

TEC

Architects • Engineers • Planners

DATE:
October 21, 1977

TO: Mesa County Planning Commission
Colorado Department of Health

Gentlemen:

A gamma radiation survey was conducted in compliance with Senate Bill #35 as a portion of our client services. The following information is presented as details of this survey.

Proposed Building Site
Location/Description The Falls Subdivision (approximately 34 acres)

Owner's Name Robert P. Gerlofs

Owner's Address P. O. Box 2872, Grand Junction, Colorado 81501

Survey Requested by Tom Logue, Paragon Engineers, Inc.

Date of Survey October 21, 1977 Survey by J. T. Tappan

Instrument Type Mt. Sopris Model SC 129 Serial Number 300

CALIBRATION: Cross calibrated with a 148-A 226-Ra Source

SURVEY RESULTS (See attached plat map)

(XX) All meter readings less than 0.02 milliRoentgen per hour (20 micro R/h). No tailings indicated.

(___) Highest reading between .02 - .04 milliRoentgens per hour.

(___) Some readings greater than .04 milliRoentgens per hour.

(___) Gamma radiation coming from adjacent area.

(___) Tailings deposits indicated.

Description of Deposit None

RECOMMENDATIONS:

Respectfully submitted,

NELSON, HALEY, PATTERSON and QUIRK, INC.

Gordon W. Bruchner/mkb

Gordon W. Bruchner, P.E., L.S.

GWB:ymc

Enclosures: Plat Map

cc: 1 - Client w/enclosure
1 - File w/enclosure

Soils MAP
M = Moderate salinity
Rp, Cc, Bd, Pa = Soils
~.... = Intermittent stream
Indian Was
MERIDIAN
6
7
Rp
Cc
Cd
Bc
Pa
Ce
Cd1
F
Pb
Ra
M
GRAND
Bd
28¼ Rd
28½ Rd
PREC.

BILLINGS SILTY CLAY LOAM, 2 to 5 percent slopes, Class IIe Land (Bd)

Except for its stronger slope, the soil is almost the same as Billings silty clay loam, 0 to 2 percent slopes.

Many of the areas lie along large drainageways or washes where they are difficult to reach. Even a large number have such an uneven surface that considerable leveling would have to be done before they could be cropped. The cost of leveling, together with the expense of controlling erosion and gullying, discourages farmers from using them.

Many of the uncultivated areas have moderate concentrations of salts, but they are not particularly difficult to reclaim because they border natural ditches or washes which afford free disposal of irrigation water. Furthermore, for the most part, they have a porous substratum.

Soil limitations are classified as severe for septic tank absorption fields (percs slowly).

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FILE CODE SOILS-12

SOIL SURVEY INTERPRETATIONS

U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

SERIES: Billings
STATE: Colorado
MLRA: D34
CLASSIF: Typic torrifluvent fine silty mixed, calcareous, mesic.

In Billings series are deep, well drained soils formed in alluvium from shale on fans and flood plains. Surface layer is light brownish gray silty clay loam 5 to 7 inches thick. The underlying layer is light brownish gray silty clay loam to 60 inches. Average annual precipitation is 8 to 11 inches. Frost-free period is 100 to 160 days. Slopes range from 1 to 6 percent.

ESTIMATED SOIL PROPERTIES SIGNIFICANT TO ENGINEERING

MAJOR SOIL HORIZONS (INCHES)	CLASSIFICATION			COARSE FRACT. > 3 IN. %	PERCENTAGE LESS THAN 3 INCHES PASSING SIEVE NO. ---				LL	PI	PERMEABILITY (in./hr)	AVAILABLE WATER CAPACITY (In/In)	SOIL REACTION (pH)	SALINITY (EC x 10^3 @25°C)	SHRINK-SWELL POTENTIAL	POTENTIAL FROST ACTION
	USDA TEXTURE	UNIFIED	AASHO		4	10	40	200								
0-60	Silty clay loam	CL	A-6	0	100	100	95-100	90-95	25-40	10-20	0.06-0.2	0.17-0.20	7.4-9.0	2-8	Mod.	High

DEPTH TO BEDROCK OR HARDPAN: >60"
DEPTH TO SEASONAL HIGH WATERTABLE >6'
FLOOD HAZARD: Rare
HYDROLOGIC GROUP C

SUITABILITY OF SOIL AS SOURCE OF SELECTED MATERIAL AND FEATURES AFFECTING USE

TOPSOIL:	Fair - too clayey	GRAVEL:	Unsuitable
SAND:	Unsuitable	ROADFILL:	Poor - low strength, shrink-swell

DEGREE OF SOIL LIMITATION

LOCAL ROADS AND STREETS: Moderate - low strength, shrink-swell	SEPTIC TANK ABSORPTION FIELDS: Severe - percs slowly
SHALLOW EXCAVATIONS:	SEWAGE LAGOONS: Moderate - slope, low strength
DWELLINGS: a) w/ basements Moderate - low strength, shrink-swell b) w/o basements Moderate - low strength, shrink-swell	CORROSIVITY: a) uncoated steel High b) concrete High
SANITARY LAND FILL : (TRENCH TYPE) Moderate - floods	

MAJOR SOIL FEATURES AFFECTING SELECTED USE

POND RESERVOIR AREAS: Slope, piping, low strength	IRRIGATION: Slope, slow intake
EMBANKMENTS,DIKES, and LEVEES: Low strength - piping	TERRACES and DIVERSIONS: Not needed
DRAINAGE of CROPLAND and PASTURE: Slow permeability	GRASSED WATERWAYS: Not needed

USDA-SCS-PORTLAND, OREG. 1971

CHIPETA-PERSAYO SILTY CLAY LOAMS, 5 to 10 percent slopes, Class VIe (Cc)

The soils are derived from material weathered from the thick Mancos shale formation. Except for their silty clay loam texture in the surface layer, the soils are very similar to those of the Chipeta-Persayo shaly loam complex on 5 to 10 percent slopes.

The Persayo soil in this complex contains somewhat more silt and fine sand and is slightly more permeable than the Persayo soil in the complex of Chipeta and Persayo shaly loams, but it is nonetheless highly erodible if cropped. In fact, the platy, compact, impervious shale under both soils of this complex permits so much erosion that only a sharp or choppy surface remains.

Soil limitations are classified as severe for local roads and streets (high plasticity index, shrink-swell), shallow excavations (shallow to consolidated shale), dwellings with basements (shallow to shale, shrink-swell), sanitary land fill (shallow to consolidated shale), septic tank absorption fields (slowly permeable, shallow), and sewage lagoons (slope, shallow to impervious layer).

Tentative - subject to revision

Chipeta-Percayo silty clay loam, 5 to 15 percent slopes (Cc)

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FILE CODE SOILS-12

U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

SOIL SURVEY INTERPRETATIONS

SERIES: Chipeta-Percayo
STATE: Colorado
MLRA: 34
CLASSIF: Typic torriorthent: clayey, mixed, calcareous mesic, shallow

These soils are light colored, highly calcareous, shallow and clayey textured. They overlie weathered Mancos shale that grades into consolidated shale at 2 to 4 feet in depth. Gypsum crystals and seams are common throughout. These soils occur on rolling hills associated with the Mancos shale outcrops.

ESTIMATED SOIL PROPERTIES SIGNIFICANT TO ENGINEERING

MAJOR SOIL HORIZONS (INCHES)	CLASSIFICATION			COARSE FRACT. > 3 IN. %	PERCENTAGE LESS THAN 3 INCHES PASSING SIEVE NO. ---				LL	PI	PERMEABILITY (In./hr)	AVAILABLE WATER CAPACITY (In/In)	SOIL REACTION (pH)	SALINITY (EC x 10^3 @25°C)	SHRINK-SWELL POTENTIAL	POTENTIAL FROST ACTION
	USDA TEXTURE	UNIFIED	AASHO		4	10	40	200								
0-15	Silty clay loam	CL	A-7	0	100	100	95-100	85-95	30-50	20-30	0.06-0.2	0.19-.21	7.9-8.4	Mod.	Mod. to high	Mod to High * 0-15

DEPTH TO BEDROCK OR HARDPAN: Impervious shale at 2-4'

FLOOD HAZARD: Rare

DEPTH TO SEASONAL HIGH WATERTABLE None

HYDROLOGIC GROUP D

SUITABILITY OF SOIL AS SOURCE OF SELECTED MATERIAL AND FEATURES AFFECTING USE

TOPSOIL: Poor: too clayey, thin	GRAVEL: Unsuitable
SAND: Unsuitable	ROADFILL: Unsuitable

DEGREE OF SOIL LIMITATION

LOCAL ROADS AND STREETS: Severe: high plasticity index, shrink-swell	SEPTIC TANK ABSORPTION FIELDS: Severe: slowly permeable, shallow
SHALLOW EXCAVATIONS: Severe: shallow to consolidated shale	SEWAGE LAGOONS: Severe: slope, shallow to impervious layer
DWELLINGS: a) w/ basements Severe: shallow to shale; shrink-swell b) w/o basements Moderate: shrink-swell	CORROSIVITY: a) uncoated steel Moderate b) concrete Low
SANITARY LAND FILL: (TRENCH TYPE) Severe: shallow to consolidated shale	

MAJOR SOIL FEATURES AFFECTING SELECTED USE

POND RESERVOIR AREAS: Shallow to consolidated shale	IRRIGATION: Shallow soil, moderate salinity, erodible soils
EMBANKMENTS, DIKES, and LEVEES: Shallow, gypsum seams	TERRACES and DIVERSIONS: Shallow to consolidated shale
DRAINAGE of CROPLAND and PASTURE: Shallow to consolidated shale	GRASSED WATERWAYS: Erodible soils, shallow, potential siltation

WSSA-SCS-PORTLAND, OREG. 1971

* Frost action potential is greater due to irrigation of desert lands.

PERSAYO-CHIPETA SILTY CLAY LOAMS, 0 to 2 percent slopes, Class IVs (Pa)

At least 80 percent of this complex consists of Persayo silty clay loam, 0 to 2 percent slopes. The other member of the complex, Chipeta silty clay loam, 0 to 2 percent slopes, occurs as small irregular bodies of light-gray to gray silty clay loam too small to separate on the map. These soils are similar in most respects, but they differ slightly in a few. Aside from their color difference - the Persayo soil is a pale yellow whereas the Chipeta is gray - the Persayo has a somewhat higher silt content, a slightly deeper surface soil, and a somewhat less compact subsoil.

The 8- to 10-inch surface soil of Persayo silty clay, 0 to 2 percent slopes, is a pale-yellow silty clay loam that contains a few scattered, pale yellow, easily crumbled, shale fragments. Below this depth the shale fragments generally are increasingly more abundant, but in places there are not many to depths of 15 to 18 inches. This material is hard and compact when it is dry. When wet, however, it is less plastic than in the Chipeta soil and therefore is slightly more permeable to plant roots. The soil is calcareous from the surface downward, although the lime is not visible. A small percentage of salts is common, but the cultivated acreage adversely affected is small. A slight scattering of pebblelike aggregates of gypsum over the surface is common. Seams of gypsum occur in the underlying shale strata. Both soils have developed in place from materials weathered from Mancos shale.

The organic-matter content in both soils is very low. Internal drainage and permeability to plant roots are slow.

Soil limitations are classified as severe for sanitary land fill (depth to rock, slope), septic tank absorption fields (depth to rock, slope), and sewage lagoons (depth to rock, slope). Limitations are moderate to severe for local roads and streets (shrink-swell, depth to rock and slope), shallow excavations (depth to rock, slope), dwellings with basements (shrink-swell, depth to rock, slope), dwellings without basements (shrink-swell, depth to rock, slope.)

Persayo-Chipeta silty clay loams, 0 to _ percent slopes (Pa)
2 to 5 percent slopes (Pb)

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U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

SOIL SURVEY INTERPRETATIONS

FILE CODE SOILS-12

SERIES: Persayo-Chipeta
STATE: Colorado
MLRA: 37
CLASSIF:

Persayo are shallow, well drained soils formed in calcareous loamy sediments weathered from soft, sedimentary rock. In a representative profile they have about 14 inches of silty clay loam that overlies weathered shale and siltstone. Natural vegetation is a thin stand of desert shrubs and grass. Average annual precipitation is about 8 inches. Slopes are 2 to 45 percent.

ESTIMATED SOIL PROPERTIES SIGNIFICANT TO ENGINEERING

MAJOR SOIL HORIZONS (INCHES)	CLASSIFICATION			COARSE FRACT. > 3 IN. %	PERCENTAGE LESS THAN 3 INCHES PASSING SIEVE NO. ---				LL	PI	PERMEABILITY (in./hr)	AVAILABLE WATER CAPACITY (In/In)	SOIL REACTION (pH)	SALINITY (EC x 10^3 @25°C)	SHRINK-SWELL POTENTIAL	POTENTIAL FROST ACTION
	USDA TEXTURE	UNIFIED	AASHO		4	10	40	200								
0-14	Silty clay loam	CL	A-6	0-10	0-15	80-100	80-95	60-85	25-40	15-20	0.6-2.0	0.15 0.19	7.9-8.4	0-8	Mod.	Mod * 0-14
14+	Weathered shale		Partially consolidated shale.													

DEPTH TO BEDROCK OR HARDPAN: --
FLOOD HAZARD: None
DEPTH TO SEASONAL HIGH WATERTABLE 6'
HYDROLOGIC GROUP D

SUITABILITY OF SOIL AS SOURCE OF SELECTED MATERIAL AND FEATURES AFFECTING USE

TOPSOIL: Poor - area reclamation, slope	GRAVEL: Unsuited
SAND: Unsuited	ROADFILL: Poor - thin layer, slope

DEGREE OF SOIL LIMITATION

LOCAL ROADS AND STREETS: Moderate to severe - shrink-swell, depth to rock and slope	SEPTIC TANK ABSORPTION FIELDS: Severe - depth to rock, slope
SHALLOW EXCAVATIONS: Moderate to severe - depth to rock, slope	SEWAGE LAGOONS: Severe - depth to rock, slope
DWELLINGS: a) w/ basements Moderate to severe - shrink-swell, depth to rock, slope b) w/o basements " " " " " "	CORROSIVITY: a) uncoated steel: High b) concrete: Low
SANITARY LAND FILL: (TRENCH TYPE) Severe - depth to rock, slope	

MAJOR SOIL FEATURES AFFECTING SELECTED USE

POND RESERVOIR AREAS: Slope, depth to rock	IRRIGATION: Slope, rooting depth
EMBANKMENTS, DIKES, and LEVEES: Thin layer, compressible	TERRACES and DIVERSIONS: Complex slope, droughty, erodes easily
DRAINAGE of CROPLAND and PASTURE: Not needed	GRASSED WATERWAYS: Droughty, erodes easily, slope

SCS-ICS-PORTLAND Dec. 1971

* Frost action potential is greater due to irr. of desert lands.

ROUGH BROKEN LAND, CHIPETA AND PERSAYO SOIL MATERIALS, Class VIIIs (Rp)

This land type consists mainly of bare Mancos shale. The rather steep areas northeast of Grand Junction consist mainly of bare Chipeta soil-forming material, whereas those north of Mack have a thin to moderately thick mantle of gravelly clay loam, Fruita soil material, overlying the Mancos shale.

Some areas of this land type that have a mantle of soil material could be used for irrigated pasture. Most of the acreage, however, is steep and consists of raw shale. This land type is periodically grazed by sheep, normally late in the fall. The sparse cover consisting of saltsage, saltbush, some shadscale and ryegrass, and other plants provides browse of low value.

Soil limitations are classified as severe for local roads and streets (slopes), shallow excavations (slopes, depth to shale), dwellings (slopes, depth to shale), and sewage lagoons (slopes over 15%). the property is highly variable regarding its limitations for septic tank filter fields and requires on-site investigation.

SCS-SOI
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FILE CODE SOILS-12

Tentative - subject to revision

U. S. DEPARTMENT OF AC ILTURE
SOIL CONSERVATI ERVICE

Rough broken land: Mesa, Chipeta and Persayo soil materials (Rr) (Rp) similar

SOIL SURVEY INTERPRETATIONS

MLRA Mesa County, Colo. Grand Junction Soil Soil Survey Area

Except for small areas northeast and south of Palisade, all of this miscellaneous land type occurs south of the Colorado River. It occupies very steep escarpments--25 to 140 feet high--along the south bank of the Colorado River and rough, rugged terrain along tributary drainageways or arroyos. Slopes generally range from 12 to 30 percent along the drainageways but are much steeper along the escarpment adjoining the Colorado River.

ESTIMATED PHYSICAL AND CHEMICAL PROPERTIES

MAJOR SOIL HORIZONS (INCHES)	CLASSIFICATION			COARSE FRACT. > 3 IN. %	PERCENTAGE LESS THAN 3 INCHES PASSING SIEVE NO. ---				LL	PI	PERMEABILITY (in./hr)	AVAILABLE WATER CAPACITY (In/In)	SOIL REACTION (pH)	SALINITY (EC x 10^3 @25°C)	SHRINK-SWELL POTENTIAL	POTENTIAL FROST ACTION
	USDA TEXTURE	UNIFIED	AASHO		4	10	40	200								
1/	1/	1/	1/	1/	1/	1/	1/	1/	1/	1/	1/	1/	1/	1/	1/	Low

DEPTH TO BEDROCK OR HARDPAN: Variable

FLOOD HAZARD: Rare

DEPTH TO SEASONAL HIGH WATERTABLE: > 60"

HYDROLOGIC GROUP: D

SUITABILITY AND MAJOR FEATURES AFFECTING SOIL AS RESOURCE MATERIAL

TOPSOIL: Unsuitable	GRAVEL: Unsuitable
SAND: Unsuitable	ROADFILL: Poor; slope

DEGREE OF LIMITATION AND MAJOR SOIL FEATURES AFFECTING SELECTED USE

LOCAL ROADS AND STREETS: Severe; slopes	SEPTIC TANK FILTER FIELDS: 1/
SHALLOW EXCAVATIONS: Severe; slopes; depth to shale	SEWAGE LAGOONS: Severe; slopes over 15%
DWELLINGS: Severe; slopes and depth to shale	CORROSIVITY – UNCOATED STEEL: Low
RESERVOIR AREA: Severe; slopes and depth to shale	CORROSIVITY – CONCRETE: Low
RESERVOIR EMBANKMENT: Severe; limited material	

USDA-SCS-PORTLAND OREG. 1971

1/ Property highly variable, requiring on-site investigation

PLAN DESCRIPTION

To create an area which is suitable for construction of housing units a massive restructuring of the project site will be done. The narrow steep-sided ridges previously mentioned will be cut down to make suitable building sites for the proposed dwelling units. The soil from the cuts will be placed in the valleys. This will result in transforming the harsh pattern of the present site to a site with a general slope from North to South of approximately five percent.

The existing intermittent streams will be piped with perforated drains which will also operate as a storm drain for the project.

Once the site has been recontoured the master plan calls for the development of 222 dwelling units with the following breakdown:

Cluster Homes	30
Patio Homes	33
Townhomes	36
Condominiums	123
Total	222

The master plan also calls for a one-fourth acre for a developed playground, an indoor-outdoor swimming pool, a private club and lounge, and a recreational facility with undefined activities at this time. The last three of these facilities will be located on top of the condominium structures, one on each structure.

The valleys which currently exist on the site will be filled with the soil from the cut areas. They will be contoured and landscaped to provide the major open space amenity.

Hard surface pedestrian-bike paths will provide access throughout the development.

As mentioned above four housing types are proposed for the project. The housing types are condominiums, townhomes, patio homes and cluster homes. Each housing type will be briefly discussed later in the text.

One important feature of the plan is the attempt to limit the visibility of parking. Parking has been provided in the following manner:

Condominiums-45 underground parking spaces per structure with 44 additional spaces centrally located to all three structures.

Townhomes-2 parking spaces per unit in a garage, overflow parking at 2 spaces per unit would be available within walking distance.

Patio Homes-2 parking spaces per unit in a garage, 2 additional parking spaces per unit will be available in the driveway with additional overflow spaces nearby.

Cluster Homes-2 parking spaces per unit in a garage and more than 2 additional parking spaces per unit available in the central parking court.

Two school bus stops have been designated within the project site. School bus stops will be provided at locations acceptable to the school district.

Because of the clustering of all of the housing units it is felt that "gang-type" mail boxes should be utilized for mail delivery. Mail box clusters will be located with the concurrence of the postal service.

HOUSING

Four distinct housing types are proposed for this development

1. Condominiums
2. Cluster Homes
3. Patio Homes
4. Town Homes

Generally the housing types are grouped to create small neighborhoods, the units oriented to and having access to the open spaces.

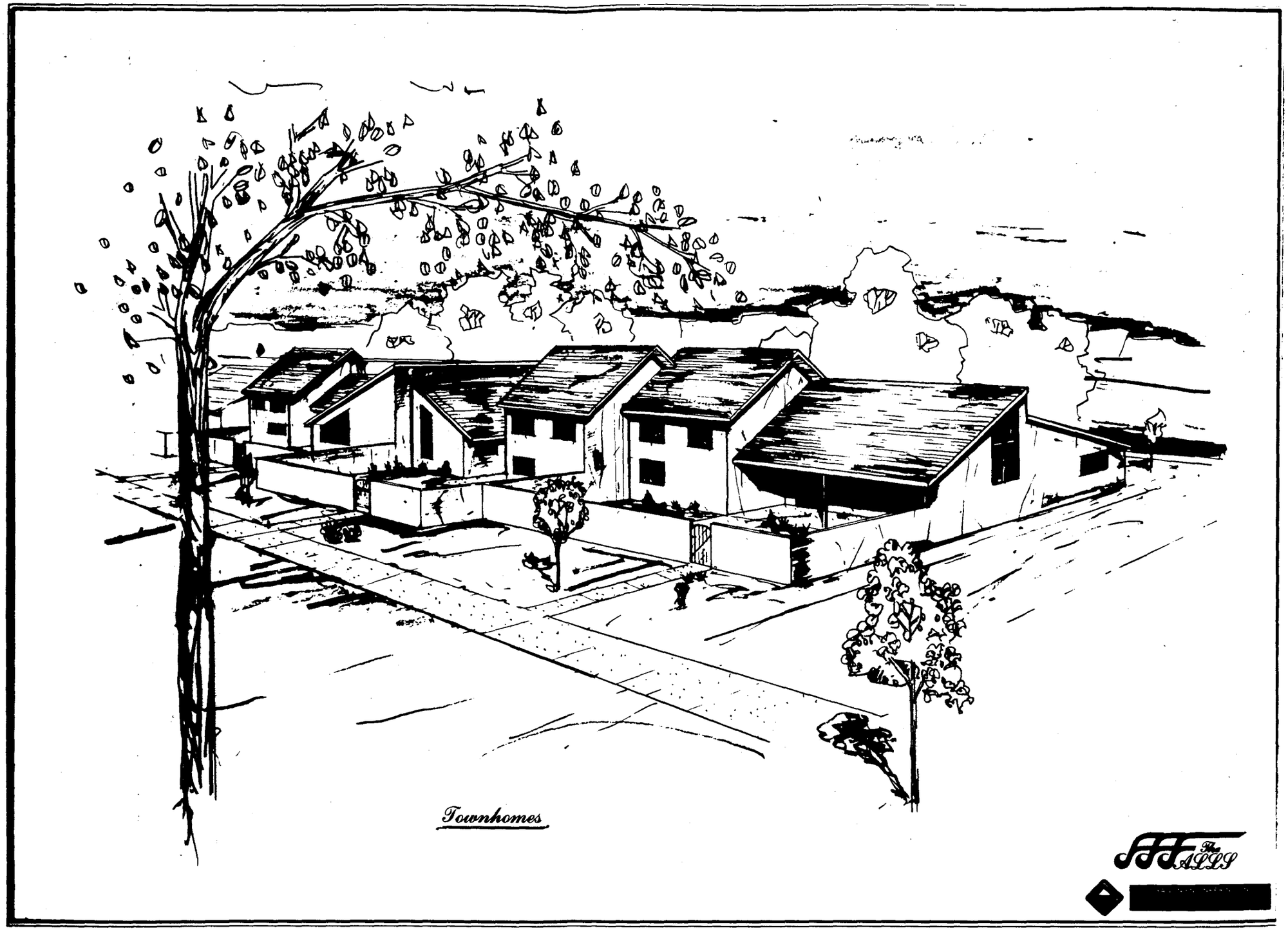
Most of the units will be two story, the exception being the condominium units which will have three stories of dwelling units, one story of recreational facilities, and underground parking.

All single family housing types will have private entry courts and patios separated from their neighbors by privacy walls.

The cluster homes, patio homes and townhomes all range in size from 1200 to 1600 square feet.

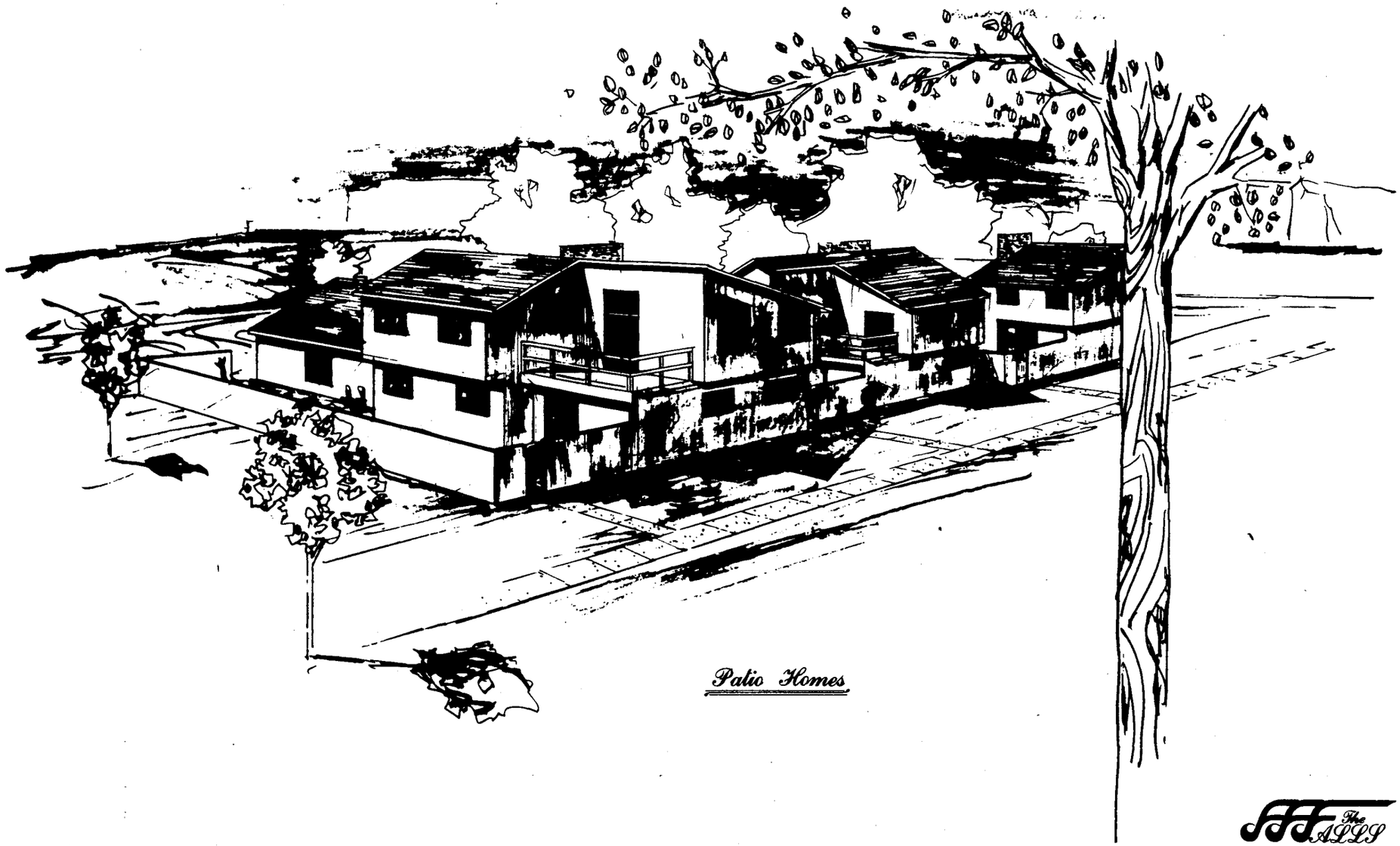
The condominium units will vary from 900 to 1200 square feet in size.

Renderings of various units follow:



Townhomes

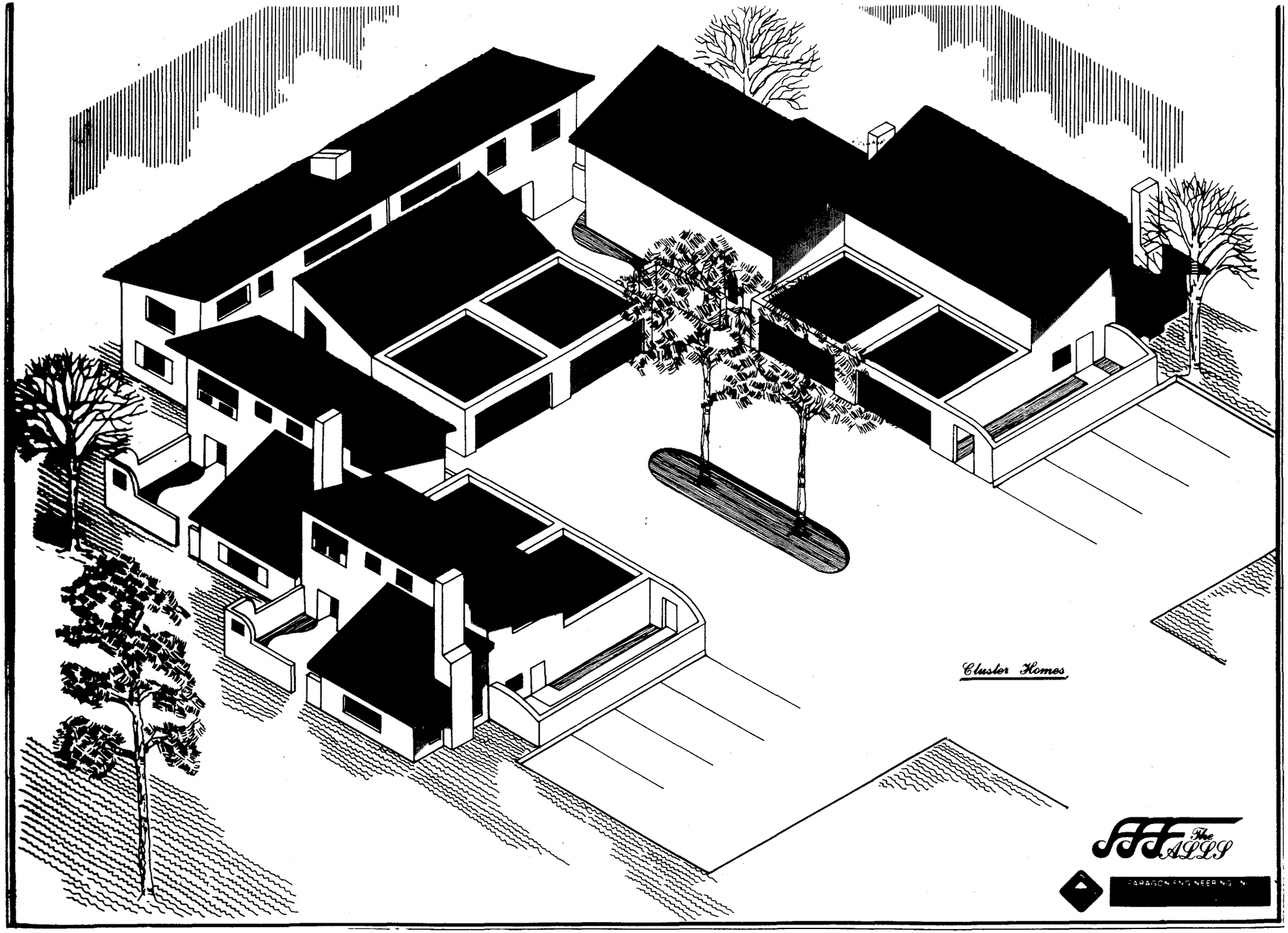
The Falls

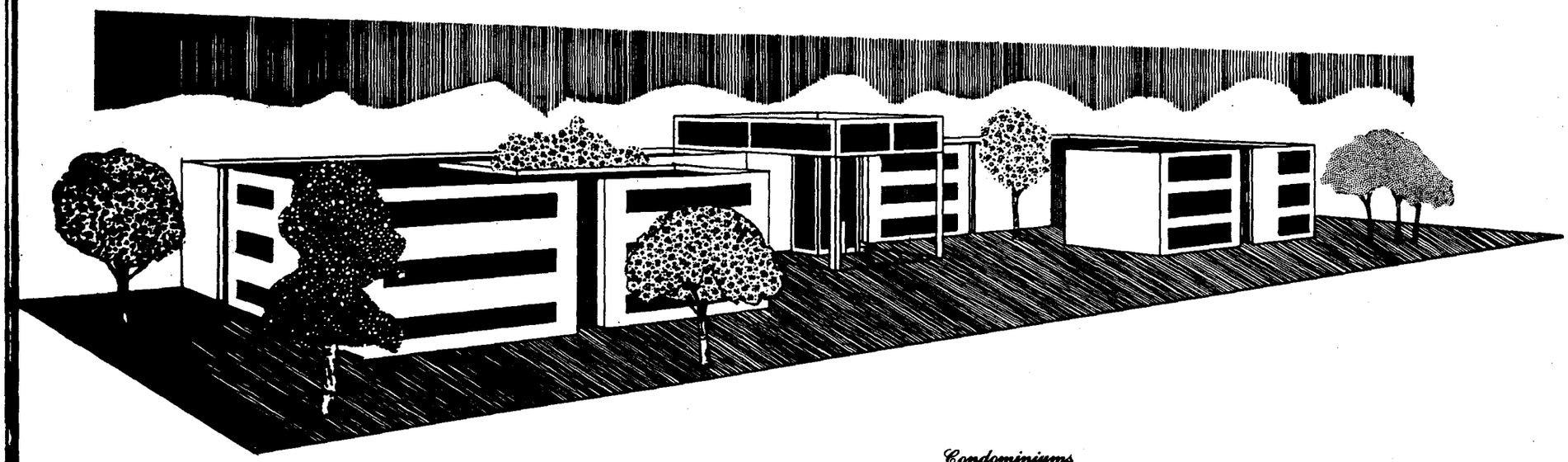


Patio Homes

The Falls

PARAGON ENGINEERING


Cluster Homes
The Falls
PARAGON ENGINEERING



Condominiums

The Eagles

CIRCULATION

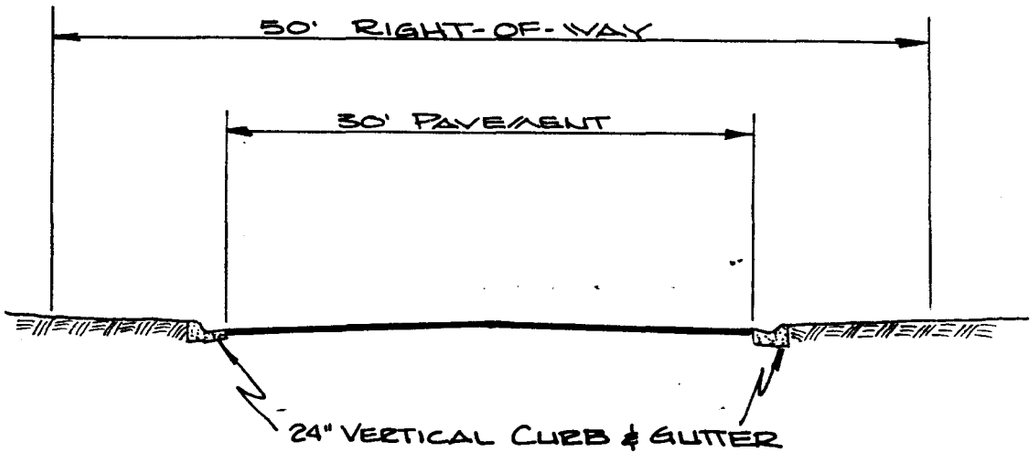
The major traffic arteries serving the project are F Road and 28¼ Road.

Internal circulation is provided by two loop roads connecting F Road to 28½ Road. No units within the project take access directly to the loop roads.

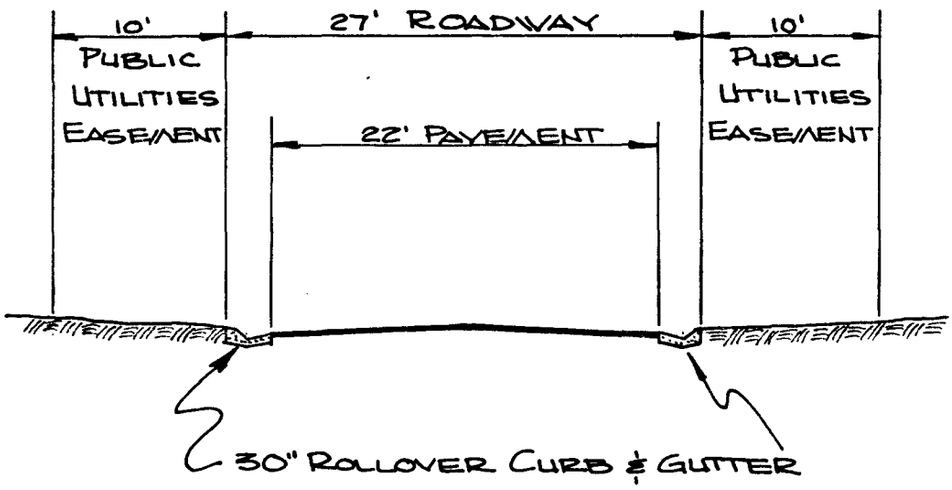
The cross-section for the dedicated roadways are as shown on the following sheet.

Access to the units is by a system of parking courts or private drives. The cross-section for these streets is shown on the following road section as private drive.

Pedestrian access is by a system of detached hard surface sidewalks.



DEDICATED ROADWAY



PRIVATE DRIVE

DRAINAGE & GRADING

Two small intermittent streams currently begin on the property and end at the Grand Valley Canal approximately 300 feet South of the South property line.

These streams will be piped for the length of the project with perforated pipe which will act as underdrain and storm drains. The pipes will terminate in two ponds at the South end of the project. The ponds will serve as recycling storage ponds for irrigation purposes and for storm water detention.

All storm water runoff on this project begins on site and will be retained on site and if necessary discharge through a controlled discharge.

Due to the existing contours of the site it is necessary to totally regrade the property to provide suitable building sites. The grading plan shows the revised contours and the drainage related with the revised contours.

In revising the contours the main emphasis was on creating buildable sites on cut areas while creating large open spaces in the valleys.

The site generally slopes at 5% from North to South. Street grades are generally 5% approaching 8% in some areas.

All streets in this project are South facing for rapid snowmelt and cleaning.

UTILITIES

This project is currently in the Central Grand Valley Sanitation District and the Ute Water Conservancy District.

Water requirements are estimated to be 117,000 gallons per day.

Sewage treatment requirements are estimated to be 78,000 gallons per day.

Irrigation water will be provided to each unit and to the open spaces. Thirty four shares of Grand Valley Irrigation Company water along with recycled storm runoff and drainage water will be pumped throughout the project.

Mountain Bell, Comtronics and Public Service all provide services to this area. All utilities will be underground..

LANDSCAPING

The entire project site will be landscaped. The ground cover will be grass. In steeper areas sod will be utilized while in the flatter areas the slopes will be seeded.

A number of trees and shrubs have been shown on the plan. A listing of the proposed trees and shrubs and their numbers is shown on the following plant list.

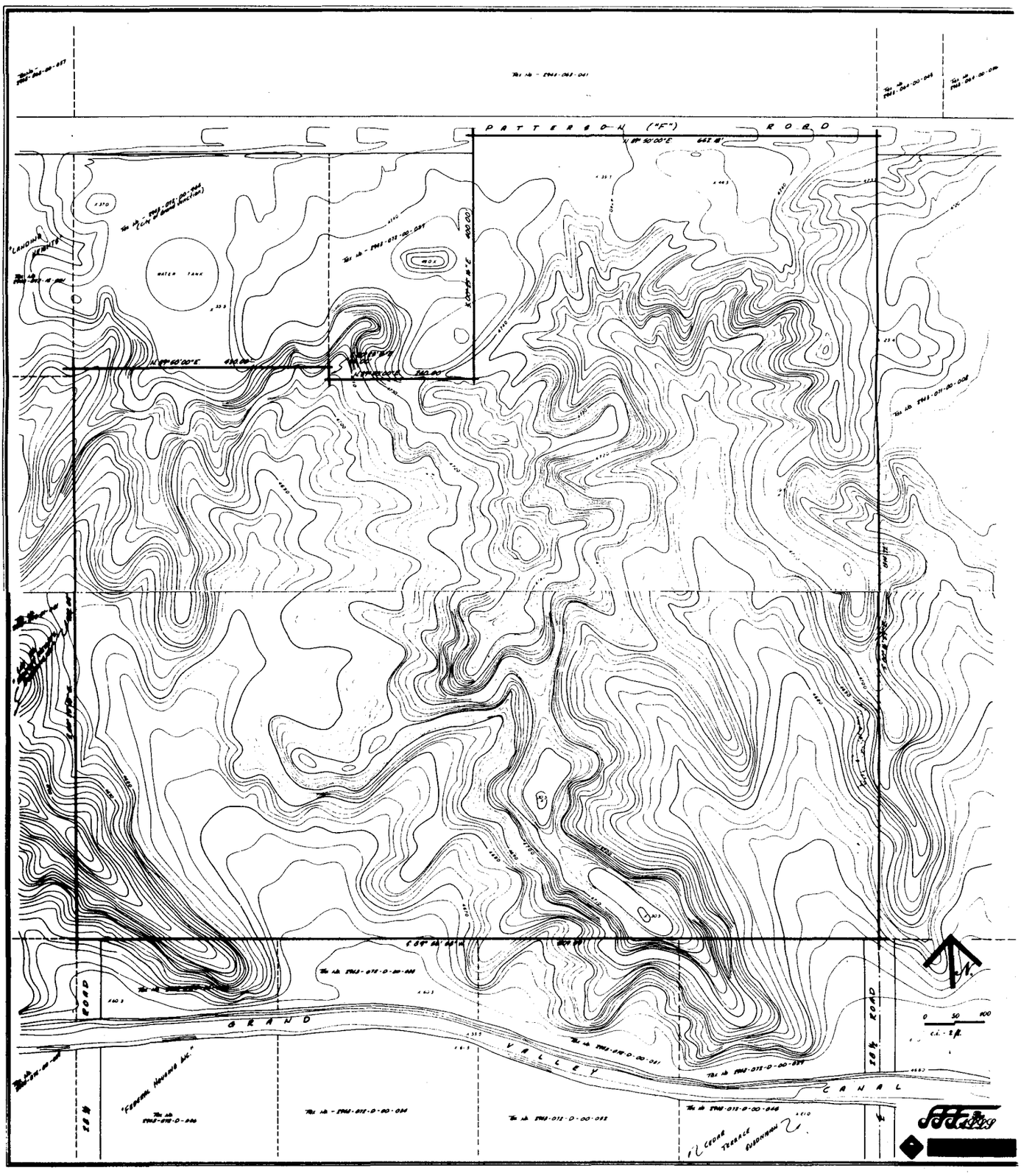
The total project site will be irrigated with a pumped pressurized irrigation system.

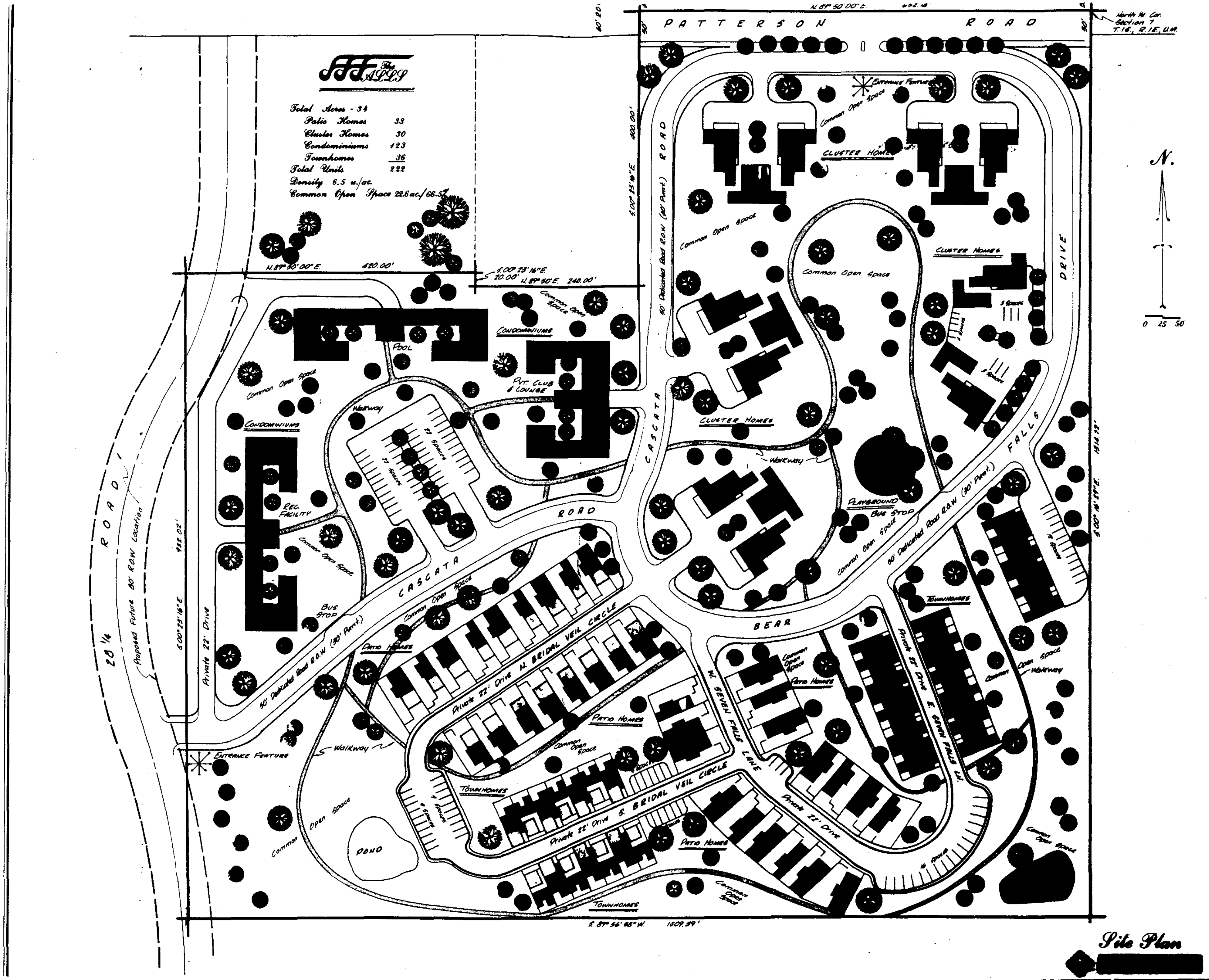
The landscaped open areas will be traversed by hard surfaced walkways.

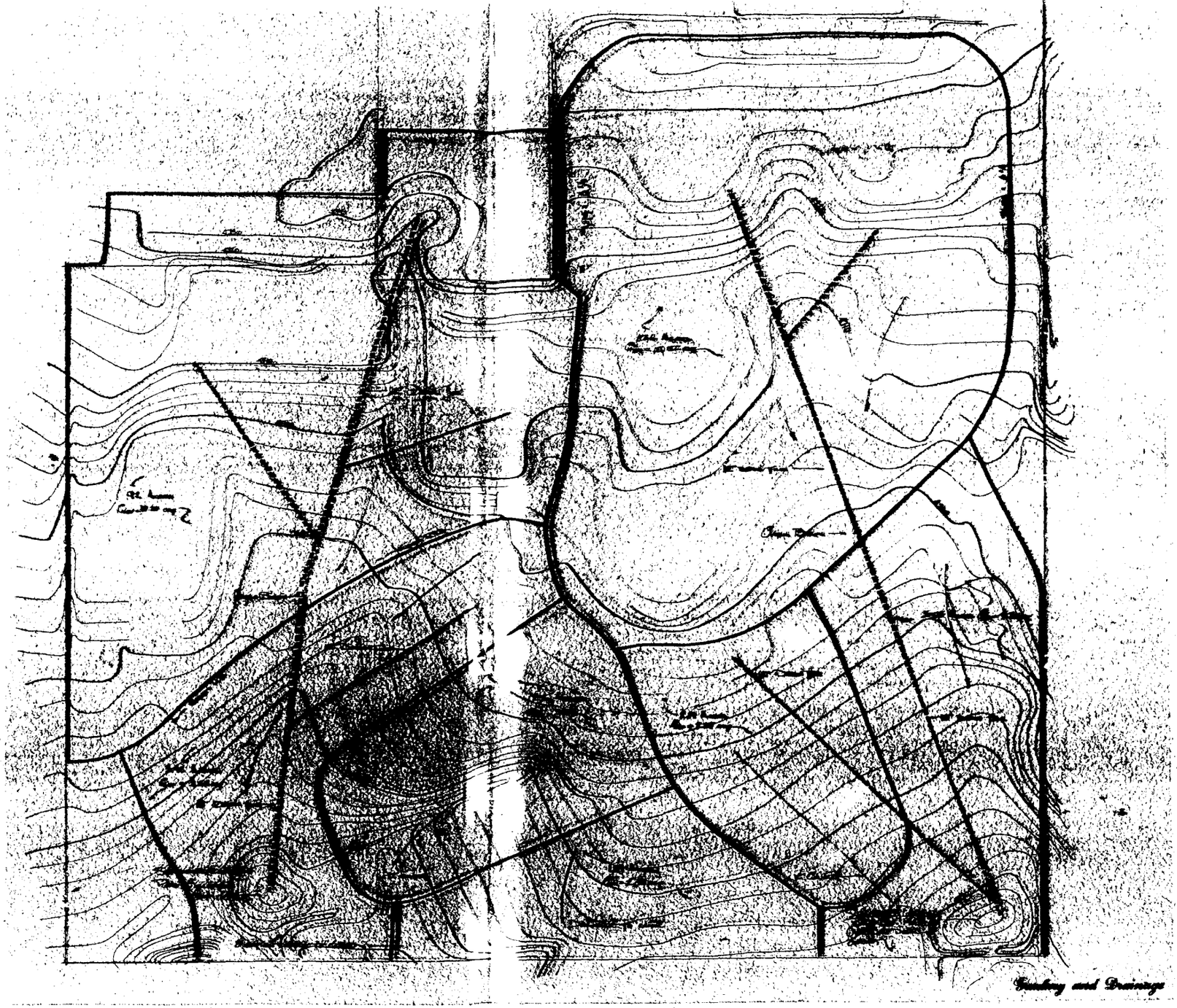
FALLS-PLANT LIST

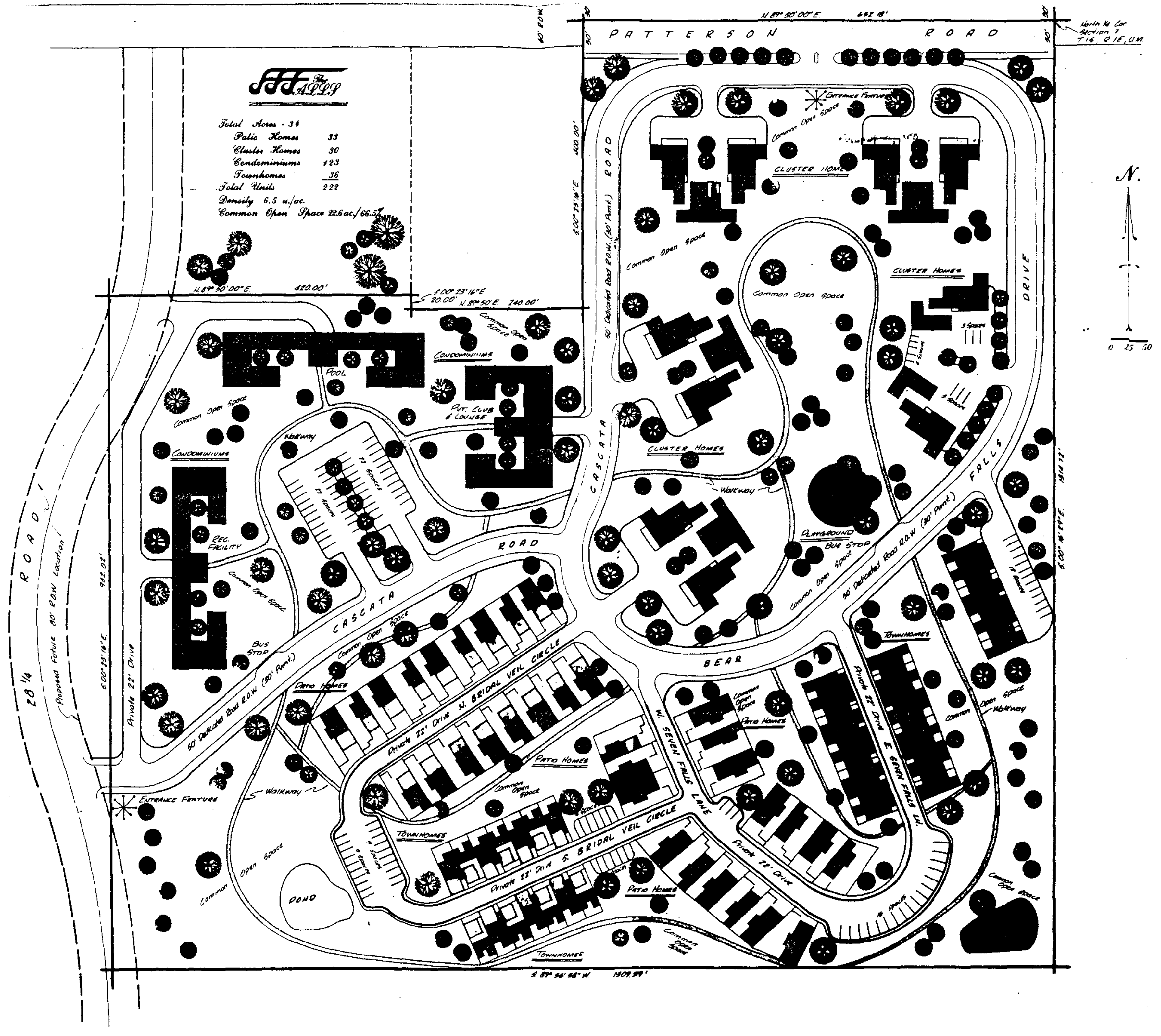
KEY	Botanical Name	Common Name	Size	Quantity	Remarks
		TREES			
Ag	Aesculus glabra	Ohio Buckeye	2-2½ cal	12	Selected by owner at nurs.
Ap	Acer plantanoides ' 'Schwedler's'	Schwedler's Maple	1½-2" cal	10	
Co	Celtis occidentalis	Common Hackberry	1½-2" cal	3	
Ca	Catalpa speciosa	Northern Catalpa	2-2½" cal	6	
Cs	Crataegus oxycantha 'Paul's Scarlet'	Paul's Scarlet Hawthorn	5 gal	9	
Ea	Elaeagnus angustifolia	Russion Olive	1½-2" cal	10	
Gs	Gleditsia Triacanthos inermis 'Shademaster'	Shademaster Honey Locust	1½-2" cal	9	
Gl	Gleditsia triacanthos inermis 'Imperial'	Imperial Honey Locust	1½-2" cal	4	
Fp	Fraxinus pennsylvanica subintegerrima	Marshall's Seedless Green Ash	2-2½" cal	8	
Mb	Malus bechtel	Bechtel Crabapple	6-8' B & B	10	
Md	Malus dolgo	Polgd Crabapple	6-8' B & B	8	
Mf	Malus flame	Flame Crabapple	6-8' B & B	6	
Ma	Morus alba tatarica	Russian Mulberry	2-2½" cal	9	
Pd	Populus deltoides	Cottonless Cottonwood	1½-2" cal	6	
Rp	Robinia pseudoacacia	Black Locust	1½-2" cal	8	
Po	Platanus occidentalis	American Sycamore	1½-2" cal	12	
Rt	Rhus typhina	Staghorn Sumac	5 gal	36	All items denoted RT on drawings are clumps of 3 sumac
Sa	Sorbus aucuparia	European Mt. Ash	1-1½" cal	5	
Ta	Tilia americana	American Linden	2-2½" cal	11	
So	Sophora japonica	Japanese Pagoda Tree	1½-2" cal	5	
Ta	Tamarix	Tamarisk	6-8' B & B	6	May be spaded upon owners approval
Pc	Pinus contorta	Lodgepole Pine	8-10' B & B	4	
Pe	Picea engelmanni	Englemann's Spruce	12-14' B & B	3	
Pf	Pinus flexilis	Limber Pine	8-10' B & B	3	
Pi	Pinus ponderosa	Western Yellow Pine	8-10' B & B	5	
Pp	Picea pungen's 'Glauca'	Colorado Blue Spruce	12-14' B & B	4	
Pm	Pinus mugo	Swiss Pine	6-8' B & B	3	
Pn	Pinus nigra	Austrian Pine	8-10' B & B	7	
Ps	Pinus sylvestris	Scotch Pine	6-8' B & B	5	
Py	Pinus cembroides edulis	Pinyon Pine	6-8' B & B	6	
Js	Juniperus scopulorum	Rocky Mt. Juniper	6-8' B & B	6	

Key	Botanical Name	Common Name	Size	Quantity	Remarks
		SHRUBS			
Cc	Cornus stolonifera coloradensis	Redtwig Dogwood	5 gal	6	
Cl	Chaenomeles lagenaria	Japanese Quince	5 gal	7	
Cs	Cornus stolonifera flaveramea	Yellowtwig Dogwood	5 gal	4	
Hs	Hibiscus syriacus	Shrub Althea	5 gal	6	
Ka	Kolkwitsia amabilis	Beauty Bush	5 gal	6	
Lt	Lonicera tatarica	Tatarian Honey-Suckle	5 gal	4	
Sv	Syringa vulgaris	Lilac	5 gal	10	
Vo	Viburnum opulus roseum.	Snowball Bush	5 gal	9	
Vt	Viburnum trilobum	Cranberry Bush	5 gal	12	


PATTERSON ("F") ROAD
WATER TANK
CEDAR TERRACE SUBDIVISION
GRAND VALLEY CANAL
10½ ROAD
11 ROAD
0 50 100


The Falls
Total Acres - 34
Patio Homes 33
Cluster Homes 30
Condominiums 123
Townhomes 36
Total Units 222
Density 6.5 u./ac.
Common Open Space 22.6 ac./66.5%
PATTERSON ROAD
North 1/4 Cor. Section 7 T.1S., R.1E., U.M.
N.
0 25 50
Entrance Feature
Common Open Space
CLUSTER HOMES
Cluster Homes
50' Dedicated Road R.O.W. (80' Perm't.)
CASCATA ROAD
DRIVE
Condominiums
Pool
Pvt. Club & Lounge
Walkway
Rec. Facility
Bus Stop
28 1/4 ROAD
Proposed Future 80' R.O.W. Location
Private 22' Drive
Playground
FALLS
BEAR
Townhomes
Patio Homes
Private 22' Drive N. Bridal Veil Circle
Private 22' Drive S. Bridal Veil Circle
W. Seven Falls Lane
E. Seven Falls Ln.
Pond
Site Plan





The Falls
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Total Units 222
Density 6.5 u./ac.
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PATTERSON ROAD
N 89° 50' 00" E
CLUSTER HOMES
CONDOMINIUMS
POOL
Fit. Club & Lounge
REC. FACILITY
Common Open Space
CASCATA ROAD
BEAR FALLS DRIVE
PLAYGROUND
BUS STOP
PATIO HOMES
TOWNHOMES
N. BRIDAL VEIL CIRCLE
S. BRIDAL VEIL CIRCLE
W. SEVEN FALLS LANE
E. SEVEN FALLS LN.
Private 22' Drive
50' Dedicated Road R.O.W. (30' Pavmt.)
Walkway
ENTRANCE FEATURE
POND
28 1/4 ROAD
Proposed Future 80' R.O.W. Location
N.
0 25 50

PROJECT SCHEDULING

Due to the nature of the project much of the initial site work must be completed in Phase I.

It is planned to complete the underdrain system and grading concurrent with the development of the 30 cluster homes.

Phase II will include 69 patio homes and town homes.

Phase III will be the development of the condominium units.

A total buildout is anticipated in four years.

HOMEOWNERS ASSOCIATION

The recreational facilities, playground, open space, private streets, walkways and irrigation system will be under the ownership of The Falls Homeowners Association Incorporated.

All facilities will be built by the developer, his succesor or assigns. The Homeowners Association is to be formed only for the purpose of administration and maintenance of the facilities and open space.

The Home Owners Association and covenants will be in accordance with the "Suggested Legal Documents for Planned Unit Development" FHA form 1400 prepared by the U. S. Department of Housing and Urban Development Federal Housing Administration.

A copy of these proposed covenants has previously been furnished to the planning department.

PROPERTY OWNERSHIP

The title to the subject parcel is currently in the name of CBW Builders, Inc. Robert P. Gerlofs and CBW Builders, Inc., have entered into an agreement for sale of real property to be consumated on December 15, 1977.

The sale is not contingent on the zonge change gaining approval.

III PRELIMINARY PLAN APPLICATION Fee Received _____ _____
amount date

(18) copies this application required. Numbering system corresponds with Mesa County Subdivision Regulations. Layouts and designs initiated for this application should incorporate the Design Standards reviewed in Sections XI or XII of the regulation. If question not applicable, indicate by n/a.

III I-1 B. The Falls
name of subdivision

C. Owners and/or subdividers.

Robert P. Gerlofs name	_____ name	_____ name
P. O. Box 2872, Grand Junction, Co. 81501 address	_____ address	_____ address
243-8966 bus. phone	_____ bus. phone	_____ bus. phone

Designer:

Paragon Engineering, Inc. name	243-8966 bus. phone
P. O. Box 2872, Grand Junction address	9402 registration and number

D. Proof of developer's license for twenty or more lot subdivision. (attach
E. Legal description. (Attach additional sheets as necessary). _____

Total acreage 33.94 .

F. Eighteen (18) copies of map submitted yes x no _____
If "no", explain.

The following check-off list shall be completed to insure that the map and text contains the essential information required by the subdivision regulations (see regulations for detailed information).

III F (1) Vicinity map	x
(a) existing and planned streets, highways	x
(b) zoning, taxing, special districts.	x
(c) significant vegetation patterns	x
(2) (a) perimeter outline, accesses, adjacent subdivision outlines, names	x
existing accesses to property	x
other relevant data within 1/2 mile of property	x
(b) property lines, names and addresses of adjacent property owners	x
(3) Traverse map - to allowable closure	x
(4) (a) lot and street layout	x
all lots dimensioned	x
lots and blocks numbered	General
location of all existing and proposed easements	No
	No

existing and proposed street names — x
sites (reserved or dedicated) for parks, schools, and other public uses — x
sites for multi-family dwellings, shopping center, etc. — x
location of common open space — x
area and percent of total area of subdivision devoted to streets and other type uses — x

streets acre 5.43 % 15.97

Other (specify):

_____ acre _____ % _____

_____ acre _____ % _____

(b) existing buildings, easements, utility lines, topographic features, etc. — x
(c) composite utilities easement plan — NA

(5) (b) soil types, boundaries — x
(c) significant geologic features — x
(d) trees, wooded areas — x

(6) (b) contours — x
(c) grading plan — x
(d) water courses, drainage pattern — x
(e) boundaries of inundation in 100 year storm — x

VIII 2. Drawing requirements met. — x

3. Text — x
Eighteen (18) copies of text material in report form submitted yes x no _____
If "no", explain:

A. Acreage — x
B. Function, ownership, manner of maintenance of common open space — x
C. Sewage treatment report, for on-lot treatment (attach) — NA
D. Substance of all covenants, easements or restrictions to be imposed upon the use of land, buildings, structures — x
E. Geologic investigation report (attach additional pages as necessary, required of all subdivisions.) — x
F. Tables of soil type interpretation — x
G. Survey notes, copies of monument records — x
H. Abstract of title or title insurance policy provided (attach) — x
If not attached, explain:

I. Total number of proposed dwelling units 222
J. Total square feet of proposed non-residential floor space 8640
K. Total number proposed off-street parking spaces, excluding total associated with single family residential development 344
L. Estimate total gallons per day of water required 117,000
M. Estimate total gallons per day of sewage to be treated 78000
Central sewage treatment facility proposed yes
Other sewage disposal and suitability NA
N. Give cost and proposed method of financing of all improvements.

PRELIMINARY PLAN APPLICATION (page 3 of 3)

O. Proof of adequate water supply if supply is not to be purchased from existing established district or municipality (attach) NA

If water is to be supplied by established district or municipality, confirmation from said jurisdiction indicating that they have the capabilities and are willing to serve the development (attach) x

II 4. Geologic report on specific ground water where individual on lot water systems are proposed (attach) NA

pendix B. Sewage disposal report (use forms provided-attach 3 copies) NA

C. Subdivision improvements agreement (use forms provided-attach duplicate originals) x

Subdivision summary form (required by CRS 106-2-37(4) x

This application completed by:

Paragon Engineering, Inc.	November 1, 1977
name	date
P. O. Box 2872, Grand Junction, Co.	243-8966
address	bus. phone
signature	Nov 1, 1977
	date

Robert P. Gerlofs

PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO)
) ss
COUNTY OF MESA)

Gentlemen:

We, the undersigned, being the owners of the following described property, situated in Mesa County, State of Colorado, to wit: (legal description)

The Northeast Quarter (NE¼), Northwest Quarter (NW¼) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, EXCEPT Beginning 30 feet South of the Northwest Corner of said Northeast Quarter (NE¼), Northwest Wuarter (NW¼); Thence South 350 feet: Thence East 420 feet; Thence North 350 feet; Thence West to beginning; AND EXCEPT Beginning 420 feet east of the Northwest Corner of said Northeast Quarter (NE¼), Nowthwest Quarter (NW¼); Thence East 240 feet; Thence South 400 feet; Thence West 240 feet; Thence North to Beginning. Subject to a 30 foot easement along the North lines for a county road. Said tract contains 33.94 acres, more or less. (Subject easement contains .74 acres, more or less.)

Containing 33.94 acres, more or less, do respectfully petition and request amendment of the Zoning Map of the Mesa County Zoning Resolution by changing said above described land from R-2 Zone to PD-8 Zone.

Respectfully submitted,

Owner Robert P. Gerlofs

Owner CBW Builders Inc.

Address P. O. Box 2872, Gr. Jct. Co.

243-8966
Telephone Number

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 1st day of NOVEMBER, 1977. By Robert P Gerlofs & Warren E. Gardner

My Commission expires: Aug. 9th, 1981

Notary Public

Surrounding Property Owners

2943-072-00-027 Fred I. Ferrari
2835 F. Road
City

009 Mary S. Pollard
2820 Orchard
City

040 Bray Realty Co.
1015 N. 7th St.
City

2943-072-11-012 John W. Creagar
574 Princess St.
City

013 Paul D. Jewell
2814 Bookcliff
City

2943-072-01-021 Ralph T. Landing
2815 F. Road
City

020 Above

018 Ronald J. Bockelman
2811 F Road
City

2943-072-12-001 Ralph Landing
2815 F. Road
City

2943-071-00-009 Stanley L. McFarland
2221 Idelia Ct.
City

047 John P. Rothhaupt
P. O. Box 2375
City

2943-071-08-016 Above

017 Above

018 Above

019 Above

2943-064-00-043 K. M. Matchett
2844 F. Road
City

2943-064-00-035 Kenneth L. Atchison
1408 Cascade Pl.
El Cajon, Ca. 92020

036 Duane H. Hogue
2854 F Road
City

2943-063-00-041 K. M. Matchett
2844 F. Road
City

037 Above

2943-072-00-035 Lawrence B. Dowd
2660 Paradise Way
City

036 Above

033 Ellen Mathews
2838 Orchard Ave.
City

034 Above

032 Glen A. Edwards
2840 Orchard
City

031 Above

029 The Junction Corp.
652 White
City

045 Above

2943-072-14-001 Above

003 Above

004 Above

005 Above

007 Above

008 Above

010 Above

Estimated Water Requirements 117,000 gallons/day

Proposed Water Source Ute Water Conservancy District

Estimated Sewage Disposal Requirement 78,000 gallons/day

Proposed Means of Sewage Disposal Grand Junction Treatment Plant

ACTION:

Planning Commission Recommendation

Approval ( )

Disapproval ( )

Remarks _____

Date _____, 19 ____.

Board of County Commissioners

Approval ( )

Disapproval ( )

Remarks _____

Date _____, 19 ____.

Identify Location of Subdivision on Map Below:

Note: This form is required by CRS 106-2-37(4) but is not a part of the regulations of Mesa County.

SUBDIVISION SUMMARY FORM

Mesa County

Type of Submission:
Request for Exemption _____
Preliminary Plan x
Final Plat _____

Date: November 1, 1977

Subdivision Name: The Falls

Filing _____

Location of Subdivision TOWNSHIP 1S RANGE 1E SEC 7 ½ NW

Owner(s) NAME Robert P. Gerlofs

ADDRESS P. O. Box 2872, Grand Junction, Co.

Subdivider(s) NAME Above

ADDRESS _____

Designer NAME Paragon Engineering, Inc.

ADDRESS P. O. Box 2872

Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area
(x) Single Family	99	4.49	13.22
( ) Apartments			
(x) Condominiums	123	.92	2.72
( ) Mobile Home			
( ) Commercial	N. A.		
( ) Industrial	N. A.		
	Street	5.43	15.97
	Walkways	.53	1.58
Dedicated	School Sites		
Reserved	School Sites		
Dedicated	Park Sites		
Reserved	Park Sites		
Private Open Areas		22.63	66.51
Easements			
Other (Specify)			
	Total	34	100%

MESA COUNTY BOARD OF COUNTY COMMISSIONERS

SUBDIVISION IMPROVEMENTS AGREEMENT

Prior to the County Commissioners' endorsement of the Record Plat of any subdivision, a duplicate original of this type of agreement must be filed with the County Commissioners. A signed copy of such an agreement must also be filed with the county (including a performance guarantee in a form satisfactory to the County Attorney equal to the amount of the total estimated improvements).

Estimated construction costs shall be reviewed by the County official having the most direct involvement in the subject improvements.

In re: The Falls (Name of Subdivision) 28½ and F Roads (Location)

Intending to be legally bound, the undersigned subdivider hereby agrees to provide throughout this subdivision and as shown on the subdivision plat of The falls, dated October, 19 77, the following improvements to county standards:

Improvements	Unit	Estimated Construction Cost	Construction Completion Date
Street grading			
Street base		189,000.00	
Street paving			
Curbs			
Sidewalks		18,000.00	
Storm sewer facilities & Grading		50,000.00	
Sanitary Sewers			
Trunk Lines			
Mains		63,000.00	
Laterals or House Connections		16,000.00	
On-site Sewage Facilities			
Water Mains		72,000.00	
On-site Water Supply			
Landscaping		35,000.00	
Street Monuments		1,000.00	
Street Lights			
Street Name Signs		500.00	
Survey Monument Boxes		1,000.00	
Irrigation		78,000.00	
Sub Total		523,500.00	

Supervision of all installations
(should normally not exceed 4% of subtotal) $4,000.00

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION $ 527.500.00

SUBDIVISION IMPROVEMENTS AGREEMENT

(continued)

The above improvements shall be constructed in accordance with all County requirements and specifications, and conformance with this provision shall be determined solely by the below-named County or its duly authorized agent.

The improvements shall be constructed in accordance with the time schedules shown above.

Signature of Subdivider

(If corporation, to be signed by President and attested to by Secretary, together with the corporate seal.)

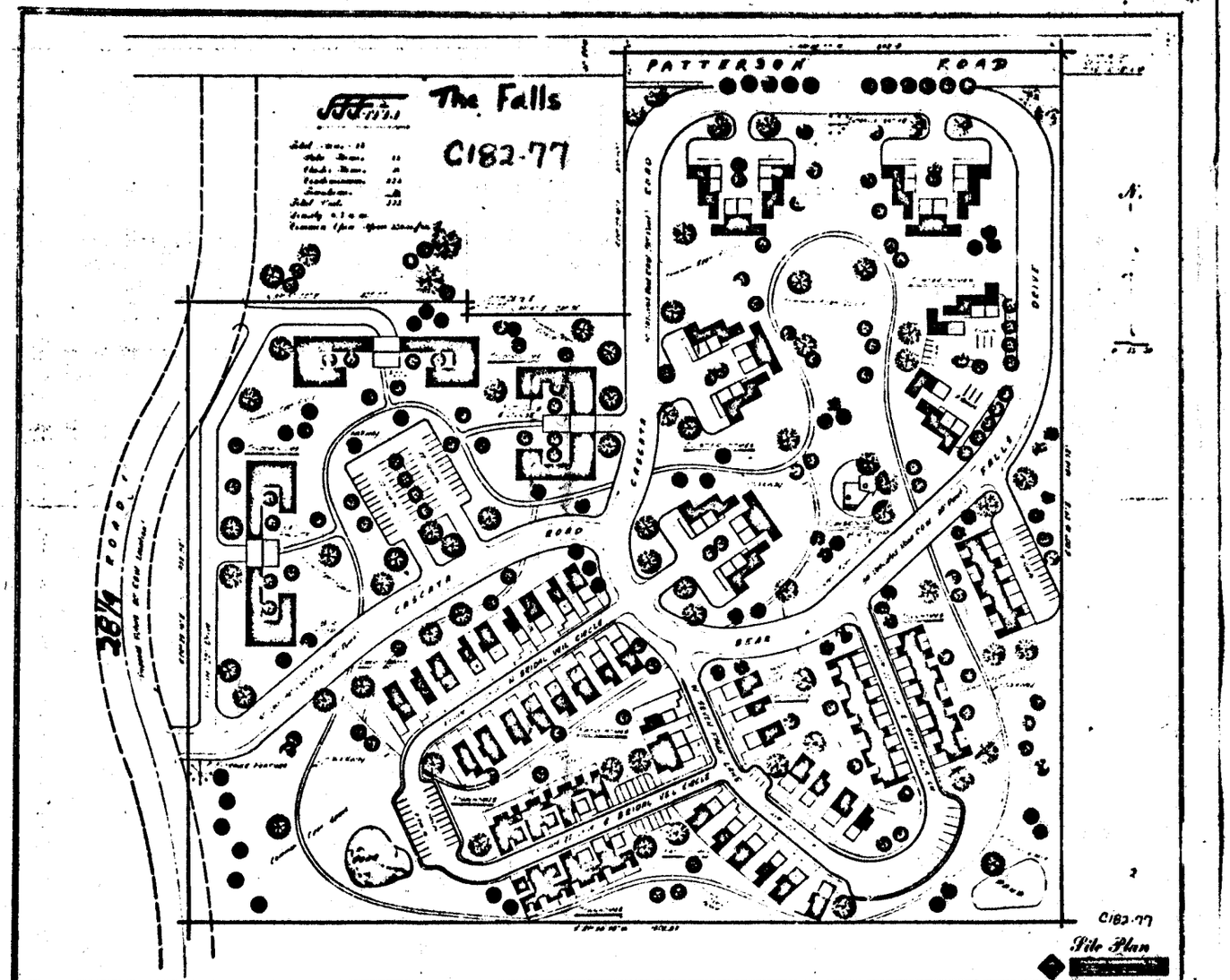
Dated: NOVEMBER 1, 19 77.

ACCEPTANCE

Approved by resolution of the _____

at the meeting of _____, 19 ____.

Signature of Authorized Office of County


The Falls
C182-77
PATTERSON ROAD
38½ ROAD
CASCADE ROAD
FALLS DRIVE
BEAR
C182-77
Site Plan

R E S O L U T I O N

ADOPTING A DECISION ON REQUEST FOR ZONING CHANGE

WHEREAS, Robert Gerlofs and Warren Gardner sought to have the zoning changed from R-2 (Single family/duplex residential) to PD-8 (Planned Development/8 units per acre) on the following described land situated in Mesa County, Colorado, to wit:

> The Northeast Quarter of the Northwest Quarter of Section 7, Township 1 South, Range 1 East of the Ute Meridian except beginning 30 feet South of the Northwest Corner of said Northeast Quarter of the Northwest Quarter; thence South 350 feet; thence East 420 feet; thence North 350 feet; thence West to beginning; AND EXCEPT beginning 420 feet east of the Northwest Corner of said Northeast Quarter of the Northwest Quarter; thence East 240 feet; thence South 400 feet; thence West 240 feet; thence North to beginning. (Subject to a 30 foot easement along the North lines for a county road;)

and

WHEREAS, the hearing before the Board of County Commissioners of the County of Mesa was held on January 23, 1978; and

WHEREAS, the Board considered the evidence presented at the hearing and the zoning maps and regulations of the County, and FINDS:

1. That the hearing was duly held after proper notice thereof.

2. That the Mesa County Planning Commission recommended approval of the rezoning with the understanding that the plan of development must require the following:

(a) There must be proper compaction of fill areas to insure stability. Consider moistening the fill to hasten the speed of natural subsidence. Permanent construction over the filled areas should be deferred several years to allow subsidence to take place. All cut and fill operations should be supervised by a qualified soils engineer or engineering geologist.

(b) There must be adoption of erosion control and re-vegetation measures for the Mancos shale, and for fill areas derived

from the Mancos shale. Special care should be taken to prevent excessive siltation into the Grand Valley canal.

(c) There must be design of a drainage system which insures protection from subsurface saturation and instability which might result therefrom. Culverts which will eventually lie beneath buildings should be sized for the 100-year storm.

(d) Timing of construction of units on the western portion of the project shall coordainte with the development of 28 1/4 Road.

(e) There must be low profile design of units on the upper portions of the project to minimize visual impact.

3. That said zoning change is in the best interest of the health, safety and welfare of the Mesa County citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA:

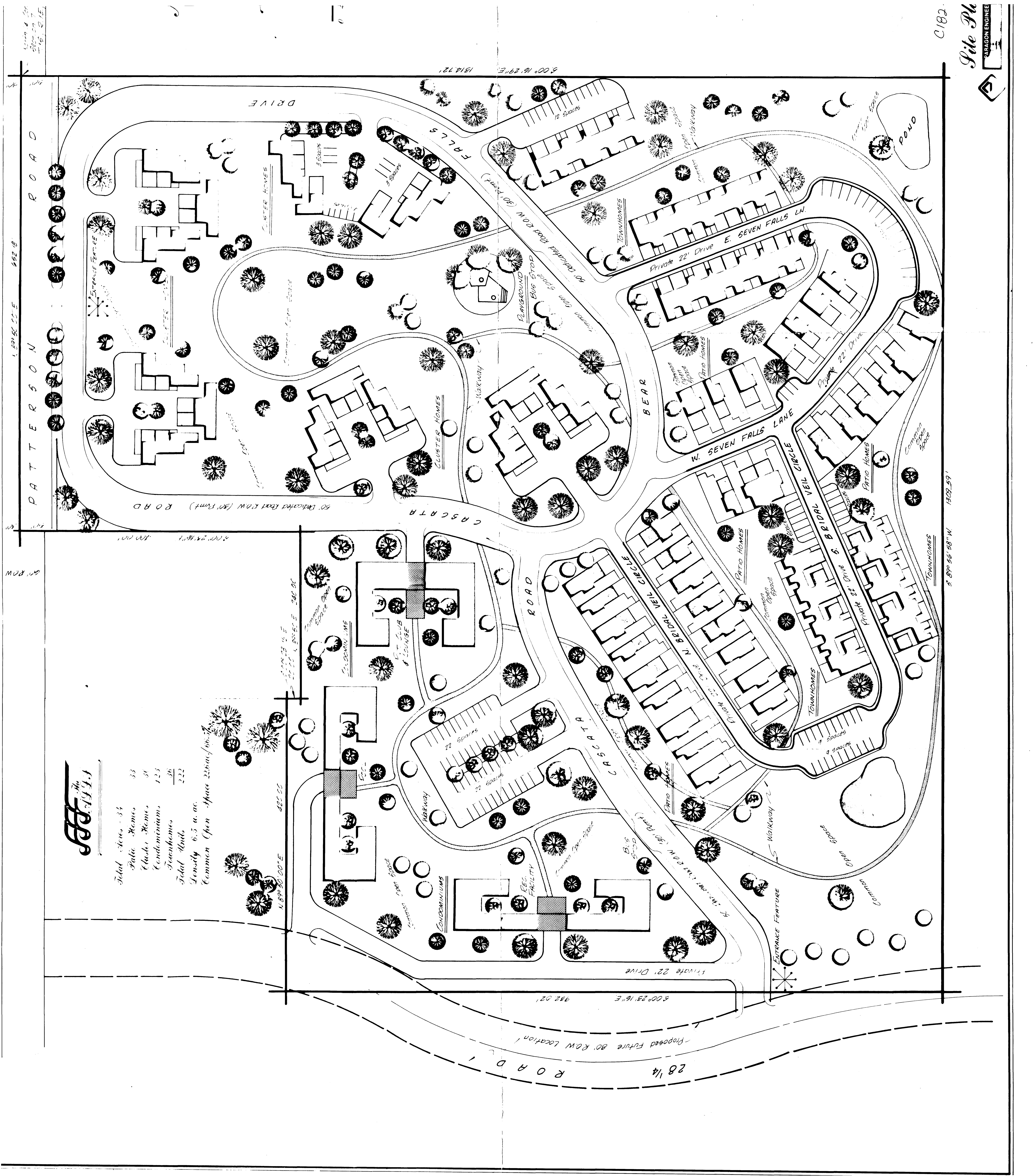
That the requested zoning change from R-2 (Single family/duplex residential) to PD-8 (Planned Development/8 units per acre) on the within described lands is hereby approved, conditions as stated.

PASSED and ADOPTED this 31 day of JANUARY 1978.

Attest:

Earl Sawyer
County Clerk

Chairman of the Board of County
Commissioners of the County of Mesa



Site Pl
PARAGON ENGINEER
C182
PATTERSON ROAD
FALLS DRIVE
50' Dedicated Road R.O.W. (30' Pvmt.)
CASCATA ROAD
BEAR
W. SEVEN FALLS LANE
E. SEVEN FALLS LN.
N. BRIDAL VEIL CIRCLE
S. BRIDAL VEIL CIRCLE
Private 22' Drive
CLUSTER HOMES
TOWNHOMES
PATIO HOMES
CONDOMINIUMS
Common Open Space
Playground
Bus Stop
Walkway
Pond
Entrance Feature
Rec. Facility
12 Spaces
22 Spaces
9 Spaces
S.00°28'16"E 932.02'
S.00°16'29"E 1314.72'
S.89°56'58"W 1302.59'
Proposed Future 80' R.O.W. Location
28 1/4 ROAD
Total Acres = 34
Patio Homes 33
Cluster Homes
Condominiums 123
Townhomes 36
Total Units 222
Density 6.5 u. ac.
Common Open Space 22.6 ac./66.5%