

# Table of Contents

File 1980-0006  
Date 6/5/01

Project Name: Falls - Part 2 of 2

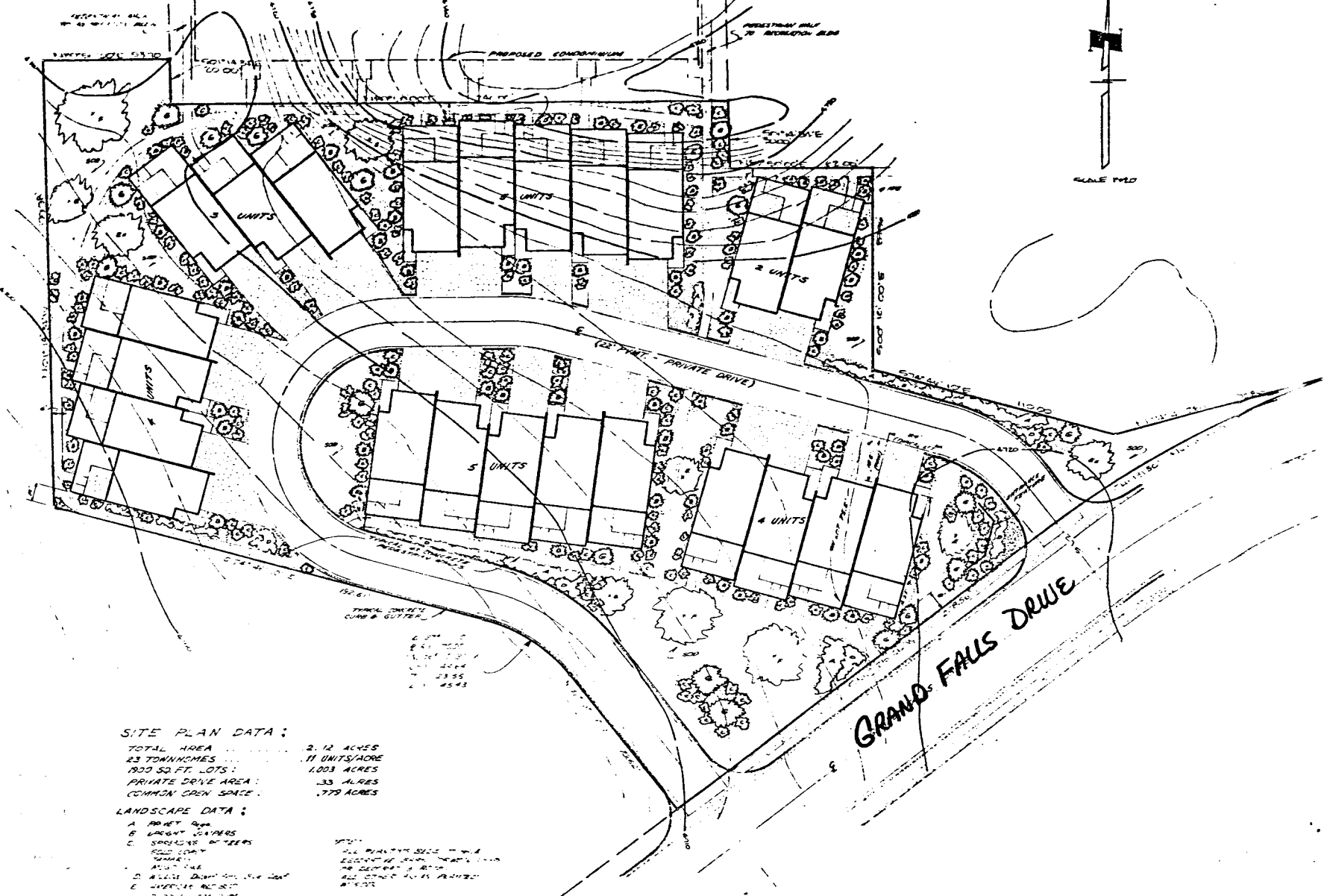
P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
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X	X	<b>*Summary Sheet - Table of Contents</b>
		Application form
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		<b>*Mailing list</b>
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps - final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		<b>*Consolidated review comments list</b>
X	X	<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>

## DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet			
X	X	Review Sheet Summary			
X		Review Sheets			
X	X	Planning Commission Minutes - ** - 3/31/81			
X	X	Final Development Plan			
X	X	Response to Review Sheet Comments			
X	X	Letter from Thomas Logue to Ron Rish re: response to review sheet comments - 3/26/81			
X	X	Letter form Ron Rish to Thomas Logue re: review comments - 4/15/81			
X	X	Letter from Ron Rish to Keith Powers re: construction plans - 12/28/81			
X		Handwritten Note to file from Lance W. - 5/14/82			
X	X	Letter form Larry Timm to John Siegfried re: approval with stipulations- 2/8/94			

MATCH WITH PRELIMINARY DEVELOPMENT PLAN IN THE FALLS - 1ST. ADDITION



**SITE PLAN DATA :**  
 TOTAL AREA 2.12 ACRES  
 23 TOWNHOMES 11 UNITS/ACRE  
 1900 SQ. FT. LOTS 1,003 ACRES  
 PRIVATE DRIVE AREA .33 ACRES  
 COMMON OPEN SPACE .779 ACRES

**LANDSCAPE DATA :**  
 A PRIVET  
 B LARGENT JASMINE  
 C SPREADER  
 D BURNING BUSH  
 E HYDRANGEA  
 F IRIS  
 G SPANISH BROOM  
 H SPANISH BROOM  
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 Y SPANISH BROOM  
 Z SPANISH BROOM

NOTE:  
 ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SEASONAL COLOR PLAN AND STRIPES SHALL BE MAINTAINED AT ALL TIMES.

GRAND FALLS DRIVE



CHECKED
DATE
SCALE
1" = 20'
REVISIONS



FINAL DEVELOPMENT PLAN  
 FOR  
 THE FALLS, FILING TWO, LOT 8, BLOCK TWO

SHEET  
 1  
 OF 5 SHEETS

OFFICE COPY  
 #6-80  
 File 2082

REVIEW SHEET SUMMARY

FILE# 6-80

ITEM Replat of Lot 8, Block 2, Falls

DATE SENT TO REVIEW, DEPT. \_\_\_\_\_

Filing #2 Final Development

DATE DUE 3/16/81

PETITIONER Robert Rewinkle, 534 31 $\frac{1}{2}$  Rd., G.J. (Paragon Engineering)

LOCATION West of Grand Cascade Rd., North of Grand Falls Dr.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/11/81	G.J. Drainage	Out of district.
3/12/81	Public Ser.	Public Service Co. may have objections to this application. Due to the volume of applications being received for review from both Mesa County and the City of Grand Junction, we will not be able to complete our review of this project by the deadline shown. Our detailed comments will be forwarded as soon as possible.
3/11/81	Ute Water	No objection to replat. Where Ute Water is to serve developments through water lines located in other than Dedicated Street or Roadway R.O.W., the water lines will be isolated by fire line detector checks and detector check valves. Domestic service meters will be located just on the property side of the R.O.W. - Property Line.
3/13/81	City Parks / Recreation	There is concern about the plant material listed being able to survive in the decomposed mancos shale due to high salinity. If proposed plant material is to be used it will be necessary to bring in suitable top soil.
3/16/81	Mt. Bell	Please provide 10' easements as indicated in Black on the final plat. Our proposed ped locations are circled in pink and $\frac{1}{2}$ " metallic conduits to be provided by owner are indicated in green. Plan was concurred on by Bill Moffat/Paragon 3/12/81.
3/16/81	City Utilities	I don't understand why this can't be a public street to be maintained by the City along with Grand Falls Drive. Why have the homeowners responsible for the maintenance of this street? Individual sewer service lines should be provided to each unit. The manhole at the end of the sewer line extended to the north will be difficult to reach for maintenance. Easements must be provided wherever sewer lines extend outside of right-of-way.
3/17/81	G.J. Fire	We need a set of plans showing water lines, size of Lines, Hydrant Locations, and proposed Hydrants. We also need to know size of units and no. of floors, so we can do a fire flow on the area. Thank you.
3/19/81	Public Serv. Gas & Elect.	Electric: See attached plat for proposed utility easements. Also, discussed with Bill Moffat of Paragon regarding said easements. There was no objection on his part. Developer to work with PSCO as to service locations. THI 3/18/81. Gas: Developer should contact PSCO to determine meter locations and necessary easement. Can be requested from this information. CB 3/19/81.
3/19/81	Transportation Engineer	No comment.

3/19/81

City Engineer

As commented on my review sheet of January 21, 1980, concerning the "Final Plan and Plat" for Filing 2 and also in my letter to Paragon on March 11, 1981, (attached) we have not yet seen the utilities or the streets layout for that portion of Filing 2 which is North or West of the intersection of South Grand Falls Court and Grand Falls Drive. Easements must be provided for any sewers not located in dedicated right-of-way. I still feel we are owed a comprehensive layout of the proposed infrastructure for Filing 2. In my opinion, the proposed "private drive" shown hereon should be a dedicated public street. I agree with the dimensioning shown but fail to see why this street is any different from the others proposed in the rest of the Falls. The proposed sidewalks locations look OK for this block but why can't we see an overall comprehensive layout showing how the "pieces fit together. Way was Filing 1 addressed comprehensively and Filing 2 seems to be being brought to us in pieces? I am having serious trouble following this.

3/20/81

Staff Comments:

- 1) Who will be responsible for the private road & how will it be maintained?
- 2) Will off street parking be provided for each units?
- 3) Need to provide detail drainage plan.
- 4) Recommend that predestrain walk on the private drive be striped.

3/23/81

Summary of  
Comments

- 1) Parks & Rec.  
Is concerned about plant material listed to survive in this type of soil.
- 2) City Utilities  
Questions why its a private St. & not a publi St. & why the homeowners have to maintain the Street. Provide sewer service line to each unit & easements so manholes can be maintained.
- 3) Mt. Bell & Public Service  
needs required utility easements.
- 4) City Engineer  
Has not seen final plans for utilities & Street layout for this portion of filing #2.
- 5) The predestrain walk the private road be striped & a detail drainage plan be provided.

3/31/81

SIMONETTI/PRICE PASSED 4-0 (PICKENS ABSTAINING)  
A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #6-80, THE FALLS SUBDIVISION, FILING #2, REPLAT OF LOT 8, BLOCK 2, FINAL PLAN, SUBJECT TO STAFF COMMENTS, RECOMMENDING THAT THE STREET BE A PUBLIC STREET AND NOT A PRIVATE DRIVE; THAT RESOLUTION OF THE STREET DESIGNATION OF PUBLIC VERSUS PRIVATE BE MADE BEFORE PRESENTATION TO CITY COUNCIL.

RESPONSE TO REVIEW SHEET COMMENTS

City File No: 6-80

Item: Replat of Lot 8, Block 2, Falls Filing #2

Phase: Final Development Plan

Petitioner: Robert Rewinkle  
(Paragon Engineering, Inc.)

Location: West of Grand Cascades Road, North of Grand  
Falls Drive

AGENCY

RESPONSE

Grand Junction Drainage:	Grand Junction Drainage indicated that this development is out of their district.
Ute Water:	Ute Water's comments were informational in nature and will be incorporated with the design of final construction drawings for water system within the proposed developmt.
City Parks/Recreation:	Soil within the proposed development will be reworked in order that the proposed plant material can survive.
Mountain Bell:	A 10' easement will be provided on the final plat as requested.
City Utilities:	The petitioner is willing to dedicate the proposed private drive to the City of Grand Junction. Appropriate easements will be provided wherever sewer easements extend outside of right of way. Note attached letter to Ron Rish dated March 26, 1981.
Grand Junction Fire:	A fire flow calculation will be done in conjunction with the application for building permit of units within the proposed development. A set of plans showing water line size, location of hydrants and proposed hydrants has been provided to the Fire Department.
Public Service Electric & Gas:	Necessary easements will be dedicated to the Public Service Co. The petitioner has contacted Public Service to determine exact meter locations.
Transportation Engineer:	Transportation Engineer made no response.
City Engineer:	As previously stated, the petitioner is willing to dedicate the proposed private drive, incorporating a right of way width one foot greater than the proposed roadway section. Refer to attached letter dated March 26 to Ron Rish.

RESPONSE TO REVIEW SHEET COMMENTS (continued)

City File No: 6-80

Item: Replat of Lot 8, Block 2, Falls Filing #2

Staff Comments:

1. The petitioner desires to dedicate the proposed private road.
2. Attached is a revised final development plan indicating the addition of 23 parking spaces. Total parking provided is 5 parking spaces per dwelling unit.
3. Attached is a detailed drainage plan.
4. The pedestrian walk crossing the proposed road will be stripped.

Summary of Comments:

1. Soil will be reworked to insure that plant materials listed can survive.
2. The petitioner desires to dedicate a public road in lieu of the private street. Sewer service will be provided to each unit and easements will be dedicated for proper sewer maintenance.
3. Required Mountain Bell/Public Service easements will be dedicated on the final plat.
4. See attached letter dated March 26.
5. The pedestrian walk crossing the proposed road will be stripped and a detailed drainage plan is provided.



# PARAGON ENGINEERING, INC.

P.O. Box 2872  
2784 Crossroads Blvd., Suite 104  
Grand Junction, Colorado 81501 (303) 243-8966

March 26, 1981

Ron Rish, City Engineer  
250 N. 5th Street  
Grand Junction, CO. 81501

Dear Mr. Rish:

In response to your review sheet comment dated March 19, 1981 regarding the Replat of Lot 8, Block 2, Falls Filing No. Two, I have attached the following:

1. Final plat map for The Falls - Filing No. 2.
2. Domestic water and sanitary sewer plan for The Falls - Filing No. Two.
3. Roadway plan & details for The Falls Filing No. 2.
4. Utility composite for The Falls Filing No. 2.
5. Grading, drainage and Utility plan for Replat of Lot 8, Block 2, The Falls Filing No. 2.

As a point of clarification to your concern as to the development of Lots 8 and 9 in Block 2 of The Falls, Filing No. Two, it is the developer's desire to plat large lots which are to be developed at a later date. Specific site plan review in accordance with current development regulations would be completed at a later date once definite development plans can be provided. This concept has been approved by the City Council for The Falls - Filing No. 2.

As you review the accompanying plans, note the following:

1. Dedicated road R.O.W. to all lots within Filing No. 2.
2. Sanitary sewer service to all lots.
3. Domestic water service to all lots.
4. Pedestrian walkways to all lots in Blocks 4 & 6.

We would like to offer the following in response to questions and comments raised in review sheet comments and letter dated January 21, 1981 and March 11, 1981.

1. Note in the dedication on Filing One and Filing Two the clause stating that all private open spaces serve also as utility easements. The City of Grand Junction does have a legal easement for the sanitary sewer through Tract I.
2. Removal of road planned through Lots 8 & 9 of Block 2, Falls Filing 2.
3. Note sidewalk locations indicated on the road plans for Filing 2 and specific Final Development plan for Replat of Lot 8, Block 2.

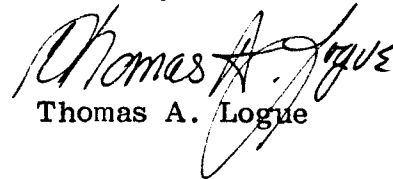
Specific response to your review sheet comment in reference to the Final Development Plan for Replat of Lot 8, Block 2, Falls Filing 2 includes the following:

Ron Rish  
March 26, 1981  
Page 2

1. Easements will be provided for sanitary sewer as indicated in no. 1 above.
2. The developer would be willing to dedicate the proposed private drive if the total road right of way does not exceed 26 feet in as much as the structural section for the proposed private drive will be constructed in accordance with City Standards. If dedication of the proposed private drive is acceptable, detailed drawings will be provided to you prior to construction for approval.

We hope the information contained herein has properly addressed your concerns. We will be looking forward to hearing from you in the immediate future in regard to the project.

Sincerely,



Thomas A. Logue

TAL/kk

cc: Development Department  
Bob Gerlofs  
Katy McIntyre





City of Grand Junction, Colorado 81501

Phone (303) 243-2633

April 15, 1981

Mr. Thomas A. Logue  
Paragon Engineering, Inc.  
2784 Crossroads Blvd., Suite 104  
Grand Junction, CO 81501

Re: The Falls - Filing No. 2

Dear Tom:

In response to your letter of March 26, 1981, I offer the following:

As discussed with you on the telephone this morning, most of the review comments made by me to date on review sheets of January 21 and 25, 1980, and March 19, 1981, and the issues raised in my letter of March 11, 1981, are addressed by your March 26, 1981, submittal and my receipt yesterday of a revised plat showing a dedicated public street (Grand Falls Circle) to serve Block 2. As discussed with you I have several detailed comments about the plans as submitted which I will list below. These items in my opinion are minor and do not need to be corrected on the drawings to final plat recording but certainly must be corrected prior to submittal of detailed construction plans for public improvements for my required review and approval prior to construction.

The single remaining item which I feel should be addressed by you in writing prior to final plat recording is that because of the way you have drawn the west boundary for Filing 2, no utilities services for Lot 10, Block 2 are currently shown on any of the plans received to-date and also the majority of the public street improvements frontage to that lot is outside of Filing 2 and therefore the streets there will not yet be dedicated. Sale of Lot 10, Block 2 and/or construction of any private improvements on that lot should not occur until these public improvements are committed to and/or provided by the subdivision developer.

I reserve comments on those street improvements shown outside of Filing 2 until a later date when the next Filing is submitted to City Planning Commission along with all infrastructure elements shown on a plan layout. I also reserve comment at this time on the pavement thicknesses shown until receipt of design calculations based on soils tests. This properly can be addressed with the detailed construction plans.

The comments mentioned above which should be addressed prior to construction plan submittal are:

1. It appears that sanitary sewer manhole #1 - I may be located in the proposed storm drainage outlet gutter and that the sanitary sewer at that location may also be under the concrete gutter. Location adjustments should be made.
2. The "Grading, Drainage and Utilites" sheet for Lots 8 and 9, Block 2 shows a sidewalk along the north side of Grand Falls Drive but the "Roadway Plans and Details" sheet does not. A sidewalk should be provided and also should extend to the corner of Grand Cascade Road and Grand Falls Drive.
3. Any sewer or waterline extensions proposed to serve Lot 10, Block 2 should be installed prior to street paving.
4. I am not sure if the most northerly sanitary sewer manhole on the line in Lot 9, Block 2 (to serve First Addition to the Falls Subdivision) is in an easement.

By copy of this letter, I am requesting the Development Department to take appropriate action concerning the above. Thanks for your continued cooperation.

Very truly yours,

Ronald P. Rish, P.E.  
City Engineer

RPR/rs

cc: Karl Metzner ✓  
Jim Patterson



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

December 28, 1981

Mr. Keith E. Powers  
Paragon Engineering, Inc.  
2784 Crossroads Blvd.  
Grand Junction, CO 81501

Dear Keith:

Re: Falls, Filing No. 2- Streets

As requested, I have reviewed the detailed construction plans for the above as submitted June 12, 1981, and have the following comments:

1. The comments made in my letter to Tom Logue of April 15, 1981, still stand and most of them have not been addressed to date.
2. Sidewalks should be provided on the north side of Grand Falls Drive and along North Grand Falls Court.
3. As stated in my April 15, 1981, letter I assume sanitary sewers and other understreet utilities will be installed prior to streets being paved. To date I have been asked to review plans for sanitary sewers to serve Grand Falls Circle (Lots 8 and 9 of Block 2) only. A March 26, 1981, utilities composite showed a sewer for South Grand Falls Court which outletted (across easements?) to sewers in Filing 1.

That same utilities composite contained a note stating "Lot 9 (10) Block 2 shall be sewerred from the south into a lift station and waste pumped into the manhole at the south end of South Grand Falls Court. These improvements are planned for Filing 3". Again, I caution that without seeing any sanitary sewer layouts for the west end of Filing 2, I do not feel it is reasonable to expect me to approve street plans for construction. I commented on this matter on January 21, March 19, and April 15, 1981, and I repeat it again for the record.

4. The pavement sections shown are the same as approved and partially constructed in Filing 1. Are soil conditions in Filing 2 compatible with the pavement design calculations submitted on January 29, 1979, and approved by this office for Filing 1?

5. A note at the inlet at 12+30.26 on Grand Falls Drive refers to a proposed 18 inch CMP. A plan and profile for that pipe should be shown including any necessary erosion protection at the outlet end. Easements must be provided for the outlet route of that drainage. The City will not be party to outletting streets drainage across private property without appropriate easements.
6. The "27' R.O.W. Section" should include labeling the pavement as 2" Hot Bituminous Pavement.
7. The gutter treatment at street inlets has been modified by the 7/18/80 issue of Drawing ST-2 to eliminate the curved edges on the pan edge. The detail shown on your plan should be modified to conform to ST-2.
8. General Note 1 should be revised by substituting "1981" for "1979".
9. Some of the street profiles shown have inadequate lengths of vertical curves. City Street Development Standards specify (pg.4) a minimum stopping sight distance of 200 feet shall be provided on local streets. This correlates to 30 mph design speed for vertical sight distances.

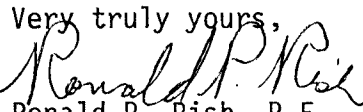
For the grades shown it appears that to achieve 200 ft. SSD the following lengths of vertical curves may be required:

<u>Location</u>	<u>30 mph Curve Length</u>
5+50 Grand Falls Drive	250 ft.
12+50 Grand Falls Drive	400 ft.

Vertical sight distance is a critical design parameter to insure safety. Your attention to these matters is advised.

When the above comments have been addressed, submit revised plans for approval prior to construction. I am aware that Grand Falls Circle and part of Grand Falls Drive have already been constructed and considering the tardiness of my review I suppose that condition is reasonably to be expected. However, I now have reviewed the plans and have repeated some issues which have been stated before. Your cooperation in resolving these matters is appreciated.

Concerning the sanitary sewers for Lots 8 and 9 of Block 2, we did final-inspect them on September 10, 1981, and everything was satisfactory except for Manhole 4B2 needing to be regouted. When the manhole is regouted and we receive as-built drawings, I will accept those sewers for the City.

Very truly yours,  
  
 Ronald P. Rish, P.E.  
 City Engineer

RPR/hm

Mr. Keith E. Powers

Page 3

December 28, 1981

cc - John Kenney  
Karl Metzner  
Jim Patterson  
Ralph Sterry  
File

City  
County  
Development  
Department

## MEMORANDUM

Reply Requested

Date: 5/14/82

 YES  NOTo: FILE #6-80  
(2 of 2)From: LANCE W.

I met with Robt. Rewinkle and a co-builder of his (of The Falls Townhomes). We discussed the off-street parking concern which the GTPC had expressed when they met on the project a year ago. As off-street parking was not stipulated at the time of project approval, and as the 2-car garages and driveways meet the city regs for parking, Bob Goldin OK'd their intention to landscape, rather than pave, certain areas around the townhomes.



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

February 8, 1994

John Siegfried

RE: The Falls Development

Dear John:

This is to confirm our conversation regarding the Falls Subdivision. Based upon the approved final plans as found in Development Files #6-80 and #50-82, the development review for lot 9, block 2, Filing 2 (file #6-80) and lots 11 and 15, block 2, Filing 3 (file #50-82) will be administrative provided there are not major changes from the original approved final plan and that the number of units is the same or less than the number originally approved. The administrative review is a formal review process but does not require a public hearing for final approval. Any proposed increase in number of units or major changes in setbacks or access points will require a hearing before the Grand Junction Planning Commission for approval of the revised plan.

Sincerely,



Larry Timm

Director of Community Development