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File 1979-0013

Name: The Falls Subdivision – Phase I – South of F Road, East of 28.25 Road line

| | | |
|--|--|--|
| P r e s e n t | S c a n n e d | <p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p> |
|--|--|--|

| | | |
|---|---|---|
| X | X | Table of Contents |
| X | X | *Review Sheet Summary |
| X | X | *Application form |
| X | X | Review Sheets |
| | | Receipts for fees paid for anything |
| X | X | *Submittal checklist |
| | | *General project report |
| | | Reduced copy of final plans or drawings |
| | | Reduction of assessor's map. |
| X | X | Evidence of title, deeds, easements |
| X | X | *Mailing list to adjacent property owners |
| | | Public notice cards |
| | | Record of certified mail |
| | | Legal description |
| | | Appraisal of raw land |
| X | X | Reduction of any maps – final copy |
| | | *Final reports for drainage and soils (geotechnical reports) |
| | | Other bound or non-bound reports |
| | | Traffic studies |
| | | *Review Comments |
| | | *Petitioner's response to comments |
| | | *Staff Reports |
| | | *Planning Commission staff report and exhibits |
| | | *City Council staff report and exhibits |
| | | *Summary sheet of final conditions |

DOCUMENT DESCRIPTION:

| | | | | | |
|---|---|--|---|---|--|
| X | X | Final Plat Application – 2/1/1979 | X | X | Planning Clearance – revoked old and issued new 12/5/1993 - ** |
| X | X | Correspondence | X | X | Submittal Checklist |
| X | X | Certification of Plat | X | | Check – Payment for 28 ½ to be constructed by the City Lot 18 of Block 1 of the Falls – Filing #1 as amended |
| X | X | Record of Final Plat Recording - ** | X | X | Review Sheet Summary |
| X | X | E-mails | X | X | Action Sheet |
| X | X | Street Inspection – 2/7/1986 | X | X | Plat |
| X | X | Recorded Document – Bk 1593/Pg 694 | X | X | Exhibits |
| X | | Check – for guarantee of sidewalk construction improvement for The Falls – Filing #1 – to be constructed at 593 ½ Grand Cascade Way - (Lot 5, Block 2) Check deposited with City Finance Dept on 5/6/1998 – see Jim Flynn for escrow | | | |
| X | X | Declaration of Covenants, Conditions, Restrictions and Liens | | | |

SUBMITTAL CHECKLIST

MAJOR SUBDIVISION: FINAL

Location: 28 1/2 Rd & F Rd

Project Name: The Falls Plaza 1

| ITEMS | DISTRIBUTION | | | | | | | | | | | | | | | | | | | | TOTAL REQ'D | | | | | | | | | |
|---|----------------|----------------------------|----------------|-------------------|---------------------|-------------------------|----------------------|---------------|---------------------------|--------------------------|---------------|-----------------|--------------------|-------------------|--------------|------------------|---------------------|-------------------|----------------|----------------|-------------|----------------|------|------|--------------------|--------------------------|---------------------|--------------|-------------|---|
| DESCRIPTION | SSID REFERENCE | City Community Development | City Dev. Eng. | City Utility Eng. | City Property Agent | City Parks/Recreation * | City Fire Department | City Attorney | City G.J.P.C. (8 sets) ** | City Downtown Dev. Auth. | City Police * | County Planning | County Bldg. Dept. | County Surveyor * | Walker Field | School Dist. #51 | Irrigation District | Drainage District | Water District | Sewer District | U.S. West | Public Service | GVRP | CDOT | Corps of Engineers | Colorado Geologic Survey | U.S. Postal Service | Persigo WWTF | TOTAL REQ'D | |
| ● Application Fee | VII-1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ● Submittal Checklist* | VII-3 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ● Review Agency Cover Sheet* | VII-3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| ● Application Form* | VII-1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| ● 11"x17" Reduction of Assessor's Map | VII-1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| ● Evidence of Title | VII-2 | 1 | | | 1 | | 1 | | | | | | | | | | | | | | | | | | | | | | | |
| ● Appraisal of Raw Land | VII-1 | 1 | | | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | |
| ● Names and Addresses | VII-3 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ● Legal Description | VII-2 | 1 | | | 1 | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Deeds | VII-1 | 1 | | | 1 | | 1 | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Easements | VII-2 | 1 | 1 | 1 | 1 | | 1 | | | | | | | | | | | | | | 1 | 1 | 1 | | | | | | | |
| ○ Avigation Easement | VII-1 | 1 | | | 1 | | 1 | | | | | | | | | | | | | | | | | | | | | | | |
| ○ ROW | VII-3 | 1 | 1 | 1 | 1 | | 1 | | | | | | | | | | | | | | 1 | 1 | 1 | | | | | | | |
| ● Covenants, Conditions, & Restrictions | VII-1 | 1 | 1 | | | | 1 | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Common Space Agreements | VII-1 | 1 | 1 | | | | 1 | | | | | | | | | | | | | | | | | | | | | | | |
| ● County Treasurer's Tax Cert. | VII-1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ● Improvements Agreement/Guarantee* | VII-2 | 1 | 1 | 1 | | | 1 | | | | | | | | | | | | | | | | | | | | | | | |
| ○ CDOT Access Permit | VII-3 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ 404 Permit | VII-3 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Floodplain Permit* | VII-4 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ● General Project Report | X-7 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| ● Composite Plan | IX-10 | 1 | 2 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | |
| ● 11"x17" Reduction Composite Plan | IX-10 | 1 | | | 1 | 1 | 1 | 8 | 1 | 1 | 1 | 1 | | | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| ● Final Plat | IX-15 | 1 | 2 | 1 | 1 | | 1 | | | | | 1 | | | | | | | | | | | | | | | | | | |
| ● 11"x17" Reduction of Final Plat | IX-15 | 1 | | | | | | 8 | 1 | 1 | 1 | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | | | 1 | | |
| ● Cover Sheet | IX-11 | 1 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ● Grading & Stormwater Mgmt Plan | IX-17 | 1 | 2 | | | | | | | | | | | | | | 1 | | | | | | | | 1 | 1 | | | | |
| ○ Storm Drainage Plan and Profile | IX-30 | 1 | 2 | | | | | | | | | | | | | | 1 | | | | 1 | 1 | 1 | | | | | | | |
| ● Water and Sewer Plan and Profile | IX-34 | 1 | 2 | 1 | | 1 | | | | | | | | | | | 1 | 1 | 1 | 1 | 1 | 1 | | | | | | 1 | | |
| ● Roadway Plan and Profile | IX-28 | 1 | 2 | | | | | | | | | | | | | | 1 | | | | | | | | | | | | | |
| ○ Road Cross-sections | IX-27 | 1 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Detail Sheet | IX-12 | 1 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Landscape Plan | IX-20 | 2 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ● Geotechnical Report | X-8 | 1 | 1 | | | | | | | | | 1 | | | | | | | | | | | | | | | | 1 | | |
| ○ Phase I & II Environmental Report | X-10,11 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ● Final Drainage Report | X-5,6 | 1 | 2 | | | | | | | | | | | | | | 1 | | | | | | | | | | | | | |
| ○ Stormwater Management Plan | X-14 | 1 | 2 | | | | | | | | | | | | | | 1 | | | | | | | | 1 | | | | | |
| ○ Sewer System Design Report | X-13 | 1 | 2 | 1 | | | | | | | | | | | | | | | | | 1 | | | | | | | | | |
| ○ Water System Design Report | X-16 | 1 | 2 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ○ Traffic Impact Study | X-15 | 1 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | |

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

Traffic Dept

REVIEW SHEET

TO: City Traffic Engr.
ITEM: The Falls

Date Item Submitted to
Planning Office _____
Date Sent to Review _____
Department _____
Item # _____

Location: _____

Please comment on this development as to proposed street width and design (parking - no parking)

Petitioner: in relation to sanitation, sweeping

Address: 1st pickup, ^{traffic} etc.

Phone: _____

The attached plat has been sent to your office for your review and comments. Failure to object or comment by _____, shall constitute approval by your office.

Rec. 2-26-79

*Comments: The street width is predicated on two way traffic either with parking or without parking. Streets without parking can have a definite advantage for maintaining the condition of the street surface in that there is less surface area and fewer obstructions (parked cars) in which to work around. There is of course, added cost in the maintenance of control signs to enforce the "No Parking" areas. There is no disadvantage to traffic movement with no on street parking, but space should be provided off street for parking in addition to the Parking Reg requirements, in order to satisfy the need.

Send to: Planning Department, P.O. Box 897, Attn: _____

Reviewing Office City Traffic Eng by Steve McKee Date 1/8/79

*Use additional sheets if necessary and refer to Item #.

→ To: Del Beaver

Eng.

REVIEW SHEET

TO: City Engr - Public Works
ITEM: The Falls

Date Item Submitted to _____
Planning Office _____
Date Sent to Review _____
Department _____

Item # 13-79

Location: _____

Please comment on this development as to proposed street width and design (parking - no parking

Petitioner: in relation to sanitation, sweeping

Address: leaf pickup, ^{traffic} etc

Phone: _____

Plg. 26 '79

The attached plat has been sent to your office for your review and comments. Failure to object or comment by _____, shall constitute approval by your office.

*Comments: The proposed street sections reviewed by me about a month ago are appropriate to this development provided all detail requirements of City Street Dev. Stds. are met, especially the paragraph on "Parking" which calls for an equal number of off-street spaces to be provided in addition to the Parking Regs. requirements.

Some reasons for the "Court" design being appropriate:

- 1. Character of Dev. (people expect parking lots @ apartment bldg.-type structures.
- 2. The courts are not integral parts of city street system (ie - no thru-traffic requirements)
- 3. Parking is provided off-street as discussed above.

24' mat w/no parking is better for streets maintenance such as patching, overlay, seacoat, snow removal, leaf removal, and sweeping because 1) less pavement to maintain & 2) no parked cars to have to work around.

Send to: Planning Department, P.O. Box 897, Attn: _____
Reviewing Office City Engr - Public Works by Ron Rich Date Jan. 8, 1979

*Use additional sheets if necessary and refer to Item #.

cc: Patterson
McKee

REVIEW SHEET

Fire Dept

TO: _____
ITEM: The Falls

Location: _____

Date Item Submitted to
Planning Office _____
Date Sent to Review _____
Department _____
Item # _____

Petitioner: _____
Address: _____
Phone: _____
Please comment on this development as to proposed street width and design (parking - no parking in relation to sanitation, sweeping, traffic, etc.)

The attached plat has been sent to your office for your review and comments. Failure to object or comment by _____, shall constitute approval by your office.

*Comments: On 24 ft. width street, as long as there is no parking allowed, the width is OK, otherwise the streets have to meet the City standards, as to width and parking

Rec. 2-26-79

Send to: Planning Department, P.O. Box 897, Attn: DON WARNER

Reviewing Office: Fire Dept by RT Mantlo Date 1-9-79

*Use additional sheets if necessary and refer to Item #.

REVIEW SHEET

TO: Police Dept., Noel Rewerts, Ed VanderTook

Date Item Submitted to

Planning Office

ITEM: The Falls

Date Sent to Review

Department

Item #

Location: Southeast of City Water Tank on F Road at 28 1/4 Road Line

Please comment on this development as to proposed street width and design (parking/ no-parking in relation to sanitation, sweeping, leaf pickup, traffic, etc.)

Petitioner:

Address:

Phone:

The attached plat has been sent to your office for your review and comments. Failure to object or comment by _____, shall constitute approval by your office.

*Comments: I would suggest that a minimum standard on paved street width, excluding vertical curb and gutter, be 34 feet for two-way traffic with parking on both sides. This would allow 11 feet for each lane of travel and 7 1/2 feet per side for parking. I would be very critical toward the development of a street with no provision for on-street parking. In the case of the Falls subdivision development, I do not recommend that a two-way street without parking be used. Inevitably citizens will attempt to park their vehicles along such a street, even if it is well posted for "no parking". These circumstances will result in an obstructed flow of traffic. City services such as fire, police, street maintenance and trash collectors will be hindered in their movement. Law enforcement will be tied with increased parking violations and the increased accident potential.

REC 2-26-79

Send to: Planning Department, P.O. Box 897, Attn: Don Warner

Reviewing Office

POLICE DEPT by Noel R. Rewerts

Date 1-12-79

*Use additional sheets if necessary and refer to Item #.

Utilities

REVIEW SHEET

TO: _____ Date Item Submitted to _____
Planning Office _____
Date Sent to Review _____
ITEM: The Falls Department _____
Item # _____

Location: _____

Please comment on this development as to proposed street width and design (parking - no parking)

Petitioner: in relation to sanitation, sweeping

Address: leaf pickup, ^{traffic} etc.

Phone: _____

The attached plat has been sent to your office for your review and comments. Failure to object or comment by _____, shall constitute approval by your office. REC-26-79

*Comments: TRASH: No Problem with Streets as long as no parking is strictly enforced.

Send to: Planning Department, P.O. Box 897, Attn: _____

Reviewing Office: City Utilities by Duane Jensen Date 1-9-1979

*Use additional sheets if necessary and refer to Item #.

REVIEW SHEET

TO: City Engineer
① Plat Imps.
② 2 1/2 grade
③ Drain outlet
④ Check Plat.
⑤ Check horiz. beam.

Date Item Submitted to Planning Office 2/1/79
Date Sent to Review
Department 2/5/79
Item # 13-79

Location: South of F Road, East of 28.25 line

Engineer: Paragon

Petitioner: Robert Gerlofs

Address: Box 2872

Phone: 243-8966

2-16-79

The attached plat has been sent to your office for your review and comments. Failure to object or comment by February 16, 1979, shall constitute approval by your office.

*Comments: Street light scheme o.k. P. S. Co should also review scheme if they have not done so. Lights which are situated in the center of the short "Cul's" should be protected. The light at the intersection of 28 1/2 Rd & Patterson should be located so it will light the intersection. M. Patterson Court intersecting with Grand Cascade Road is too close to Patterson Rd for proper maneuvering.

- ① Who will be responsible for ^{maintaining} irrigation lines which are in middle of street?
- ② Sidewalk system really looks good.
- ③ Who will be responsible for maintaining the streams and ponds?

Send to: Planning Department, P.O. Box 897, Attn: Del Beaver

Reviewing Office City Engr - Pub Wks by Ron Rich Date 2-15-79
Traffic Eng. S. McKee 2/19/79

*Use additional sheets if necessary and refer to Item #.

OVER

④ The following comments made by me on preliminary on Dec 12, 1978, still apply:

② Council has budgeted for R.O.W. acquisition and earthwork for 1979 for 28 1/4 Rd. from Orchard to Patterson. Because of topography, almost all of 28 1/4 will be off The Falls property but, will be immediately adjacent and is in my opinion a ^{very} significant access for The Falls. Will the developer assist us by obtaining 38.5' half Right-of-way (east-half) and granting power-of-attorney for full-street improvements on east-half?

③ Power-of-attorney ^{or other agreement} should be granted for Patterson Road full street improvements. Other than accel-decel lanes, I recommend against any street construction on Patterson Road at this time.

⑥ Does note 2 on Grading & Drainage plan mean the detention ponds will be overtopped and will flow across adjacent properties to the south to get to Grand Valley Canal?

How often will this happen? (i.e. est. storm frequency to cause overtopping & est. storm capacity of ponds?)

Will any overtopping be controlled via providing overflow structures and positive improved outlet routes to the Canal?

Will easements ^{to the City} across properties to south be provided?

Will Grand Valley Canal protest the flows being directed into their Canal?

→ See Attached Sheet for more comments

Ron Rish

The Falls - Phase I - Final Plat

Review Comments (con't)

Ron Rish - City Engr, 2-16-79

⑤ Detention pond sizing (per hydrograph) seems appropriate, (outflow vs inflow for excess flow above historic). Detention is very good concept. Right-of-way (easements) questions and Grand Valley Canal approval of concentrated storm discharge receipt are questions I have about the system.

⑥ Street layouts look fine except for:

- a) Traffic Engr. comment re Grand Cascade, Patterson Rd, Patterson Ct. intersection. Our concern is that "diagonal" maneuvers may be encouraged by the geometry with potential for vehicle conflicts at the "3-way" intersection.
- b) 9.25% grade of 28 1/2 Rd. at Patterson must be flattened.

⑦ All street details proposed look great. My detailed review of construction plans will follow Council action on the final plat and I will submit detailed review comments to the Engineer via separate letter.

Re: Mr. Alvin J Myers - 242-1727 1700 Orchard Av.
Request for building permit to build home on a
lot (he has owned for several years) in
the FALLS Subdivision

Lot 1 Blk. A of Filing 1 2993-072-19-011
589 1/2 Grand Cascade Way
Date sold 2/82 \$16,000

(Lots 1 - 6 & 8, 9, 11, 12, 13, 14, 15 of Block One are
included in Gormley's guarantee)

Send letter: There are no improvements guarantees
for Filing one other than the ones negotiated through
Bob Engelke. This lot is not included.

REVIEW SHEET

TO: City Fire
ITEM: Falls Phase I - Final

Date Item Submitted to
Planning Office 2/1/79
Date Sent to Review
Department 2/5/79

Item # 13-79

Location: South of F Road, East of 28.25 line

Engineer: Paragon

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

FEB 22 1979

Petitioner: Robert Gerlofs

Address: Box 2872

Phone: 243-8966

The attached plat has been sent to your office for your review and comments. Failure to object or comment by February 16, 1979, shall constitute approval by your office.

*Comments: Estimated required fire flow is 1500 - 2000 GPM
Because of this and the exposure created by cluster housing the following hydrant locations (changes) are provided:
1. SE cor Grand Cascade Rd & Patterson Ct. (lot 1)
2. near lot 10 or lot 14 on Patterson Ct cul-de-sac.
3. N cor of Grand Falls Dr & Grand Cascade Rd.
4. So. cor of N. Grandview Ct & 28 1/2 Rd.
5. NW cor of 28 1/2 & Grand View (as shown)
6. NW cor of Grand Cascade Rd & Grand View Ct.

Send to: Planning Department, P.O. Box 897, Attn: Del Beaver

Reviewing Office Fire Dept by H. AC Palmer Date 2-13-79

*Use additional sheets if necessary and refer to Item #.

D.M.

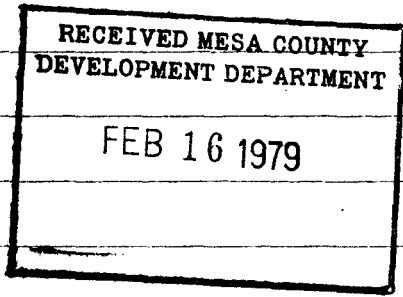
REVIEW SHEET

TO: Public Service
ITEM: Falls Phase I - Final

Date Item Submitted to
Planning Office 2/1/79
Date Sent to Review
Department 2/5/79

Item # 13-79

Location: South of F Road, East of 28.25 line



Engineer: Paragon

Petitioner: Robert Gerlofs

Address: Box 2872

Phone: 243-8966

The attached plat has been sent to your office for your review and comments. Failure to object or comment by February 16, 1979, shall constitute approval by your 2/7 office.

*Comments: Gas : No Objection - Gas lines as shown on composite will be installed
In easements.

Electric : Easements as shown on final plat are ok. (DM)

Send to: Planning Department, P.O. Box 897, Attn: Del Beaver

Reviewing Office Public Service Co. by [Signature] Date 2-15-79

*Use additional sheets if necessary and refer to Item #.

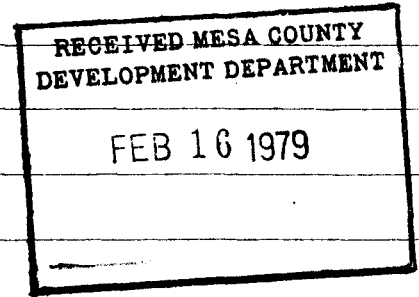
REVIEW SHEET

TO: Grand Valley Irrigation
ITEM: Falls Phase I - Final

Date Item Submitted to
Planning Office 2/1/79
Date Sent to Review
Department 2/5/79

Item # 13-79

Location: South of F Road, East of 28.25 line



Engineer: Paragon

Petitioner: Robert Gerlofs

Address: Box 2872

Phone: 243-8966

The attached plat has been sent to your office for your review and comments. Failure to object or comment by February 16, 1979, shall constitute approval by your office.

*Comments: This Plat show Drain lines to the south from this Area, where will this water discharge - what will be the source of irrigation water - How will the sewer be Handled - will it have to cross the Grand Valley Irrigation Co. R.O.W. If it does requirements of the GVIC must be met to accomplish the crossing.

Send to: Planning Department, P.O. Box 897, Attn: Del Beaver

Reviewing Office Grand Valley Irrigation Robert M Henderson Date 2/13/79

*Use additional sheets if necessary and refer to Item #.

REVIEW SHEET

TO: SI Police Department
ITEM: Falls Phase I - Final

Date Item Submitted to
Planning Office 2/1/79
Date Sent to Review
Department 2/5/79

Item # 13-79

Location: South of F Road, East of 28.25 line

Engineer: Paragon

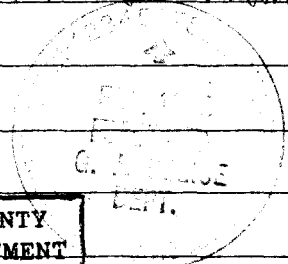
Petitioner: Robert Gerlofs

Address: Box 2872

Phone: 243-8966

The attached plat has been sent to your office for your review and comments. Failure to object or comment by February 16, 1979, shall constitute approval by your office.

*Comments: CONSIDER MOVING PATTERSON CORNER SOUTH FROM GRAND CASCADE AND PATTERSON ROAD INTERSECTION. THERE IS A TRAFFIC PROBLEM PRESENTLY WITH THE CLOSENESS OF INTERSECTIONS.



RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT
FEB 15 1979

Send to: Planning Department, P.O. Box 897, Attn: Del Beaver

Reviewing Office POLICE by Harold R. ... Date 2-15-79

*Use additional sheets if necessary and refer to Item #.

REVIEW SHEET

TO: City Utilities
ITEM: Falls Phase I - Final

Date Item Submitted to
Planning Office 2/1/79
Date Sent to Review
Department 2/5/79

Item # 13-79

Location: South of F Road, East of 28.25 line

Engineer: Paragon

Petitioner: Robert Gerlofs

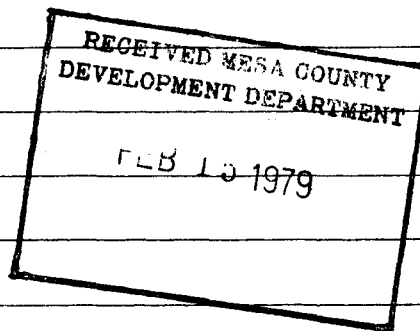
Address: Box 2872

Phone: 243-8966

The attached plat has been sent to your office for your review and comments. Failure to object or comment by February 16, 1979, shall constitute approval by your office.

*Comments:

No trash provisions shown.



Send to: Planning Department, P.O. Box 897, Attn: Del Beaver

Reviewing Office City Utilities / Quene Plense Date 2-15-79

*Use additional sheets if necessary and refer to Item #.

REVIEW SHEET

TO: Ute Water

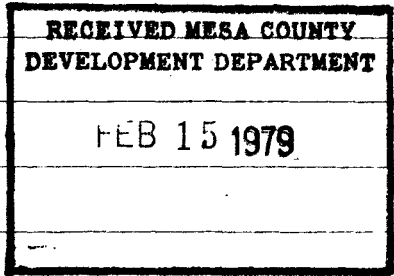
Date Item Submitted to Planning Office 2/1/79

ITEM: Falls Phase I - Final

Date Sent to Review Department 2/5/79

Item # 13-79

Location: South of F Road, East of 28.25 line



Engineer: Paragon

Petitioner: Robert Gerlofs

Address: Box 2872

Phone: 243-8966

The attached plat has been sent to your office for your review and comments. Failure to object or comment by February 16, 1979, shall constitute approval by your office.

*Comments: This subdivision can be served from Ute's 18" line in "F" Road. Lines large enough to meet five flow requirements must be installed. Tap fees and extension policys in effect will apply.

Send to: Planning Department, P.O. Box 897, Attn: Del Beaver

Reviewing Office Ute Water by Wayne Wisethus Date 2-13-79

*Use additional sheets if necessary and refer to Item #.

27-2.3 FINAL PLAT APPLICATION - City of Grand Junction

Eighteen (18) copies this application required. Numbering system corresponds with Grand Junction Development Regulations. If question not applicable, indicate by n/a.

THE FALLS Fee Paid _____
 name of subdivision amount date

Name and address of land owners and/or subdividers. Developer/Contract holder

ROBERT P. GERLOFFS _____
 name name name

P.O. Box 2872 GRAND JUNCTION COLO. 81501
 address address address

243-8966 _____
 business phone business phone business phone

A. Total Subdivision submitted _____, portion FILING ONE
 Eighteen (18) copies submitted X date 2-1-79

B. Revisions to Preliminary Plat? _____ X
 yes no

If so, list (add attached sheets if necessary) _____

The following check list shall be completed to insure that the maps contain the essential information required by the subdivision regulations: (See regulations for detailed information).

27-2.3

- b. (2) Scale of Map X
- c. (1) Name of Subdivision X
- (2) Date X
- (3) Legal Description of Property X
- (4) Control points, dimensions, angles, bearings X
- (5) Boundary lines, right-of-way lines, easements, ditches and lot lines with bearings and distances X
- (6) Streets and other rights-of-way - names and dimensions X
- (7) Location and Dimensions of easements X
- (8) Lots numbered and area of each lot in square feet X
- (9) Location and description of all monuments X
- (10) Statement of land ownership X
- (11) Dedication statement - easements, rights-of-way and public sites X

- (12) Surveyor or Engineer Certification
- (13) Appropriate Certification Blocks
- (14) Clerk and Recorder Certification Block

X
X
X

Supporting Documents

- 27.2.3 (15) Copy of Certificate of Title with List of all Mortgages, Judgments, Liens, Easements, Contracts, and Agreements of Records
- (16) Proof of Easement Dedication
- d. (1) Improvements Guarantee
- (2) Composite Utility Plan
- (3) Composite Roadway Plan
- (4) Subsurface Soils and Geologic Investigation and Recommendation
- (5) Radiation Survey to State Health Department Standards

X
N/A
X
X
X
ON FILE W/ DEV. DEPT

The following checklist shall be completed to insure that design standards required by the subdivision regulations are met. (See Regulations for complete details)

- 27-3.1 Site Considerations
- 27-3.2 Streets, Alleys, and Easements
- 27-3.3 Blocks
- 27-3.4 Lots
- 27-3.5 Sidewalks
- 27-3.6 Irrigation Systems and Design
- 27-3.7 Public Sites Reservations and Dedications

X
X
X
X
X
X
Y

NOTE: FOR COMPLETE SUBMITTAL REQUIREMENTS SEE THE GRAND JUNCTION DEVELOPMENT REGULATIONS; INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED! FOLLOWING FINAL APPROVAL, IT IS THE RESPONSIBILITY OF THE DEVELOPER TO INSURE THAT THE FINAL PLAT ORIGINAL, SIGNED REPRODUCIBLES OF UTILITIES AND ROADWAY COMPOSITE, AND ANY REQUIRED SUPPORTING DOCUMENTATION ARE SUBMITTED TO STAFF FOR THE RECORDING OF THE PLAT.

This application completed by:

PARAGON ENGINEERING, INC
name

P.O. Box 2872, G.D. Jct
Address

Katy F. McIntyre
signature

1 FEB, 1979
date

C

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: FEB 1, 1979

Development Name: THE FALLS

Filing ONE

Location of Development: TOWNSHIP 1S RANGE 1E SEC 7 1/4 NW

Owner(s) NAME ROBERT P. GERLOFS

ADDRESS P.O. Box 2872 GRAND JCT, COLO. 81501

Developer (s) NAME ABOVE

ADDRESS _____

| Type of Development | Number of Dwelling Units | Area* (Acres) | % of * Total Area |
|---|--------------------------|---------------|-------------------|
| <input checked="" type="checkbox"/> Single Family | <u>55</u> | <u>5.25</u> | <u>33.93%</u> |
| <input type="checkbox"/> Apartments | _____ | _____ | _____ |
| <input type="checkbox"/> Condominiums | _____ | _____ | _____ |
| <input type="checkbox"/> Mobile Homes | _____ | _____ | _____ |
| <input type="checkbox"/> Commercial | N. A. | _____ | _____ |
| <input type="checkbox"/> Industrial | N. A. | _____ | _____ |
| <input type="checkbox"/> Other (specify) | _____ | _____ | _____ |
| | Street | <u>5.34</u> | <u>34.48%</u> |
| | Walkways | _____ | _____ |
| | Dedicated School Sites | _____ | _____ |
| | Reserved School Sites | _____ | _____ |
| | Dedicated Park Sites | _____ | _____ |
| | Reserved Park Sites | _____ | _____ |
| | Private Open Areas | <u>4.89</u> | <u>31.59%</u> |
| | Easements | _____ | _____ |
| | Other (Specify) | _____ | _____ |

TOTAL

*By Map Measure

15.48

100.00%

Estimated Water Requirements 130,000 gallons/day.

Proposed Water Source(s) LTE WATER CONSERVANCY DIST

Estimated Sewage Disposal Requirement 87,500 gallons/day.

ACTION:

Planning Commission Recommendation

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

City Council

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

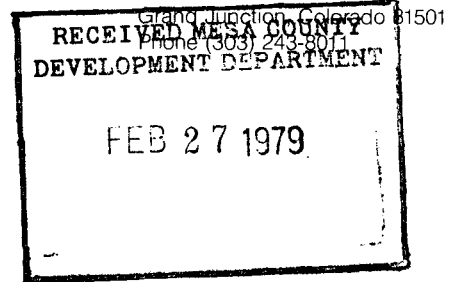
Note: This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.



Mountain Bell

J. C. Kilmer, SR/WA
Right-of-Way Agent

P.O. Box 2688



February 21, 1979

Del Beaver
Mesa County Planning Department
P.O. Box 897
Grand Junction, CO 81501

Re: Falls Phase I - Final, Item #13-79

Dear Mr. Beaver,

We have reviewed the final plat on Falls Phase I and found the Utility Easements and dedication to be satisfactory as shown.

We appreciate the opportunity of being able to review this plat.

Very truly yours,

Judi L. Hartman
JCK
J.C. Kilmer, SR/WA
Right-of-Way Agent

cc: Robert Gerlofs
Paragon Engineering, Inc.
Mesa County Commissioner
Harold Hawksworth, Mountain Bell
Nick Marquez, Mountain Bell

JCK/jlh



PARAGON ENGINEERING, INC.

P O Box 2872

Grand Junction, Colorado 81501

(303) 243-8966

Noel

February 28, 1979

Ron Rish
Steve McKee
Grand Junction Police Dept.
City of Grand Junction

Gentlemen:

The above addressed reviewers of the Falls commented regarding a potential traffic problem at the intersection of Patterson Court, Grand Cascade Road and Patterson Road (F Road).

We believe the problem can be mitigated by the construction of a median island similar to that shown on the enclosed sketch.

Sufficient pavement width could be provided on each side of the island in order to allow two lanes of traffic each direction.

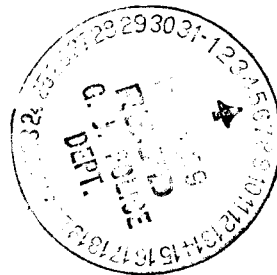
For North bound, this would be a left turn and right turn slot.

For South bound, this would be a left turn and through slot.

Your comments prior to the council meeting of March 7 would be appreciated.

Very truly yours,

Robert P. Gerlofs



RPG/kk



City of Grand Junction, Colorado 81501
250 North Fifth St., 303 243-2633

March 7, 1979

Mr. Robert P. Gerlofs
Paragon Engineering
P. O. Box 2872
Grand Junction, CO 81501

Dear Bob:

Re: The Falls - Filing No. 1

In response to your letter of February 28, 1979, I offer the following comments.

1. The intersection as designed does not provide the required 24 1/2 ft. minimum face of curb radii for the Patterson Road intersection. (See City Standard ST-1)
2. The median island proposed is small (29 ft. x 3 ft. +) and I feel it may constitute an inconvenience to motorists because of its size. I generally feel that islands should be reasonably large or else should not be bothered with at all.
3. I think I can appreciate your site planning desires but from the standpoint of traffic operations, it really would be better if somehow the plan could be adjusted to provide for Patterson Court to connect to Grand Cascade Road further south so as to eliminate the potential traffic operations conflicts at Patterson Road.

Very truly yours,

Ronald P. Rish, P.E.
City Engineer-Public Works

RPR/hm

cc - Del Beaver
Steve McKee
Jim Patterson

To: Earl Sawyer, Mesa County Clerk
Mesa County Courthouse, Colorado


This is to certify that the PLAT described below

THE FALLS - FILING NO. ONE

has been reviewed under my supervision as County Surveyor and to the best of my knowledge I find it to conform with the necessary requirements Pursuant to Colorado Revised Statute 1973 38-51-102 for the filing of subdivision plats in the Records of the County Clerk's Office.

This approval does not certify as to the accuracy of Surveys, Drafting, Calculations or Legal Ownerships, nor to the possibility of omissions of easements and other Rights of Way.

Dated this 9th day of April 1979.

Signed by 
Roger C. Head, Mesa County Surveyor

RECORDED: BOOK 12 PAGE 145 + 146
RECEPTION NO. 1188595
TIME: 1:40 PM
DATE: APR 10 1979
MESA COUNTY RECORDS

To: Earl Sawyer, Mesa County Clerk
Mesa County Courthouse, Colorado

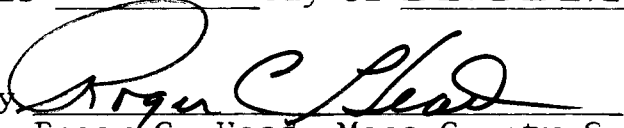
This is to certify that the PLAT described below

**THE FALLS - FILING NO. ONE
AS AMENDED**

has been reviewed under my supervision as County Surveyor and to the best of my knowledge I find it to conform with the necessary requirements Pursuant to Colorado Revised Statute 1973 38-51-102 for the filing of subdivision plats in the Records of the County Clerk's Office.

This approval does not certify as to the accuracy of Surveys, Drafting, Calculations or Legal Ownerships, nor to the possibility of omissions of easements and other Rights of Way.

Dated this 31st day of OCTOBER 1979.

Signed by 
Roger C. Head, Mesa County Surveyor

TWO SHEETS

**1 OF 2
2 OF 2**

RECORDED: BOOK 12 PAGE 216 & 217

RECEPTION NO. 1208645

TIME: 1:45 P

DATE: NOV 20 1979

MESA COUNTY RECORDS

City

RECORD OF FINAL PLAT RECORDING

SUBDIVISION NAME: The Falls #1

RECEPTION NUMBER: 1208645

RECORDING DATE: Nov. 20-79 TIME: 1:45 P

PLAT BOOK: 12 PAGE: 216 + 217

ADDITIONAL MATERIAL RECORDED

RECEPTION NUMBERS

IMPROVEMENTS AGREEMENT

IMPROVEMENTS GUARANTEE

COVENANTS

EARL SAWYER
COUNTY CLERK
NOV 20 1979

0 20.00 IV

0 20.00 TOTL

THANK YOU

032 20 NOV 79



File

City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

March 24, 1980

Mr. Robert P. Gerlofs
Paragon Engineering, Inc.
P. O. Box 2874
Grand Junction, CO 81502

Dear Mr. Gerlofs:

Re: The Falls-Filing No. 1

The revised detailed construction plans for streets for the above as submitted on January 23, 1980, are in accordance with my review letter of April 9, 1979, and are therefore approved by this office for construction.

Submittal of those elements of the irrigation system which are essential elements of the storm drainage system (detention pond and outlet structures) must be reviewed and approved by this office prior to construction.

Our records indicate that a 50 ft. street right of way exists on 28½ Road south of The Falls. Routing of the storm system outlet in this right of way is reasonable and acceptable provided the facilities are constructed so as to not interfere with the possible future use of this right of way for street purposes. My review of the detailed plans is necessary before I have an opinion on whether this is the case. The details of outletting the storm system into the Grand Valley Canal may also require their approval.

I noticed the street plans call for construction of 7 ft. of mat on 28½ Road which is east of the edge of The Falls. It will be necessary for you to provide a deed for the required street right of way east of The Falls prior to construction of 28½ Road as shown on the plans.

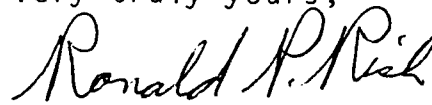
I have also reviewed the cost estimate for your responsibility for street improvements on F Road as submitted on February 7, 1980. This estimate by Elam Construction dated February 2, 1980, although based on unit costs which are less than the City is experiencing in recent bids, is apparently a firm quote to you from a qualified contractor and therefore is acceptable as a basis for your deposit. Prior to concurring with the deposit total I need a letter from Elam stating how long they will honor the quoted prices since the City may choose to actually perform the work this year in conjunction with the 28½ Road project. What the work will cost us this summer is the correct basis for the deposit. I also would appreciate a letter from you stating the pavement dimensions on which the estimate is based.

March 24, 1980

I also will mention here that in checking our files I can not find any record of the detailed construction plans for sanitary sewers in this project being reviewed and approved by the City Engineer. If you have a "sign-off" please send me a copy. In any case, a copy of the sewer plans would be appreciated. I know most of the pipes are in the ground but would like to keep the file in order so please submit the plans and I will respond with a letter if appropriate.

I apologize for taking so long to respond to your submittals and appreciate your cooperation in these matters.

Very truly yours,



Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Karl Metzner ✓
Jim Patterson
Jim Wysocki
File

STATE OF COLORADO, COUNTY OF MESA
RECORDS OF 977
1238074
OCT 23 1980
MESA COUNTY RECORDS

#19 - 42
BOOK 1281 PAGE 423

DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND LIENS OF
THE FALLS HOMEOWNERS ASSOCIATION, INC.

THIS DECLARATION, made on the date hereinafter set forth by Robert P. Gerlofs, Sharon M. Gerlofs, Dee A. Brinegar and Evelyn Patricia Brinegar, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is now the owner of certain lands in Mesa County, State of Colorado, which is more particularly described as:

The Falls, Filing No. One, as amended

NOW THEREFORE, Declarant hereby declares that all of the properties described above and any additional lands hereafter annexed and placed under this Declaration, as provided in Article V hereof, shall be sold and conveyed subject to the following easements, servitudes, restrictions, liens, covenants, and conditions, which are established, declared and adopted for the purpose of promoting the social welfare, common good and general welfare of the people of the community, protecting the value and desirability and enhancing the safety and habitability of the said real property and to bring about civic betterments and social improvements to run with the said lands and be binding upon all parties having any right, title or interest in and to the described real property or any part hereof, their heirs, personal representatives, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

DEFINITIONS

Section 1. "Association" shall mean and refer to The Falls Homeowners Association, Inc., a Colorado non-profit corporation, and its successors and assigns. "Board of Directors" or "Board" shall mean and refer to the duly elected and qualified members of the Board of Directors of the

Association, acting in an official capacity.

Section 2. "Owner" shall mean and refer to the record title holder, whether one or more persons or entities, of a fee simple interest in any Lot which is a part of the Properties; including contract seller, but excluding those having such interest merely as security for the performance of an obligation. The term "Owner" shall also include Declarant and its successors and assigns with respect to all Lots held in the name of Declarant and which Declarant has not agreed to sell under contract or option.

Section 3. "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought under this Declaration and within the jurisdiction of the Association.

Section 4. "Common Facilities" shall mean and refer to all real property (including improvements thereto) owned by the Association for the common use and enjoyment of the owners. The Common Area to be owned by the Association at the time of conveyance of the first Lot is described as follows:

That portion of The Falls, Filing No. One designated as tracts A through I according to the recorded plat thereof, Mesa County, Colorado which is included within the Properties, together with any and all real and personal property hereafter owned by the Association for the common use and benefit of the owners and the community, together with all improvements thereon, if any, and any easements, fixtures, or appurtenances used therewith or attached thereto, subject to rights of way, easements, liens, encumbrances, reservations, and restrictions of record, if any.

Every owner, and the successors and assigns thereof, shall be deemed to have consented to the ownership, use and control of said common facilities by the Association for the benefit and enjoyment of all owners in accordance with the provisions of this Declaration and the By-Laws and rules and regulations of the Association.

Section 5. "Lot" shall mean and refer to each numbered lot of the properties, as shown on the recorded subdivision plat map of the properties with the exception of the common

Lots 1 - 7, Block 2, Lots 1 - 10, Block 3, Lots 1 - 8, Block 4 and Lots 1 - 7, Block 5, and any lots that may hereafter be added to the Properties, excepting, however, any portion of the common facilities.

Section 6. Definition of Declarant. "Declarant" shall mean and refer to The Falls Development Company, a joint venture, its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

ARTICLE II

PROPERTY RIGHTS

Section 1. Owners' Rights. Every owner shall have a right and easement of enjoyment in and to the Common Facilities which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) the right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;

(b) the right of the Association to adopt rights and right to use of the recreational facilities by an owner for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed 60 days for any infraction of its published rules and regulations; and

(c) the right of the Association to dedicate or transfer all or any part of the Common Facilities to any public agency, municipal or quasi-municipal authority, or public utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by two-thirds of each class of members has been recorded.

(d) the right of individual owners to the exclusive use of parking spaces as provided in this Article.

Section 2. The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant. Each class A membership shall be entitled to one vote for each Lot owned on every matter to come before the membership.

Class B. Class B member(s) shall be the Declarant and shall be entitled to three votes for each Lot owned which is neither leased, nor rented, nor otherwise occupied. Leasing, renting, or allowing entry for occupancy shall terminate Declarant's weighted voting advantage in relation to any unit so leased, rented or occupied, and will limit Declarant to the same voting right as a private home purchaser. At the time that any unit owned by Declarant is leased, rented or occupied the assessments shall become the same as for a private home purchaser. Class B membership shall cease and automatically be converted into Class A membership on the happening of either of the following events, whichever occurs first:

- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or
- (b) on January 1, 1985.

ARTICLE IV

COVENANT FOR ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation for Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance or a deed therefor, whether or not it shall be so expressed in such contract deed, is deemed to covenant and agree to pay the Association: (1) annual assessments or charges; and (2) special assessments for capital improvements, such assessments to be established and collected as hereafter provided. The annual and special assessments, together with

property against which each such assessment is made. Each such assessment, together with interest, costs and reasonable attorneys' fees, shall also be the personal obligation of the person who was the owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Declarant's Obligation. Declarant hereby agrees that it will assume and pay to the Association any operating deficit of the Association in excess of the Association's total annual assessments for any year in which Declarant is a Class B member of the Association for that entire year.

Section 3. Purpose of Assessments. The assessments levied by the Association shall be used for the purposes set forth in the preamble including but not limited to promotion of the recreation, health, safety, and welfare of the residents in the Properties, for the improvement and maintenance of the Common Facilities, and of the homes situated upon the Properties, and for the payment of taxes, utility charges and insurance premiums applicable to the common facilities.

Section 4. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be Four Hundred Twenty Dollars (\$420.00) per Lot.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than 5% above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above 5% by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 5. Special Assessments for Capital Improvements.

In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 6. Notice and Quorum for any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting.

Section 7. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis.

Section 8. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall commence as to all Lots on the first day of the month following the conveyance of the Common Area. The first annual assessment

shall be adjusted according to the number of months

in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance.

Section 9. Effect of Nonpayment of Assessments.

Any assessment or monthly installment thereof not paid on or before thirty (30) days from the due date shall be delinquent and shall bear interest from the due date at the rate of 6 percent per annum until paid. The Association may bring an action to collect all delinquent assessments against the owner personally obligated to pay the same, or foreclose the assessment lien against such owner's Lot. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the common facilities or abandonment of his Lot. In addition to any other remedies herein or by law provided, the lien herein established may be foreclosed by an action in the court having jurisdiction over the Properties in the manner of foreclosure of common law mortgages, pursuant to the law and statutes of the State of Colorado, and subject to all the rights and duties therein provided, including redemption.

Section 10. Subordination of the Lien to Mortgages.

The lien of the assessments provided for herein shall be subordinate to the lien of any purchase money loan evidenced by a first mortgage of record (including deed of trust) and to any executory land sales contract wherein the Administrator

or its assign, and whether such contract is recorded or not. The lien of such assessment, shall be superior to any homestead exemption as is now or may hereafter be provided by Colorado law. The acceptance of a deed to land subject to this Declaration shall constitute a waiver of the homestead exemption as against said assessment lien. Sale or transfer of any Lot shall not affect the liens for said charges except that sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, including deed in lieu of foreclosure or cancellation or forfeiture of an executory land sales contract shall extinguish the lien of such charges as to payments which became due prior to such sale, transfer or cancellation or forfeiture of executory land sales contract. No sale or transfer, or cancellation or forfeiture of executory land sales contract shall relieve such Lot from liability for any such charges thereafter becoming due from the lien thereof.

ARTICLE V

ANNEXATION OF ADDITIONAL PROPERTIES

Section 1. Authorization. Annexation of additional lands to the Properties shall require the consent of two-thirds of each class of members.

Section 2. FHA/VA Approval. As long as there is a Class B membership, annexation of additional properties, dedication of Common Area and amendment of this Declaration of Covenants, Conditions and Restrictions will require the prior approval of the Federal Housing Administration or the Veterans Administration.

ARTICLE VI

GENERAL RESPONSIBILITIES AND RESTRICTIONS

Section 1. Common Facilities. The Association is herewith charged with the direct and continuing responsibility for maintenance, repair, replacement, operation, protection, extension and improvement of the common facilities.

Section 2. Party Walls.

(a) Each wall which is built as a part of the original construction of the houses upon the Properties and placed on the dividing line between the Lots shall constitute a party wall, and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

(b) The cost of reasonable repair and maintenance of a party wall shall be shared by the owners who make use of the wall in proportion to such use.

(c) If a party wall is destroyed or damaged by fire or other casualty, any owner who has used the wall may restore it, and if the other owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use, without prejudice, however, to the right of any such owner to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.

(d) Notwithstanding any other provision of this Article, an owner who by his negligent or willful act causes the party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

(e) The right of any owner to contribute from any other owner under this Article shall be appurtenant to the land and shall pass to such other owner's successors in title.

(f) In the event of any dispute concerning a party wall, or under the provisions of this Article, each party shall choose one arbitrator, and such arbitrators shall choose one additional arbitrator and the decision shall be by a majority of all arbitrators.

Section 3. Architectural Control. No building, fence, wall or other structure shall be commenced, erected or

maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

Section 4. Declarant's Use. Notwithstanding any provisions herein contained to the contrary, it shall be expressly permissible for Declarant, its successors and assigns, or any agency, contractor, subcontractor or employee of the Declarant, to maintain during the period of construction and sale upon such portion of the common facilities as is reasonably necessary such facilities as may be reasonably required or incidental to said construction and sale, including, but without limitation, a business office, storage area, construction yards, signs, model units and sales office, but such use by the Declarant shall not unreasonably interfere with the owner's use and enjoyment of his property or the common facilities.

Section 5. Use Restrictions.

(a) No planting or gardening shall be done, and no fences, hedges, walls or other improvements or structures shall be erected or maintained in or upon the common facilities except such as are installed in accordance with the initial construction of the buildings located thereon and except as may be allowed by the Association. It is expressly acknowledged

and agreed by all parties concerned that this paragraph is for the mutual benefit of all owners and is necessary for their protection.

(b) Maintenance, upkeep and repairs of any residence or other improvements on each Lot shall be the sole responsibility of the individual owner thereof and not of the Association. In the event an owner of any Lot in the Properties shall fail to maintain the premises and the improvements situated thereon in a manner satisfactory to the Board of Directors, the Association, after approval by two-thirds (2/3) vote of the Board of Directors, shall have the right, through its agents and employees, to enter upon said parcel and to repair, maintain, and restore the Lot and the exterior of the buildings and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become a part of the assessment to which such Lot is subject.

(c) All utilities, fixtures and equipment installed within a residence on any Lot, commencing at a point where the utility lines, pipes, wires, conduits or systems enter the exterior walls of the building, shall be maintained and kept in repair by the owner thereof. An owner shall do no act nor any work that will impair any easement or hereditament nor any act nor allow any condition to exist which will adversely affect the other residences or their owners.

(d) Without prior written approval and authorization of the Board of Directors, no exterior television or radio antennas of any sort shall be placed, allowed or maintained upon any portion of the improvements to be located upon the Properties, nor upon any structure situated thereon other than a master antenna system, should any such master system or systems be utilized and require any such exterior antenna.

(e) Refuse piles, unserviceable vehicles, or other unsightly objects or materials shall not be allowed to be placed or to remain upon the Properties.

(f) No commercial type vehicles and no trucks shall be parked on the properties except while engaged in

vehicle, commonly known as a pickup truck, shall not be deemed to be a commercial vehicle or truck.

(g) No free-standing mailbox shall be erected unless approved by the Architectural Committee.

(h) No Lot or easement shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be disposed of in a sanitary manner, pursuant to rules and regulations adopted by the Association.

(i) The Board of Directors is authorized to adopt rules and regulations relating to the parking of vehicles on the common facilities. Such rules shall assure the utilization of parking spaces by all owners in a fair and equitable manner and shall prohibit the use of parking areas for storage of motor vehicles, boats, trailers, campers, house trailers and any other object, vehicle or equipment.

Section 6. Easements. Each Lot and common facilities shall be subject to an easement for encroachments created by construction, settling and overhangs, and for utilities and utility services, as designed or constructed by the Declarant, and for the maintenance of same.

ARTICLE VII

INSURANCE AND INDEMNIFICATION

Section 1. Insurance. The Association shall maintain at all times insurance policies upon the common facilities for such coverages, and in such amounts as the Board of Directors deems necessary.

ARTICLE VIII

GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by a proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one or more of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants, conditions and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years each. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners. Any amendment must be recorded.

Section 4. Registration by Owner of Mailing Address. Each Owner shall register his mailing address with the Association, and all notices, statements or demands intended to be served upon an owner shall be deemed delivered when deposited in the United States Mail, postage prepaid, addressed in the name of the owner to such registered mailing address.

Section 5. Conflict. In case of conflict between the Declaration and the Articles of Incorporation or the By-Laws, the Declaration shall control. In case of conflict between the Articles of Incorporation and the By-Laws, the Articles of Incorporation shall control.

Section 6. Management Agreements. Each and every management contract made between the homeowners association and a manager or managing agent during the period when the Declarant or other developer controls the homeowners association shall terminate absolutely, and in any event, no later than thirty days after the termination of control by the Declarant or other developer of the homeowners association. All such management contracts entered into shall be subject to review and approval by the Veterans Administration. The provisions of this paragraph shall be contained, verbatim, in each and every such management contract.

1198462

STATE OF COLORADO)
COUNTY OF MESA)

ss

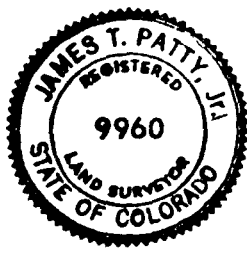
AFFIDAVIT OF CORRECTION

James T. Patty Jr., of lawful age, being first duly sworn, upon oath deposes and says:

That he is a registered land surveyor of the State of Colorado and prepared the map of The Falls Filing No. One, a subdivision of a tract of land in the NE¼NW¼ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, said map of The Falls Filing No. One having been recorded in Book 12, Pages 145 and 146 of the Mesa County Records.

Affiant further says that the above described map of the Falls Filing No. One contains references to the building setback requirements for the rear yard being 5 feet whereas in actuality the correct rear yard setback should be described as 0 feet.

Affiant further says that the above described map of The Falls Filing No. One is otherwise properly delineated and there is no other error pertaining thereto other than the variance in rear yard setback requirements descriptions as described above; that in all other respects, the map of The Falls Filing No. One is correct and the survey made by me is accurately represented thereon.



James T. Patty Jr.
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960

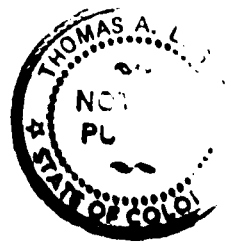
Subscribed and sworn to before me this 26th day of July

A.D., 1979 by James T. Patty Jr.

My commission expires: Aug. 9th 1981

Witness my hand and official seal.

Thomas A. L...
Notary Public



CONDITIONS AND STIPULATIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and the Conditions and Stipulations and the exclusions from coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest or the lien of the insured mortgage covered hereby or any action asserting such claim, shall be restricted to the provisions and Conditions and Stipulations of this Commitment.

STEWART TITLE
GUARANTY COMPANY

MEMORANDUM 13-79

Reply Requested
Yes No 22-78
131-78 6-80 50-82
21-81 13-79Date
Feb. 7, 1986To: ~~(Fax)~~ Jim Shanks From: ~~(Fax)~~ Don Newton *JDA*

RE: The Falls Subdivision - Status Report.

The Falls Subdivision includes 3 filings which are shown on the attached map. The sanitary sewers have been completed and accepted by the City in all 3 filings. Water supply is provided by the Ute District.

None of the streets in any of the filings have been accepted by the City. The status of street improvements in each filing is as follows:

Filing 1:

None of the streets in this filing have been completed. The only streets which have been paved are Grand Cascade Rd. from Patterson Rd. to Grand Falls Dr. and Patterson Court. Sidewalks have not been completed on either of these streets. There are also several physical deficiencies including settlement and pavement failure on both paved streets.

Filing 2:

The streets in this filing have been paved but there are many physical deficiencies in the concrete curb and gutter and pavement which have not been corrected.

Sidewalks have not been constructed on Grand Falls Drive as shown on the approved plan.

Filing 3:

The streets in this filing are complete and have only a few deficiencies which need repair. The only other problem with this filing is with a storm sewer pipe installed across Grand Falls Drive which does not meet City specifications.

All three filings have gone through foreclosure and are now owned by the various Savings and Loans. Bob Engelke, representing Mesa Federal Savings, has inquired about getting the paved streets in Filing one accepted for maintenance by the City. I think this should be done upon necessary repairs being made and some type of guarantee being provided to insure that the missing sidewalks will be completed.

Bob Goldin is checking on the type and statute of improvements guarantees which were provided for this development.

I will also pursue getting the other streets in Filings 2 and 3 complete, repaired and accepted by the City.

cc: Bob Goldin ✓

Attachment

May 7, 1986

Bob Engelke
615 White Ave.
Grand Junction, CO 81501

Re: Falls Subdivision Filing No. 1 Streets

Dear Mr. Engelke:

At your request I have reinspected Patterson Court and Grand Cascade Drive and found that all of the items listed on my letter of February 10 have been corrected.

A building permit guarantee will be required to insure that missing sidewalks and driveway slabs are installed as the vacant lots along these streets are developed. (See Item 3 of Bob Goldin's Memorandum of March 13, 1986.)

Where sidewalks are missing along the frontage of developed lots on Patterson Court, the building permit guarantee should provide for the installation of these sidewalks prior to any new houses being built.

The building permit guarantee shall also provide for the completion of the other streets and improvements which were originally approved.

Upon receiving an acceptable building permit guarantee by the City Planning Department for the remaining improvements in Filing No. 1, you may consider the existing street improvements on Patterson Court and Grand Cascade Drive from Patterson Rd. to the center line of Grand Falls Drive accepted into the Public Street network and the City will be responsible for future maintenance of these streets.

Sincerely,

J. Don Newton
City Engineer

cc: Mike Sutherland
Jim Shanks
Doug Cline
Walt Hoyt



Grand Junction Planning Department
559 White Avenue, Room 60
Grand Junction, Colorado 81501-2643
(303) 244-1648

July 14, 1986

Mr. Robert Engelke
2111 Yellowstone Road
Grand Junction, CO 81503

RE: Improvements to Falls Subdivision

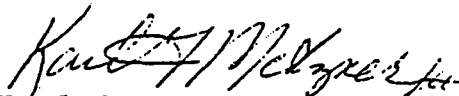
Dear Bob:

In accordance with the memo from Bob Goldin to you dated March 6, 1986 (copy attached), concerns about the improvements to Filings #1 and #2 have been resolved as follows:

- 1) City Engineer has inspected and accepted street improvements.
- 2) Guarantee to ensure subsequent installation of sidewalks along Grand Cascade Court and Grand Cascade Way has been received and recorded by this department.
- 3) We approve your proposed revisions to irrigation and landscape plans and will enter that approval in the Falls development files.
- 4) The Falls Subdivision, except for those lots fronting on the accepted streets, has been placed on inactive status in accordance with Section 7-5-7 of the Grand Junction Zoning and Development Code. Prior to requesting building permits on any project on inactive status, a developer must contact this department to review the file and update agreements or guarantees as required.

I appreciate your diligence in resolving these concerns. Please let me know if I can be of any additional assistance.

Sincerely,


Karl G. Metzner
Director of Planning

KM/tt
Attachment

September 29, 1982

Robert P. Gerlofs
Paragon Engineering, Inc.
2784 Crossroads Blvd.
Grand Junction, CO 81501

Dear Bob:

Re: Falls Subdivision - Filing 1, Phase I - Streets

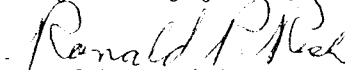
On March 24, 1980, I approved detailed plans for construction for all streets in Filing 1. Sometime that summer, Grand Cascade Road from F Road to Grand Falls Drive and Patterson Court were constructed except for several reaches of streetside sidewalks.

To date I have not been contacted for inspection of the completed improvements nor have I been sent construction test results or as-built drawings for the completed improvements.

On development review sheets of July 12, 1982, and August 16, 1982, I commented that street improvements in Filings 1 and 2 had not been completed nor accepted. On August 31, 1982, in answer to a Planning Commissioner's questions, Tom Logue stated that deficiencies had been corrected in Filing 1 and that the developer had requested "reinspection" by the City. Today in a telephone conversation with me you related that inspection of Filing 1 had never been requested. Obviously your firm's communications on this matter are conflicting.

For the record, I have not been asked to inspect street improvements in Filing 1 and feel that completion of all street improvements on Patterson Court and Grand Cascade Road from F Road to Grand Falls Drive and City-acceptance of those facilities is long overdue. Your attention to this objective is requested.

Very truly yours,


Ronald P. Rish, P.E.
City Engineer

RPR/hm

Enc: Minutes of 8/31/82 meeting

cc w/encl. - Bob Goldin ✓
John Kenney
Jim Patterson
File

Tom indicated that they had and the construction plans will be submitted with the final application.

Commissioner Quimby questioned Tom Logue on several items:

1. Whether one tennis court, one hot tub and one multi-purpose court as proposed would be sufficient to accommodate the population of the development.

Tom agreed there will be approximately 500 people living there, and noted that the Cascade Condominium Development also plans for an indoor facility (exercise room, spa).

2. Why they decided to change the location of the swimming pool.

Tom stated that the developer (who lives on the site) had taken an informal poll with his neighbors and found they felt they would benefit more from the tennis court than the swimming pool on a more frequent basis. Tom stated he felt one tennis court would be adequate.

3. What is the status of the acceptance of the streets in phases I & II.

Not so!
KPR
9-27-82

Tom answered that there are deficiencies in Filing #1 and those have been taken care of by the developer and he has asked the City for reinspection. Filing #2 had a deficiency with the site distance on Grand Falls Drive and that will necessitate removal of about 130' of road which will be accomplished through complete regrading. } ?

4. Has an agreement been reached on connecting the two streets.

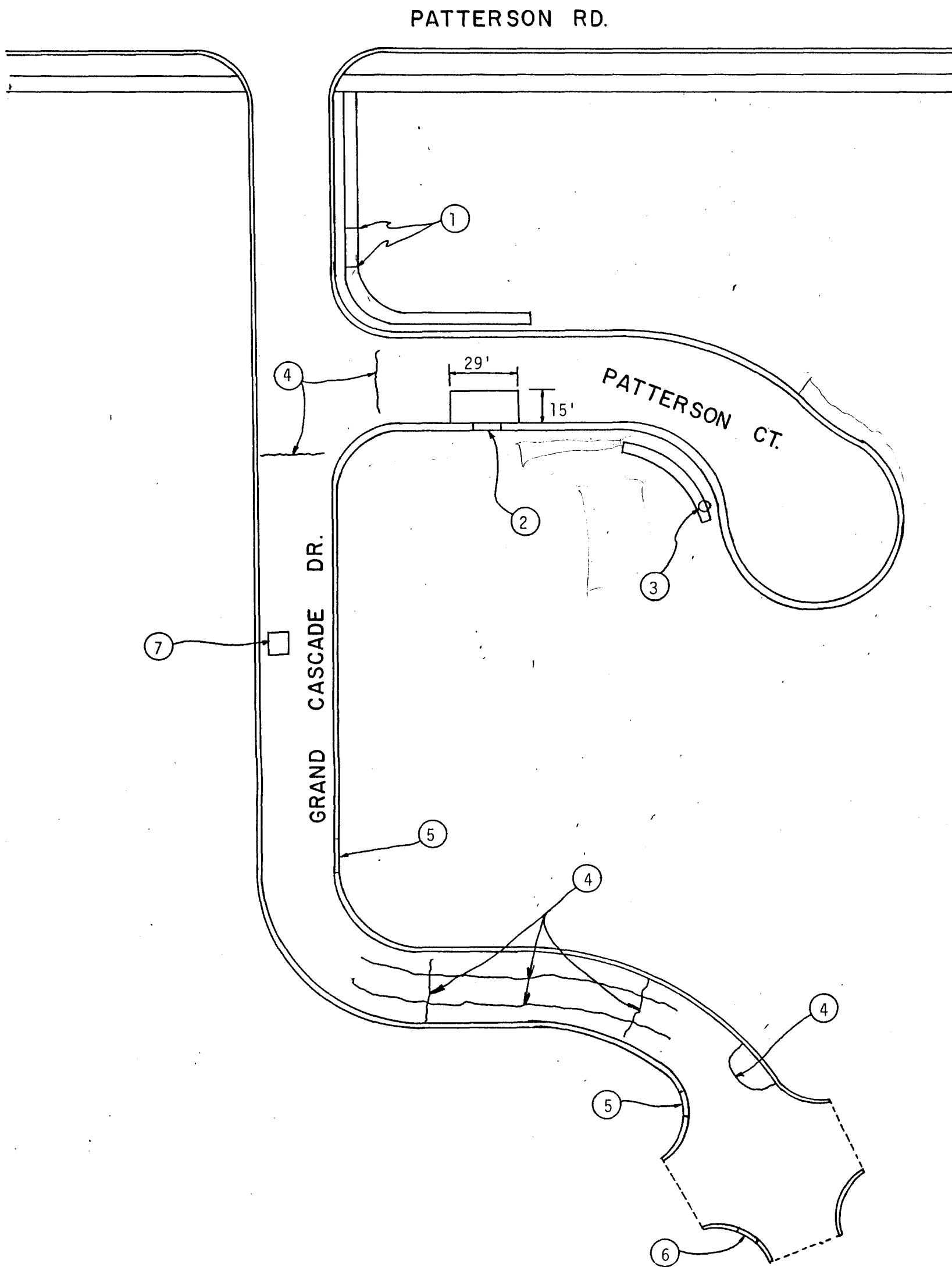
Tom responded that has been difficult to resolve due to the grading situation there in that they would have to exceed the minimum City street grading requirement, and this has been pointed out to the Fire Department.

Commissioner Dunivent asked if the utility easements question has been resolved.

Tom answered yes, that the plat for filing #3 has been submitted with inclusion of those easements, and it has been reviewed by Public Service and Utility agencies.

STAFF COMMENTS

Bob Goldin stated he talked with Jim Patterson (Director of Public Works) yesterday regarding the Fruitvale Sanitation acceptance of the Falls. Mr. Patterson indicated that since Fruitvale had not responded, he interpreted that as a



1. Two sidewalk joints have vertical separation. Replace 15' section of sidewalk.
2. Remove and replace 3 sections of curb & gutter and 15' x 29' section of pavement which have settled. Stabilize and recompact subgrade prior to replacement curb & gutter and pavement.
3. Lower water meter in sidewalk to sidewalk grade.
4. Fill all cracks in pavement with approved material.
5. Remove and replace broken section of curb & gutter.
6. Remove and replace broken curb and curb ramp.
7. Remove, stabilize base and replace broken pavement.



City of Grand Junction, Colorado 81501
250 North Fifth St.,

February 10, 1986

Bob Engelke
615 White Ave.
Grand Junction, CO 81501

RE: Streets in Filing No. 1 - Falls Subdivision

Dear Bob:

I have reviewed the status of the street improvements in Filing One of the Falls Subdivision and would like to assist you in getting the existing streets accepted by the City. I inspected Grand Cascade St. and Patterson Ct. on February 7, 1986, and have prepared the enclosed drawing showing the deficiencies which must be corrected prior to City acceptance of the streets. The minimum improvements to be repaired for acceptance will be the street pavement and curbs and gutters on both sides of the streets. We will also consider any sidewalk which is in acceptable condition.

In addition to making the designated repairs, some type of improvement guarantee will be required to insure that the missing sidewalks will be constructed. Please contact Bob Goldin in the City Planning Department to discuss the details of this agreement.

Upon completion of all repairs shown on the enclosed drawing, please notify me for a re-inspection of the streets.

Please let me know if you have any questions or require additional information.

Sincerely,

J. Don Newton, P.E.
City Engineer

JDN/rs

cc: Jim Shanks
Walt Hoyt
Bob Goldin

Enclosure



Grand Junction Planning Department
559 White Ave. Room 60
Grand Junction, Colorado 81501-2643
(303) 244-1628

MEMORANDUM

TO: Bob Engelke

FROM: Bob Goldin *BB*
Senior Planner

DATE: February 13, 1986

RE: The Falls: Filings #1 and #2

As per our discussions, you requested direction and clarification on issues regarding the status and obligations for the Falls: Filings #1 and #2 for the following areas:

- 1) Development schedules
 - 2) Irrigation/landscaping
 - 3) Public improvement obligations
 - 4) City acceptance of improvements
 - 5) Sales of lots, phases, or the entire project
- 1) A revised development schedule will be requested by this department at the annual extension/reversion hearing in April, 1986. The Grand Junction Planning Commission will grant an extension to those projects that request one. The owner will be notified in March as to the process and response required.
 - 2) The irrigation system and landscaping may be amended to better deal with the soils problems that exist. A revised plan will have to be submitted to this department for review. If all concerns can be addressed and any problems mitigated, we would not be adverse to a revised irrigation and landscape plan.
 - 3) A very important concern the City has is the public improvements necessary for this subdivision. We would be willing to consider the option of a building permit guarantee for all those undeveloped lots. This would be with the stipulation that as those lots are developed, either individually or in phases, the remaining public improvements

February 13, 1986

required (e.g. sidewalk, pavement, etc.) would be connected with the existing improvements or to Patterson Road. This will ensure that the City will be guaranteed of the necessary improvements as the lots are developed. The guarantee will then be recorded.

- 4) The City Engineer has been contacted to inspect the existing improvements; he is responsible for accepting them as public. Any questions regarding acceptance should be directed to him.
- 5) The sale of lots, whether in phases or the whole project, will not be hindered by this department. The development of those lots, however, will be subject to those concerns expressed in item #3.

If you have questions on these issues, please contact either Karl or myself.

BG/tt

Enclosures

xc: Don Newton
Karl Metzner
Mike Sutherland

May 7, 1986

Bob Engelke
615 White Ave.
Grand Junction, CO 81501

Re: Falls Subdivision Filing No. 1 Streets

Dear Mr. Engelke:

At your request I have reinspected Patterson Court and Grand Cascade Drive and found that all of the items listed on my letter of February 10 have been corrected.

A building permit guarantee will be required to insure that missing sidewalks and driveway slabs are installed as the vacant lots along these streets are developed. (See Item 3 of Bob Goldin's Memorandum of March 13, 1986.)

Where sidewalks are missing along the frontage of developed lots on Patterson Court, the building permit guarantee should provide for the installation of these sidewalks prior to any new houses being built.

The building permit guarantee shall also provide for the completion of the other streets and improvements which were originally approved.

Upon receiving an acceptable building permit guarantee by the City Planning Department for the remaining improvements in Filing No. 1, you may consider the existing street improvements on Patterson Court and Grand Cascade Drive from Patterson Rd. to the center line of Grand Falls Drive accepted into the Public Street network and the City will be responsible for future maintenance of these streets.

Sincerely,

J. Don Newton
City Engineer

cc: Mike Sutherland
Jim Shanks
Doug Cline
Walt Hoyt

1424746 08:58 AM
JUN 26, 1986 E.SAWYER, CLK&REC MESA CTY, CO

we, the undersigned, being current owners of Lots 1, 2, 4, 5, 6, 8, 9, 11, 12, 13, 14, 15 of Block One of Falls Subdivision, Filing #1, agree to guarantee the installation of sidewalks, as shown on the approved development plan, in the following manner.

1. At the time the first building permit is requested, subsequent to the recording of this guarantee, we will install sidewalks in front of all structures where sidewalks were not previously installed and in front of the property where the building permit is requested.
2. At the time subsequent building permits are requested, sidewalks will be installed in front of each property granted a permit and these walks will be connected with the nearest existing walks or with the sidewalk along Patterson Road.

This guarantee shall run with the above subject properties until all sidewalks have been installed in accordance with the approved plan and accepted by the City.

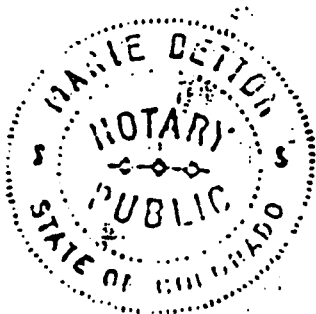
Arthur A. Gandy

President

Mesa Federal Savings and Loan
Association of Colorado

Subscribed to and sworn before me this 27th day May,

19 86.



Marie Detton
Notary Public

My commission expires Nov. 4, 1986.

Elke Estomi
C/o Greg Cranston
~~for~~ Korman
1401 N. 1st St.
Midway 81501
22'
letter - build out of
deling 1 5 of
Strand Falls Drive
reference file #13-79
cut-de-bac at end of
28 1/2 rd

May 7, 1986

Bob Engelke
615 White Ave.
Grand Junction, CO 81501

Re: Falls Subdivision Filing No. 1 Streets

Dear Mr. Engelke:

At your request I have reinspected Patterson Court and Grand Cascade Drive and found that all of the items listed on my letter of February 10 have been corrected.

A building permit guarantee will be required to insure that missing sidewalks and driveway slabs are installed as the vacant lots along these streets are developed. (See Item 3 of Bob Goldin's Memorandum of March 13, 1986.)

Where sidewalks are missing along the frontage of developed lots on Patterson Court, the building permit guarantee should provide for the installation of these sidewalks prior to any new houses being built.

The building permit guarantee shall also provide for the completion of the other streets and improvements which were originally approved.

Upon receiving an acceptable building permit guarantee by the City Planning Department for the remaining improvements in Filing No. 1, you may consider the existing street improvements on Patterson Court and Grand Cascade Drive from Patterson Rd to the center line of Grand Falls Drive accepted into the Public Street network and the City will be responsible for future maintenance of these streets.

Sincerely,

J. Don Newton
City Engineer

cc: Mike Sutherland
Jim Shanks
Doug Cline
Walt Hoyt



Grand Junction Planning Department
559 White Avenue, Room 60
Grand Junction, Colorado 81501-2643
(303) 244-1648

July 14, 1986

Mr. Robert Engelke
2111 Yellowstone Road
Grand Junction, CO 81503

RE: Improvements to Falls Subdivision

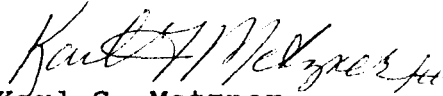
Dear Bob:

In accordance with the memo from Bob Goldin to you dated March 6, 1986 (copy attached), concerns about the improvements to Filings #1 and #2 have been resolved as follows:

- 1) City Engineer has inspected and accepted street improvements.
- 2) Guarantee to ensure subsequent installation of sidewalks along Grand Cascade Court and Grand Cascade Way has been received and recorded by this department.
- 3) We approve your proposed revisions to irrigation and landscape plans and will enter that approval in the Falls development files.
- 4) The Falls Subdivision, except for those lots fronting on the accepted streets, has been placed on inactive status in accordance with Section 7-5-7 of the Grand Junction Zoning and Development Code. Prior to requesting building permits on any project on inactive status, a developer must contact this department to review the file and update agreements or guarantees as required.

I appreciate your diligence in resolving these concerns. Please let me know if I can be of any additional assistance.

Sincerely,


Karl G. Metzner
Director of Planning

KM/tt
Attachment



Grand Junction Planning Department
559 White Avenue, Room 60
Grand Junction, Colorado 81501-2643
(303) 244-1648

December 23, 1986

Mr. Alvin J. Myers
1700 Orchard Avenue
Grand Junction, CO 81501

Dear Mr. Myers:

I appreciate your patience in waiting for my reply regarding the information on your property in the Falls Subdivision.

After reviewing numerous files on the Falls Subdivision proposal, I've been able to determine that there was never an improvements agreement for Filing 1. What this means is that in the absence of any other formal agreement, the developer is not responsible to the City for completion of streets, curbs, etc. That doesn't necessarily mean that lot owners such as yourself do not have legal recourse with the developer to see the completion of such improvements.

Normally, building permits will not be released on lots for which improvements are incomplete, but in your case, your request will be approved upon submittal of a site plan, building plans, etc.

Since the streets have not been completed and have not been accepted into the City's street system, any and all responsibility for maintenance, installation of improvements, and liability will rest on the property owners and/or developer, who might purchase the remainder of the project.

I hope, Mr. Myers, that this answers your questions. If you need any further assistance, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Mike Sutherland".

Michael E. Sutherland
City Development Planner

MES/tt

November 18, 1993

Ebbe Eslomi
c/o Greg Cranston
Remax
1401 N. 1st Street
Grand Junction, CO 81501

Dear Mr. Eslomi:

Greg Cranston has inquired, on your behalf, as to the status of The Falls, Filing #1 as Amended. The development could be built as proposed and platted. New construction drawings for required improvements not in place and an Improvements Agreement and Guarantee would have to be submitted and approved by the City. All improvements must meet current City standards. As-Builts would be required for any improvements already in the ground.

You can contact me at 244-1446 to set up a pre-application conference to discuss the required items.

Sincerely,



Katherine M. Portner
Planning Supervisor

xc: Greg Cranston

To: *Development Review
From: Bobbie Paulson
Subject: Site Plan Review Mtg 11/23/93
Date: 11/19/93 Time: 8:28a

Originated by: BOBBIEP
Forwarded by: BOBBIEP

11/18/93 3:28p
11/19/93 8:28a (CHANGED)

The Site Plan Review meeting has been rescheduled for 10:30 a.m. on Tuesday, November 23rd and will be held in Conference Room "A". Thanks!

***** ORIGINAL MESSAGE FOLLOWS *****

There will be a Site Plan Review meeting on November 23, 1993 at 9:00 a.m. in Conference Room " B " City Hall. The agenda is as follows:

1. Identify Issues - Matchett property development. STAFF: Kathy Portner
2. South Rim Subdivision (County development) located east of 23 Road at Greenbelt Drive. STAFF: Mark Relph
3. Setback variance request for a residential home at 603 Chipeta Avenue. STAFF: Kristen Ashbeck
4. Site plan review for a new light manufacturer "Antler Art" located at 2517 Weslo Court. STAFF: Kathy Portner
5. Final plat/plan for Ptarmigan Ridge North located at 27 1/2 Rd & Cortland. STAFF: Dave Thornton

Falls - filing 1
12th Street - continue the item independently



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

November 24, 1993

Ebe Eslami

RE: The Falls, Filing #1

Dear Mr. Eslami:

The following comments are made to supplement the letter written to you on November 18, 1993 concerning the requirements for improvements to portions of the Falls, Filing #1.

1. Improvements to the entire length of 28 1/2 Road will be required, including curb, gutter and sidewalk on the west side and 22' pavement mat width. The improvements must be in place or guaranteed for your entire frontage as well as the section of 28 1/2 Road to the north that would provide access to your property from Patterson Road.
2. Curb, gutter and sidewalk will be required on both sides of Grand Falls Drive.
3. Sidewalks must be continuous throughout the filing, including along all open space areas and cul-de-sacs.
4. All streets must meet current City standards.
5. A cul-de-sac must be designed and built at the end of 28 1/2 Road.
6. An engineering analysis of proposed pavement thicknesses must be submitted for review.
7. All drawings and reports as indicated on the submittal checklist must be submitted for review and approval. Once approved, a new Improvements Agreement/Guarantee will be required.

I hope the above information answers all of your questions. If not, you can contact me at 244-1446.

Sincerely,

A handwritten signature in cursive script, appearing to read "Katherine M. Portner".

Katherine M. Portner
Planning Supervisor



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

December 9, 1993

Donald Thompson
1306 N. 25th #202
Grand Junction, CO 81501

Dear Mr. Thompson:

This is in follow-up to the Planning Clearance issued to you on 11/23/93 for the property located at 597 1/2 28 1/2 Road (lot 18, block 8, Filing 1 of the Falls). On the clearance you had listed yourself as the owner of the property. We since learned that you have not yet closed on the property and that John Siegfried is in fact the current owner of the property. As you may know the permit should not have been issued without some financial guarantee for the improvements to 28 1/2 Road as long as Mr. Siegfried, as the developer, was the owner of the lot. Since then, we have made the administrative decision to not issue any Planning Clearances for lots on the unimproved 28 1/2 Road until the improvements are in place or financially guaranteed.

Therefore, because the property owner as listed on the Planning Clearance dated 11/23/93 for 597 1/2 28 1/2 Road is incorrect, the Clearance is hereby revoked. I understand Mr. Siegfried is planning on financing the improvements to 28 1/2 Road, the cost of which has been determined to be \$3,815.64 per lot. A new Clearance for this lot will not be issued until that payment is made or somehow guaranteed. If you have questions you can contact me at 244-1446.

Sincerely,

Katherine M. Portner

Katherine M. Portner
Planning Supervisor

xc: Building Department
City Utilities
John Siegfried

*Kathy -
Mark Relpk
left this for you -
He also shared
this info. w/
John Siegfried
241-5331
241-7025 for*



Bob & Char Shoffner
594 Grand Cascade Way
Grand Junction, CO 81501-6881
970-245-0765
e-mail: shoffner@mesa.k12.co.us

July 23, 1998

Kathy Portner, Planner
Planning Department
City of Grand Junction
250 N. 5th St.
Grand Junction, CO , 81501

Dear Ms. Portner,

Enclosed is a copy of the Falls Homeowners' Association covenants, last reviewed by the Association members in 1980. Will you please help us as we review these covenants and update them?

Members have some specific concerns now that the area is growing. What, if any, enforcement powers do these covenants provide? For example, if a homeowner chooses to let the property deteriorate, the covenant says the association may make repairs and bill the homeowner. (Sending a bill is one thing, receiving payment is another.)

Our major focus is to revise the covenants as needed, consider whether the current plans for the open space are appropriate, and work to maintain the good rapport which now exists with all who live in the neighborhood.

Any advice you offer will be sincerely appreciated. We are having an official association meeting Monday, July 27. Is there any chance you could review these covenants prior to that meeting?

Please call me at either 245-2422, work, or at home, 245-0765. Bob probably will be able to talk to you if you call the house.

Thank you in advance for your assistance,



Char Shoffner
Enc. Covenants, Falls Homeowners' Association

13-79

Falls file



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

July 27, 1998

Bob and Char Shoffner
594 Grand Cascade Way
Grand Junction, CO 81501-6881

Dear Mr. and Ms. Shoffner:

I received your letter of July 23, 1998 requesting assistance with redrafting the Falls Subdivision covenants. The City does not get involved in the drafting or enforcement of covenants. We do a limited review of covenants proposed with new subdivisions to assure the maintenance of any required common open space or drainage facilities is covered, but we are not a party to covenants and have no legal right of enforcement. You might consider seeking private legal advice on the questions you posed in your letter.

I'm sorry I couldn't be of more assistance to you.

Sincerely,

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

Katherine M. Portner
Planning Manager

REVIEW SHEET SUMMARY

FILE # 13-79

ITEM FALLS PHASE I - FINAL

PC MEETING DATE _____

MCC/CC MEETING DATE _____

DATE REC. COMMENTS

2-15-79 CITY POLICE Consider moving Patterson Court South from Grand Cascade and Patterson Road intersection. There is a traffic problem presently with the closeness of intersections.

2-15-79 CITY UTILITIES No trash provisions shown.

2-15-79 UTE WATER This subdivision can be served from Ute's 18" line in "F" Road. Lines large enough to meet fire flow requirements must be installed. Tap fees and extension policies in effect will apply.

2-16-79 GRAND VALLEY IRR. This plat shows drain lines to the south from this area, where will this water discharge? What will be the source of irrigation water? How will the sewer be handled? Will it have to cross the Grand Valley Irrigation Co. ROW? If it does, requirements of the GVIC must be met to accomplish the crossing.

2-16-79 CITY ENGINEER (MCKEE) Street light scheme okay. P.S.Co. should also review scheme if they have not done so. Lights which are situated in the center of the short "culs" should be protected. The light at the intersection of 28½ Road and Patterson should be located so it will light the intersection. Patterson Court intersecting with Grand Cascade Road is too close to Patterson Road for proper maneuvering.

2-16-79 CITY ENGINEER (RISH) 1) Who will be responsible for maintaining irrigation lines which are in middle of street?
 2) Sidewalk system really looks good.
 3) Who will be responsible for maintaining the streams and ponds?
 4) The following comments mad by me on preliminary on December 12, 1978 still apply:
 - Council has budgeted for ROW acquisition and earthwork for 1979 for 28½ Road from Orchard to Patterson. Because of topography, almost all of 28½ will be off the Falls property but it will be immediately adjacent and is in my opinion a very significant access for The Falls. Will the developer assist us by obtaining 38.5' half right-of-way (east-half) and granting power of attorney for full-street improvements on east-half?
 - Power of attorney or other agreement should be granted for Patterson Road full street improvements. Other than accel-decel lanes I recommend against any street construction on Patterson Road at this time.
 - Does note 2 on Grading and Drainage plan mean the detention ponds will be overtopped and will flow across adjacent properties to the south to get to Grand Valley Canal? How often will this happen? (i.e. est. storm frequency to cause overtopping and est. storm capacity of ponds?) Will any overtopping be controlled via providing overflow structures and positive improved outlet routes to the Canal?

| | | |
|---------|------------------|--|
| 2-27-79 | MOUNTAIN BELL | Utility and dedication satisfactory. |
| 2-26-79 | CITY ENG. (RISH) | <p>The proposed street sections reviewed by me about a month ago are appropriate to this development provided all detail requirements of City Street Devel. stds. are met, especially the paragraph on "Parking" which calls for an equal number of off-street spaces to be provided in addition to the Parking Regs. requirements. Some reasons for the "Court" design being appropriate:</p> <ol style="list-style-type: none"> 1. Character of Dev. (people expect parking lots at apartment bldg. type structures. 2. The courts are not integral parts of city street system (i.e. no thru traffic requirements). 3. Parking is provided off-street as discussed above. <p>24' mat with no parking is better for streets maintenance such as patching, overlay, seacoat, snow removal, leave removal, and sweeping because 1. less pavement to maintain, and 2. no parked cars to have to work around.</p> |
| 2-26-79 | FIRE DEPT. | On 24 ft. width street, as long as there is no parking allowed, the width is okay, otherwise the streets have to meet the City standards as to width and parking. |
| 2-26-79 | POLICE DEPT. | <p>I would suggest that a minimum standard on paved street width, excluding vertical curb and gutter, be 34 feet for two-way traffic with parking on both sides. This would allow 11 feet for each lane of travel and 7½ feet per side for parking. I would be very critical toward the development of a street with no provisions for on-street parking. In the case of the Falls subdivision development, I do not recommend that a two-way street without parking be used. Inevitably citizens will attempt to park their vehicles along such a street, even if it is well posted for "no parking". These circumstances will result in an obstructed flow of traffic. City services such as fire, police, street maintenance and trash collectors will be hindered in their movement. Law enforcement will be tied with increased parking violations and the increased accident potential.</p> |
| 2-26-79 | CITY TRAFFIC | <p>The street width is predicated on two way traffic either with parking or without parking. Streets without parking can have a definite advantage for maintaining the condition of the street surface in that there is less surface area and fewer obstructions (parked cars) in which to work around. There is of course, added cost in the maintenance of control signs to enforce the "No parking" areas. There is no disadvantage to traffic movement with no on street parking, but space should be provided off street for parking in addition to the parking reg. requirements in order to satisfy the need.</p> |
| 2-26-79 | UTILITIES | Trash: no problem with streets as long as no parking is strictly enforced. |

Will easement to the City across properties to south be provided? Will Grand Valley Canal protest the flows being directed into their Canal?

5) Detention pond sizing (per hydrograph) seems appropriate. (outflow vs inflow for excess flow above historic) Detention is very good concept. Right-of-way (easements) questions and Grand Valley Canal approval of concentrated storm discharge receipt are questions I have about the system.

6) Street layouts look fine except for:

a) Traffic Eng. comment re Grand Cascade, Patterson Road, Patterson Court intersection. Out concern is that "diagonal" maneuvers may be encouraged by the geometry with potential for vehicle conflicts at the "3-way" intersection.

b) 9.25% grade of 28½ Road at Patterson must be flattened.

7) All street details proposed look great. My detailed review of construction plans will follow Council action on the final plat and I will submit detailed review comments to the Engineer via separate letter.

2-16-79 PUBLIC SERVICE

Gas: no objections. Gas lines as shown on composite will be installed in easements. Elec: easements as shown on final plat are okay.

2-22-79 CITY FIRE

Estimated required fire flow is 1500-2000 GPM Because of this and the exposure created by cluster housing the following hydrant locations (changes) are provided.

1. SE corner Grand Cascade Rd. & Patterson Ct. (lot 1).
2. Near lot 10 or lot 14 on Patterson Ct. cul-de-sac.
3. N. corner of Grand Falls Drive and Grand Cascade Rd.
4. S. corner of N. Grandeur Ct. and 28½ Road.
5. NW corner of 28½ and Grand View (as shown).
6. NW corner of Grand Cascade Road and Grand View Court.

COMPREHENSIVE PLANNER

No comment.

DESIGN & DEVELOPMENT

Recommend approval based on staff and review comments.

GJPC

MIKESELL/PICKENS/PASSED 6-0/A MOTION TO REFER THE ITEM TO THE MARCH 27 MEETING.

FLAGER/RIDER/PASSED 5-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, SUBJECT TO ALL STAFF AND REVIEW COMMENTS, SUBJECT TO WORKING OUT AN ARRANGEMENT FOR DRAINAGE WITH GRAND VALLEY IRRIGATION; RECOMMENDING THAT THE SITE IS NOT APPROPRIATE FOR THE USE OF TRASH CONTAINERS; RECOMMENDING THAT THE CITY ENGINEER DESIGN F ROAD BETWEEN 28 ROAD AND 29 ROAD; RECOMMENDING THE USE OF THE PROPOSED ALTERNATIVE FOR A MEDIAN ON GRAND CASCADE AT PATTERSON ROAD; AND SUBJECT TO APPROVAL OF THE SIGNS.

CITY COUNCIL 3-7-79

MOVED BY COUNCILMAN BROWN: THAT THE FINAL DEVELOPMENT PLAN FOR THE FALLS, PHASE I, SOUTH OF PATTERSON ROAD BETWEEN 28 $\frac{1}{4}$ ROAD AND 28 $\frac{1}{2}$ ROAD BE APPROVED SUBJECT TO STAFF COMMENTS AND CONDITIONS OF THE PLANNING COMMISSION AND OBTAIN ESTIMATED COST 17 FEET OF PAVEMENT WITH CURB, GUTTER AND SIDEWALK FOR THE FOR THE FULL LENGTH RIGHT NOW AND TAKE OVER RESPONSIBILITIES. SECONDED BY COUNCILMAN O'DWYER.

COUNCILMAN BROWN WISHED TO CHANGE HIS MOTION AS FOLLOWS: THAT THE FINAL DEVELOPMENT PLAN FOR THE FALLS, PHASE I, SOUTH OF PATTERSON ROAD BETWEEN 28 $\frac{1}{4}$ AND 28 $\frac{1}{2}$ ROAD BE APPROVED SUBJECT TO STAFF COMMENTS AND CONDITIONS OF THE PLANNING COMMISSION AND DEAL WITH THE ASSESSMENT ONLY ON 17 FEET OF PAVEMENT, CURB, GUTTER AND SIDEWALK PAYABLE TO THE CITY AS SOON AS POSSIBLE. SECONDED BY COUNCILMAN O'DWYER.

MOVED BY COUNCILMAN HOLMES: THAT THE CITY ENGINEER BE DIRECTED TO ADHERE TO THAT WHICH HE BELIEVES TO BE BEST CONCERNING THE INTERSECTION AS HE DEALS WITH THE PETITIONER ON THIS MATTER, AND IF HIS DECISION IS TO ELIMINATE THE MEDIAN, TO DO SO. SECONDED BY COUNCILMAN BROWN.

MOVED BY COUNCILMAN BROWN: THAT THE FINAL DEVELOPMENT PLAN BE APPROVED WITH THE ADDED STIPULATIONS. SECONDED BY COUNCILWOMAN QUIMBY.

Improvements necessary
to access lots
at least 20' to be usable
no parking
28' pavement

0' C, 945

Residential section

Collector - 36'

Acres 15.48
Units 55
Density _____

ACTION SHEET

File # 13-79
Zone PD-8
Tax Area Code _____

Activity Falls Phase 1

Phase Final

Date Neighbors Notified _____

Date Submitted 2-1-79

Date CIC/MCC Legal Ad _____

Date Mailed Out 2-2-79

PC Hearing Date _____

Review Agencies _____ Review Period - Return By _____

- | <u>Send</u> | <u>Send</u> |
|--|---|
| _____ COUNTY ROAD DEPARTMENT | <input checked="" type="checkbox"/> FIRE <u>65</u> |
| _____ COUNTY HEALTH DEPARTMENT | <input checked="" type="checkbox"/> IRRIGATION <u>6V</u> |
| _____ COUNTY SURVEYOR | <input checked="" type="checkbox"/> DRAINAGE <u>6V Project</u> |
| _____ COMTRONICS | <input checked="" type="checkbox"/> WATER (<u>UTE</u> CLIFTON) |
| _____ GRAND VALLEY RURAL POWER | <input checked="" type="checkbox"/> SEWER <u>Central 6V</u> |
| <input checked="" type="checkbox"/> MOUNTAIN BELL | <u>2</u> CITY ENGINEER/UTILITIES |
| <input checked="" type="checkbox"/> PUBLIC SERVICE | _____ MACK, LOMA, MESA, COLLEBRAN |
| _____ SOIL CONSERVATION SERVICE | _____ FRUITA, PALISADE |
| _____ SCHOOL DISTRICT 51 | <input checked="" type="checkbox"/> <u>P.D.</u> |
| _____ STATE HIGHWAY | <input checked="" type="checkbox"/> <u>Parks + Rec.</u> |
| _____ STATE GEOLOGICAL | _____ |
| _____ STATE HEALTH - RADIOLOGICAL | _____ |
| <input checked="" type="checkbox"/> TRANSAMERICA TITLE | _____ |

| <u>Board</u> | <u>Date</u> | <u>Comments</u> |
|--------------|----------------|---|
| <u>WPC</u> | <u>2/27/79</u> | <u>Rec Approval with: - Grand Cascade / Patterson Ct intersection alternative</u> |
| | | <u>- Got w/ 6V var. be recommended & reviewed</u> |
| | | <u>- no dumpsters for trash</u> |
| | | <u>- F-Rd between 20 & 25 Rd be designed (recommended) to enable petitioners to construct F-Rd</u> |
| <u>C.C.</u> | <u>3/7/79</u> | <u>Approved w. Staff & Review Comments & Escrow fund be set up for Patterson Rd. imp. and the intersection of Grand Cascade & Patterson Ct. be set by City Engineer</u> |

Common Location South of F Rd, East of 28¹/₄ Line.

Staff Comments

Original Documents

_____ Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space;

_____ Imp. Guarantee Receipt # _____ Check # _____

_____ Covenants _____ Open Space Dedication

_____ Power of Attorney

_____ Dev. Schedule



City of Grand Junction
Public Works Department
250 North 5TH Street
Grand Junction CO 81501-2668
FAX: (970) 256-4022

June 7, 1999

Ebe Eslami
P.O. Box 2743
Grand Junction, CO 81502

Dear Mr. Eslami:

I am writing to respond to your request for clarification of the City's Transportation Capacity Payment (TCP) as it applies to the remaining undeveloped lots in The Falls Filing No. One.

The information you provided indicates that the cost of improvements to 28 ½ Road adjacent the previously developed lots between Grand Falls Drive and Patterson Road exceeds the value of the TCP for all twenty-two lots that were undeveloped when you acquired the property. In addition you also paid for redesign of the two Courts on the west side of 28 ½ Road and added a cul-de-sac at the south end of the street at a cost of over \$10,000.

Since the value of the off site street improvements is over \$30,000 and exceeds the TCP value of \$11,000 for the 22 lots you acquired, the TCP will not be charged for any of the remaining undeveloped lots in The Falls, Filing No. One As Amended.

Please call if you have any questions regarding this determination.

Sincerely,

A handwritten signature in cursive script that reads "J. Don Newton".

J. Don Newton
City Engineer

xc: Kathy Portner, Mark Relph

Earl Sawyer Recorder.

THIS DEED, Made this 12th day of December, 1977,

FILING STAMP

between

C.B.W. BUILDERS, INC.,

a corporation duly organized and existing under and by virtue of the laws of the State of Colorado of the first part, and

ROBERT P. GERLOFS

of the County of Mesa and State of Colorado, of the second part:

State Documentary Fee
Date DEC 15 1977
\$ 19.40

WITNESSETH: That the said party of the first part, for and in consideration of the sum Ten and no/100 (\$10.00)-----DOLLARS,

to it in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell, convey and confirm unto the said parties of the second part, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever, all the following described lot or parcel of land, situate, lying and being in the County of Mesa and State of Colorado, to wit:

The NE 1/4 NW 1/4 of Section 7, Township 1 South, Range 1 East of the U.M.
EXCEPT Beginning 30 feet South of the Northwest corner of said NE 1/4 NW 1/4 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 NE 1/4 NW 1/4 thence East 240 feet, thence South 400 feet, thence West 240 feet, thence North to beginning.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and remand whatsoever of the said party of the first part, either in law or equity of, in and to the above bargain premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, the survivor of them, their assigns, and the heirs and assigns of such survivor forever. And the said party of the first part, for itself, its successors and assigns, does covenant, grant, bargain and agree to and with the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever, subject to real property taxes due and payable in 1978 and subsequent years; and subject to easements and rights-of-way of record or of use, patent limitations and reservations, rights of persons in possession and any special assessments whether or not of record.

and the above bargained premises, in the quiet and peaceable possession of the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part has caused its corporate name to be hereunto subscribed by its President and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first above written.

Attest: Warren E. Gardner Secretary

C.B.W. BUILDERS, INC.

By William E. Foster President

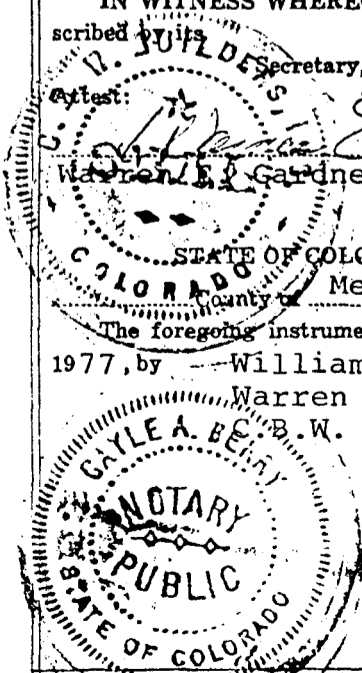
STATE OF COLORADO, Mesa } ss.

The foregoing instrument was acknowledged before me this 12th day of December, 1977, by William E. Foster as President and Warren E. Gardner as Secretary of C.B.W. Builders, Inc. a corporation.

My notarial commission expires June 21, 1978

Witness my hand and official seal

Gayle A. Berry Notary Public



ACC approval required - Contact Alvin Myers 242-1727

City

No TCP for lots fronting 28 1/2 Rd

North Abundant Sub Retain for 3 lots

\$22,000

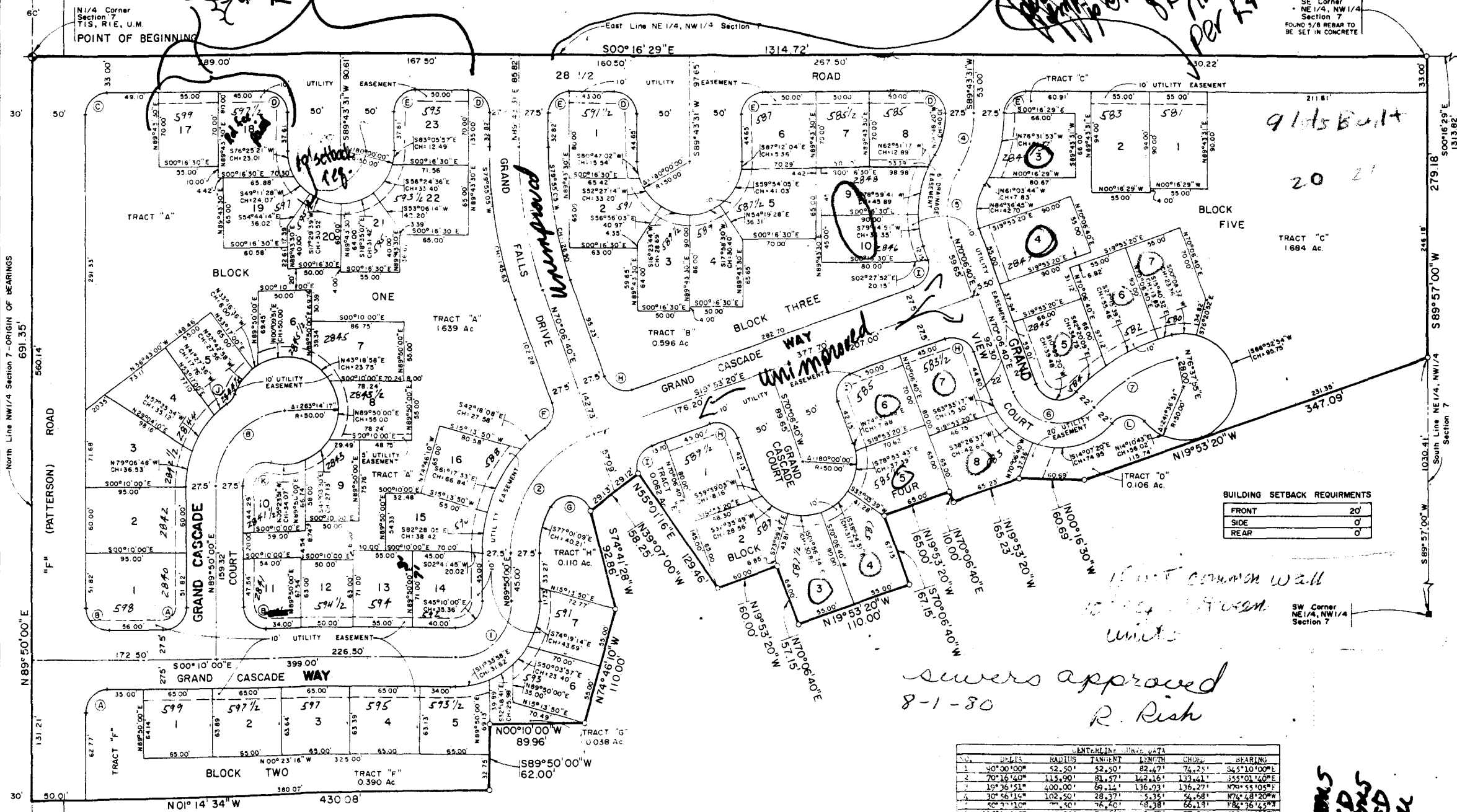
No Building Permits Required OK New Per KP

#13-79 Zone PD8

THE FALLS - FILING NO. ONE AS AMENDED

SE Corner NE 1/4, NW 1/4 Section 7 T1S, R1E, U1M

SE Corner NE 1/4, NW 1/4 Section 7 FOUND 5/8 REBAR TO BE SET IN CONCRETE



BUILDING SETBACK REQUIREMENTS

| | |
|-------|-----|
| FRONT | 20' |
| SIDE | 0' |
| REAR | 0' |

10' common wall
units
sewers approved
8-1-80
R. Risk

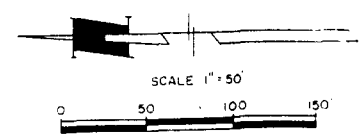
\$5000/lot
\$34000
10000

ENTRANCE DATA

| NO. | BEARING | RADIUS | TANGENT | LENGTH | CHORD | BEARING |
|-----|------------|---------|---------|---------|---------|-------------|
| 1 | 30°00'00" | 52.50' | 52.50' | 82.47' | 74.25' | S45°10'00"E |
| 2 | 70°18'00" | 115.00' | 84.37' | 122.41' | 155.00' | S50°14'00"E |
| 3 | 10°36'00" | 200.00' | 59.14' | 136.03' | 176.27' | N70°54'00"E |
| 4 | 30°56'10" | 102.50' | 28.37' | 5.35' | 54.58' | N72°48'20"W |
| 5 | 60°47'10" | 75.00' | 46.40' | 0.38' | 66.18' | N82°36'45"E |
| 6 | 118°14'40" | 45.00' | 75.26' | 2.87' | 77.24' | S80°40'20"W |
| 7 | 12°51'55" | 150.00' | 26.46' | 1.02' | 89.53' | S30°45'00"E |
| 8 | 47°24'22" | 67.76' | 65.30' | 102.43' | 94.04' | S46°13'36"E |

**SOIL PROBLEMS
ENCOUNTERED
FOOD ATTIONS
REQUIRED**
KAC

- LEGEND**
- Indicates Meso Utility Proposed
 - Indicates 5/8" Rebar and Monument Cap Set in Concrete
 - Indicates 5/8" Rebar and Monument Cap At All Lot Corners
 - Indicates 5/8" Rebar and Monument To Be Found



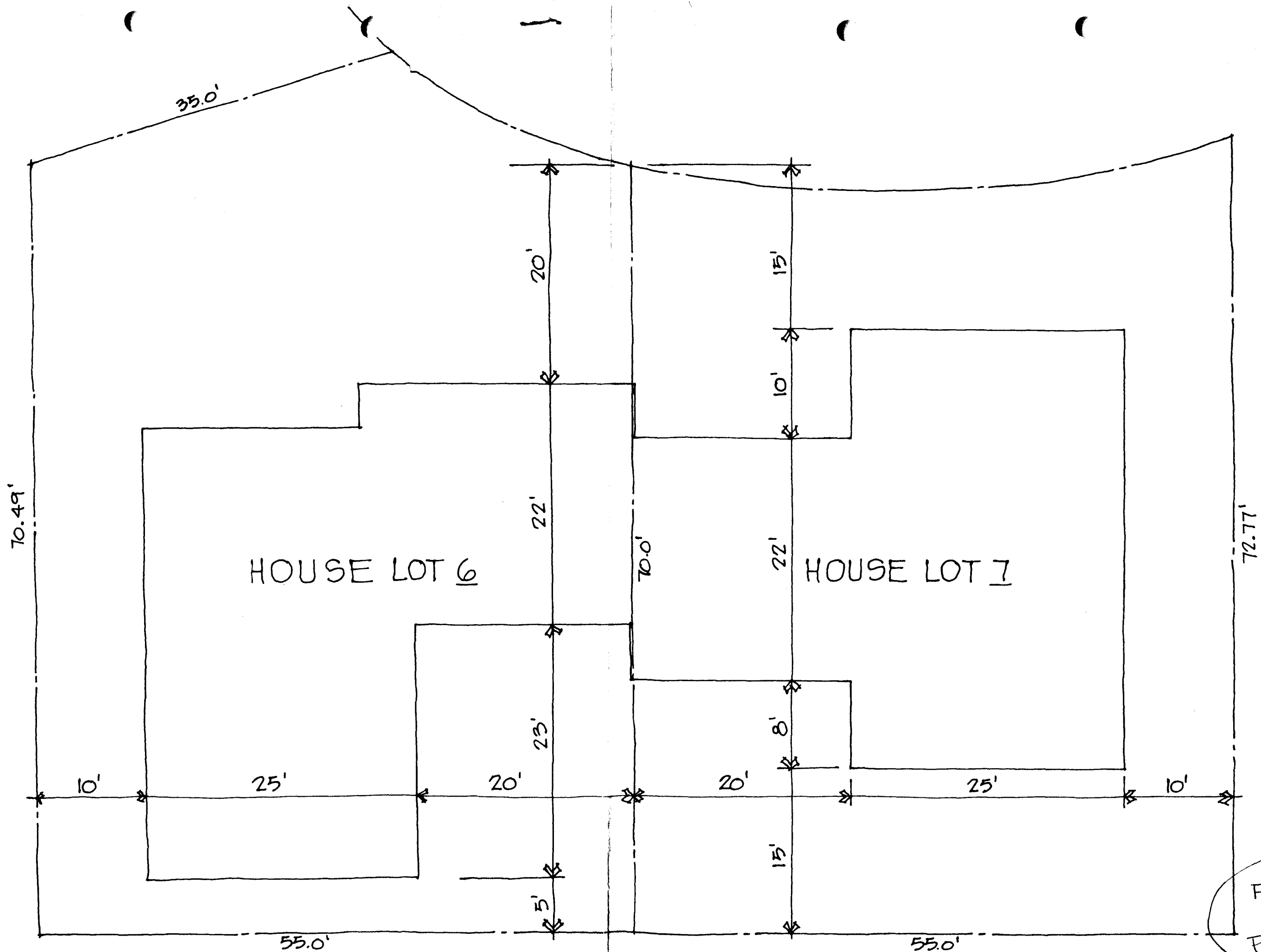
AREA QUANTITIES

| | | |
|---------------------------|-----------------|----------------|
| Total Acres in Lots | 5.61 Ac | 36.75% |
| Total Acres in Open Space | 4.58 Ac | 29.71% |
| Total Acres in Streets | 5.24 Ac | 33.90% |
| TOTAL ACRES | 15.43 Ac | 100.00% |

NOTE: Designated TRACTS ARE TO BE PRIVATE OPEN SPACE WITH UTILITY EASEMENTS

22 lots





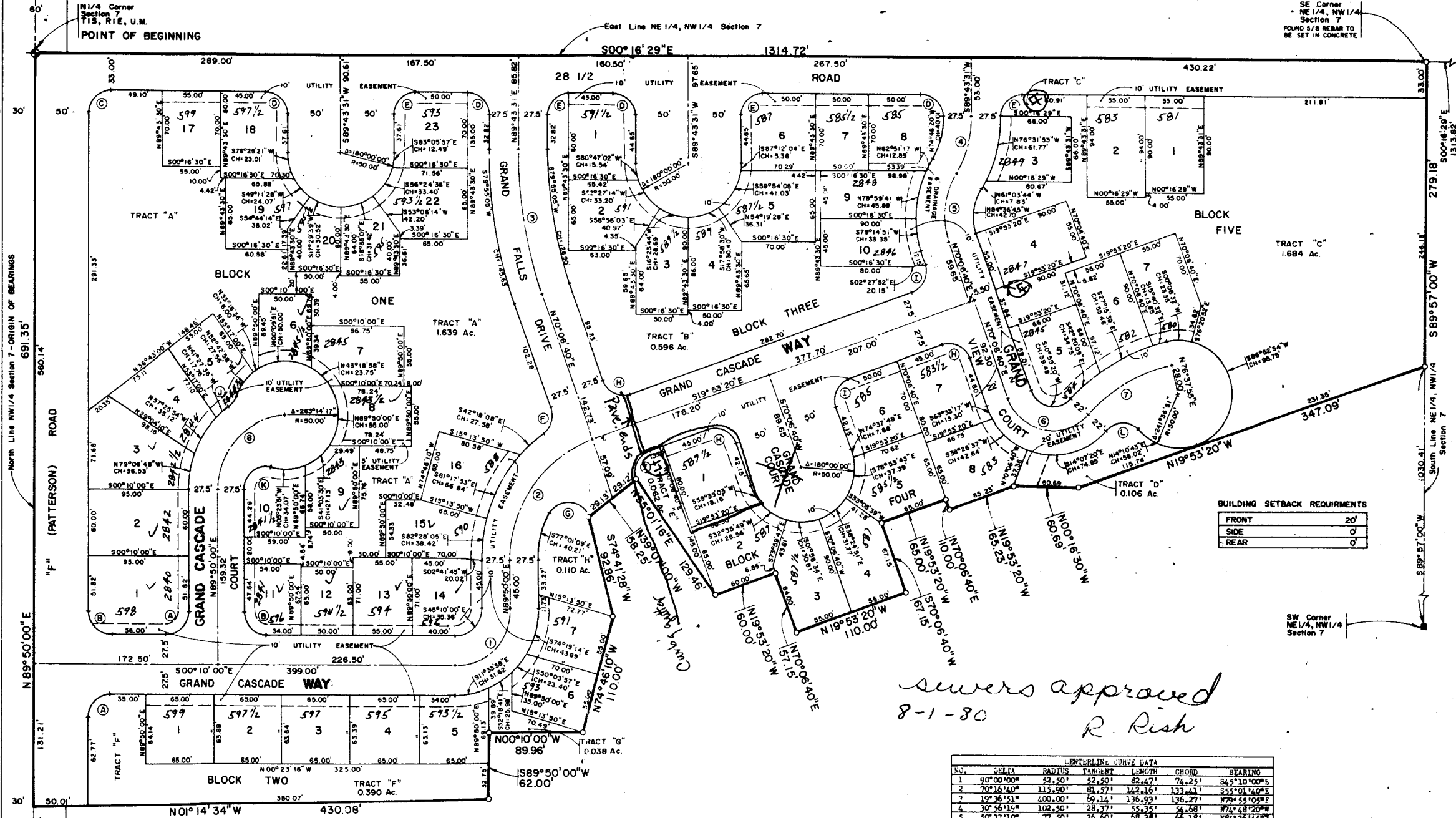
File #
 13-77
 Falls #1

THE FALLS - FILING NO. ONE AS AMENDED

City
#13-79
Zone PD8

SE Corner
NE 1/4, NW 1/4
Section 7
T1S, R1E, U.M.

SE Corner
NE 1/4, NW 1/4
Section 7
FOUND 5/8 REBAR TO
BE SET IN CONCRETE



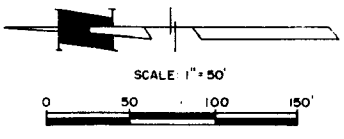
BUILDING SETBACK REQUIREMENTS

| | |
|-------|-----|
| FRONT | 20' |
| SIDE | 0' |
| REAR | 0' |

*sewers approved
8-1-80
R. Risk*

North Line NW 1/4 Section 7 - ORIGIN OF BEARINGS
691.35'
560.14'
131.21'
1932.82'

South Line NE 1/4, NW 1/4
Section 7
1030.41'
589° 57' 00" W
246.18'
279.18'
1313.82'



AREA QUANTITIES

| | |
|---------------------------|------------------------------|
| Total Acres in Lots | 5.632 Ac. or 36.05% |
| Total Acres in Open Space | 4.598 Ac. or 29.71% |
| Total Acres in Streets | 5.247 Ac. or 33.90% |
| TOTAL ACRES | 15.477 Ac. or 100.00% |

TOTAL NUMBER OF LOTS - 55

- LEGEND**
- ⊕ Indicates Mesa County Brass Cap
 - Indicates 5/8" Rebar And Monument Cap Set in Concrete
 - ⊥ Indicates 5/8" Rebar And Monument Cap At All Lot Corners
 - ⊕ Indicates 5/8" Rebar And Monument Cap Found

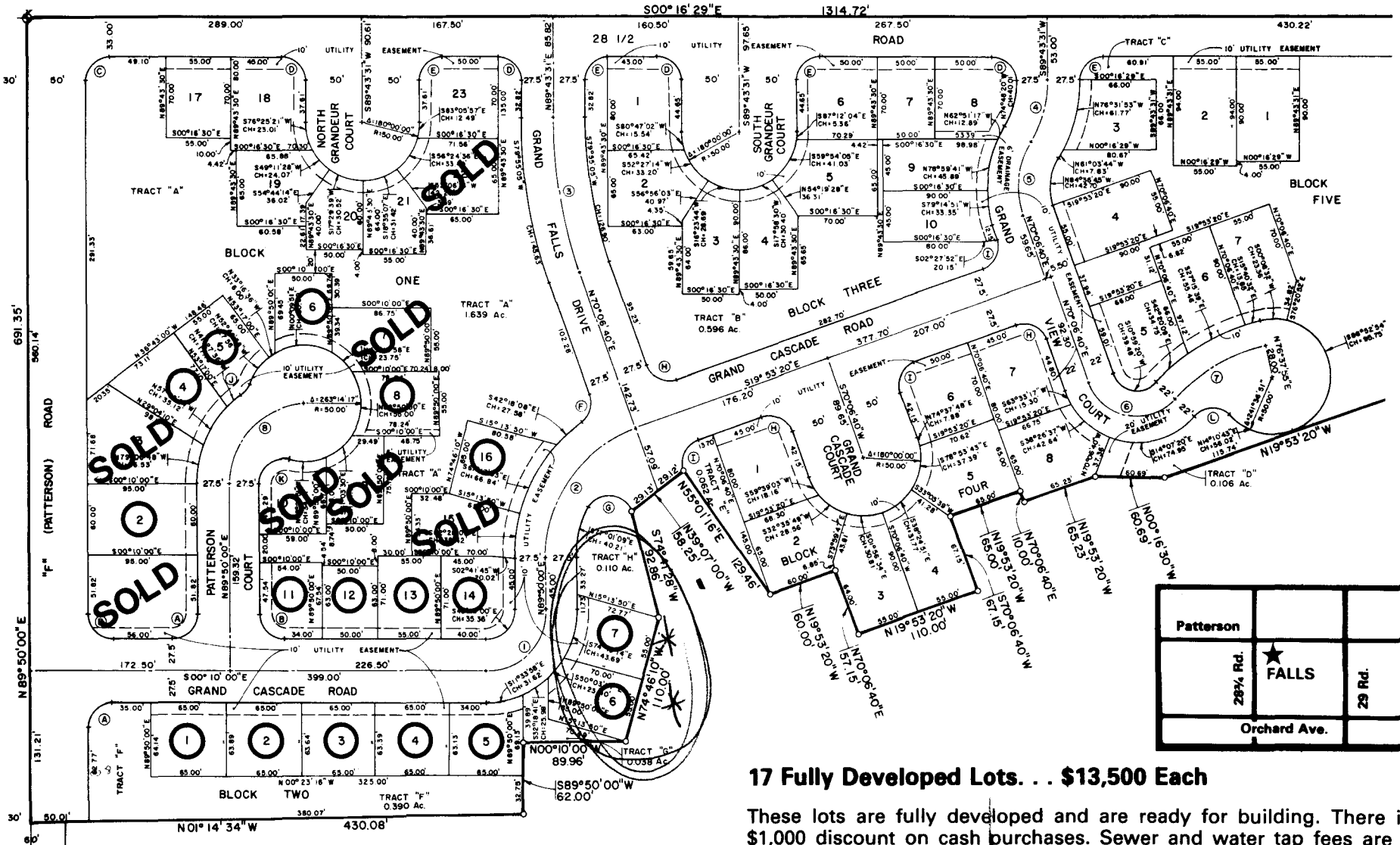
NOTE
Designated TRACTS "A" thru "H" are PRIVATE OPEN SPACE and UTILITY EASEMENTS

| ENTERING CURVE DATA | | | | | | |
|---------------------|------------|---------|---------|---------|---------|-------------|
| NO. | DELTA | RADIUS | TANGENT | LENGTH | CHORD | BEARING |
| 1 | 90°00'00" | 52.50' | 52.50' | 82.42' | 74.25' | S45°10'00"E |
| 2 | 70°16'40" | 115.00' | 81.57' | 142.85' | 133.41' | S55°01'40"E |
| 3 | 19°36'51" | 400.00' | 69.14' | 136.93' | 136.27' | N76°55'10"E |
| 4 | 30°56'11" | 102.50' | 28.37' | 55.35' | 54.68' | N72°28'20"W |
| 5 | 50°37'10" | 77.50' | 36.40' | 68.38' | 66.18' | N64°36'45"W |
| 6 | 118°14'40" | 45.00' | 75.26' | 92.87' | 77.24' | S10°59'20"W |
| 7 | 34°25'55" | 150.00' | 46.96' | 91.02' | 85.63' | S30°45'02"E |
| 8 | 87°52'42" | 67.76' | 65.30' | 103.93' | 94.04' | S46°13'59"E |

| CURVE RETURN DATA | | | | | | |
|-------------------|------------|--------|---------|--------|--------|-------------|
| NO. | DELTA | RADIUS | TANGENT | LENGTH | CHORD | BEARING |
| A | 90°00'00" | 20.00' | 20.00' | 31.42' | 28.28' | S45°10'00"E |
| B | 90°00'00" | 20.00' | 20.00' | 31.42' | 28.28' | S45°10'00"E |
| C | 90°33'31" | 20.00' | 19.96' | 31.38' | 28.26' | S45°13'11"E |
| D | 50°00'00" | 20.00' | 20.00' | 31.42' | 28.28' | N44°43'11"E |
| E | 90°00'00" | 20.00' | 20.00' | 31.42' | 28.28' | S45°10'00"E |
| F | 72°08'10" | 20.00' | 14.39' | 25.52' | 23.82' | N73°20'22"W |
| G | 133°58'58" | 20.00' | 17.11' | 46.79' | 36.82' | S09°07'11"W |
| H | 90°00'00" | 20.00' | 20.00' | 31.42' | 28.28' | S45°10'00"E |
| I | 90°00'00" | 20.00' | 20.00' | 31.42' | 28.28' | N44°43'11"E |
| J | 32°36'12" | 20.00' | 5.85' | 11.38' | 11.23' | N52°24'13"W |
| K | 104°41'20" | 20.00' | 25.42' | 26.54' | 31.68' | N77°49'20"W |
| L | 66°22'46" | 20.00' | 22.86' | 31.64' | 29.81' | S00°03'25"E |

THE FALLS

Circled Lot Numbers . . . Fully Developed
Non-Circled Lot Numbers . . . Partially Developed
Availability of Lots Subject to Prior Sale



17 Fully Developed Lots . . . \$13,500 Each

These lots are fully developed and are ready for building. There is a \$1,000 discount on cash purchases. Sewer and water tap fees are not included in the sale price.

31 Partially Developed Lots Priced as a Package . . . \$186,000

All underground utilities are installed to each lot and roads are cut.

Seller will finance, subordinate and provide below market, end financing package.

This is without question one of the best locations in town. These prime building sites sit just off a new 4 lane highway between Patterson and Orchard Ave. Every site is up high on a bluff and looks down over the city. The views, especially at night with the twinkling lights below, are wonderful.

Contact
Paul Coe
or
Arzell Arnold
for details
243-4890

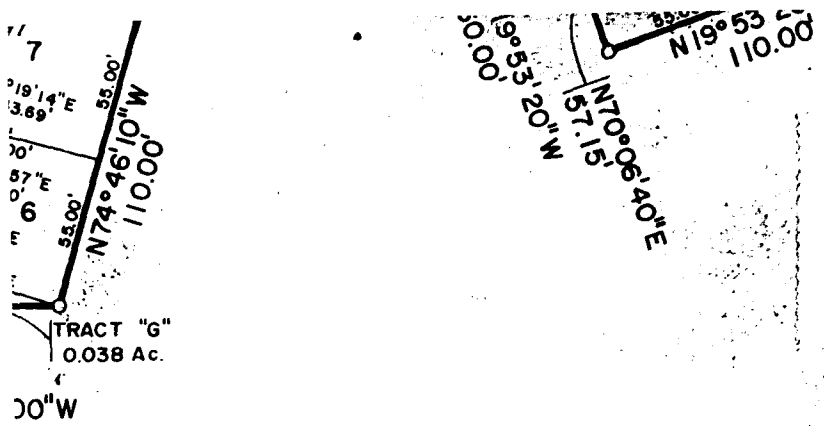
PRIME DEVELOPED AND
PARTIALLY DEVELOPED LOTS
FOR SALE AT

THE FALLS

Marketed by:



REALTY WORLD®
MONUMENT REALTY
2nd and Grand
243-4890



sewers approached
8-1-80
R. Risk

| CENTERLINE CURVE DATA | | | | | | |
|-----------------------|------------|---------|---------|---------|---------|-------------|
| NO. | DELTA | RADIUS | TANGENT | LENGTH | CHORD | BEARING |
| 1 | 90°00'00" | 52.50' | 52.50' | 82.47' | 74.25' | S45°10'00"E |
| 2 | 70°16'40" | 115.90' | 81.57' | 142.16' | 133.41' | S55°01'40"E |
| 3 | 19°36'51" | 400.00' | 69.14' | 136.93' | 136.27' | N79°55'05"E |
| 4 | 30°56'19" | 102.50' | 28.37' | 55.35' | 54.68' | N74°48'20"W |
| 5 | 50°33'10" | 77.50' | 36.60' | 68.38' | 66.18' | N84°36'45"W |
| 6 | 118°14'40" | 45.00' | 75.26' | 92.87' | 77.24' | S80°59'20"W |
| 7 | 34°45'55" | 150.00' | 46.96' | 91.02' | 89.63' | S30°45'02"E |
| 8 | 87°52'42" | 67.76' | 65.30' | 103.93' | 94.04' | S46°13'39"E |

| CURVE RETURN DATA | | | | | | |
|-------------------|------------|--------|---------|--------|--------|-------------|
| NO. | DELTA | RADIUS | TANGENT | LENGTH | CHORD | BEARING |
| A | 90°00'00" | 20.00' | 20.00' | 31.42' | 28.28' | S45°10'00"E |
| B | 90°00'00" | 20.00' | 20.00' | 31.42' | 28.28' | S44°50'00"W |
| C | 89°53'31" | 20.00' | 19.96' | 31.38' | 28.26' | S45°13'14"E |
| D | 90°00'00" | 20.00' | 20.00' | 31.42' | 28.28' | N44°43'31"E |
| E | 90°00'00" | 20.00' | 20.00' | 31.42' | 28.28' | S45°16'29"E |
| F | 73°06'00" | 20.00' | 14.83' | 25.52' | 23.82' | N73°20'20"W |
| G | 132°58'58" | 20.00' | 47.10' | 46.77' | 36.82' | S03°07'11"W |
| H | 90°00'00" | 20.00' | 20.00' | 31.42' | 28.28' | S25°06'10"W |
| I | 90°00'00" | 20.00' | 20.00' | 31.42' | 28.28' | N64°53'20"W |
| J | 32°36'12" | 20.00' | 5.85' | 11.38' | 11.23' | N62°22'53"W |
| K | 104°41'20" | 20.00' | 25.52' | 36.54' | 31.68' | N37°42'20"E |
| L | 96°22'46" | 20.00' | 22.86' | 33.64' | 29.81' | S00°03'00"E |

LEGEND

- Indicates Meso County Brass Cap
- Indicates 5/8" Rebar And Monument Cap Set In Concrete
- Indicates 5/8" Rebar And Monument Cap At All Lot Corners
- Indicates 5/8" Rebar And Monument Cap Found

NOTE

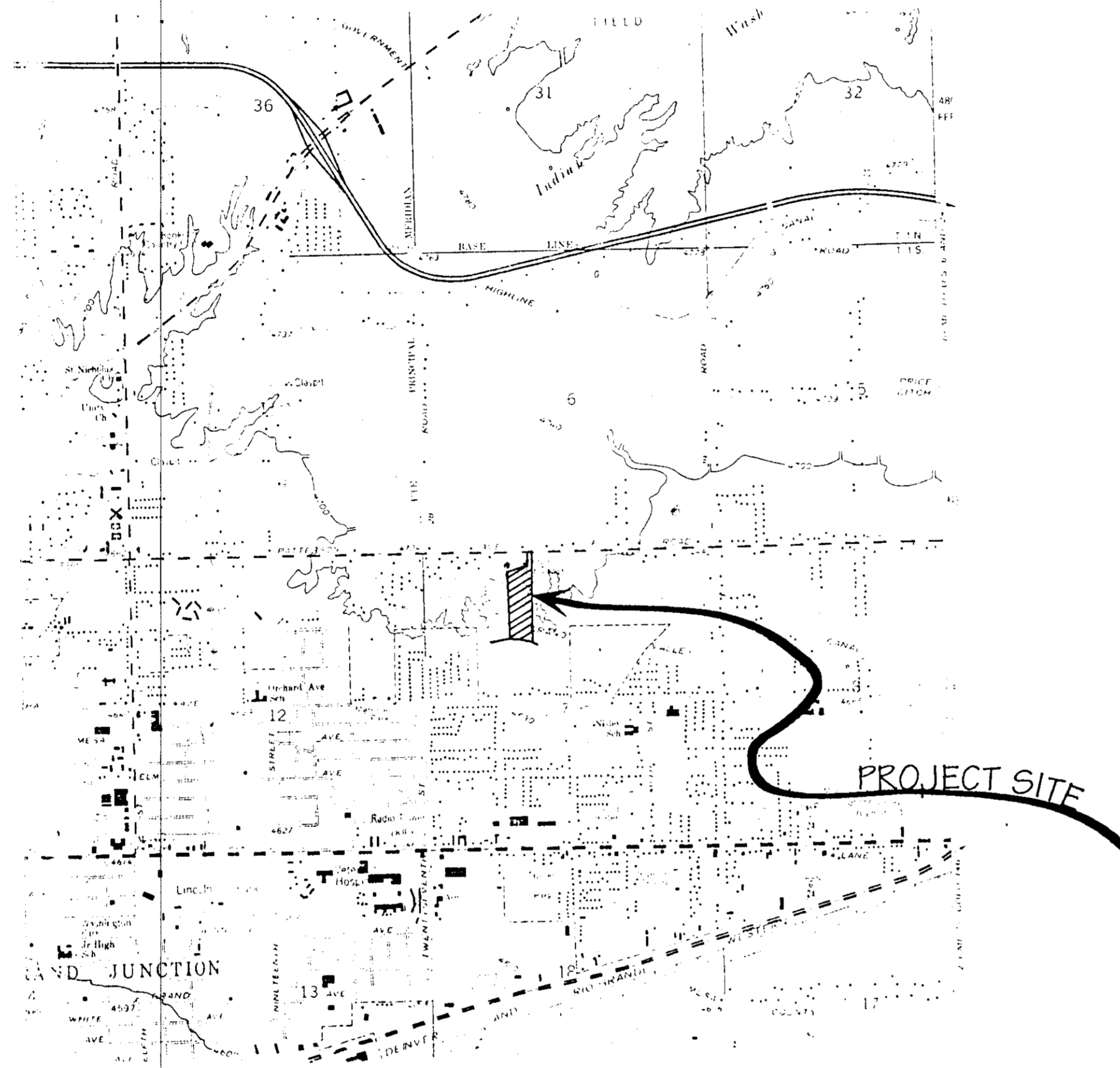
Designated TRACTS "A" thru "H" are PRIVATE OPEN SPACE and UTILITY EASEMENTS.

ALL PROBLEMS
 SUBMITTED
 FOR REVIEW
 RESUBMITTED



THE FALLS - FILING ONE

VACINITY MAP



SHEET INDEX

1. Street Plan
2. Street Center Line Profiles
3. Local Street Standards - City Exhibit "B"
4. Cul - De - Sac Details - City Exhibit "D"
5. Standard Concrete Details - City Exhibit "E"
6. Accessible Ramp Details - City Exhibit "G"
7. Street Flow Line Profiles
8. Street Flow Line Profiles - Storm Drain Details
9. Grading and Drainage Plan

Approved Plans

DESIGNED BY
Terry Nichols

DRAWN BY
Terry Nichols

SURVEY DATE

| REVISIONS | | BY |
|-----------|------|---------|
| NO. | DATE | REMARKS |
| | | |
| | | |
| | | |

4-20-94
APPROVED *[Signature]*

THE FALLS FILING ONE

CIVIL ENGINEERING • PHOTOGRAMMETRY • SURVEYING
P.O. Box 10006 • Grand Junction • Colorado 81506 • Phone 303-245-7101

NICHOLS
ASSOCIATES, INC.

DATE DRAWN

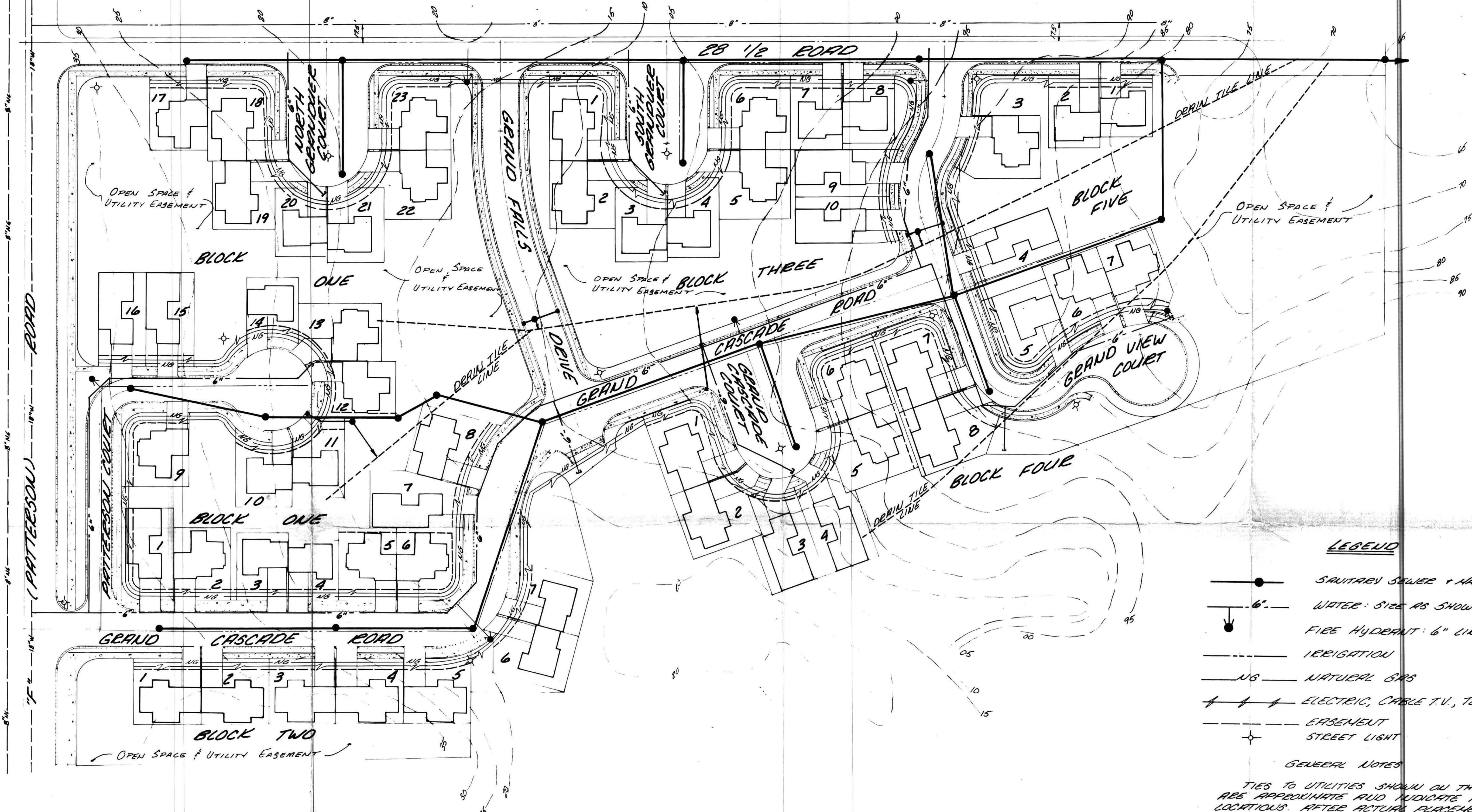
SCALE

PROJECT NUMBER

SHEET NUMBER

1 OF 1

SCALE 1" = 50'
 CONTOUR INTERVALS = 5'



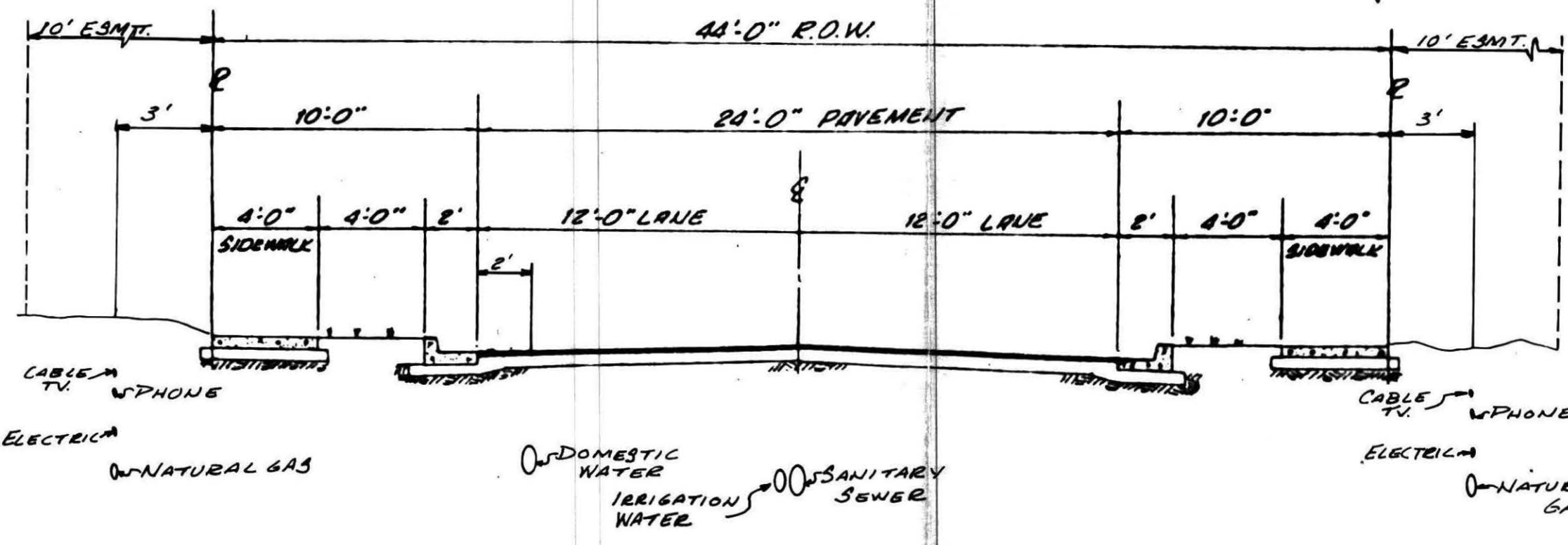
- LEGEND**
- SANITARY SEWER & MANHOLE
 - 6"— WATER: SIZE AS SHOWN
 - FIRE HYDRANT: 6" LINE
 - IRRIGATION
 - NG — NATURAL GAS
 - / / / — ELECTRIC, CABLE TV, TELEPHONE
 - — — EASEMENT
 - * — STREET LIGHT

GENERAL NOTES

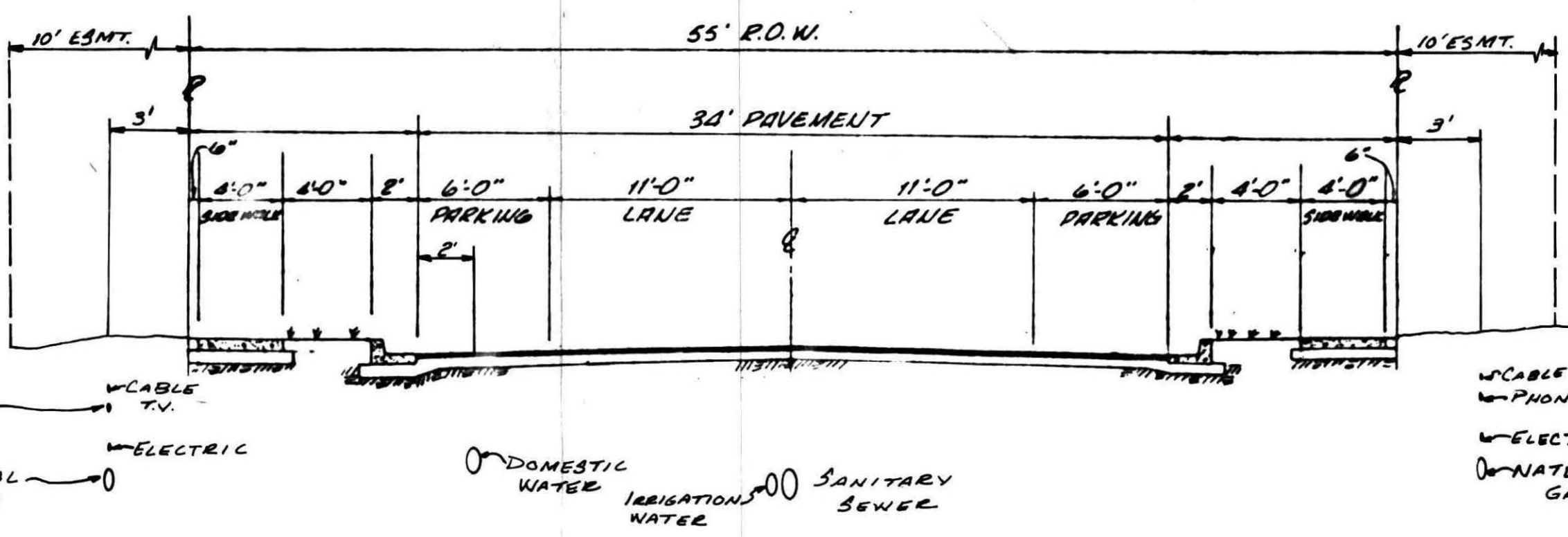
TIES TO UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND INDICATE PROPOSED LOCATIONS. AFTER ACTUAL PURCHASE, EACH UTILITY WILL HAVE TO BE CONTRACTED FOR LOCATION OF THESE FACILITIES.

LOT AND EASEMENT GEOMETRICS ARE AS SHOWN ON THE FILING PLAN FOR THE FALLS FILING NO. ONE.

EXISTING UTILITIES ARE AS NOTED OR ARE SHOWN DASHED.



44' R.O.W. SECTION



55' R.O.W. SECTION

| | |
|---------|----------|
| CHECKED | |
| DATE | JAN 1979 |
| SCALE | As Shown |

| REVISIONS | BY |
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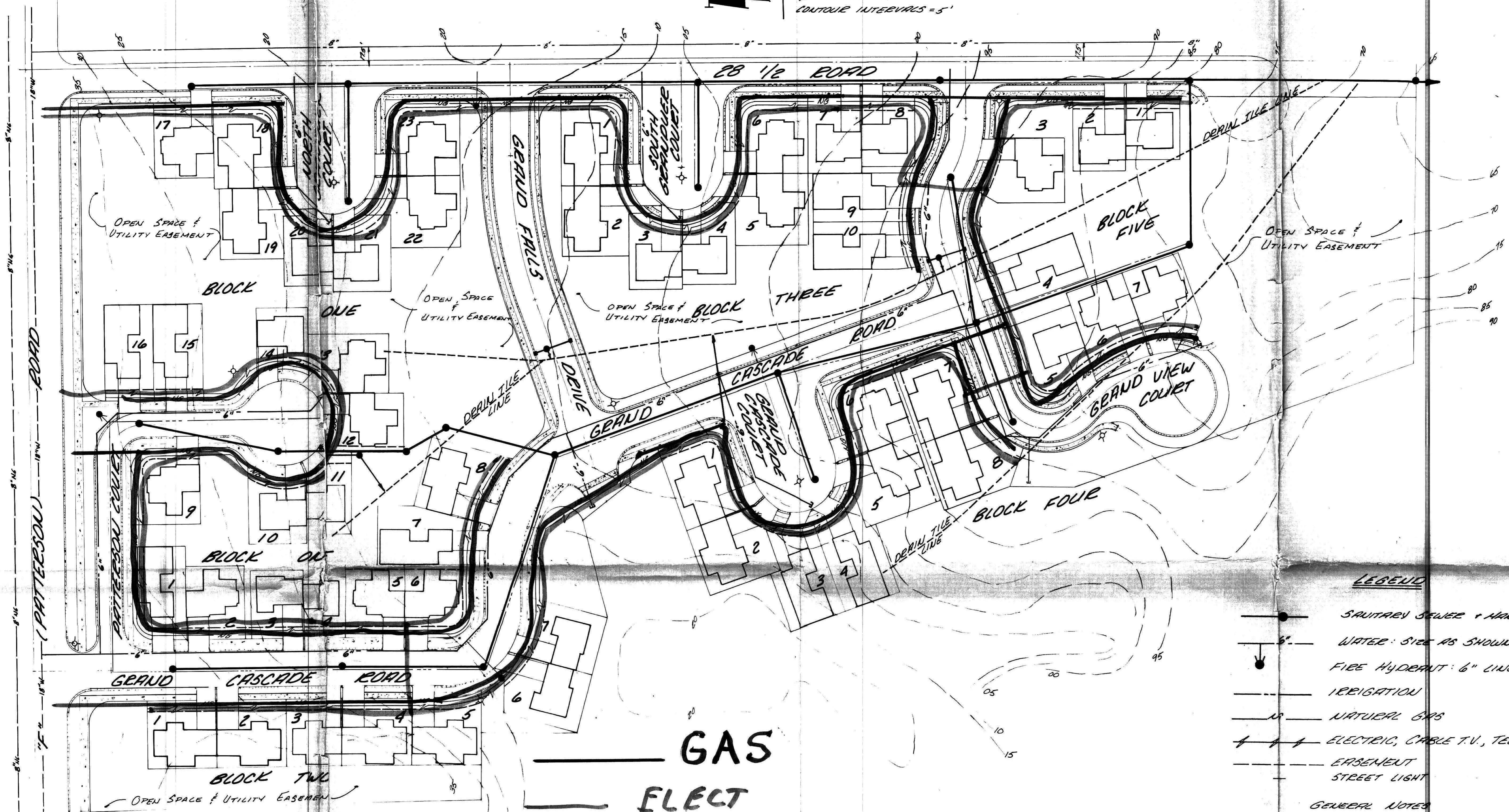
PARAGON ENGINEERING, INC.
 P.O. Box 2872
 Grand Junction, Colorado 81501 (303) 243-8968

Handwritten signature/initials

THE FALLS, FILING NO. ONE
 CITY OF GRAND JUNCTION,
 COLORADO
 UTILITIES COMPOSITE

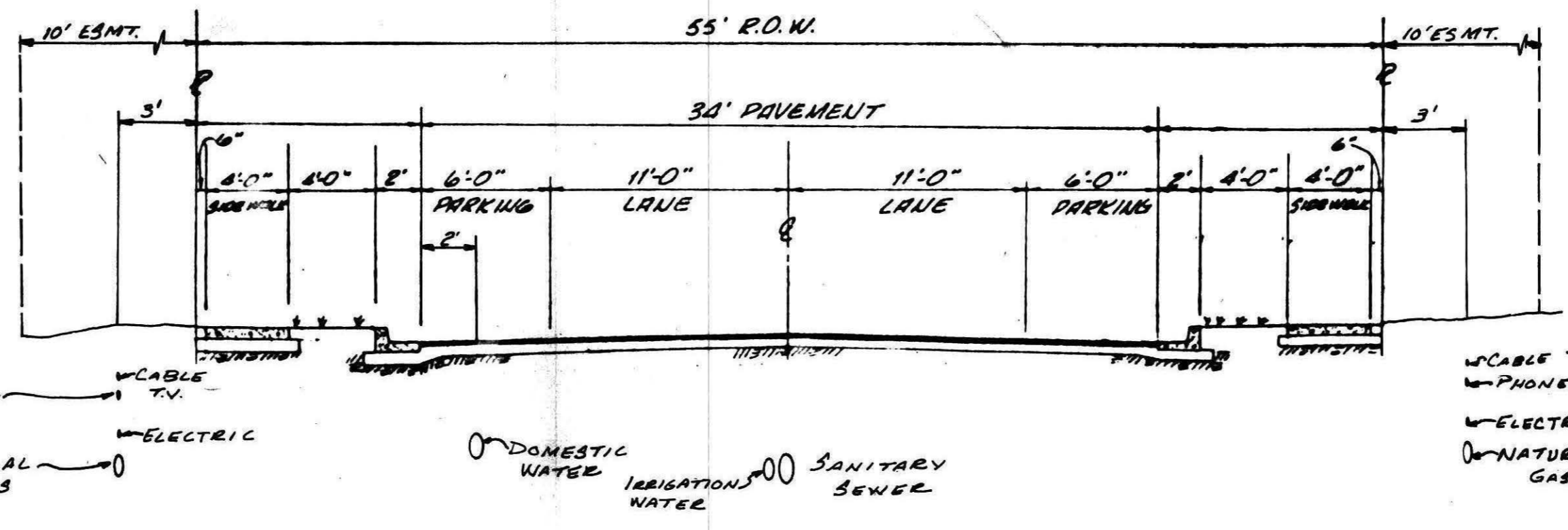
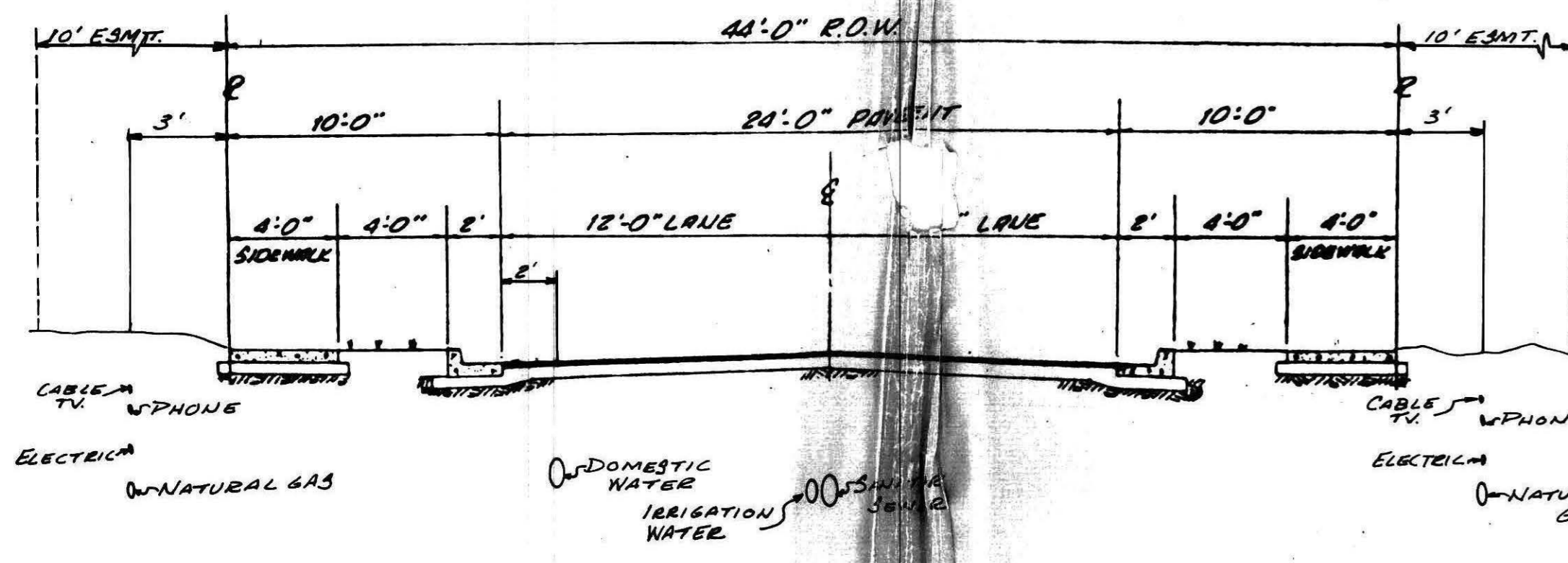
13-19

SCALE 1" = 50'
 CONTOUR INTERVALS = 5'



GAS
ELECT

- LEGEND**
- SANITARY SEWER + MANHOLE
 - 6" — WATER: SIZE AS SHOWN
 - FIRE HYDRANT: 6" LINE
 - IRRIGATION
 - NATURAL GAS
 - / / — ELECTRIC, CABLE TV., TELEPHONE
 - EASEMENT
 - STREET LIGHT
- GENERAL NOTES**
- YES TO UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND INDICATE PROPOSED LOCATIONS. AFTER ACTUAL PLACEMENT, EACH UTILITY WILL HAVE TO BE CONTRACTED FOR LOCATION OF THEIR FACILITIES.
- LO AND EASEMENT DIMENSIONS ARE AS SHOWN ON THE FILING PLAN FOR THE FALLS FILING NO. ONE.
- EXISTING UTILITIES ARE AS NOTED OR ARE SHOWN DASHED.



CHECKED
 DATE
 JUNE 1979
 SCALE
 AS SHOWN

| REVISIONS | BY |
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PARAGON ENGINEERING, INC.
 P.O. Box 2872
 Grand Junction, Colorado 81501 (303) 243-8986

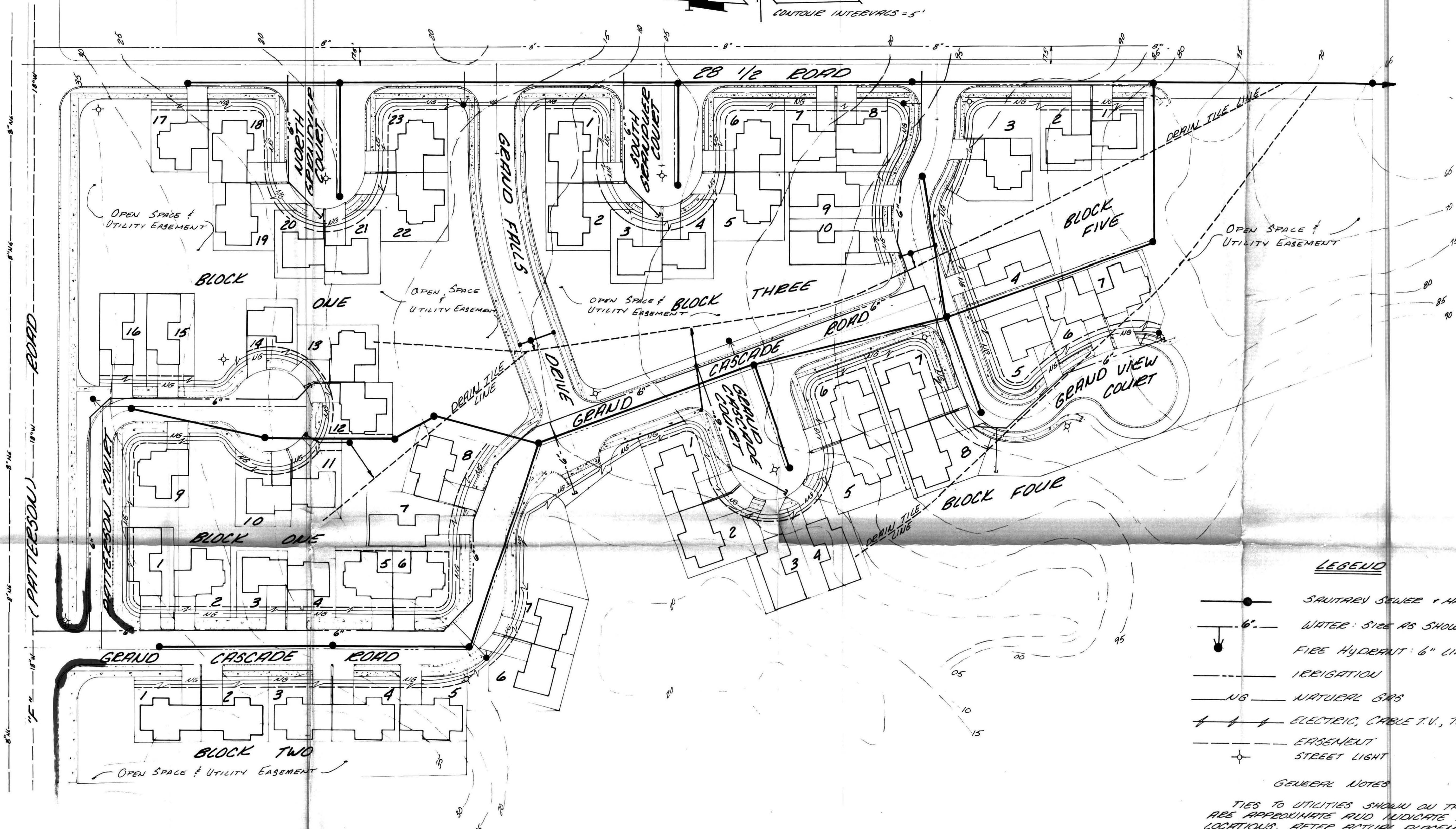
Handwritten signature

THE FALLS, FILING NO ONE
 CITY OF GRAND JUNCTION,
 COLORADO
 UTILITIES COMPOSITE

SHEET
 OF SHEETS

PLAN. DEPT

SCALE 1" = 50'
 CONTOUR INTERVALS = 5'



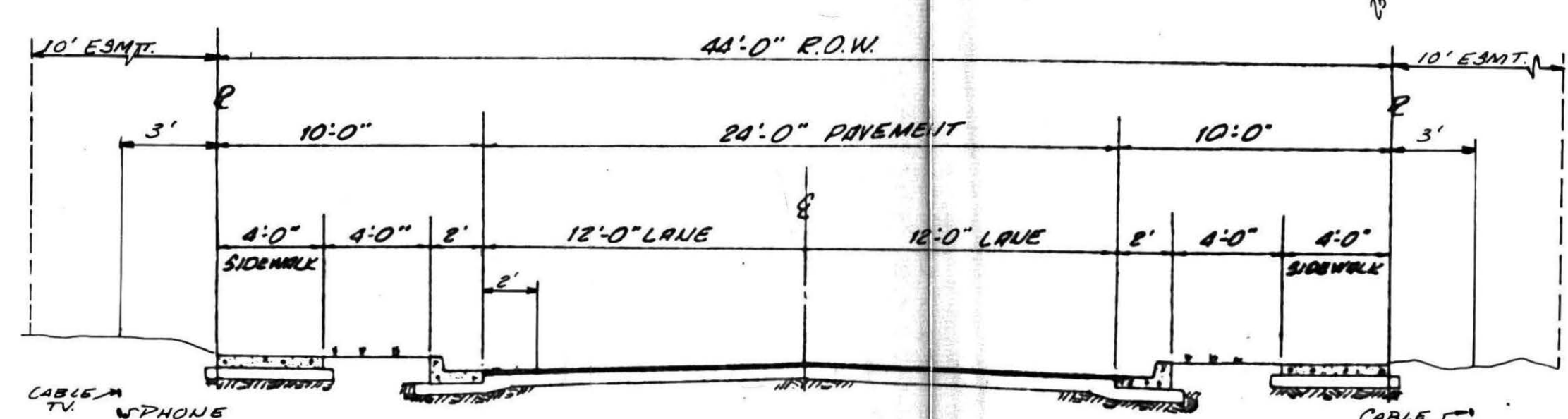
- LEGEND**
- SANITARY SEWER + MANHOLE
 - 6"— WATER: SIZE AS SHOWN
 - FIRE HYDRANT: 6" LINE
 - IRRIGATION
 - NG — NATURAL GAS
 - / — / — ELECTRIC, CABLE T.V., TELEPHONE
 - - - - EASEMENT
 - ⊙ STREET LIGHT

GENERAL NOTES

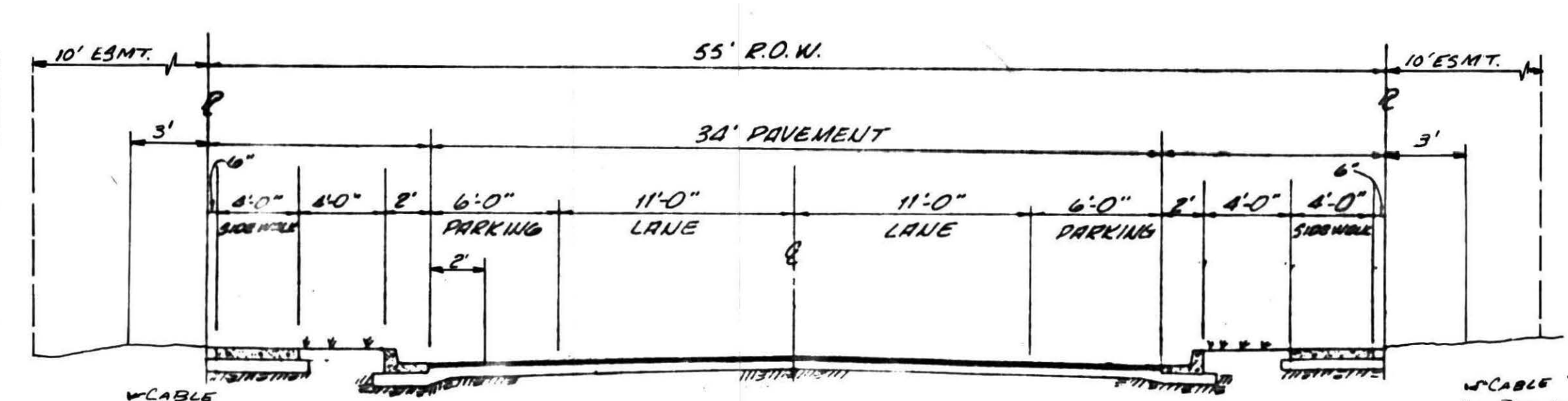
TIES TO UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND INDICATE PROPOSED LOCATIONS. AFTER ACTUAL PLACEMENT, EACH UTILITY WILL HAVE TO BE CONTRACTED FOR LOCATION OF THEIR FACILITIES.

LOT AND EASEMENT GEOMETRICS ARE AS SHOWN ON THE FILING'S PART FOR THE FALLS FILING NO. ONE.

EXISTING UTILITIES ARE AS NOTED OR ARE SHOWN DASHED.



CABLE TV, W-PHONE, ELECTRIC, NATURAL GAS, DOMESTIC WATER, IRRIGATION WATER, SANITARY SEWER



CABLE TV, W-PHONE, ELECTRIC, NATURAL GAS, DOMESTIC WATER, IRRIGATION WATER, SANITARY SEWER

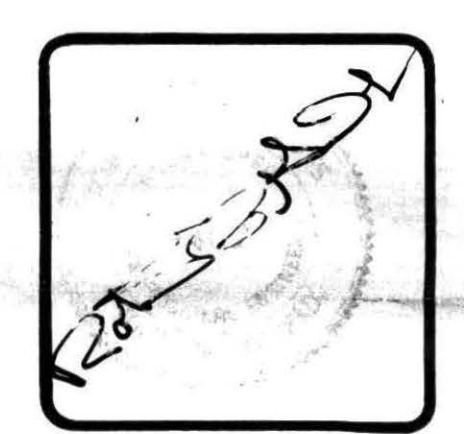
44' R.O.W. SECTION

55' R.O.W. SECTION

| | |
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| CHECKED | |
| DATE | JAN 1979 |
| SCALE | As Shown |

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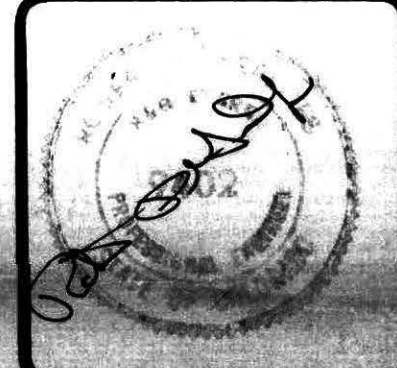
PARAGON ENGINEERING, INC.
 P.O. Box 2872
 Grand Junction, Colorado 81501 (303) 243-1966



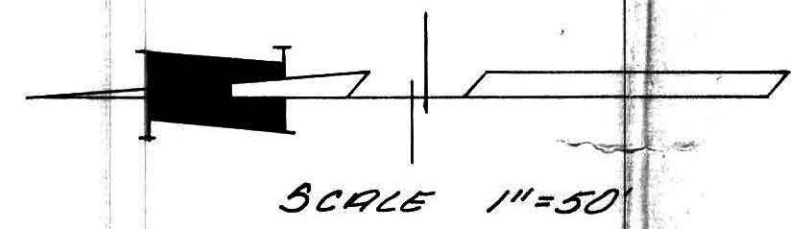
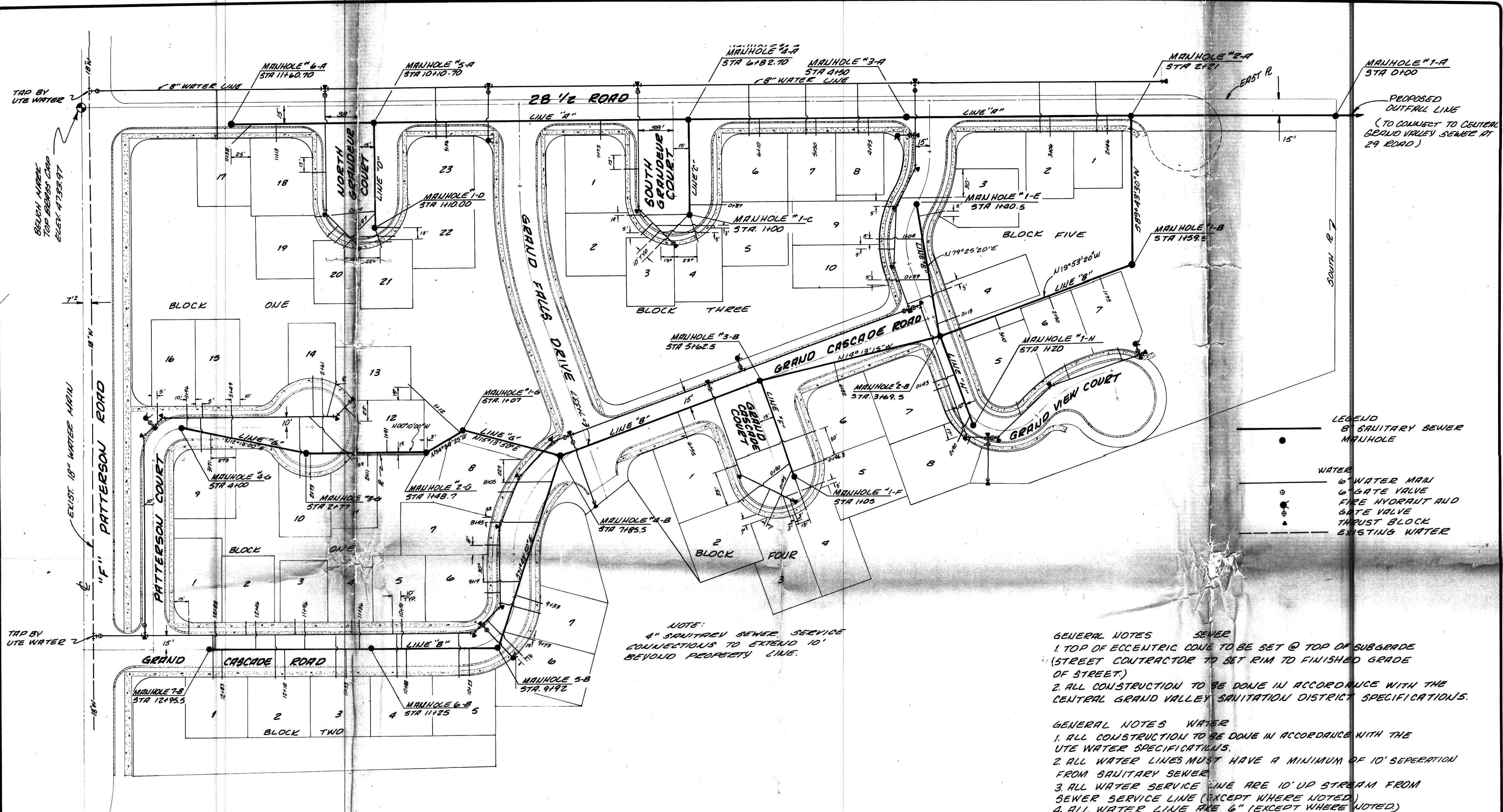
THE FALLS, FILING NO. ONE
 CITY OF GRAND JUNCTION,
 COLORADO
 UTILITIES COMPOSITE

| REVISIONS | BY |
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Grand Junction, Colorado 81501 (303) 243-8966



THE FALLS FILING NO. ONE
CITY OF GRAND JUNCTION, COLORADO
SANITARY SEWER PLAN AND WATER PLAN



NOTE:
4" SANITARY SEWER SERVICE CONNECTIONS TO EXTEND 10' BEYOND PROPERTY LINE.

GENERAL NOTES SEWER
1. TOP OF ECCENTRIC COUPLER TO BE SET @ TOP OF SUBGRADE (STREET CONTRACTOR TO SET RIM TO FINISHED GRADE OF STREET)
2. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE CENTRAL GRAND VALLEY SANITATION DISTRICT SPECIFICATIONS.

GENERAL NOTES WATER
1. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE UTE WATER SPECIFICATIONS.
2. ALL WATER LINES MUST HAVE A MINIMUM OF 10' SEPERATION FROM SANITARY SEWER.
3. ALL WATER SERVICE LINE ARE 10' UP STREAM FROM SEWER SERVICE LINE (EXCEPT WHERE NOTED).
4. ALL WATER LINE ARE 6" (EXCEPT WHERE NOTED).

| | |
|------------------------------------|--------------------------------|
| WATER QUANTITIES | SANITARY SEWER |
| 2706 LF 6" WATER LINE | 20 STANDARD MANHOLES |
| 6 EA. FIRE HYDRANT AND GATE VALVES | 1 DROP MANHOLE |
| 13 EA. GATE VALVES | 1 SHALLOW MANHOLE |
| 55 EA. SERVICE CONNECTION | 3411 LF 8" SANITARY SEWER LINE |
| 1120 LF 8" WATER LINE | 55 EA. SERVICE CONNECTION |

APPROVED _____ DATE _____
CENTRAL GRAND VALLEY SANITATION DISTRICT

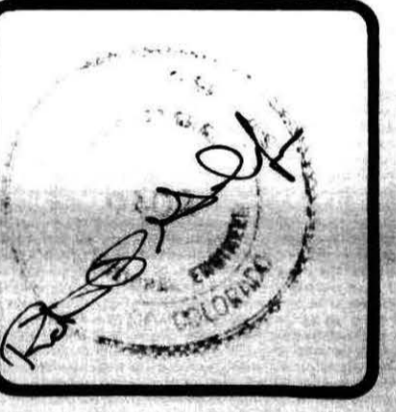
APPROVED _____ DATE _____
UTE WATER

APPROVED _____ DATE _____
CITY OF GRAND JUNCTION, UTILITIES ENG.

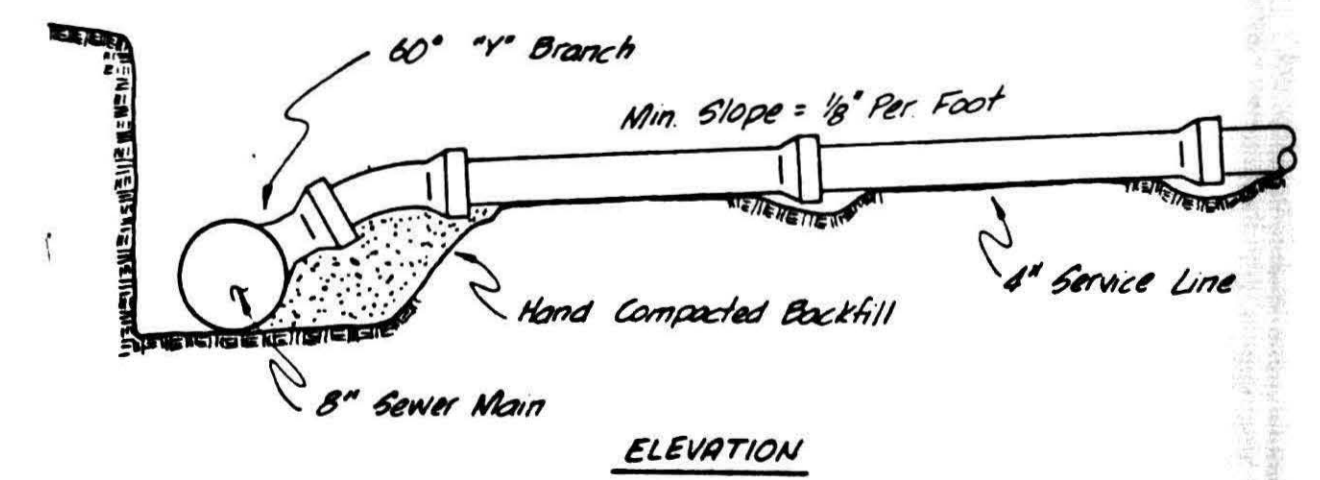
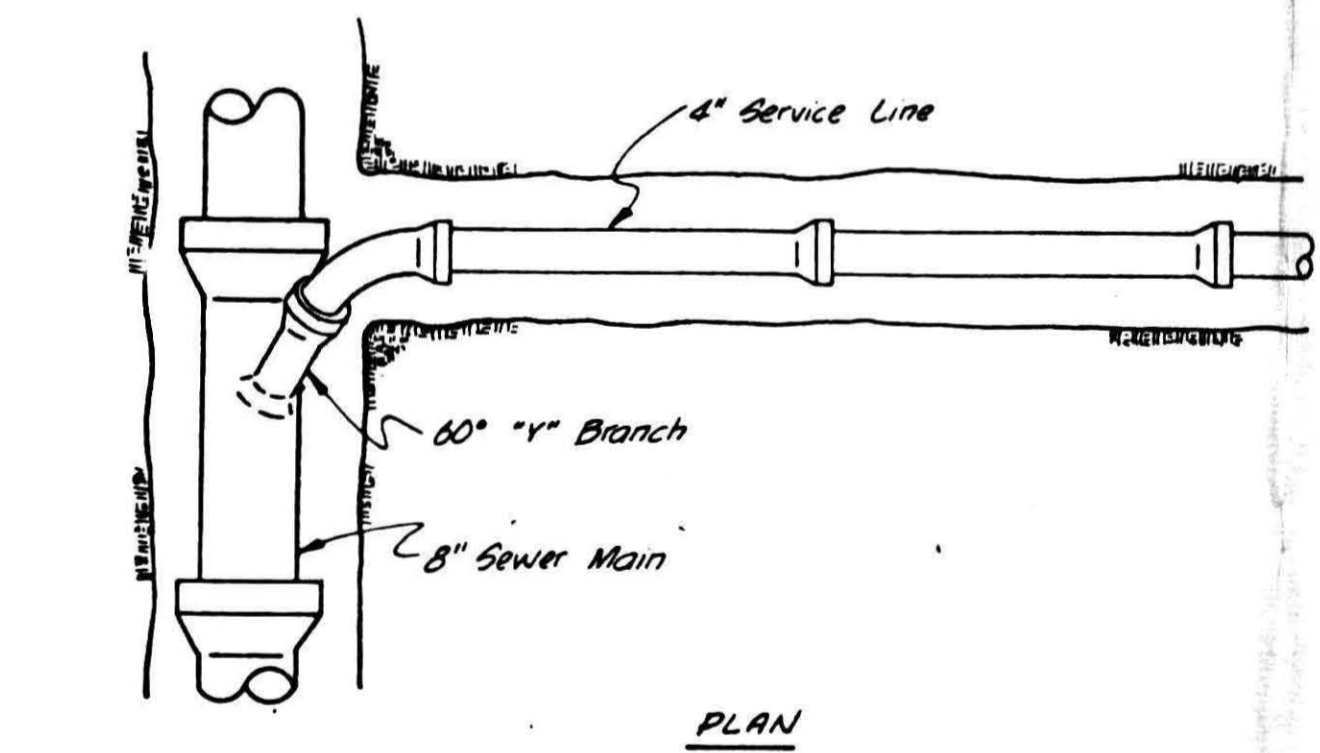
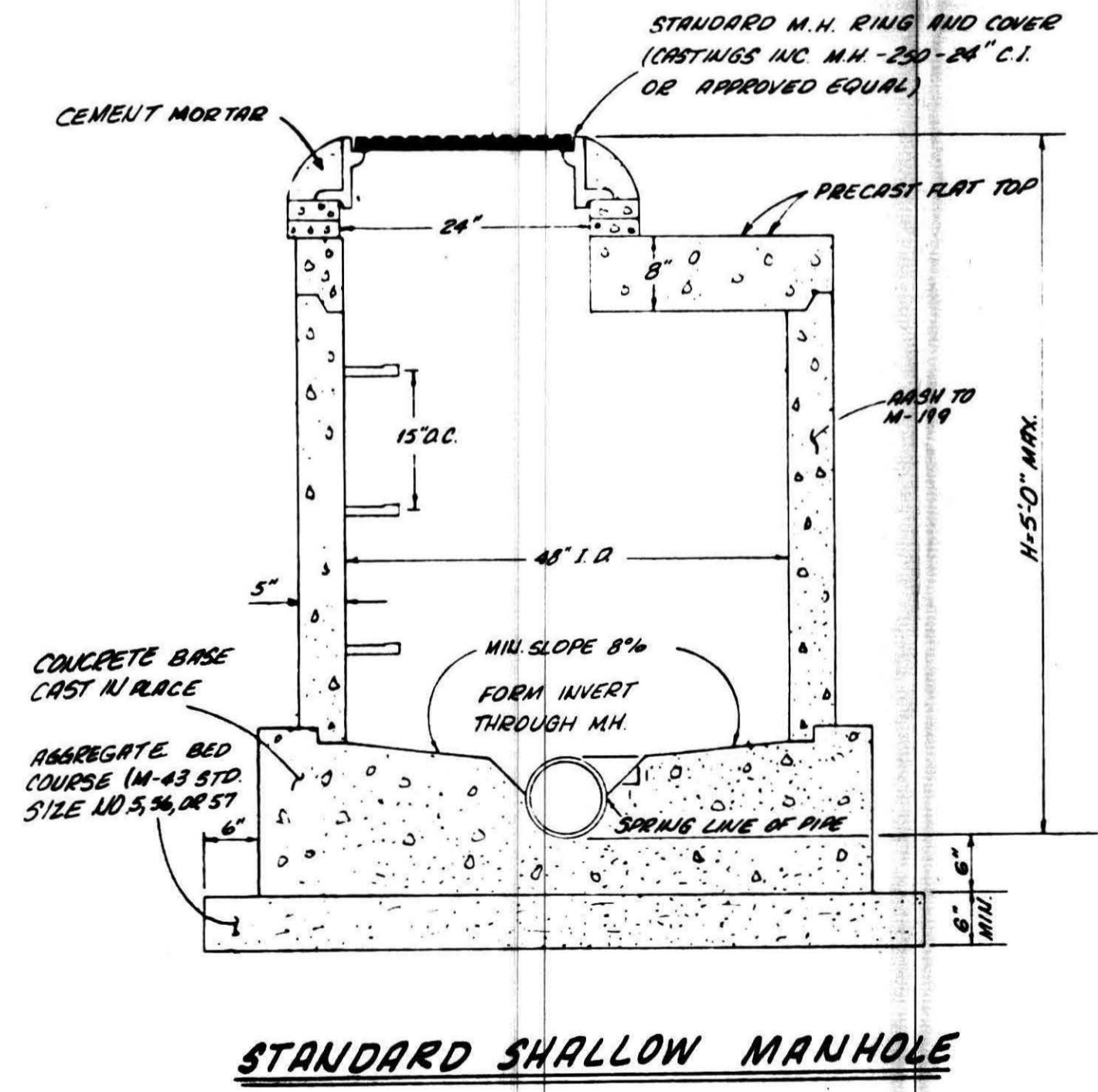
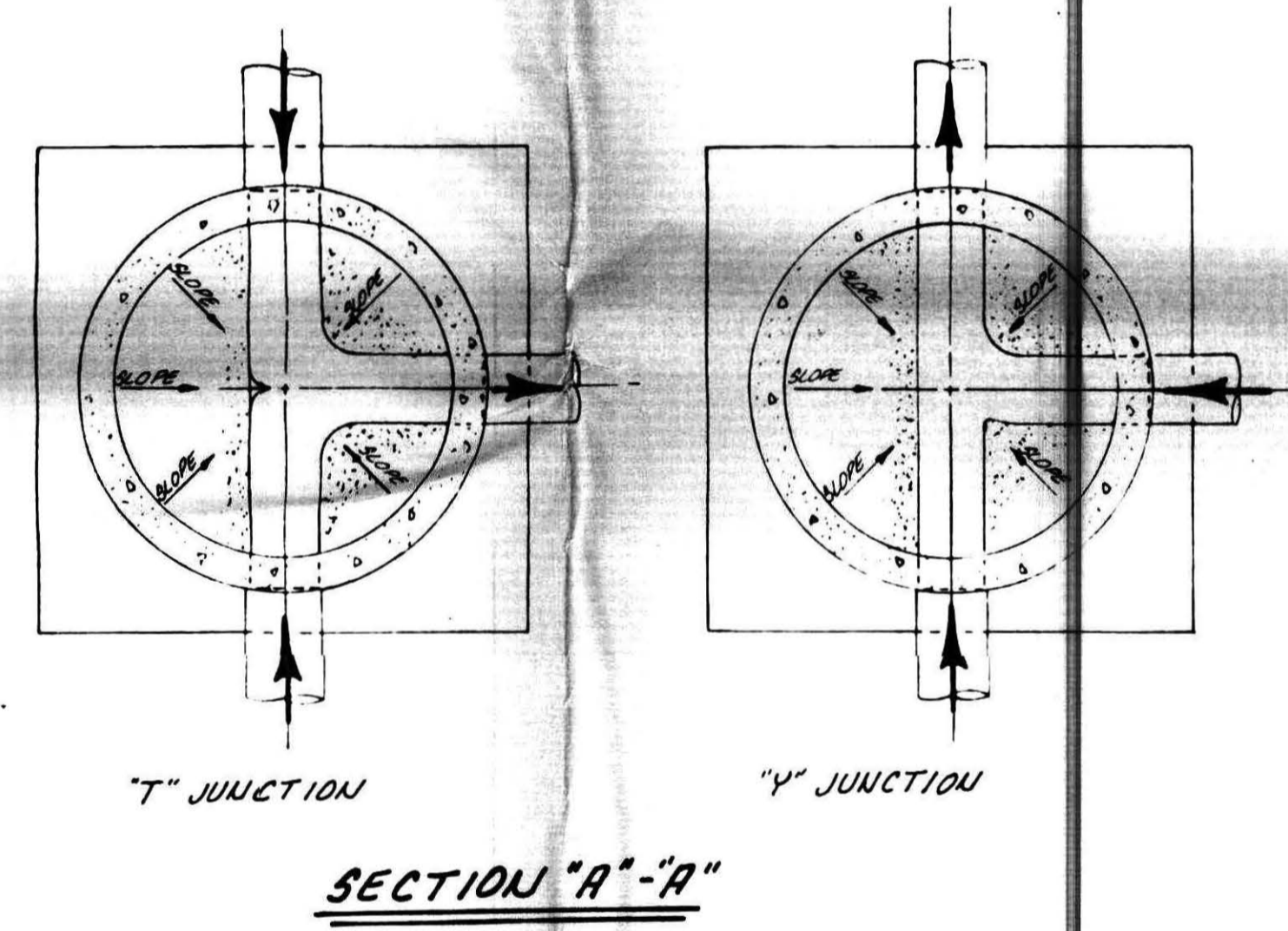
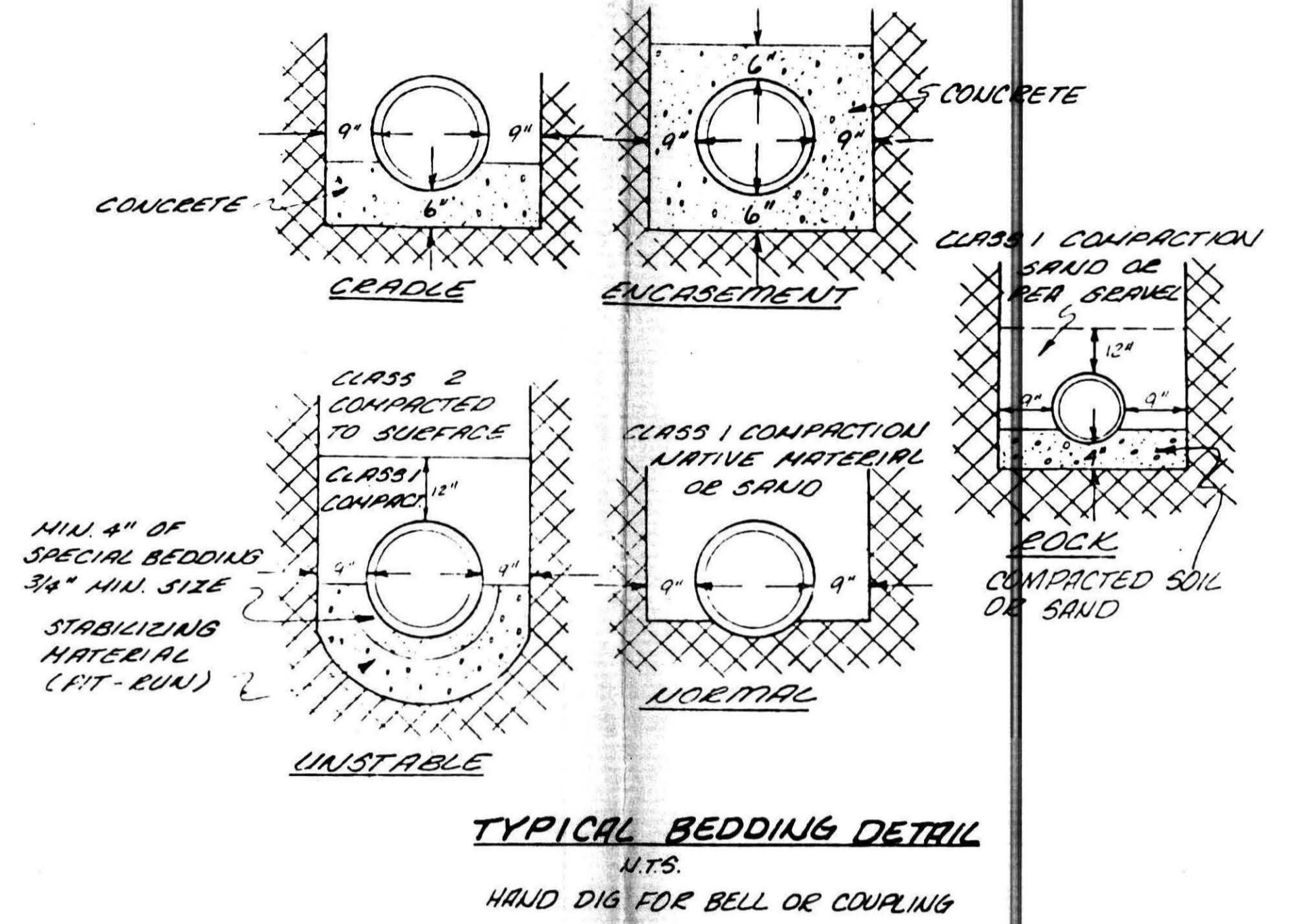
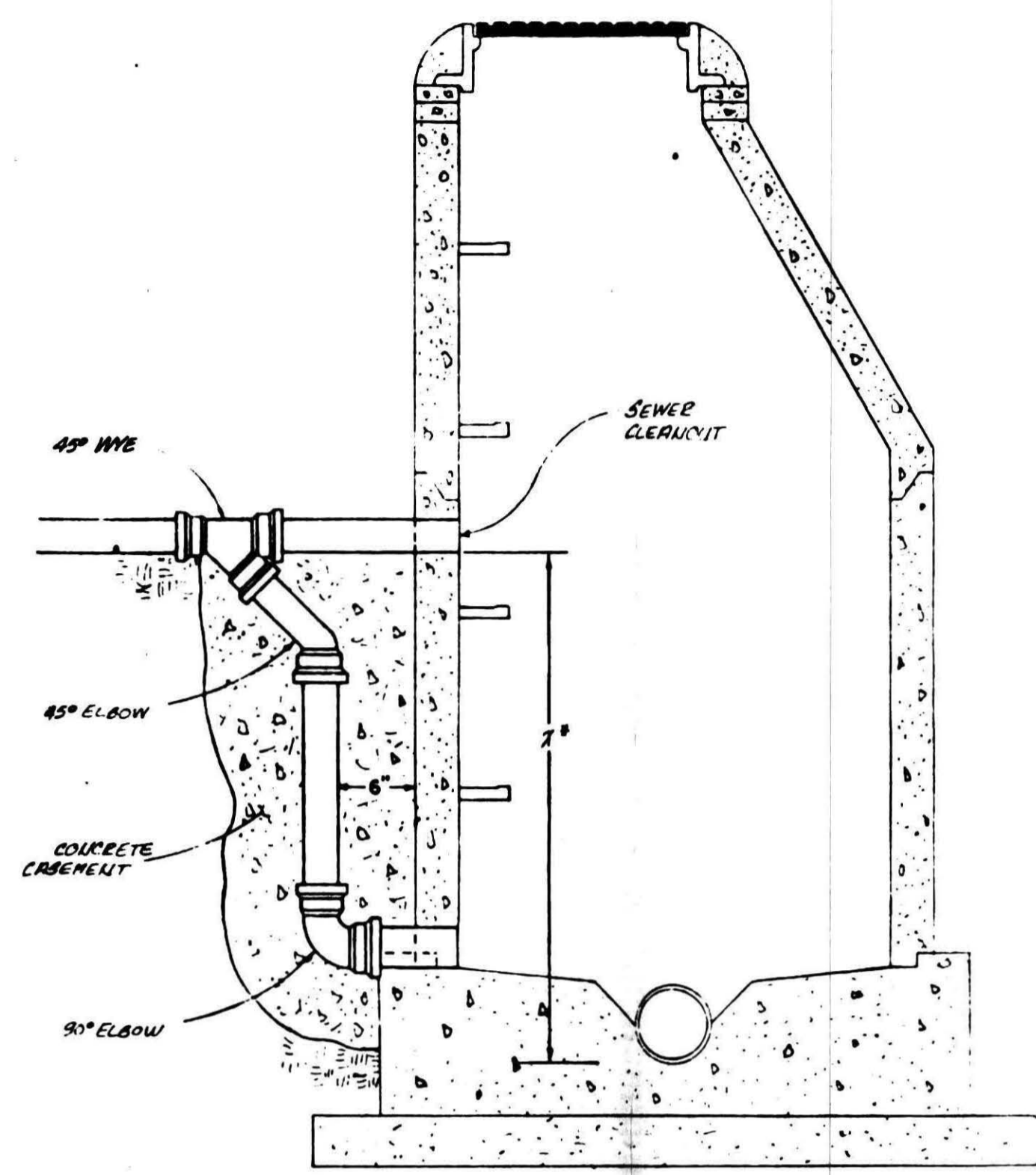
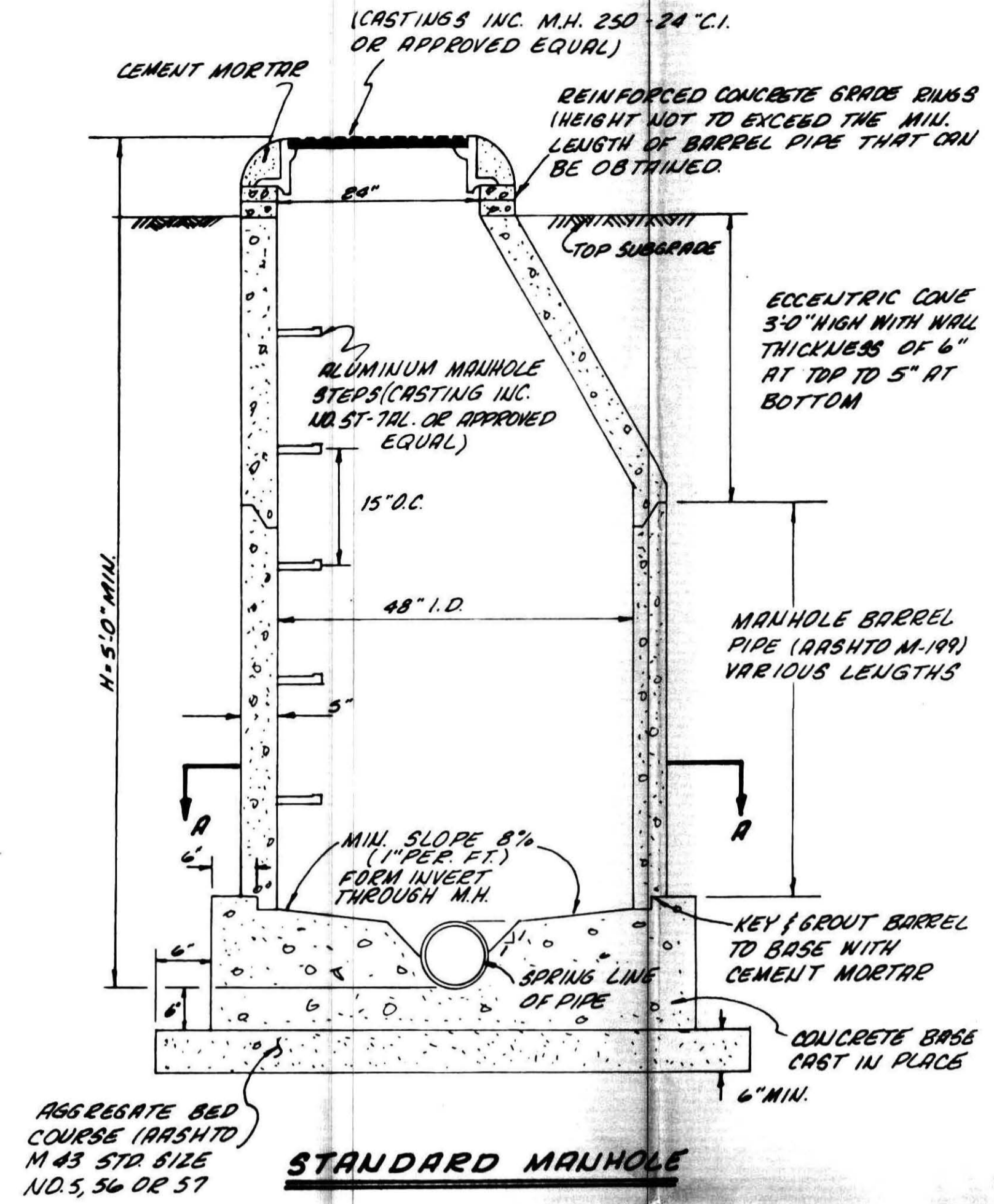
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PARAGON ENGINEERING, INC.
 P.O. Box 2872
 Grand Junction, Colorado 81501 (303) 243-8866




THE FALLS FILING NO. ONE
 CITY OF GRAND JUNCTION, COLORADO
 SANITARY SEWER DETAILS



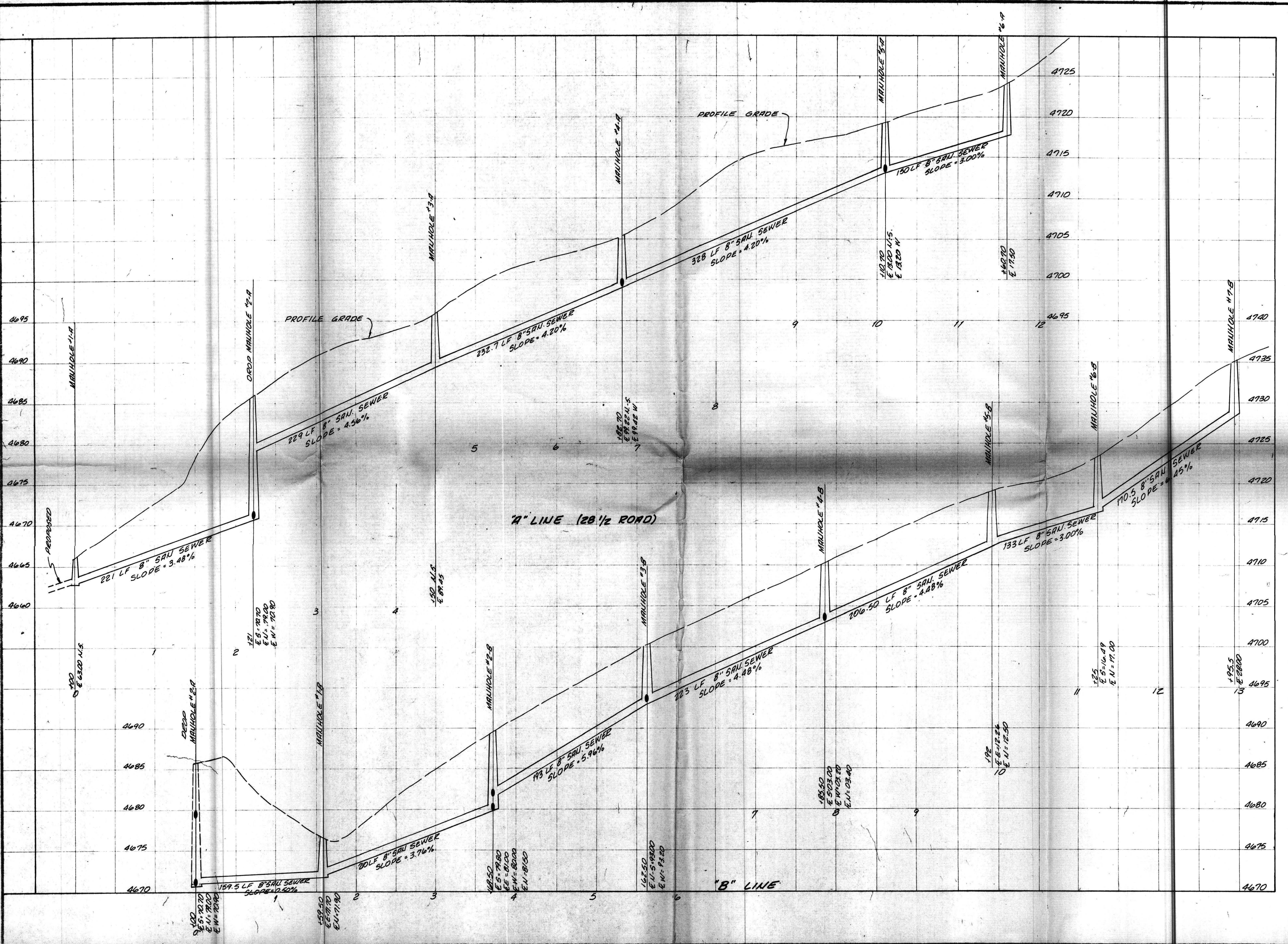
STANDARD SERVICE CONNECTION
 No Scale

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PARAGON ENGINEERING, INC.
P.O. Box 2872
Grand Junction, Colorado 81501 (303) 243-8868




THE FALLS JUNCTION, COLORADO
CITY OF GRAND JUNCTION, COLORADO
SANITARY SEWER PROFILES

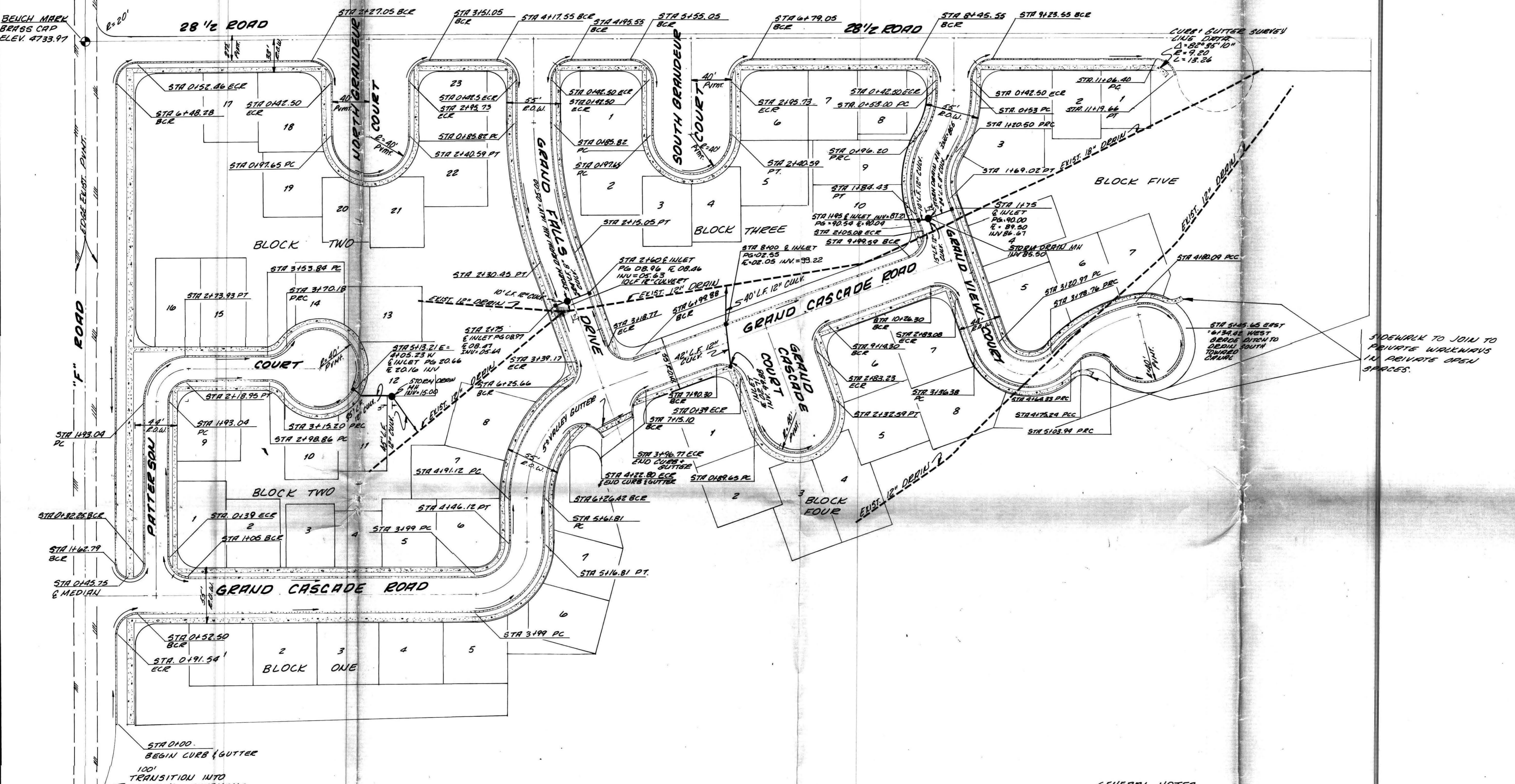


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PARAGON ENGINEERING, INC.
P.O. Box 2872
Grand Junction, Colorado 81501 (303) 243-8966



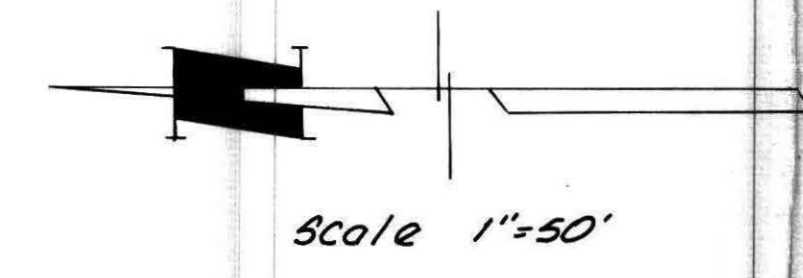
THE FALLS FILING NO. ONE
CITY OF GRAND JUNCTION, COLORADO
ROADWAY PLAN



BENCH MARK
BRASS CAP
ELEV. 4733.97

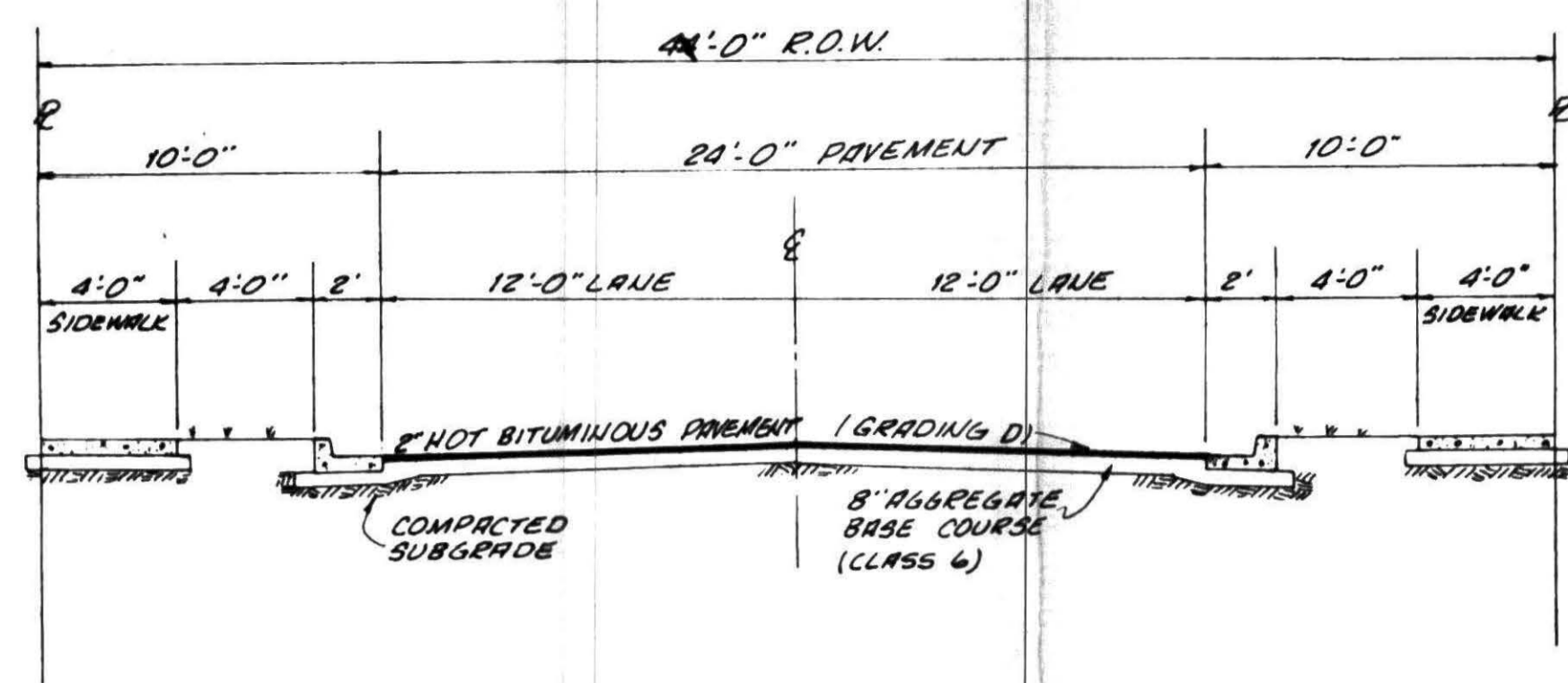
"F" ROAD
EDGE EXIST. PAVT.

100' TRANSITION INTO EXISTING PAVEMENT

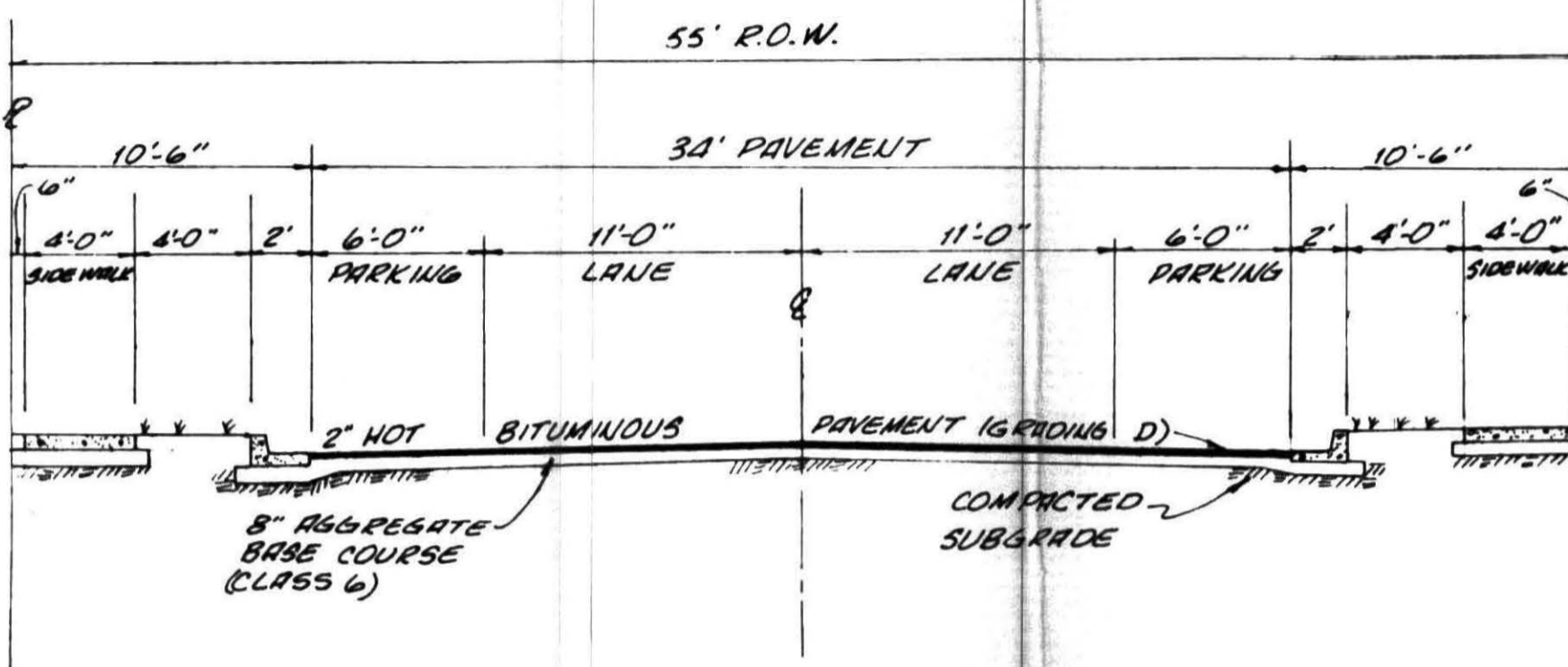


- GENERAL NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF GRAND JUNCTION STANDARD DRAWINGS ST-1 AND ST-2, CITY OF GRAND JUNCTION "DETAILED STREET AND STORM DRAINAGE CONSTRUCTION SPECIFICATION, 1979," AND CITY OF GRAND JUNCTION GENERAL CONTRACT CONDITIONS FOR PUBLIC WORKS CONSTRUCTION GC-37, GC-50 AND GC-65.
 2. ALL STATIONING TO SURVEY LINE - 3.5 FEET BEHIND CURB & GUTTER. STATIONING IS FOR CURB & GUTTER AND SIDEWALK.
 3. ALL ELEVATIONS SHOWN ARE TO TOP OF BACK OF CURB - PROFILE GRADE.
 4. PEDESTRIAN RAMP TO BE PROVIDED AT EACH CURB RETURN.
 5. BACK OF CURB RADIUS = 20'
 6. - INDICATES DIRECTION OF SURFACE DRAINAGE.
 7. CURB CUTS TO BE LOCATED AT TIME OF CONSTRUCTION.
 8. TOP OF ECCENTRIC CONE TO BE SET @ TOP OF SUBGRADE (STREET CONTRACTOR TO SET RIMS TO FINISH GRADE OF STREET)

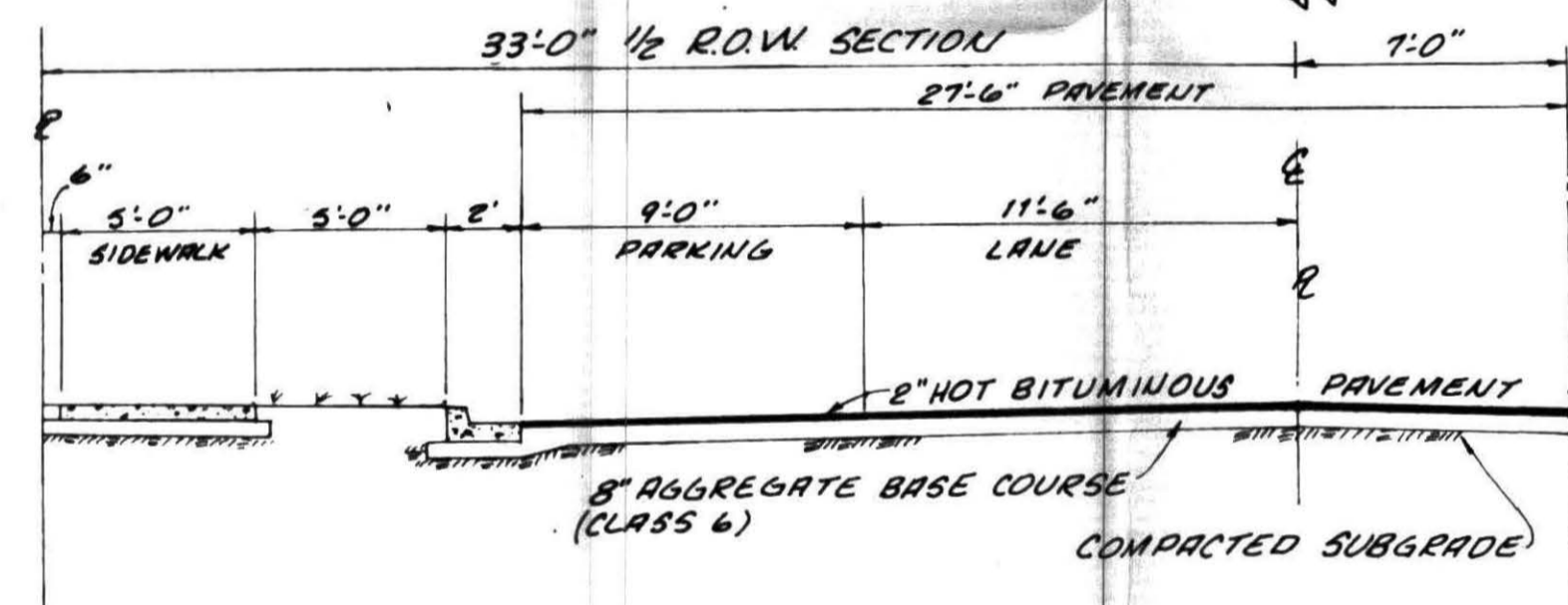
SIDEWALK TO JOIN TO PRIVATE WALKWAYS IN PRIVATE OPEN SPACES.



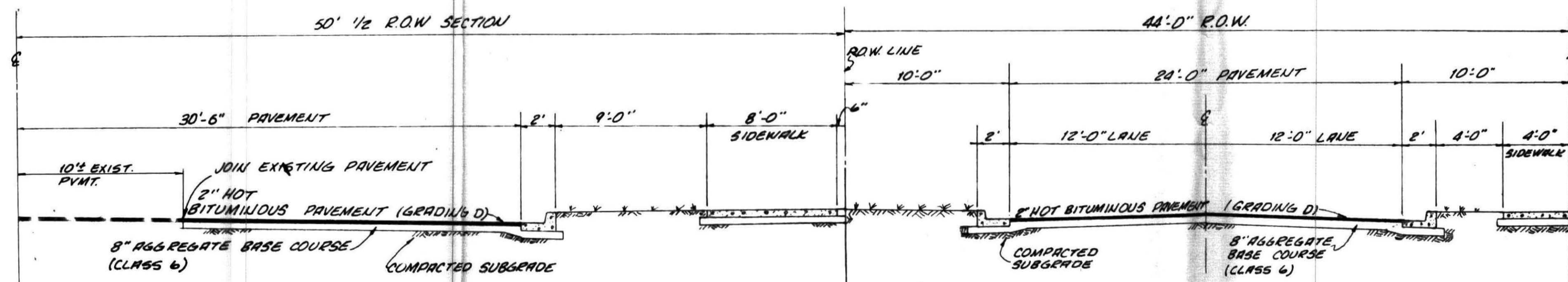
44' R.O.W. SECTION



55' R.O.W. SECTION

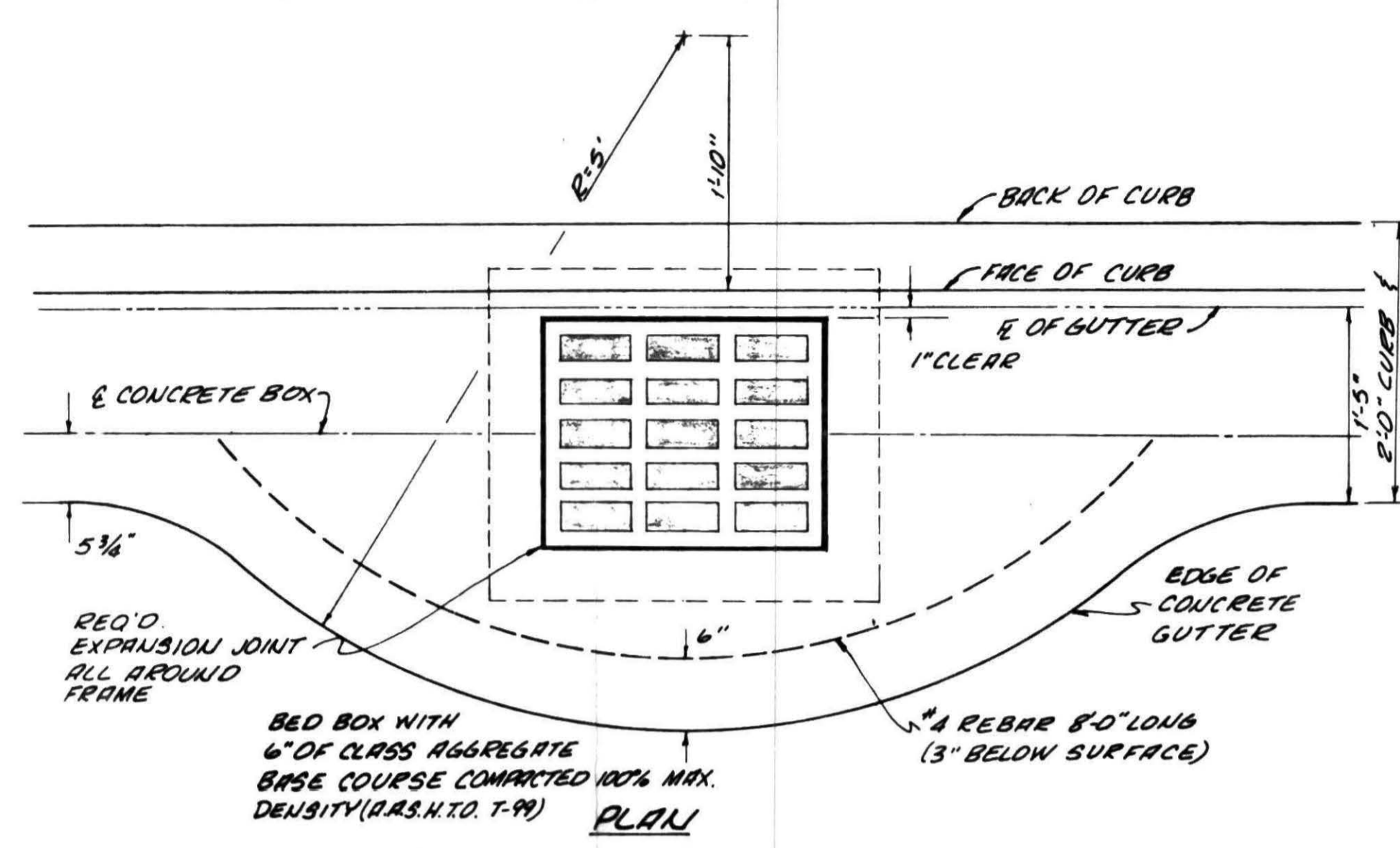


**1/2 SECTION OF 66' R.O.W.
28 1/2 ROAD**

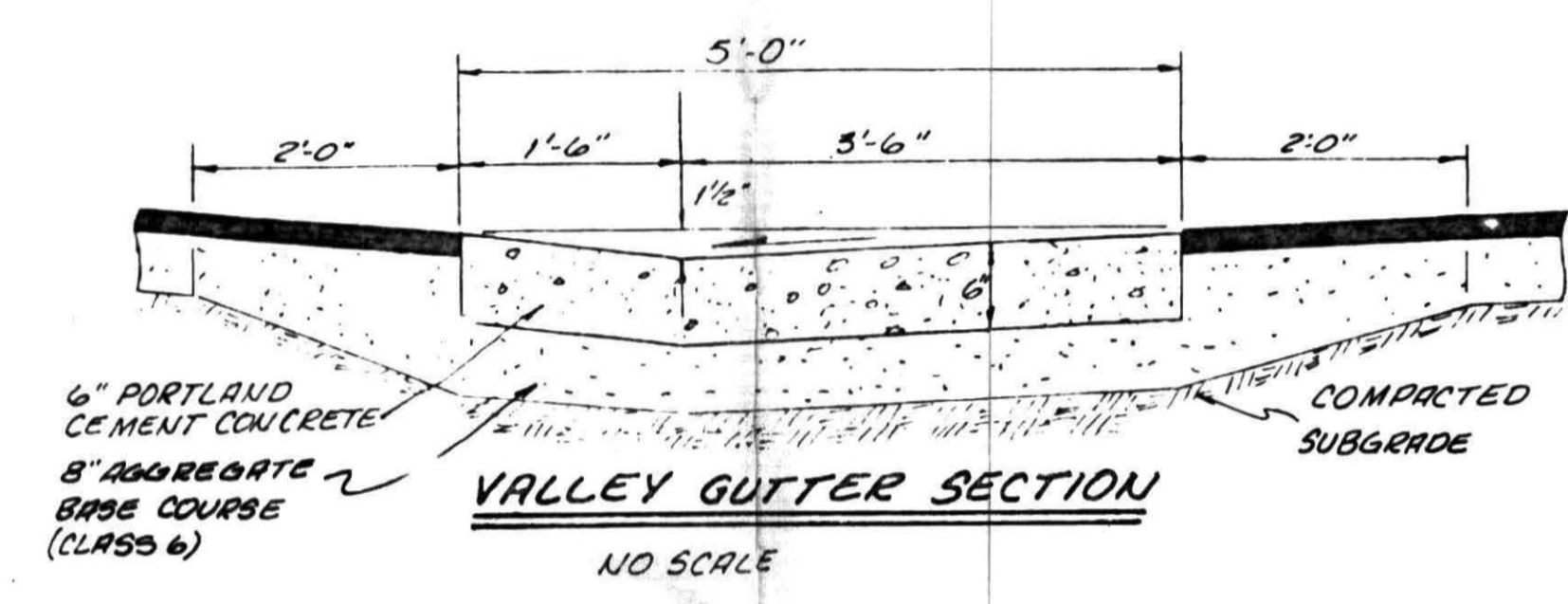


"F" ROAD

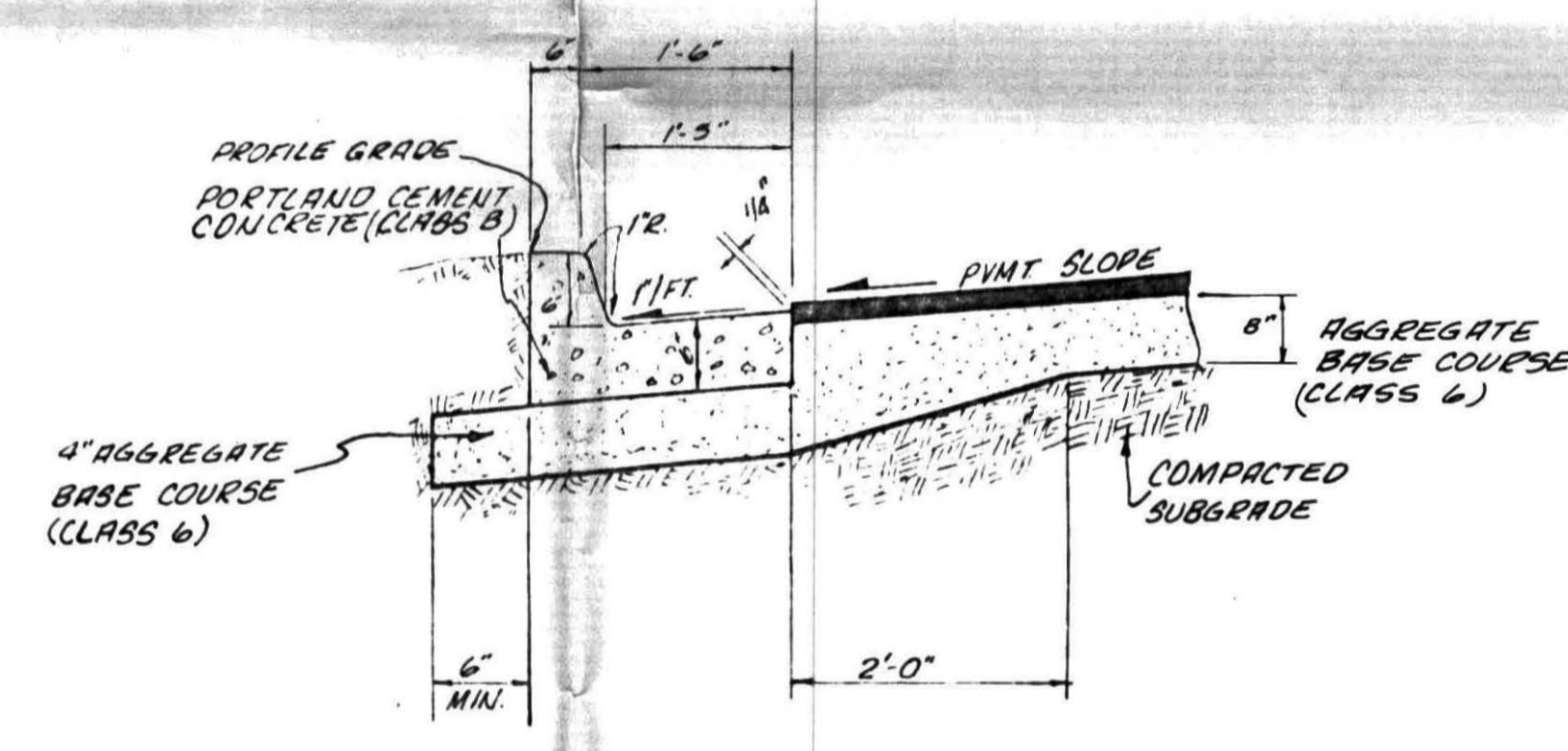
SECTION "A"-A'



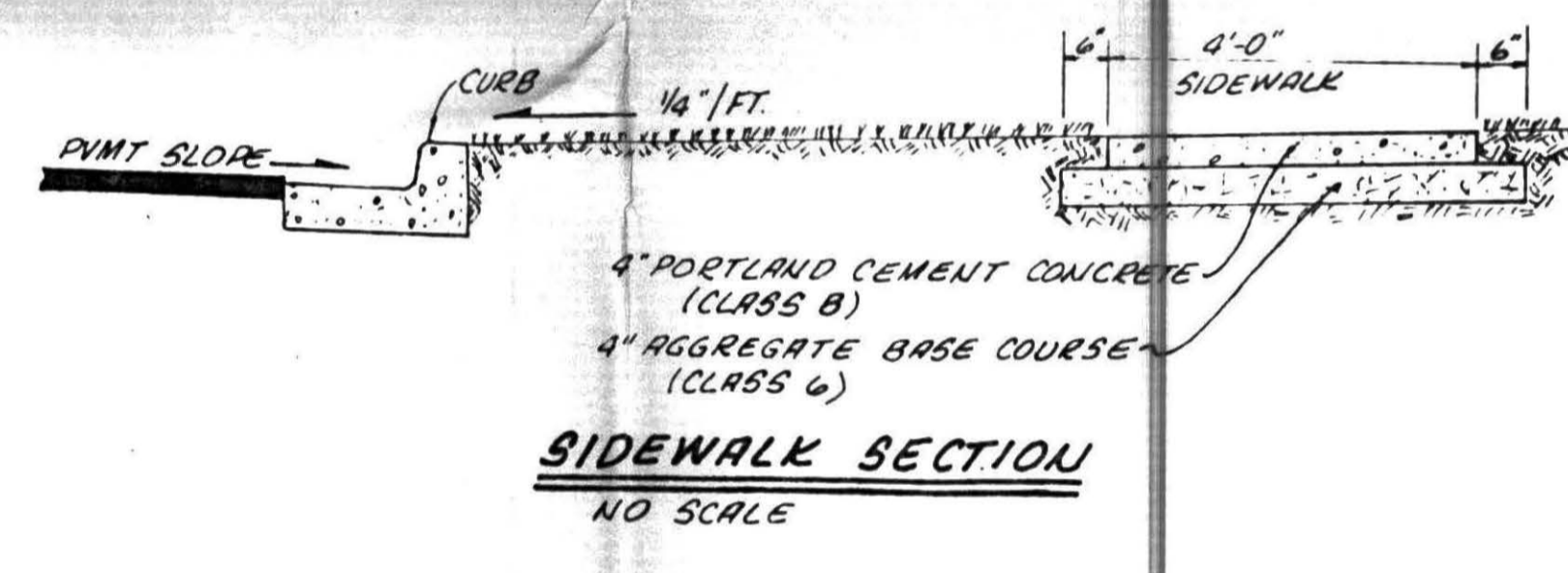
STORM DRAIN INLET



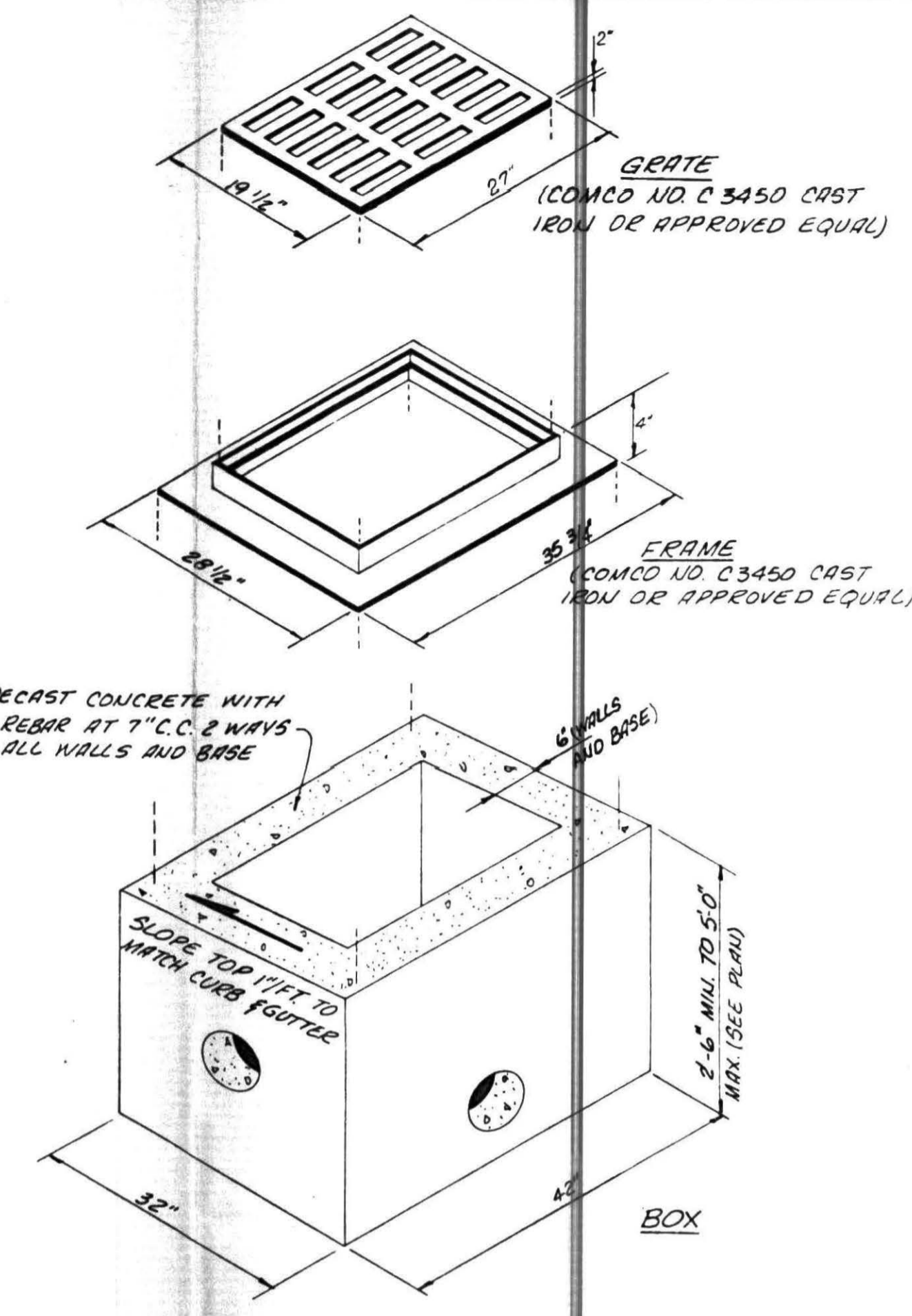
VALLEY GUTTER SECTION



CURB AND GUTTER SECTION



SIDEWALK SECTION



STORM DRAIN INLET

| | |
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| CHECKED | |
| DATE | |
| JANUARY, 1979 | |
| SCALE | |
| AS SHOWN | |
| REVISIONS | BY |
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| PARAGON ENGINEERING, INC. P.O. Box 2872 Grand Junction, Colorado 81501 (303) 243-9886 | |
| THE FALLS FILING NO. ONE CITY OF GRAND JUNCTION, COLORADO ROADWAY DETAILS | |
| SHEET | |
| | 2 |
| OF | 5 |
| SHEETS | |

CHECKED

DATE

JAN 1979

HORIZ. SCALE VERT.

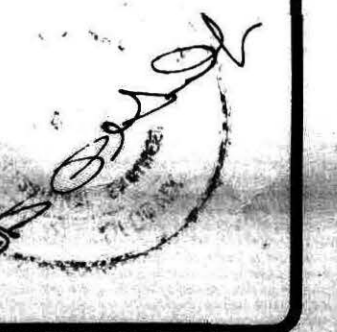
1"=50' 1"=5'

REVISIONS

BY

PARAGON ENGINEERING, INC.

P.O. Box 2872
Grand Junction, Colorado 81501 (303) 243-3886

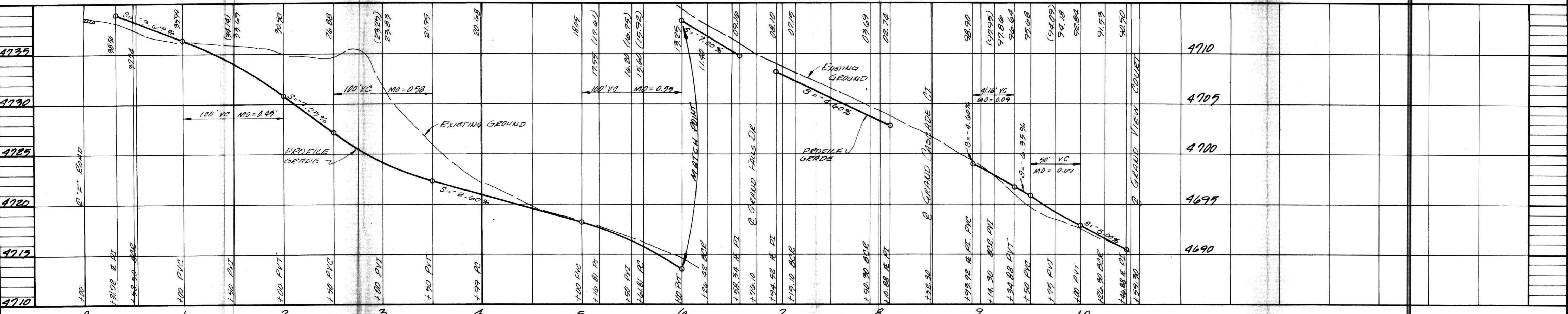


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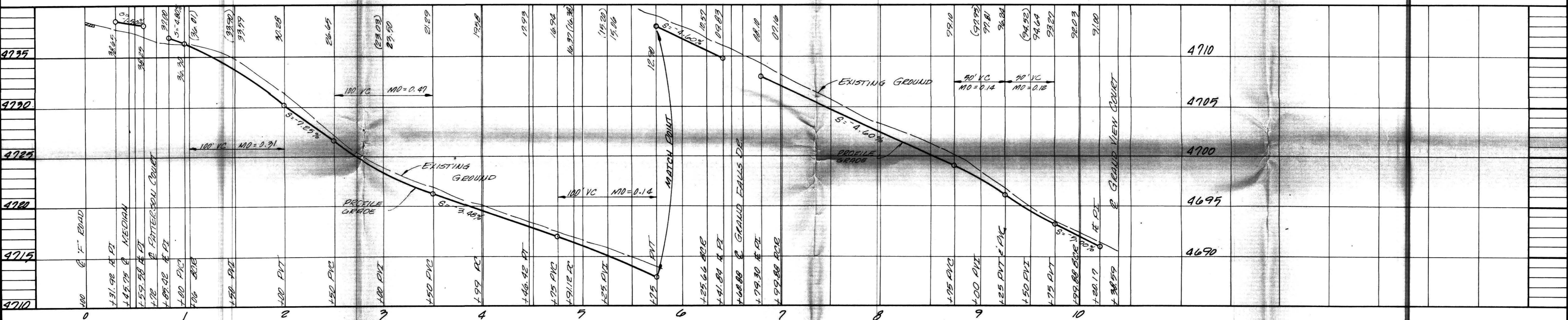
SHEET

3

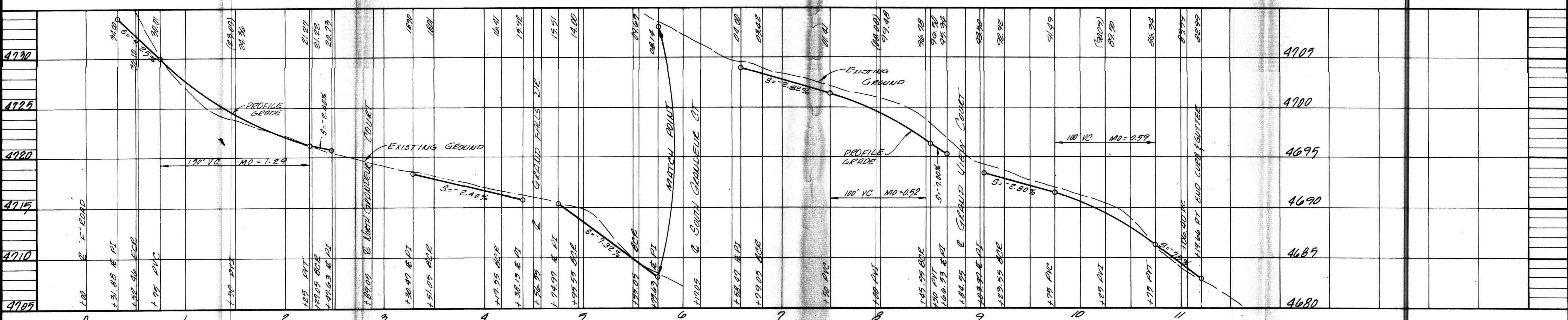
OF 5 SHEETS



GRAND CASCADE ROAD - WEST



GRAND CASCADE - EAST



28 1/2 ROAD WEST

| REVISIONS | BY |
|-----------|----|
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| | |
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