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File 1990-0007

Name Mesa County Reviews - 1990

	<b>S c a n n e d</b>	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department 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 provided.</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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**MESA COUNTY REVIEW  
C81-90 AMERICAN AUTO SALVAGE  
CONDITIONAL USE IN "I" ZONE**

CITY UTILITY ENGINEER - Bill Cheney 12/06/90

No comment. Contact Central Grand Valley for comments relating to sewer service.

COMMUNITY DEVELOPMENT - David Thornton 12/03/90

Half-street improvements for D Road frontage should be required.

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**MESA COUNTY REVIEW SHEET**

Mesa County Planning Department  
P.O. Box 20,000-5022  
Grand Junction, Colo 81502-5022

CB1-90 AMERICAN AUTO SALVAGE-CONDITIONAL USE IN "I" ZONE  
Petitioner: American Auto Salvage--Butch Jarvis  
Location: 2773 D Road  
A request to approve a conditional use permit for a salvage yard in an Industrial zone located at 2773 D Road on approximately 8 acres.  
Planning Commission Hearing: 12/13/90  
County Commissioners Hearing: 01/22/90

\*\*\*\*\*

The attached application has been sent to your office for your review and comments.

FAILURE TO OBJECT OR COMMENT BY \_\_\_\_\_ SHALL CONSTITUTE APPROVAL BY YOUR OFFICE

MCPC Hearing Date: \_\_\_\_\_  
File Number: \_\_\_\_\_  
Project Name: \_\_\_\_\_  
Phase: \_\_\_\_\_  
Common Location: 2773 D Road Grand Junction, Co. 81501  
Engineer - Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Petitioner - Name: American Auto Salvage, Butch Jarvis  
Address: 236 Arroyo Pl.  
Grand Jct. Co.  
Phone: 242-5600

REVIEW AGENCY                      REVIEW AGENCY COMMENTS      (PLEASE TYPE)

Utilities Dept

No Comment

1. Contact Central Grand Valley for comments relating to sewer service.

Reviewing Office: Public Works- Utilities  
Reviewed by: Bill Cheney- Utility Eng.

Date: 12-6-90

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MESA COUNTY REVIEW SHEET

Mesa County Planning Department  
P.O. Box 20,000-5022  
Grand Junction, Colo 81502-5022

C81-90 AMERICAN AUTO SALVAGE-CONDITIONAL USE IN "I" ZONE  
Petitioner: American Auto Salvage--Butch Jarvis  
Location: 2773 D Road  
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FAILURE TO OBJECT OR COMMENT BY \_\_\_\_\_ SHALL CONSTITUTE APPROVAL BY YOUR OFFICE

MCPC Hearing Date: \_\_\_\_\_  
File Number: \_\_\_\_\_  
Project Name: \_\_\_\_\_  
Phase: \_\_\_\_\_  
Common Location: 2773 D Road Grand Junction, Co. 81501  
Engineer - Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Petitioner - Name: American Auto Salvage, Butch Jarvis  
Address: 236 Arroyo Pl.  
Grand Jct. Co.  
Phone: 242-5600

REVIEW AGENCY                      REVIEW AGENCY COMMENTS      (PLEASE TYPE)

Grand Jct

① Half Street improvements for D Road frontage should be required.

Reviewing Office: Community Development  
Reviewed by: [Signature]

Date: 12-3-90

Mesa County Planning Department  
P.O. Box 20,000  
Grand Junction, Colorado 81502

RE: CONDITIONAL USE PERMIT  
AMERICAN AUTO SALVAGE  
2773 D ROAD  
GRAND JUNCTION, CO.

PURPOSE OF APPLICATION

American Auto Salvage hereby submits our application for a Conditional Use Permit for 2773 D road. The following uses are planned:

- A. Auto Salvage Yard Operations
- B. Auto, Truck and Equipment Repair.
- C. Auto, Truck and Equipment Sales.
- D. Body Shop, Painting and Sandblasting.
- E. Scrap Metal Recycling.
- F. Salvage Pool.

NATURE OF AREA  
ADJACENT USES

The subject property lies in an area generally set aside for commercial and industrial uses. This property is bordered on the west by a proposed Salvage yard operation. The southern adjacent property is currently used for repair and sales of mine ventilation systems. Directly north of the subject property is the D.R.G.W. Railroad. Our intended use of the property will be compatible in relation to the surrounding area.

ACCESS  
TRAFFIC COUNT

The primary access for the subject property will be off "D" road. Our site plan calls for two driveway entrances. This will allow access with no congestion and safety for truck access, That will occasionally enter the premises. Driveways and parking will be gravel and road base to the pavement of "D" road. The entire site has previously had pit run and road base placed on the property.

Hours of operation will be from 8:00 A.M. to 6:00 P.M. Monday thru Friday and 8:00 A.M. to Noon on Saturday. Our experience in this business indicates that the average daily traffic flow including employees be thirty to forty cars per day. This volume of traffic will have minimal impact on existing roads and traffic in the area.

### IMPROVEMENTS

The northern portion of the subject property will be dedicated to public access. All storage and salvage operations will be conducted behind six foot chain link security fence with fiber mesh screening. The balance of the storage area, other than where bordered by existing salvage yards will also be six foot chain link fencing.

Our proposal includes the construction of a metal building 100 feet by 50 feet, which will house the office, Parts storage and Dismantling area. The rear fenced area will be used for storage. Thirty foot driveways will allow for easy access within the yard.

### SIGNAGE

Our signage will be composed of a four foot by eight foot sign facing north on "D" road. This sign will be located between the two driveways. There will also be an American flag placed next to the sign.

### WASTE MATERIAL

Waste material on the premises will be stored in a twenty foot by twenty foot secondary containment area. (See Site Plan) Waste material will be limited to oils and antifreeze, stored in fifty five gallon drums which will be sold to local recyclers depending on the rate of accumulation. Used batteries will also be stored and recycled in a similar manner.

### UTILITIES

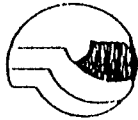
Electricity	-	Public Service Company
Gas	-	Public Service Company
Water	-	Ute
Sewer	-	Grand Valley

SUMMARY

The subject property although easily accessible is screened on the north by the rail road and is not visible from any major highway or collector road. The view from "D" road will be limited to the office and parking area, Which will include shrubbery along the "D" road frontage. The area south of "D" road is typified by salvage yards, Industrial and Commercial uses. With no geographic specific policies for this area, We respectfully submit our application for a conditional use permit for American Auto Salvage.



B



Mesa County

File No. \_\_\_\_\_  
Receipt No. \_\_\_\_\_  
Date Received \_\_\_\_\_  
Received by \_\_\_\_\_

Development Application

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this:

	ACRES	PHASE	COMMON LOCATION	ZON	TYPE OF USAGE
SUBDIVISION PLAT/PLAN		<input type="radio"/> OVER THE DEV <input type="radio"/> PRELIMINARY <input type="radio"/> FINAL			
REZONE				From → To	
CONDITIONAL USE			2773 DRG.	F-	SALVAGE LAND - CONDITIONAL
BULK DEVELOPMENT					SALVAGE 40 IN AN INDUS ZONE
HIGHWAY ORIENTED DEVELOPMENT					
TEXT AMENDMENT					
SPECIAL USE					
VACATION					<input type="radio"/> Road <input type="radio"/> R.O.W. <input type="radio"/> Alley <input type="radio"/> Easement

Indicate Primary Contact Person for Correspondence: (Check appropriate )

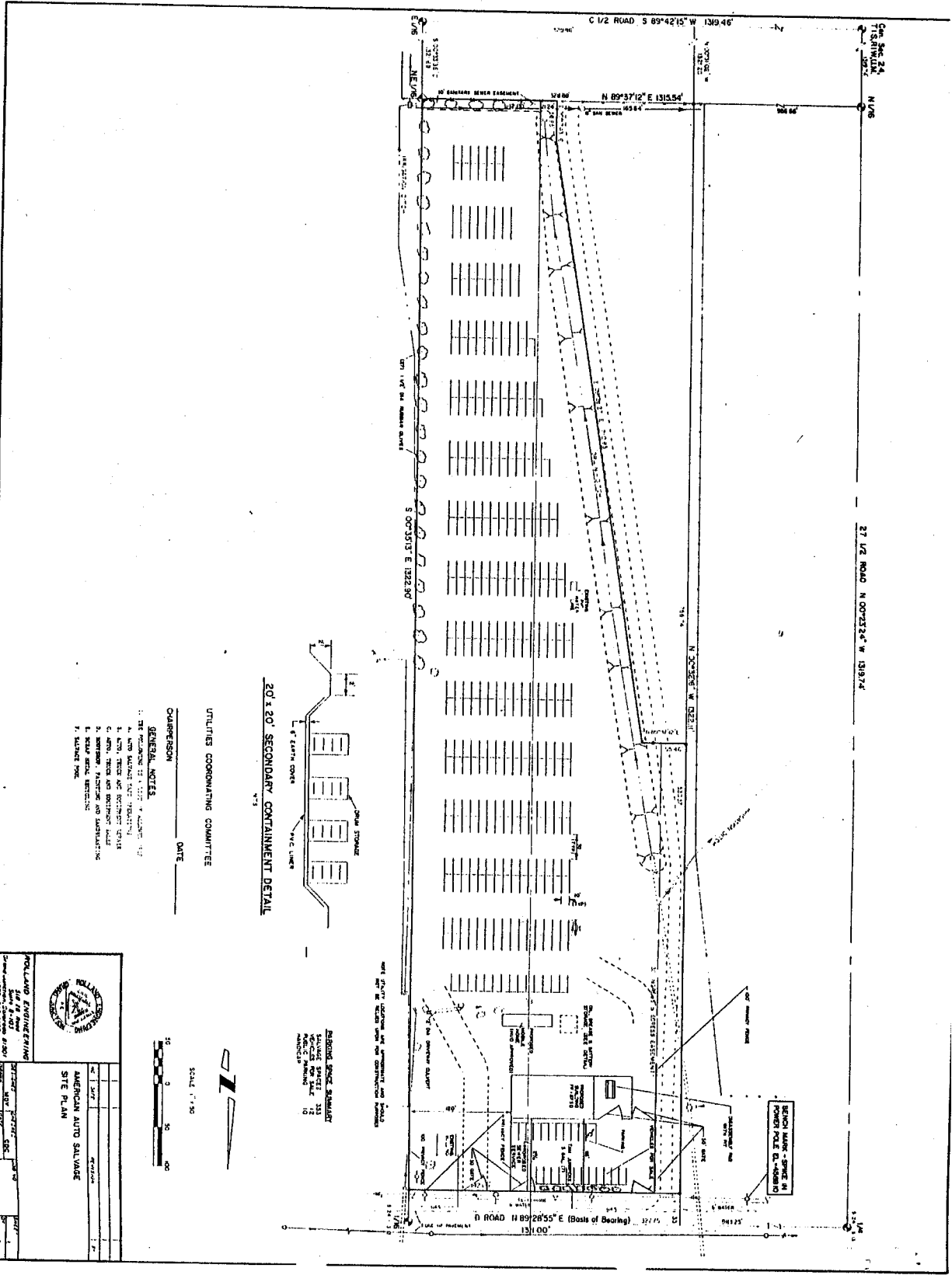
PROPERTY OWNER	DEVELOPER	REPRESENTATIVE
Name: Botch Jarvis Address Zip: 236 Arroyo Court Business Phone: 242-5600	Name: Address Zip: Business Phone:	Name: Jeff Williams Address Zip: 1015 W. 7th Business Phone: 242-3647

NOTE: Legal property owner is owner of record on date of submittal.

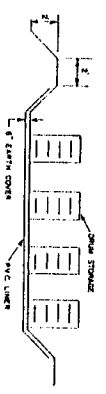
WE HEREBY ACKNOWLEDGE THAT WE HAVE FAMILIARIZED OURSELVES WITH THE RULES AND REGULATIONS WITH RESPECT TO THE PREPARATION OF THIS SUBMITTAL, THAT THE FOREGOING INFORMATION IS TRUE, COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME THE RESPONSIBILITY TO MONITOR THE STATUS OF THIS APPLICATION AND THE REVIEW SHEET COMMENTS. WE RECOGNIZE THAT WE OURSELVES, OR OUR REPRESENTATIVE(S) MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RE-SCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA.

Signature of person completing application: [Signature] Date: 1/19/90

Signature(s) of property owner(s) (Attach additional sheets if necessary) Date:



**20' x 20' SECONDARY CONTAINMENT DETAIL**



UTILITIES COORDINATING COMMITTEE

DATE \_\_\_\_\_

CHAIRPERSON \_\_\_\_\_

**GENERAL NOTES**

1. THE PROVISIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 30, HAZARDOUS FLUIDS AND GASES, SHALL BE STRICTLY OBSERVED.
2. ALL STRUCTURES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 30, HAZARDOUS FLUIDS AND GASES.
3. ALL STRUCTURES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 30, HAZARDOUS FLUIDS AND GASES.
4. ALL STRUCTURES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 30, HAZARDOUS FLUIDS AND GASES.
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6. ALL STRUCTURES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 30, HAZARDOUS FLUIDS AND GASES.
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8. ALL STRUCTURES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 30, HAZARDOUS FLUIDS AND GASES.
9. ALL STRUCTURES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 30, HAZARDOUS FLUIDS AND GASES.
10. ALL STRUCTURES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 30, HAZARDOUS FLUIDS AND GASES.



SCALE 1" = 30'

BASELINE POINT: SALVAGE  
 STATION: 121  
 POINTS FOR SALE: 12  
 MONITOR: 12

SECTION NUMBER - SPEC. IN  
 FOUND PAGE 61-600000

<b>McLELAND ENGINEERING</b> 1001 W. 10th Street, Suite 100 Oklahoma City, Oklahoma 73106 Phone: (405) 521-1100 Fax: (405) 521-1101	
PROJECT NO. 99-001 SHEET NO. 11-100	DATE: 11/10/99 DRAWN BY: J. W. B.
<b>AMERICAN AUTO SALVAGE</b> SITE PLAN	

MESA COUNTY REVIEW  
REVISIONS TO THE MESA COUNTY ROAD & BRIDGE SPECIFICATIONS  
C80-90

CITY UTILITY ENGINEER - Bill Cheney 12/07/90

No comment.

COMMUNITY DEVELOPMENT - Linda Weitzel 12/04/90

No comment.

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MESA COUNTY REVIEW SHEET

Mesa County Planning Department
P.O. Box 20,000-5022
Grand Junction, Colo 81502-5022

\*\*\*\*\*

The attached application has been sent to your office for your review and comments.

\*\*PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.

MCPC Hearing Date: NA MCC Hearing Date: 12/18/90
File Number: C80-90

Project Name: REVISIONS TO THE MESA COUNTY ROAD AND BRIDGE SPECIFICATIONS

Phase:

Common Location:

Engineer - Name: JACI GOULD, MESA COUNTY ENGINEERING DEPARTMENT

Address: 750 Main Street, Grand Junction, CO 81501

Phone:

Petitioner - Name: Same

Address:

Phone:

Table with 4 columns: REVIEW AGENCY, REVIEW AGENCY COMMENTS (PLEASE TYPE), YES, NO. Rows include: Is proposal within service area?, Existing services adequate?, Connection to services required?, Easements required?, Relocation necessary?, Improvements agreement adequate?, As-builts required for release?, Financing required for extensions?

Impact on capacity or supply:

Other concerns and specific requirements:

No Comment

+++ PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS++

Reviewing Office: Public Works - Utilities

Reviewed by: Bill Cheney

Date: 12-7-90

FAILURE TO OBJECT OR COMMENT BY 12/14/90 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.

\*\*\*\*\*  
**MESA COUNTY REVIEW SHEET**

Mesa County Planning Department  
P.O. Box 20,000-5022  
Grand Junction, Colo 81502-5022

\*\*\*\*\*

The attached application has been sent to your office for your review and comments.

\*\*PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.

MCPC Hearing Date: NA MCC Hearing Date: 12/18/90  
File Number: C80-90  
Project Name: REVISIONS TO THE MESA COUNTY ROAD AND BRIDGE SPECIFICATIONS  
Phase: \_\_\_\_\_  
Common Location: \_\_\_\_\_  
Engineer - Name: JACI GOULD, MESA COUNTY ENGINEERING DEPARIMENT  
Address: 750 Main Street, Grand Junction, Co 81501  
Phone: \_\_\_\_\_  
Petitioner - Name: Same  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

REVIEW AGENCY	REVIEW AGENCY COMMENTS (PLEASE TYPE)	PLEASE TYPE	
		YES	NO
_____	Is proposal within service area?	_____	_____
_____	Existing services adequate?	_____	_____
_____	Connection to services required?	_____	_____
_____	Easements required?	_____	_____
_____	Relocation necessary?	_____	_____
_____	Improvements agreement adequate?	_____	_____
_____	As-builts required for release?	_____	_____
_____	Financing required for extensions?	_____	_____
_____	Impact on capacity or supply:	_____	_____

Other concerns and specific requirements:

*12/4/90 no comment (AW)*

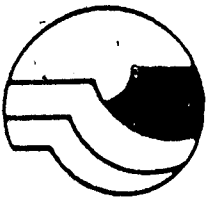
+++ PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS++

Reviewing Office: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_

FAILURE TO OBJECT OR COMMENT BY 12/14/90 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.



Mesa County Department of Public Works  
Division of Engineering and Design

(303) 244-1815

750 Main Street P.O. Box 20,000 • Grand Junction, Colorado 81502-5013

M E M O R A N D U M

TO: To all interested parties  
FROM: Jaci Gould *Jaci*  
DATE: November 20, 1990  
RE: Revisions to the Mesa County Road and Bridge Specifications

Attached you will find the revisions that are being proposed to the Mesa County Road and Bridge Specifications. I would appreciate if you would review the revisions and communicate your concerns to me on or before December 10. Approval of these revisions will be considered by the Mesa County Planning Commission on December 13 and by the Board of County Commissioners on December 18.

I would like to thank you in advance for your consideration and written comments. Should any questions arise concerning the content of the document please contact me at your convenience.

## ROAD SPECIFICATIONS REVISION

The following revisions are to be made to the Mesa County Standard Specifications for Road and Bridge Construction:

All references to Mesa County Engineering Department will be changed to reflect the name change to Mesa County Division of Engineering and Design.

All references to the Mesa County Engineering Department, Traffic Division shall be changed to refer to the Mesa County Division of Engineering and Design, Traffic Section.

Section I. Authority for the adoption of the specifications, subparagraph A. references C.R.S. Section 42-2-114.

This needs to be changed to C.R.S. Section 43-2-114.

Section 2.2.3 Last line, first paragraph reads; (No bonds or fees may be imposed on special districts.)

The word "permit" needs to be added to change the sentence to read; (No bonds or permit fees may be imposed on special districts.)

Section 3.4 Add to last paragraph; Refer to Section 4.3.1. for sight distance requirements at intersections.

When comparing intersection setback standards from the Mesa County Roadway Landscape Guidelines to the Mesa County Road and Bridge Specifications the more stringent of the two standards shall apply.

Section 4.6.2 Paragraph A, subparagraph 2 needs to be changed from; Subdivision of a parcel shall not result in additional access unless shown as necessary for safety of operational reasons.

Add the words "In urban areas," so that the section reads; In urban areas, subdivisions of a parcel shall not result in additional access unless shown as necessary for safety of operational reasons.

Section 4.7.5 Add under subsection C:

1. For controlled intersections, sight distance is measured from a point on the minor road 15 feet from the near edge of the major road pavement from a height of eye, of 3.5 feet on the minor road, to a height of object, of 4.25 feet on the major road.
2. At existing intersections where no form of control has been established, or at all existing or planned intersections of rural local roadways, there shall be no sight obstructions within the triangular area formed by the edge of pavement lines at points which are 40 feet from the intersecting road edge of pavement. In the case of gravel roads, the near edge of the travelled portion of the roads, as determined by Mesa County Traffic Section staff, shall be substituted for pavement edge. Objects (plantings, structures, etc...) that are erected or placed within this triangle shall be maintained so as not to obstruct vision between a height of 2.5 feet and 10 feet above the elevation of the near pavement elevation.

Section 4.7.5 Sight Distance (cont.)

Delete the table in Figure 4-3 and replace it with the following table:

<u>MAJOR ROAD DESIGN OR POSTED SPEED (mph)</u>	<u>MINIMUM INTERSECTION SIGHT DISTANCE (feet)</u>
15	150
20	200
25	250
30	300
35	350
40	400
45	450
50	500
55	550

The figure at the bottom of Figure 4-6 needs to be deleted and replaced with a new Figure 4-6 (see attachment).



MESA COUNTY STANDARD SPECIFICATIONS  
FOR ROAD AND BRIDGE CONSTRUCTION  
1990 Revision  
Page 3

Section 4.9.3 Paragraph C, replace; Procedures for Determining Peak Flows in Colorado, 1980 Edition with; Urban Hydrology for Small Watersheds, June 1986 Edition.

Delete; 1980 in parentheses which follows, USDA, SCS reference.

Section 4.11.1 Paragraph L, delete "Fees for" and begin the first sentence with Underground Utility permits ....

Add to end of last paragraph; Permit fees charged for utility permits represent an Inspection Fee not a Permit Issuance Fee.

Table 5-2 Revised Minimum Test Frequency section to read easier. Replaced "/" with "per".

Section 5.1.9 Paragraph 3, line 5 revise to add the word "be" as follows; ... realignment shall be made and paid for...

Section 7.2.d After existing item 5 insert the following new items;

6. A final title memo needs to be obtained noting all ownership and encumbrances.
7. County right-of-way agent needs to sign contract.
8. Chairman of the Board of County Commissioners need to sign the contract.

Existing item 6 now becomes item 9.  
Existing item 7 now becomes item 10.

Item 13 in the reference section should be deleted and replaced with; Urban Hydrology for Small Watersheds, U.S. Department of Agriculture, Soil Conservation Service, June 1986.

MESA COUNTY STANDARD SPECIFICATIONS  
FOR ROAD AND BRIDGE CONSTRUCTION  
1990 Revision  
Page 4

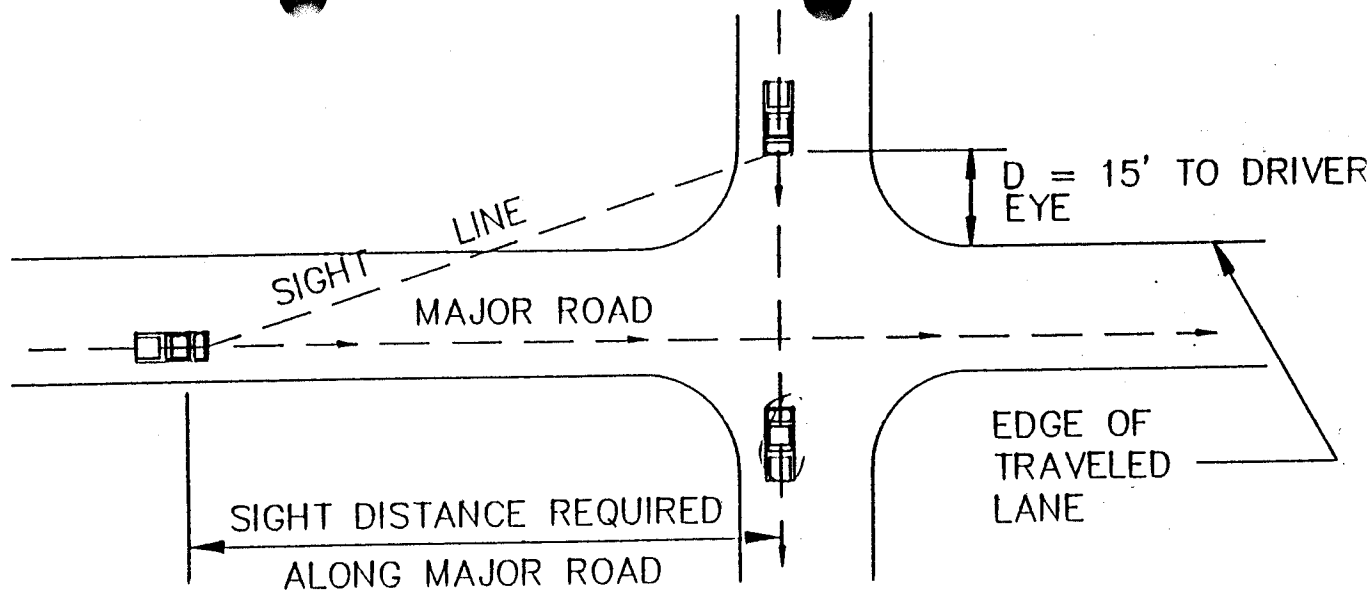
The following exhibits are to be revised in the following ways:

Exhibit "B", add irrigation to the utility composite.

Exhibit "D", change the minimum driveway width to 18 feet,  
add minimum drive way width is 12 feet at a  
distance 6 feet from the edge of road,  
detail "A" will be replaced with a welded wire  
fabric detail specifying 4X4 - W 2.9 X 2.9,  
Section D-D needs to show a 6 feet dimension where  
a 5 feet dimension is currently shown.

Exhibit "E", the standard shallow manhole should specify a  
maximum height of 5 feet,  
the standard manhole should specify a minimum  
height greater than 5 feet.

SIGHT DISTANCE REQUIREMENT FOR INTERSECTION INVOLVING A STOPPED CONDITION



DESIGN OF SPEED ON THRU ROADWAY (MPH)

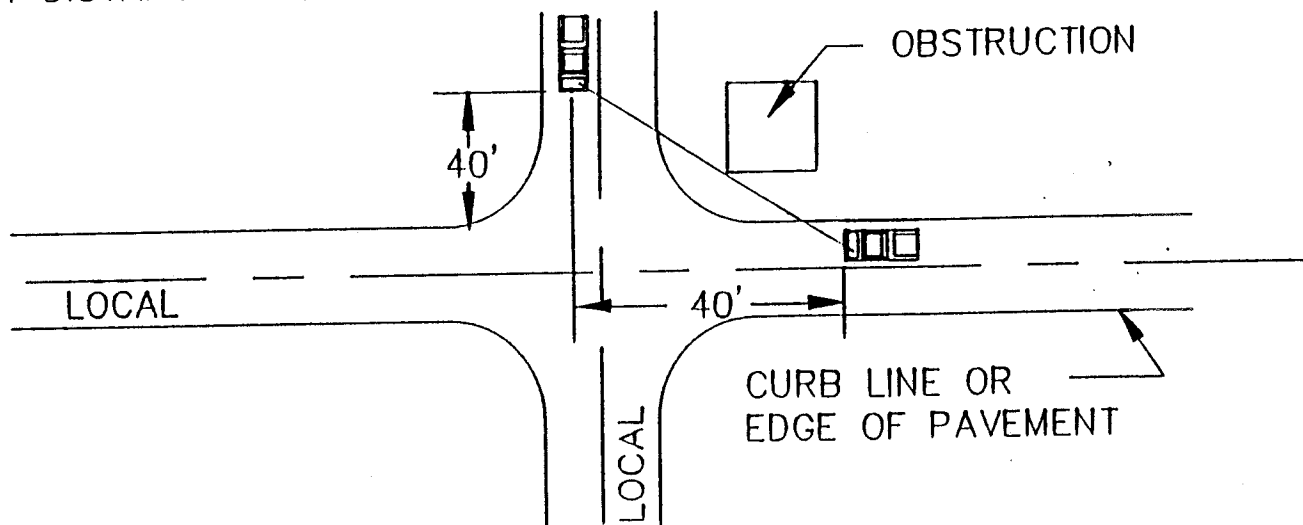
MINIMUM SIGHT DISTANCE FOR STOPPED VEHICLE (FT)

15	150
20	200
25	250
30	300
35	350
40	400
45	450
50	500
55	550

NOTES:

1. Vehicles are assumed to be centered in their respective lanes.
2. Distance corrections for grades greater than 3% are required as determined in Section 4.7.4 (i).

SIGHT DISTANCE REQUIREMENT FOR UNCONTROLLED LOCAL STREET INTERSECT



Applicable only to low volume, low speed intersections.

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MESA COUNTY REVIEW SHEET

Mesa County Planning Department
P.O. Box 20,000-5022
Grand Junction, Colo 81502-5022

C75-90 2175 RIVER ROAD REZONE FROM AFT TO PUD (IND.) AND A
CONCEPT PLAN FOR INDUSTRIAL, WAREHOUSE, AND OUTDOOR STORAGE
USES. Pet: Wayne Deweese Loc: 2175 River Road A request to
rezone 2.2 acres from Agricultural/Forestry/ Transitional to
Planned Unit Development Zone and to approve a concept plan.
Also to permit the approval of an O.D.P./Prelim. Plan at
staff level with no further hearings. Planning
Commission:11/15/90 Commissioners:12/18/90.

\*\*\*\*\*

The attached application has been sent to your office for your review and
comments.

\*\*PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE
BELOW.

MCPC Hearing Date: \_\_\_\_\_ MCC Hearing Date: \_\_\_\_\_
File Number: \_\_\_\_\_
Project Name: \_\_\_\_\_
Phase: \_\_\_\_\_
Common Location: \_\_\_\_\_
Engineer - Name: \_\_\_\_\_
Address: \_\_\_\_\_
Phone: \_\_\_\_\_

Petitioner - Name: Lois LASHBROOK
Address: 2680 CAPRA WAY
GRAND JCT CO 81506
Phone: 243-8842

Table with 4 columns: REVIEW AGENCY, REVIEW AGENCY COMMENTS (PLEASE TYPE), YES, NO. Row 1: SEWER G.J., Is proposal within service area? (checked), Existing services adequate? (checked), Connection to services required? (checked), Easements required? (checked), Relocation necessary? (checked), Improvements agreement adequate? (checked), As-builts required for release? (checked), Financing required for extensions? (checked) ?

Impact on capacity or supply:
Lot is adjacent to River Road Interceptor which still has
adequate capacity for additional development.

Other concerns and specific requirements:
No comment as long as "Utility Composite" is supplied
and reviewed prior to any development.

+++ PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS++

Reviewing Office: Public Works- Utilities
Reviewed by: Bill Cheney - Utility Eng. Date: 11-15-90

FAILURE TO OBJECT OR COMMENT BY \_\_\_\_\_ SHALL CONSTITUTE APPROVAL BY YOUR
OFFICE.

\*\*\*\*\*  
**MESA COUNTY REVIEW SHEET**  
 Mesa County Planning Department  
 P.O. Box 20,000-5022  
 Grand Junction, Colo 81502-5022  
 \*\*\*\*\*

C75-90 2175 RIVER ROAD REZONE FROM AFT TO PUD (IND.) AND A  
 CONCEPT PLAN FOR INDUSTRIAL, WAREHOUSE, AND OUTDOOR STORAGE  
 USES. Pet: Wayne Deweese Loc: 2175 River Road A request to  
 rezone 2.2 acres from Agricultural/Forestry/ Transitional to  
 Planned Unit Development Zone and to approve a concept plan.  
 Also to permit the approval of an O.D.P./Prelim. Plan at  
 staff level with no further hearings. Planning  
 Commission:11/15/90 Commissioners:12/18/90.

The attached application has been sent to your office for your review and comments.

\*\*PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.

MCPC Hearing Date: \_\_\_\_\_ MCC Hearing Date: \_\_\_\_\_  
 File Number: \_\_\_\_\_  
 Project Name: \_\_\_\_\_  
 Phase: \_\_\_\_\_  
 Common Location: \_\_\_\_\_  
 Engineer - Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Petitioner - Name: LOIS LASHBROOK  
 Address: 2680 CAPKA WAY  
GRAND JCT CO 81506  
 Phone: 243-8843

REVIEW AGENCY	REVIEW AGENCY COMMENTS (PLEASE TYPE)	YES	NO
<u>GRAND JUNCTION</u>	Is proposal within service area?	_____	_____
	Existing services adequate?	_____	_____
	Connection to services required?	_____	_____
	Easements required?	_____	_____
	Relocation necessary?	_____	_____
	Improvements agreement adequate?	_____	_____
	As-builts required for release?	_____	_____

*We recommend that the petitioner not be granted future review and approval by staff only. Full Public Hearings should be required for final plan and plat if the rezoning to P.I. is approved.*

*There is not enough information to sufficiently review this proposal.*

*The number and types of uses proposed are too general and appear to be the same as those allowed in a straight zone for industrial uses.*

DT

+++ PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS+++

Reviewing Office: \_\_\_\_\_  
 Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

FAILURE TO OBJECT OR COMMENT BY 11-15-90 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.

\*\*\*\*\*

MESA COUNTY REVIEW SHEET

Mesa County Planning Department
P.O. Box 20,000-5022
Grand Junction, Colo 81502-5022

C75-90 2175 RIVER ROAD REZONE FROM AFT TO PUD (IND.) AND A
CONCEPT PLAN FOR INDUSTRIAL, WAREHOUSE, AND OUTDOOR STORAGE
USES. Pet: Wayne Deweese Loc: 2175 River Road A request to
rezone 2.2 acres from Agricultural/Forestry/ Transitional to
Planned Unit Development Zone and to approve a concept plan.
Also to permit the approval of an O.D.P./Prelim. Plan at
staff level with no further hearings. Planning
Commission:11/15/90 Commissioners:12/18/90.

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comments.

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BELOW.

MCPC Hearing Date: \_\_\_\_\_ MCC Hearing Date: \_\_\_\_\_

File Number: \_\_\_\_\_

Project Name: \_\_\_\_\_

Phase: \_\_\_\_\_

Common Location: \_\_\_\_\_

Engineer - Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Petitioner - Name: LOIS LASHBROOK

Address: 2680 CAPRA WAY

GRAND JCT CO 81506

Phone: 243-8843

Table with 3 columns: REVIEW AGENCY, REVIEW AGENCY COMMENTS (PLEASE TYPE), YES, NO. Row 1: GRAND JUNCTION, Is proposal within service area?, Existing services adequate?, Connection to services required?, Easements required?, Relocation necessary?, Improvements agreement adequate?, As-builts required for release?, Financing required for extensions?

Impact on capacity or supply:

Other concerns and specific requirements:

+++ PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS++

Reviewing Office: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_

FAILURE TO OBJECT OR COMMENT BY 11-15-90 SHALL CONSTITUTE APPROVAL BY YOUR
OFFICE.

**MESA COUNTY REVIEW  
C75-90 RIVER ROAD REZONE FROM AFT TO PUD  
AND A CONCEPT PLAN FOR  
INDUSTRIAL, WAREHOUSE, AND OUTDOOR STORAGE USES**

CITY UTILITY ENGINEER - Bill Cheney      11/15/90

Lot is adjacent to River Road interceptor which still has adequate capacity for additional development.

No comment as long as "Utility Composite" is supplied and reviewed prior to any development.

COMMUNITY DEVELOPMENT - David Thornton      11/14/90

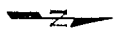
We recommend that the petitioner not be granted future review and approval by staff only. Full public hearings should be required for final plan and plat if the rezone to P.I. is approved.

There is not enough information to sufficiently review this proposal.

The number and types of uses proposed are too general and appear to be the same as those allowed in a straight zone for industrial uses.

Block	Lot	Area	Remarks
1	1	1.2	
1	2	1.2	
1	3	1.2	
1	4	1.2	
1	5	1.2	
1	6	1.2	
1	7	1.2	
1	8	1.2	
1	9	1.2	
1	10	1.2	
1	11	1.2	
1	12	1.2	
1	13	1.2	
1	14	1.2	
1	15	1.2	
1	16	1.2	
1	17	1.2	
1	18	1.2	
1	19	1.2	
1	20	1.2	
1	21	1.2	
1	22	1.2	
1	23	1.2	
1	24	1.2	
1	25	1.2	
1	26	1.2	
1	27	1.2	
1	28	1.2	
1	29	1.2	
1	30	1.2	
1	31	1.2	
1	32	1.2	
1	33	1.2	
1	34	1.2	
1	35	1.2	
1	36	1.2	
1	37	1.2	
1	38	1.2	
1	39	1.2	
1	40	1.2	
1	41	1.2	
1	42	1.2	
1	43	1.2	
1	44	1.2	
1	45	1.2	
1	46	1.2	
1	47	1.2	
1	48	1.2	
1	49	1.2	
1	50	1.2	
1	51	1.2	
1	52	1.2	
1	53	1.2	
1	54	1.2	
1	55	1.2	
1	56	1.2	
1	57	1.2	
1	58	1.2	
1	59	1.2	
1	60	1.2	
1	61	1.2	
1	62	1.2	
1	63	1.2	
1	64	1.2	
1	65	1.2	
1	66	1.2	
1	67	1.2	
1	68	1.2	
1	69	1.2	
1	70	1.2	
1	71	1.2	
1	72	1.2	
1	73	1.2	
1	74	1.2	
1	75	1.2	
1	76	1.2	
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1	82	1.2	
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1	84	1.2	
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1	87	1.2	
1	88	1.2	
1	89	1.2	
1	90	1.2	
1	91	1.2	
1	92	1.2	
1	93	1.2	
1	94	1.2	
1	95	1.2	
1	96	1.2	
1	97	1.2	
1	98	1.2	
1	99	1.2	
1	100	1.2	

Block	Lot	Area	Remarks
2	1	1.2	
2	2	1.2	
2	3	1.2	
2	4	1.2	
2	5	1.2	
2	6	1.2	
2	7	1.2	
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2	35	1.2	
2	36	1.2	
2	37	1.2	
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2	42	1.2	
2	43	1.2	
2	44	1.2	
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2	69	1.2	
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2	90	1.2	
2	91	1.2	
2	92	1.2	
2	93	1.2	
2	94	1.2	
2	95	1.2	
2	96	1.2	
2	97	1.2	
2	98	1.2	
2	99	1.2	
2	100	1.2	



Adjacent  
TIN R.W.  
2697-35



Block	Lot	Area	Remarks
3	1	1.2	
3	2	1.2	
3	3	1.2	
3	4	1.2	
3	5	1.2	
3	6	1.2	
3	7	1.2	
3	8	1.2	
3	9	1.2	
3	10	1.2	
3	11	1.2	
3	12	1.2	
3	13	1.2	
3	14	1.2	
3	15	1.2	
3	16	1.2	
3	17	1.2	
3	18	1.2	
3	19	1.2	
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3	23	1.2	
3	24	1.2	
3	25	1.2	
3	26	1.2	
3	27	1.2	
3	28	1.2	
3	29	1.2	
3	30	1.2	
3	31	1.2	
3	32	1.2	
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3	34	1.2	
3	35	1.2	
3	36	1.2	
3	37	1.2	
3	38	1.2	
3	39	1.2	
3	40	1.2	
3	41	1.2	
3	42	1.2	
3	43	1.2	
3	44	1.2	
3	45	1.2	
3	46	1.2	
3	47	1.2	
3	48	1.2	
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3	50	1.2	
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3	86	1.2	
3	87	1.2	
3	88	1.2	
3	89	1.2	
3	90	1.2	
3	91	1.2	
3	92	1.2	
3	93	1.2	
3	94	1.2	
3	95	1.2	
3	96	1.2	
3	97	1.2	
3	98	1.2	
3	99	1.2	
3	100	1.2	

Adjacent  
TIN R.W.  
2945-15

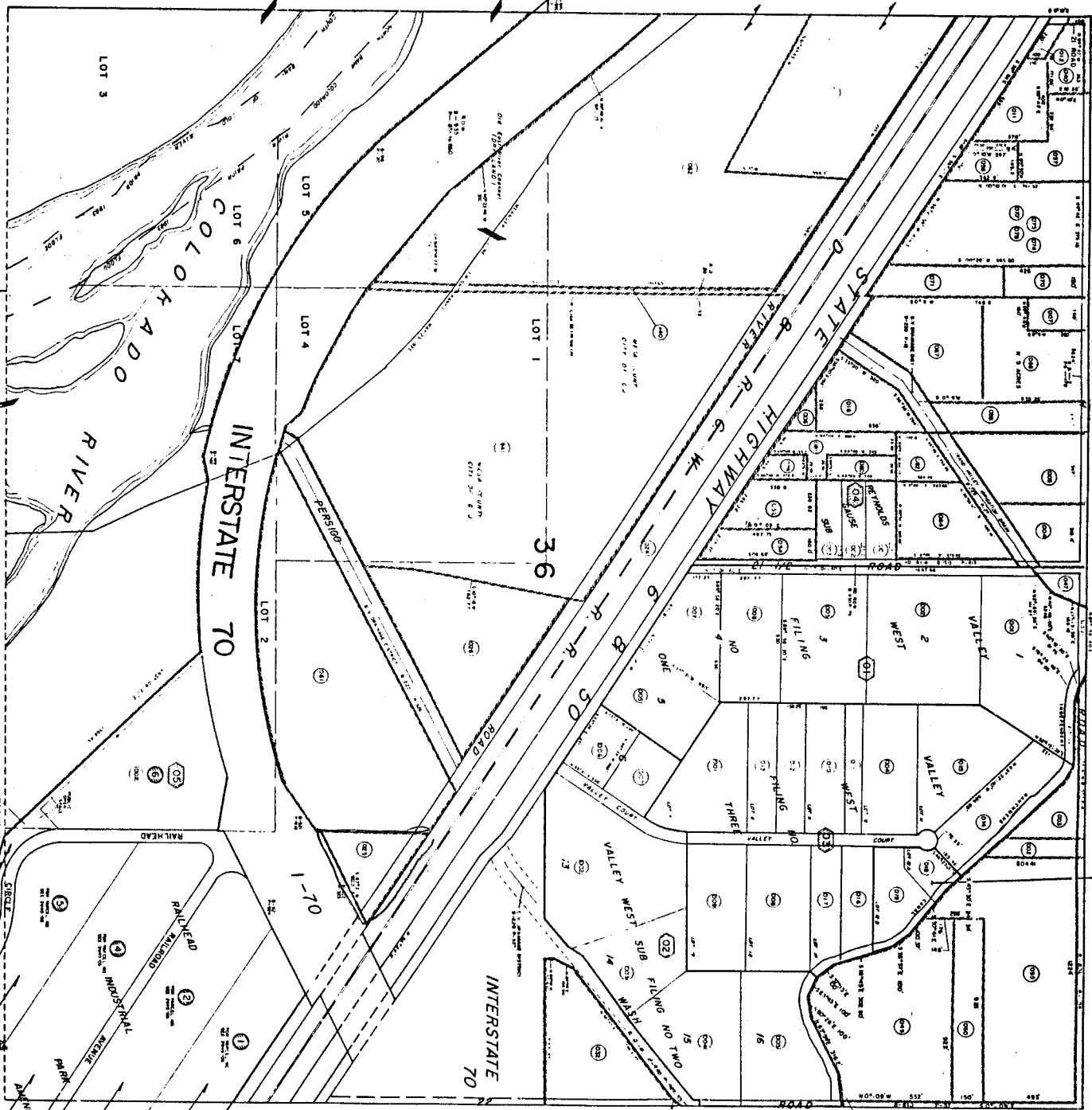
Adjacent  
TIN R.W.  
25M-15

Adjacent  
TIN R.W.  
2697-25

REPEAT LOT 12 VALLEY WEST  
FILING NO. THREE

Adjacent  
TIN R.W.  
2701-31  
2701-315

Adjacent  
TIN R.W. SEC. 36  
2697-36







NARRATIVE

2175 River Road  
Tax Schedule No. 2697-364-00-025  
Approx. 2.910 Acres - Gross  
Approx. 2.2 Acres - Net of River Road right of way

This property is located on River Road, along the corridor of Planned Industrial uses. Railhead, Planned Industrial, is located directly to the East; there is one parcel between subject and the Persigo Sewage Plant to the West.

The I-70 Business Loop Corridor Guideline dated October 26, 1988, recorded in Book 1718 at Page 356, Paragraph 7), "The area along River Road is most appropriate for heavy commercial and industrial uses."

The subject property is under contract with the condition that a Planned Industrial zone be permitted, which will allow Purchaser to operate his business on the property.

ZONE REQUESTED: Planned Industrial

USES: From "Manufacturing Heading"

Blacksmith/Machine Shops

Freight Yards

Outdoor Building Material & Equipment Sale

Equipment Storage and Sales

Pipe Storage and Sales

From "Industry - Unlimited"

Consists of large scale industry and other public and private industry, which is primarily manufacturing in nature and which can control noise, smoke, fumes and dust and other such operational features.

Heavy equipment storage

Pipe storage

From "Service Business - Unlimited"

Commercial/Industrial Rental

Truck Terminals

Exploration Drilling Business

From "Automotive Maintenance"

Auto Repair Garages (including Painting)

Car Washes

Tire Recapping & Storage

From "Retail Business-Unlimited, Outside"

Open land for displaying, storing & selling:

Automobiles/pickup trucks/vans/

/drilling rigs

Page 2.  
2175 River Road  
2697-364-00-025

The Purchaser does not plan to build immediately. Therefore, this request is for the Planned Industrial Zoning, with the requirements that, at the time of Building Permit, said permit will be conditional upon submission and approval to the Mesa County Planning Department:

- L. Official Development Plan (O.D.P., 24"x32")
  - a) Location Map
  - b) Parking Breakdown
  - c) Landuse Breakdown
  - d) Screening/Landscaping
  - e) Generalized Drainage, Sewer, Water and Irrigation
- N. Site Development Plan (24"x 32")
- P. Utilities Composite (24"x32")
- R. Grading, Drainage, and Irrigation Plan (24"x32")

Purchaser/Petitioner understands that signage, landscaping, parking, driveways must meet county codes and guidelines. As to Parking areas and Driveways, these areas must be dust free.

We, The Puchasers/Petitioners, have read the above narrative and understand that Page 2., above, lists the requirements that must be complied with before a Building Permit in Mesa County will be issued

Robert L. Beeman  
Robert L. Beeman

10-26-90  
date

Sylvia M. Beeman  
Sylvia M. Beeman

10-26-90  
date

MESA COUNTY REVIEW  
C72-90 CHILDRENS PARADISE LARGE DAYCARE HOME  
CONDITIONAL USE

CITY UTILITY ENGINEER - Joe Beilman 11/06/90

No comment.

COMMUNITY DEVELOPMENT - David Thornton 11/06/90

No comments.

CITY ENGINEER - J.D. Newton 11/06/90

No comment.

MESA COUNTY REVIEW SHEET

Mesa County Planning Department  
P.O. Box 20,000-5022  
Grand Junction, Colo 81502-5022

C72-90 CHILDRENS PARADISE LARGE DAYCARE HOME - A Conditional Use Permit for a Large Day Care Home in an R-2 zone.  
Petitioner: Bob and Donna Swank  
Location: 3052 Bookcliff, Grand Junction, Co 81504  
A request to approve a Conditional Use Permit for a large day care home for up to 12 children in an R-2 zone. Planning Hearing: 11/15/90. County Commissioners: 12/18/90

\*\*\*\*\*

The attached application has been sent to your office for your review and comments.

\*\*PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.

MCPC Hearing Date: \_\_\_\_\_ MCC Hearing Date: \_\_\_\_\_  
File Number: \_\_\_\_\_  
Project Name: \_\_\_\_\_  
Phase: \_\_\_\_\_  
Common Location: \_\_\_\_\_  
Engineer - Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Petitioner - Name: \_\_\_\_\_  
Address: 3052 Bookcliff  
Grand Junction, CO 81504  
Phone: 434-4551

REVIEW AGENCY  
City of Grand Junction  
Planning

REVIEW AGENCY COMMENTS (PLEASE TYPE)	YES	NO
Is proposal within service area?	_____	_____
Existing services adequate?	_____	_____
Connection to services required?	_____	_____
Easements required?	_____	_____
Relocation necessary?	_____	_____
Improvements agreement adequate?	_____	_____
As-builts required for release?	_____	_____
Financing required for extensions?	_____	_____

Impact on capacity or supply:

Other concerns and specific requirements:

No comment

+++ PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS++

Reviewing Office: J. D. Hunter  
Reviewed by: City Eng

Date: 11-6-90

FAILURE TO OBJECT OR COMMENT BY 11-30-90 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.

MESA COUNTY REVIEW

TO: City Utilities Engineer

FROM: Community Development



Please review the attached information and return any comments to

David Thornton by 11/6/90

MESA COUNTY REVIEW SHEET

Mesa County Planning Department  
P.O. Box 20,000-5022  
Grand Junction, Colo 81502-5022

C72-90 CHILDRENS PARADISE LARGE DAYCARE HOME - A Conditional Use Permit for a Large Day Care Home in an R-2 zone.  
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Common Location: \_\_\_\_\_  
Engineer - Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Petitioner - Name: \_\_\_\_\_  
Address: 3052 Bookcliff  
Grand Junction, CO 81504  
Phone: 437-4551

REVIEW AGENCY  
City of H.A. Planning

REVIEW AGENCY COMMENTS (PLEASE TYPE)

	YES	NO
Is proposal within service area?		<input checked="" type="checkbox"/>
Existing services adequate?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Connection to services required?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Easements required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Relocation necessary?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improvements agreement adequate?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
As-builts required for release?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Financing required for extensions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Impact on capacity or supply:		<input checked="" type="checkbox"/>

Other concerns and specific requirements:

No Comment.

+++ PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS+++  
Reviewing Office: City Utilities

Reviewed by: Joe Beckman

Date: Nov. 6, 1990

FAILURE TO OBJECT OR COMMENT BY 11-30-90 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.

\*\*\*\*\*

MESA COUNTY REVIEW SHEET

Mesa County Planning Department  
P.O. Box 20,000-5022  
Grand Junction, Colo 81502-5022

C72-90 CHILDRENS PARADISE LARGE DAYCARE HOME - A Conditional Use Permit for a Large Day Care Home in an R-2 zone.  
Petitioner: Bob and Donna Swank  
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Petitioner - Name: \_\_\_\_\_  
Address: 3052 Bookcliff  
Grand Junction, CO 81504  
Phone: 434-4551

REVIEW AGENCY  
City of H.A.  
Planning

REVIEW AGENCY COMMENTS (PLEASE TYPE)

	YES	NO
Is proposal within service area?	_____	_____
Existing services adequate?	_____	_____
Connection to services required?	_____	_____
Easements required?	_____	_____
Relocation necessary?	_____	_____
Improvements agreement adequate?	_____	_____
As-builts required for release?	_____	_____
Financing required for extensions?	_____	_____

capacity or supply:

cerns and specific requirements:

70:  
David

Due 11/6/90  
NO COMMENT

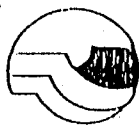
+++ PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS++  
Reviewing Office: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_

FAILURE TO OBJECT OR COMMENT BY 11-30-90 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.

B



Mesa County

File No. \_\_\_\_\_  
Receipt No. \_\_\_\_\_  
Date Received \_\_\_\_\_  
Received by \_\_\_\_\_

Development Application

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this:

	ACRES	PHASE	COMMON LOCATION	ZON	TYPE OF USAGE
SUBDIVISION PLAT/PLAN <input type="radio"/>		<input type="radio"/> OUTLINE DEV <input type="radio"/> PRELIMINARY <input type="radio"/> FINAL			
REZONE <input type="radio"/>				From → To	
CONDITIONAL USE <input checked="" type="radio"/>			3052 BOOKCLIFF FRUITVALE	R-2	LARGE DAY CARE HOME
BULK DEVELOPMENT <input type="radio"/>					
HIGHWAY ORIENTED DEVELOPMENT <input type="radio"/>					
TEXT AMENDMENT <input type="radio"/>					
SPECIAL USE <input type="radio"/>					
VACATION <input type="radio"/>					<input type="radio"/> Road <input type="radio"/> R.O.W. <input type="radio"/> Alley <input type="radio"/> Easement

Indicate Primary Contact Person for Correspondence: (Check appropriate  )

PROPERTY OWNER <input checked="" type="radio"/>	DEVELOPER <input type="radio"/>	REPRESENTATIVE <input type="radio"/>
Name: <i>Bob &amp; Donna Swank</i>	Name:	Name:
Address: <i>3052 Bookcliff</i>	Address:	Address:
Zip: <i>81301</i>	Zip:	Zip:
Business Phone: <i>434-4551</i>	Business Phone:	Business Phone:

NOTE: Legal property owner is owner of record on date of submittal.

WE HEREBY ACKNOWLEDGE THAT WE HAVE FAMILIARIZED OURSELVES WITH THE RULES AND REGULATIONS WITH RESPECT TO THE PREPARATION OF THIS SUBMITTAL, THAT THE FOREGOING INFORMATION IS TRUE & COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME THE RESPONSIBILITY TO MONITOR THE STATUS OF THIS APPLICATION AND THE REVIEW SHEET COMMENTS. WE RECOGNIZE THAT WE OURSELVES, OR OUR REPRESENTATIVE(S) MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RE-SCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA.

*Bob Swank*  
*Donna Swank*  
Signature of person completing application. Date: *10-15-90*

*Bob Swank* *Donna Swank*  
Signature(s) of property owner(s) Date: *10-15-90*



Bobbie  
Please

Revise And

SEND TO County PLANNING

DAVE

MESA COUNTY REVIEW  
C74-90 PARADISE HILLS REVISED OFFICIAL DEVELOPMENT PLAN  
AND FILING #7 IN A PLANNED UNIT DEVELOPMENT ZONE

CITY UTILITY ENGINEER - Bill Cheney 11/16/90

There is capacity in the existing Paradise Hills lines and the Paradise Hills interceptor to service the development.

1. Profiles for water and sewer will be required prior to approval.
2. The dead end line at the north end of Lanai will require a 4 foot diameter manhole with a stub north out of the manhole unless there are no users on the line. It is not possible to determine this since no services are shown on the "Utility Plan".
3. An improvements agreement will be required prior for approval.

COMMUNITY DEVELOPMENT - Kathy Portner 11/14/90

- o Having only one access for this number of lots is a concern.
- o The only access crosses a drain ditch. Could that portion of Lanai Drive be under water at times? A Bridge should be built across the drainage ditch.
- o Public access easements along the canal and drain ditch should be dedicated for connections to a future trail network.
- o Lots 4 - 10, Block 3 appear to be much too steep to build on.
- o The narrative indicates the roads will be built to County local urban road standards and match those found in other filings. Are the existing roads built to current County standards? If not, the new roads should meet current standards for urban roads.
- o Removing on-street parking along LANAI Drive may help reduce TRAFFIC CONCERNS.

CITY ENGINEER - J.D. Newton 11/06/90

Sidewalks should be provided on both sides of all streets per County standard for local urban streets. Utility easements adjacent to road rights-of-way should be 10' wide. Lanai Drive is a residential collector and should have a pavement width of 36' minimum.

- o An Alternate Access must be included if filing 7 is approved. An EAST - WEST route is recommended, perhaps intersecting with 27 1/4 Road if the current configuration and location of filing 7 is maintained. Eventually this East - West Access should also connect with 26 1/2 Road when future filings are approved. Full street improvements need to be required.
- o Lots along Southern Boundary of filing 7 need to be reviewed for proximity to Flood PLAIN.

## PARADISE HILLS FILING #7 PROPOSAL SUMMARY

The proposal calls for the ultimate phased development of 52 single family building sites on 18.8 acres. Minimum lot size is 8000 square feet. The resulting density is 2.76 dwelling units per acre. The accompanying Site Development Plan depicts the relationship of each lot to the property boundary, roadway access, and other features of the development.

The initial access to Paradise Hills, Filing 7 is limited to Lanai Drive. Lanai Drive is proposed to extend across the property, thus allowing for the future development of a secondary access into the area. Figure IV (attached) shows a suggested future circulation system by the developer for the balance of the property owned by them. All proposed roadways will be dedicated and constructed in accordance with Mesa County Road standards for a local urban street. According to the Colorado Highway Department's Trip Generator, approximately 468 average daily trips (ADT) would occur after site development is complete. The City's traffic generation table shows single family detached homes generating 10 trips per day. This would compute to 520 ADT for Filing 7. The proposal calls for all utilities to be extended to each lot.

Mesa County Planning sent a review packet to City staff around the first part of November for our comment on this proposal. This packet was reviewed by the City Engineer, Utilities Engineer, and Community Development staff. Those initial review comments are summarized as the following:

- 1) Profiles for water and sewer will be required prior to approval.
- 2) The dead end line at the north end of Lanai Drive will require a 4 foot diameter manhole with a stub north out of the manhole unless there are no users on the line. It is not possible to determine this since no services are shown on the "Utility Plan".
- 3) An improvements agreement will be required prior to approval.
- 4) Having only one access for this number of lots is a concern.
- 5) The only access crosses a drain ditch. Could that portion of Lanai Drive be under water at times?
- 6) Public access easements along the canal and drain ditch should be dedicated for connections to a future trail network.
- 7) Lots 4 - 10, Block 3 appear to be much too steep to build on.
- 8) The narrative indicates the roads will be built to County local urban road standards and match those found in other filings. Are the existing roads built to current County standards? If not, the new roads should meet current standards for urban roads.
- 9) Sidewalks should be provided on both sides of all streets per County standard for local urban streets. Utility easements adjacent to road-right-of-ways should be 10' wide. Lanai Drive is a residential collector and should have a pavement width of 36' minimum.

Mesa County Planning Commission held a public hearing on this proposal on November 15th. A number of Paradise Hills residents attended that meeting and they felt their concerns for additional traffic generated from the proposed development of filing 7 were not addressed appropriately. Having only one access out of filing 7 via Lanai Drive creates more traffic problems on a street that is already busy.

On November 20th, City and County staffs met with 4 homeowner association representatives for Paradise Hills. In attendance were George Platt, Orville Endrud, Ray Ashbeck, and Gary Morris representing Paradise Hills; Steve Sharp and Bennett Boeschstein from the County; and Mark Achen, Marty Currie, Don Newton, and Dave Thornton for the City. From this meeting the following additional comments were added to the previous submitted review comments by City Staff (see above comments).

- 10) A bridge should be built across the drainage ditch along Lanai.
- 11) Removing on street parking along Lanai Drive may help reduce traffic concerns.
- 12) An alternate access must be included if filing 7 is approved. An East-West route is recommended, perhaps intersecting with 27 1/4 Road if the current configuration and location of filing 7 is maintained. Eventually this East-West access should also connect with 26 1/2 Road when future filings are approved. Full street improvements need to be required.
- 13) Lots along the Southern boundary of filing 7 need to be reviewed for proximity to the flood plain.

Preliminary conversation by County Planning with the developer regarding concerns brought out at the meeting on Nov. 20th have resulted in some tentative agreements such as:

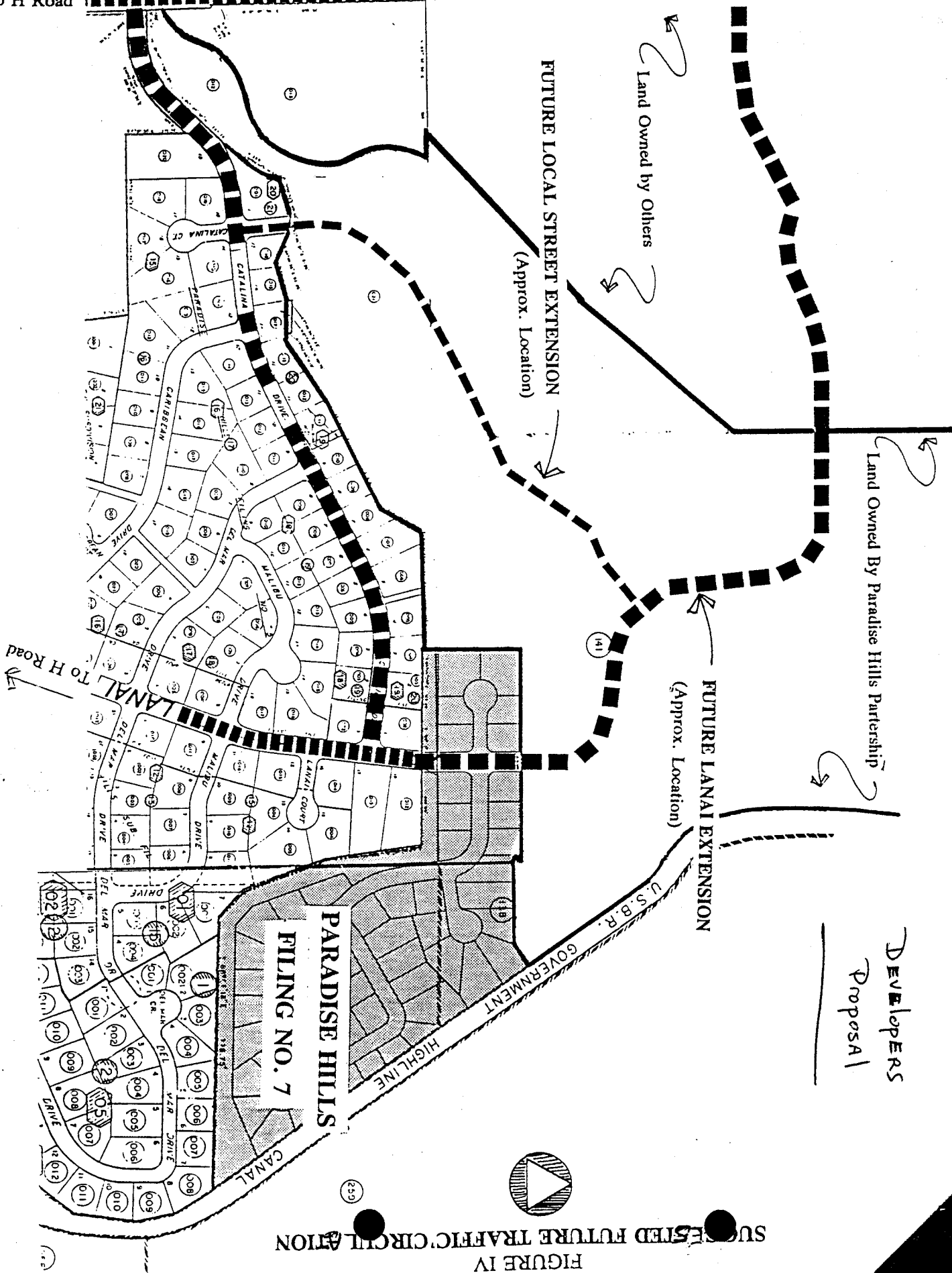
- A) The construction of a sidewalk on one side of Lanai to H Road.
- B) Some repair of the low spots on Lanai Drive.
- C) Provision for school children crossing signs and markings on Lanai.
- D) The latest proposal by the developer relating to traffic issues is to extend an East-West route beginning at the intersection of Catalina Drive and Catalina Court and curve North and East to a point on Lanai Drive and entering filing 7 from the North. They only want to provide this as an emergency access to filing 7 and propose only to gravel it and construct a temporary break away barrier. County Staff have countered that proposal with requiring the road to be paved to a rural standard allowing continuous access to filing 7. The County Commissioners will make the final decision.

This proposal's next step in the County approval process is for it to go to public hearing before the County Commissioners. The hearing will be opened during Dec. 18th's meeting and forwarded to the following meeting to be held on Dec. 27th at 7:30 p.m.

(PARADISE.SUM)

26 1/2 ROAD (7TH STREET)

To H Road



Land Owned By Paradise Hills Partnership

Land Owned by Others

FUTURE LOCAL STREET EXTENSION  
(Approx. Location)

FUTURE LANAI EXTENSION  
(Approx. Location)

PARADISE HILLS  
FILING NO. 7

DEVELOPERS  
PROPOSAL

FIGURE IV  
SUGGESTED FUTURE TRAFFIC CIRCULATION

From: !marka  
Date: Tue Dec 11 8:06:39 MST 1990  
Subject: Paradise Hills expansion  
Cc: !danw  
To: !martync  
Cc: !donn  
Content-Length: 564

Please, prepare a report for City Council on this issue. Include summary of project proposal with map, summary of city's initial review comments, city meeting with concerned citizens, revised city review comments, present status in County process. City Council needs to be aware of these kind of reviews, because they are likely to generate controversy.

Be sure to copy me, DanW and Planning Commission.

Confer with DanW on alternatives for our review comments that would allow policy-maker involvement in addition to staff involvement.

#3 1->PREV 2->NEXT 3->PRINT 4->DEL 5->ANSW 6->FORW 7->MOVE 8->DONE  
ATTMAIL.ASP 3 VT102 3 FDX 3 19200 071 3 LOG CLOSED 3 PRINT OFF 3 ATT3B2-1

Boeschstein

I spoke with Bennet B. at County Planning and relayed to him the concerns that Mr. Bray had expressed to you. Bennet said that he had already spoken with Mr. Bray.

Regarding the Filing #7 at Paradise Hills I was advised there was a public hearing scheduled for it on December 18 in the morning. Due to conflicts in schedules with the County Commissioners the hearing will be continued to sometime in January (date to be announced).

Preliminary conversation by County Planning with the developer regarding concerns brought out at the meeting we attended have resulted in some tentative agreements such as:

The construction of a sidewalk on one side of Lanai to H Road.  
Some repair of the low spots on Lanai.  
Provision for school children crossing signs and markings on Lanai.

The drainage and flood plain issues have not been resolved as yet. Neither has the determination of where the second major access road should be and how it should be paid for. (Our preference was for the 27 1/4 Road access.) Discussion between County and developer did take place about using Catalina as the secondary access for emergency vehicles. Agreement has not yet been reached.

#1 1->PREV 2->NEXT 3->PRINT 4->DEL 5->ANSW 6->FORW 7->MOVE 8->DONE  
ATTMAIL.ASP 3 VT102 3 FDX 3 19200 071 3 LOG CLOSED 3 PRINT OFF 3 ATT3B2-1

hearing open tomorrow at 9 AM

with main mtg (Hearing)

7:30 PM on the 27<sup>th</sup>

Extend CATALINA AS A collector to LANIA

Temporary gravel with Break away barrier for Emergency vehicles

Extension to I Road is off

County Engineering wants the road paved to rural standard until the area is developed.

C-74090

**PRELIMINARY DEVELOPMENT PLAN FOR  
PARADISE HILLS SUBDIVISION, FILING NO. 7**

**OCTOBER, 1990**

**PREPARED FOR:**

*BRAY & CO.  
1015 N. 7TH STREET  
GRAND JUNCTION, CO 81501  
(303) 242-3647*

**PREPARED BY:**

*ARMSTRONG CONSULTANTS, INC.  
861 ROOD AVENUE  
GRAND JUNCTION, CO 81501  
(303) 242-0101  
ACI JOB # 905334*

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**SECTION I**  
**SUMMARY**

The proposal calls for the phased development of 52 single family building sites on 18.8 acres. Minimum lot size is 8000 square ft. The resulting density is 2.76 dwelling units per acre.

The site is located North of Grand Junction and is adjacent to a fully developed subdivision of similar density. The property is zoned PR 3.4 (Planned Residential) by Mesa County.

Upon review of the accompanying statements, maps and project narrative, it is apparent that the request meets all of the standards for development permits found within Chapter 4 of the *Mesa County Land Use Code*. Responses to each of the pertinent standards follow.

- |                         |   |
|-------------------------|---|
| 4.1.1 Drinking Water    | The proposed development is located within the Ute Water District. Drinking water is available from an existing supply line adjoining the site.   |
| 4.1.2 Minimum Fire Flow | Adequate supplies of water in terms of flow for minimum fire protection, are available. Fire hydrants will be located throughout the development.   |
| 4.1.3 Fire Response     | According to fire department personnel, the development is located within an average 6 minute response time from Fire Station No. 2.  |
| 4.1.4 Sewage Treatment  | The proposal calls for the extension of sanitary sewer collection lines to the development. Treatment of sewage will be provided by the Persigo Wastewater Treatment Plant.   |
| 4.1.5 Street Access     | Street access is proposed from Lanai Drive which is classified as a collector. No direct driveway access is proposed to Lanai Drive. Area roadways are capable of handling the traffic generated by the development.  |
| 4.1.6 Drainage          | <i>"Design Guidelines for Storm Water Management in Mesa County"</i> was utilized in preparing the drainage report for the development. Drainage calculations were based on 100 year and 10 year frequency storms. Proposed site layout is sensitive to existing drainage patterns. |

#### 4.2 Street Design

The proposed street sections for Paradise Hills, Filing 7 meet the requirements for both Local and Collector Classifications found within the "*Summary of Design Elements Table*". In no case does the estimated average daily traffic exceed the ranges identified within the aforementioned table for Local Urban Streets. With the exception of Lanai Drive, the proposed development layout will discourage through traffic in accordance with paragraphs 4.2.2 of the code.

#### 4.3. Buffer Standard

The proposal does not require a buffer zone because it does not have a differing density classification than the adjoining properties.

#### 4.3.3 Roadway Landscaping

The proposal calls for landscaping of all front yard setbacks adjacent to streets. Landscaping is proposed to be done in accordance with Standards established in "*Landscape Guidelines for Mesa County*".

#### 4.3.4 Hazardous Conditions

The development plan does not propose any construction within the identified hazardous drainage or soil areas.

## SECTION II SITE ANALYSIS

**INTRODUCTION** - The purpose of the Site Analysis portion of this narrative is to identify the physical and technical characteristics of the subject site as it relates to the potential for future residential development, and to identify site assets and constraints. The Proposed Land Use Section which follows this section will demonstrate how the development plan relates to the site's assets and development constraints.

**LOCATION** - Paradise Hills, Filing No. 7 consists of 18.8 acres located north of existing Paradise Hills, Filings 4, 4a, and 5 about 1/2 mile north of H Road, north of Grand Junction. The property is located in the center of Section 26, Township 1 North, Range 1 West of the Ute Meridian.

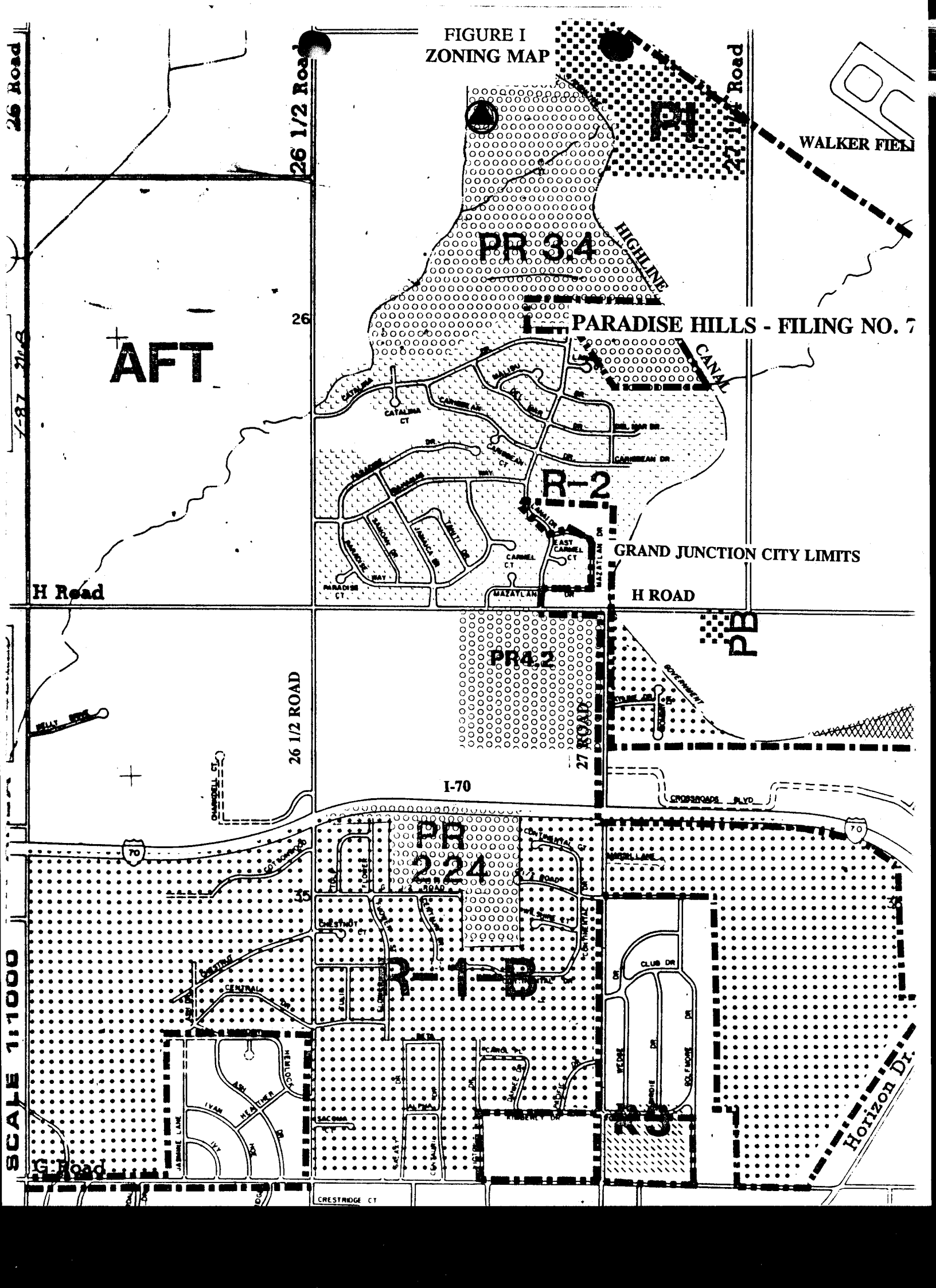
**EXISTING LAND USE** - The property under consideration is comprised of one single parcel of land and parts of two adjoining parcels. The site is vacant of structures or dwellings. Evidence of some past farming activities occurring on the site can be found in the southeasterly portions of the property. Less than 20% of the property consists of hillside and small plateaus. Slopes on the hillsides approach grades of 20%. Two small irrigation ditches are evident on the site and are most likely as a result of past agricultural practices. Several small groves of cottonwood trees are on the property. Ground cover is sparse to non-existent. A major drainage channel forms the south property boundary. An existing overhead powerline crosses the site in a north/south direction. The U.S. Government Highline Canal forms the easterly boundary of the site. Paradise Hills, Filing 7 is currently zoned PR 3.4 by Mesa County.

**SURROUNDING LAND USE** - The surrounding land use is dominated by single-family housing, found within existing Paradise Hills, south of the subject property. Filings 1 through 6 of Paradise Hills consist of 291 single family lots on 130 acres with a resulting density of 2.2 dwelling units per acre. The northerly Grand Junction City limits line is approximately 1/4 mile south of the subject site. The only non-residential use found in the vicinity of the site is the Walker Field Airport boundary which is about 1/2 mile to the northeast.

Figure I, a reproduction from the *Mesa County Zoning Map* can be found on the following page.

**ACCESS** - Access to the property is gained from Lanai Drive which is classified as a collector by Mesa County. Lanai Drive serves as a connecting link to "H" Road, a minor arterial, and Catalina Drive, a local street, which affords access to 26 1/2 Road also classified as a minor arterial road. Other nearby roadways include 27 Road and Interstate 70. Average Daily Traffic Counts, provided by Mesa County for each of the above-mentioned roads, are shown on Figure II which follows page II-2.

FIGURE I  
ZONING MAP



WALKER FIELD

PR 3.4

PARADISE HILLS - FILING NO. 7

R-2

GRAND JUNCTION CITY LIMITS

H ROAD

PR 2.24

PB

I-70

PR 2.24

R-1B

R-3

HORIZON DR

AFT

26

26 1/2 ROAD

27 ROAD

SCALE 1:1000

CRESTRIDGE CT

**TABLE I  
EXISTING ROAD IMPROVEMENTS**

<u>ROAD</u>	<u>CURB AND GUTTER</u>	<u>SIDEWALK</u>	<u>PAVED LANES</u>
Lanai Drive	●	●	2
H Road			2
Catalina Drive	●		2
26 1/2 Road	● (1 side)		2
27 Road			2

**TABLE II  
ROAD CAPACITY SUMMARY**

<u>ROAD NAME</u>	<u>FUNCTIONAL CLASSIFICATION</u>	<u>ULTIMATE LANES</u>	<u>RURAL DESIGN CAP. ADT</u>	<u>URBAN DESIGN CAP. ADT</u>
Lanai Drive	Collector (Urban)	2	500-1,000	1,000-8,000
H Road	Minor Arterial (Urban)	2	6,000-10,000	10,000-18,000
Catalina Drive	Local (Urban)	2	100-500	100-500
26 1/2 Road	Minor Arterial	2	6,000-10,000	10,000-18,000
27 Road	Minor Arterial	2	6,000-10,000	10,000-18,000

Source: Mesa County Specifications for Road and Bridge Design & Construction

FIGURE II  
TRAFFIC VOLUME MAP



**PARADISE HILLS - FILING NO. 7**

Estimate 1000 vt/day  
By Armstrong Consultants, Inc.

1550

1300

1100

2100

880

I-70

26 1/2 ROAD

27 ROAD

HORIZON DRIVE

H ROAD

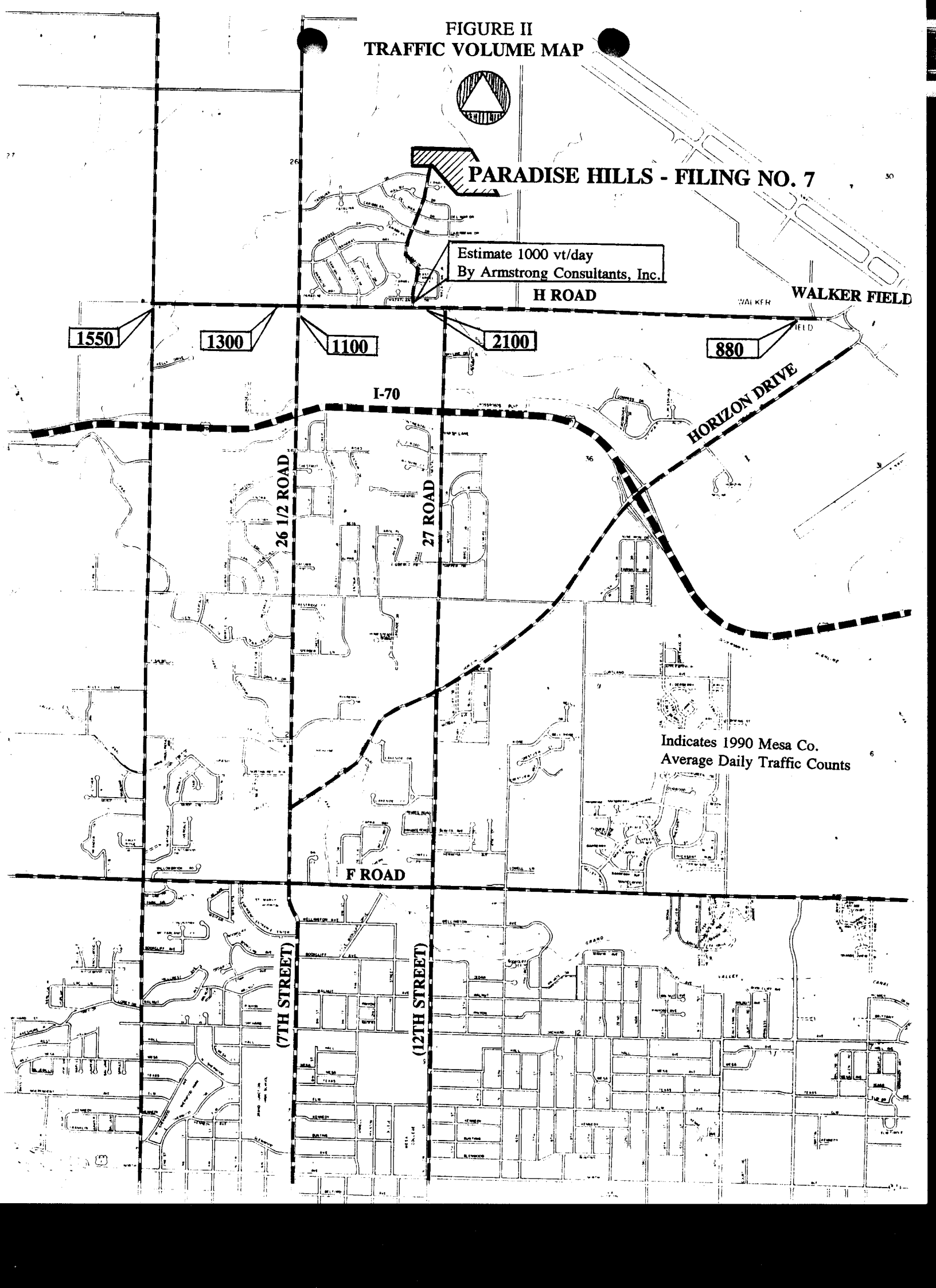
WALKER FIELD

F ROAD

(7TH STREET)

(12TH STREET)

Indicates 1990 Mesa Co.  
Average Daily Traffic Counts



**UTILITY SERVICE** - Electric, gas, and communication lines are all located within Lanai Drive and/or adjoin the south property line.

A domestic water main is located within Lanai Drive, and is 8" in diameter.

The nearest sanitary sewer main is an 8 inch diameter line located in Lanai Drive at the south property line. This main flows southeasterly to 26 1/2 Road and the Paradise Hills Interceptor.

**SOILS AND GEOLOGY** - The Soil Conservation Service identified 4 soil types within the boundary of the property. Figure III which follows this page, indicates the location of each soil type found on the property and a chart identifying the soil characteristics found within each type.

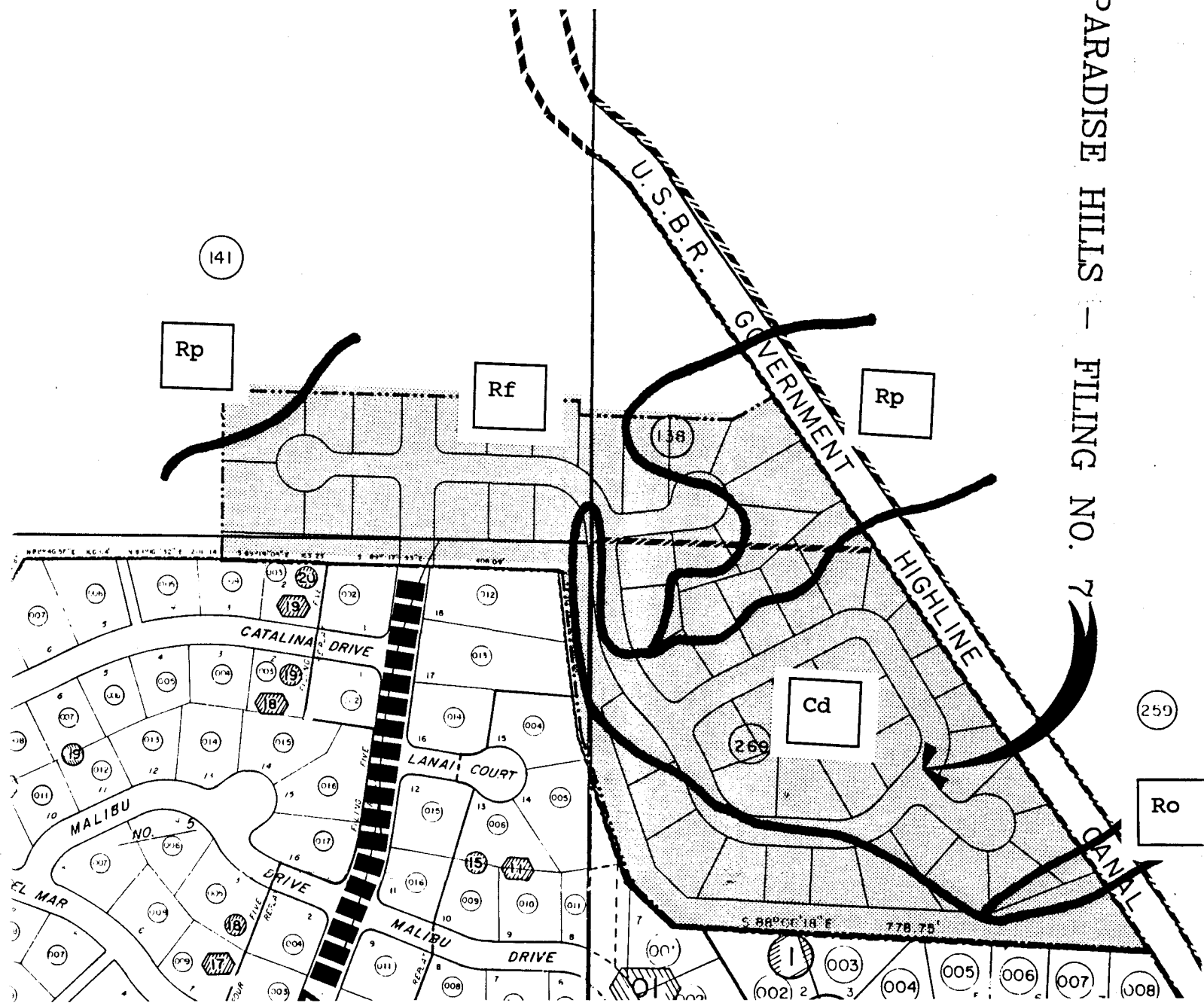
A Geologic Hazards Report has been prepared and submitted to the State Geologist for their review and copy is on file at the Mesa County Planning Department. The purpose of the report is to identify geologic hazards that may have an adverse effect on construction within the subject property. The conclusions and recommendations from the aforementioned report follow:

1. An apparent high water table in the gently sloping areas (possibly within 6 feet of ground surface based on indirect evidence along the south drain) should be addressed and considered in the design of large structures.
2. Expansive clays may be present in the silty clay soils and the Mancos Shale.
3. The lots involving the hills of Mancos Shale have potential instability problems if the slopes were oversteepened by construction and/or later saturated by inadequate drainage or improper landscape techniques. Mitigation of the hazards should include employing site-specific design, construction, and maintenance techniques.
4. The sand dune underlying 2 lots on the east portion of the parcel (Lots 23 and 24, Block 3) should be investigated as a part of the design process to determine if there is potential for settlement as sometimes occurs upon saturation of wind-blown soils. If this potential exists, the hazard can be mitigated with engineered foundations.
5. The man-made, dumped fill of waste soils and shale fragments on the property should be considered in design of the subdivision. This fill probably has low density and may contain swelling clays.
6. The flood potential from thunderstorms can be mitigated by a design plan to utilize the existing drain channel and the subdivision streets.

FIGURE III  
S.C.S. SOILS CLASSIFICATION MAP



PARADISE HILLS - FILING NO. 7



SCS SYMBOL	AGRICULTURAL CAPABILITY	INTERNAL DRAINAGE	OCCURANCE OF HIGH WATER TABLE	BUILDING LIMITATIONS
Cd	IVs	Very Slow	Occasional	Severe
Rf	I	Excellent	Occasional	None
Rp	VIIIs	Medium	None	Severe
Ro	VIIIs	Excellent	Occasional	Severe

- CLASS I = FEW LIMITATIONS FOR PRODUCTION
- CLASS II = MODERATE LIMITATIONS FOR PRODUCTION
- CLASS III = SEVERE LIMITATIONS FOR PRODUCTION
- CLASS IV = VERY SEVERE LIMITATIONS FOR PRODUCTION
- CLASS V = RANGELAND, WOODLAND, WILDLIFE HABITAT
- CLASS VI = UNSUITED FOR PRODUCTION

SUBCLASSES

- e = EROSION RISK
- S = SHALLOW SOIL, STONY



7. Mancos Shale and soils derived from the shale contain sulfate salts due to the marine origin of the Mancos. Sulfate resistant cement should be used where concrete would contact the shale or soil.
8. Commercial mineral resources of metallic or non-metallic nature are not found in the immediate area. A possibility for production of oil and/or natural gas from underlying formations exists. Production of natural gas from these formations occurs nearby.
9. The area has a low probability of destructive seismic events.

**DRAINAGE** - A detail drainage report has been submitted to the Mesa County Engineering and Planning Departments. The report indicates the subject property is influenced by a 1700 acre off-site drainage basin. This basin originates in the Bookcliffs. Prior to the drainage flows reaching the subject property, water will cross under 27 1/4 Road through an existing 72" diameter culvert and be carried beneath the Highline Canal in 2-60" diameter culverts. When the stormwater reaches the property it is carried in an open drainage channel across the south boundary line and westerly to 26 1/2 Road. According to the drainage study, the estimated 100 year frequency storm would generate 360 cfs, all of which can be carried within the banks of the existing drainage channel.

#### **MESA COUNTY LAND USE POLICIES**

In 1982, the Board of County Commissioners adopted Land Use Policies as a portion of their Comprehensive Master Plan. These policies have been updated and amended seven times since their initial adoption. Of the 32 total policies, 21 appear to apply to the subject site. These policies generally address issues such as utility service, vehicular access and other site development standards.

Policies which appear to have direct effect on the future development of this proposal follow:

<b>Policy Section No.</b>	<b>Title</b>
1	Introduction
2	Availability of drinking water in new subdivisions and other developments.
3	Minimum fire flows.
4	Fire response time.
5	Proximity to new residential development of commercial services.
6	Standards for sewer service.
7	Coordination of long-range school planning and school capacity.

- 8 Standards of street width.
- 9 Land use and site planning standards.
- 10 Public Hearings before the Planning Commission.
- 11 Policy and cooperation with municipal governments.
- 12 Time limits for commencement of development following approval.
- 13 Policy on utilization of irrigation water for non-household uses by developments in the areas which have historically utilized irrigation water.
- 14 Drainage requirements for new development.
- 15 Policies and cost sharing by developers and land owners for parks and other major public improvements.
- 17 Agricultural land use policies.
- 18 Energy Policies
- 19 Environmental resource and hazards policies.
- 23 Walker Field Policies
- 25 Master Plan of schools.
- 26 Master Plan of parks.

### **SECTION III** **PROPOSED LAND USE**

**INTRODUCTION** - The purpose of this section is to describe the proposed development features in relation to the site's asset and constraints identified within the Site Analysis Section of the narrative statement.

**GENERAL** - The proposal calls for the ultimate phased development of 52 single family building sites on 18.8 acres. Minimum lot size is 8000 square ft. The resulting density is 2.76 dwelling units per acre. The accompanying Site Development Plan depicts the relationship of each lot to the property boundary, roadway access, and other features of the development.

In addition to the individual lot development standards presented herein, strict architectural controls will be instigated to protect the development from undesirable influences. To achieve this, a set of covenants, conditions and restrictions will be adopted to insure ongoing protection to the residents of Paradise Hills Filing No. 7 and the adjacent land owners. In order to promote the health, safety, and welfare of the development's residents, a corporate Homeowner's Association (HOA) will be formed. Additionally, the HOA will be responsible for the ongoing operation and maintenance of the proposed irrigation system for Paradise Hills, Filing 7. These forementioned documents will closely follow those which are of record for Filing 4A of Paradise Hills Subdivision.

Figures V and VI graphically illustrate minimum building setbacks which will be incorporated in determining lot building envelopes.

**ACCESS** - The initial access to Paradise Hills, Filing 7 is limited to Lanai Drive. Lanai Drive is proposed to extend across the property, thus allowing for the future development of a secondary access into the area. Figure IV shows a suggested future circulation system for the balance of the property owned by the applicant. The proposal calls for the construction of dedicated roadway access to all lots within the development. All roadways will be constructed in accordance with Mesa County Road Standards for a local urban street. A typical road section is shown on the accompanying Site Development Plan. This road section is indicative of those which exist within previous filings of Paradise Hills Subdivision. According to the Colorado Highway Department's Trip Generator, approximately 468 average daily trips would occur after site development is complete. The dedicated right-of-ways also will serve as utility corridors.

#### **UTILITY SERVICE**

**WATER** - All lots within Paradise Hills, Filing 7 will be served by a domestic water distribution system. New 2", 6", and 8" diameter water mains will be extended from an existing 8" main located in Lania Drive, owned and operated by the Ute Water Conservancy District. Fire hydrants will be placed throughout the development. Sufficient flows and pressure exist to provide adequate water supply for fire protection.

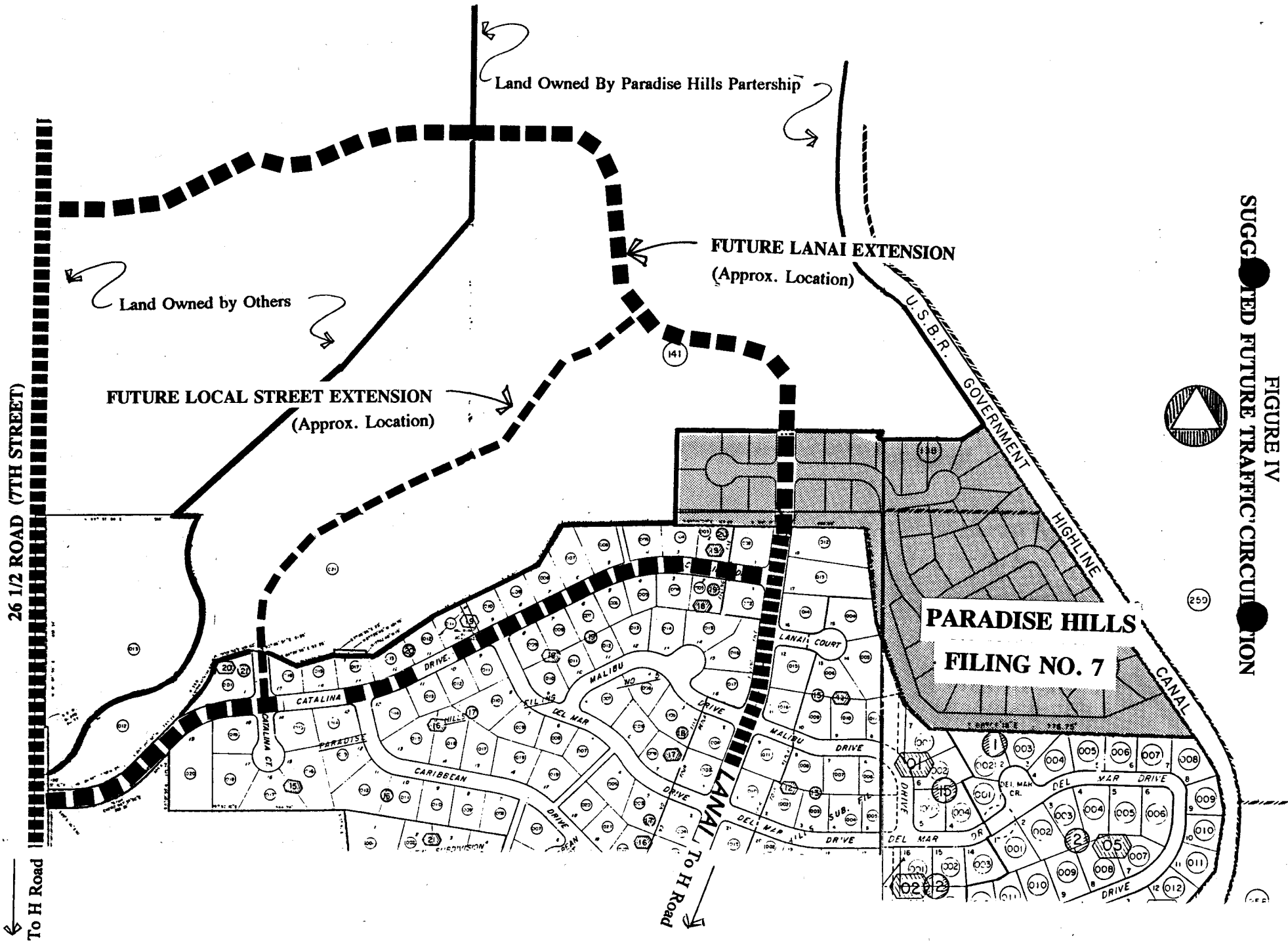


FIGURE IV  
 SUGGESTED FUTURE TRAFFIC CIRCULATION

FIGURE V  
PARADISE HILLS - FILING NO. 7  
TYPICAL BUILDING SETBACKS

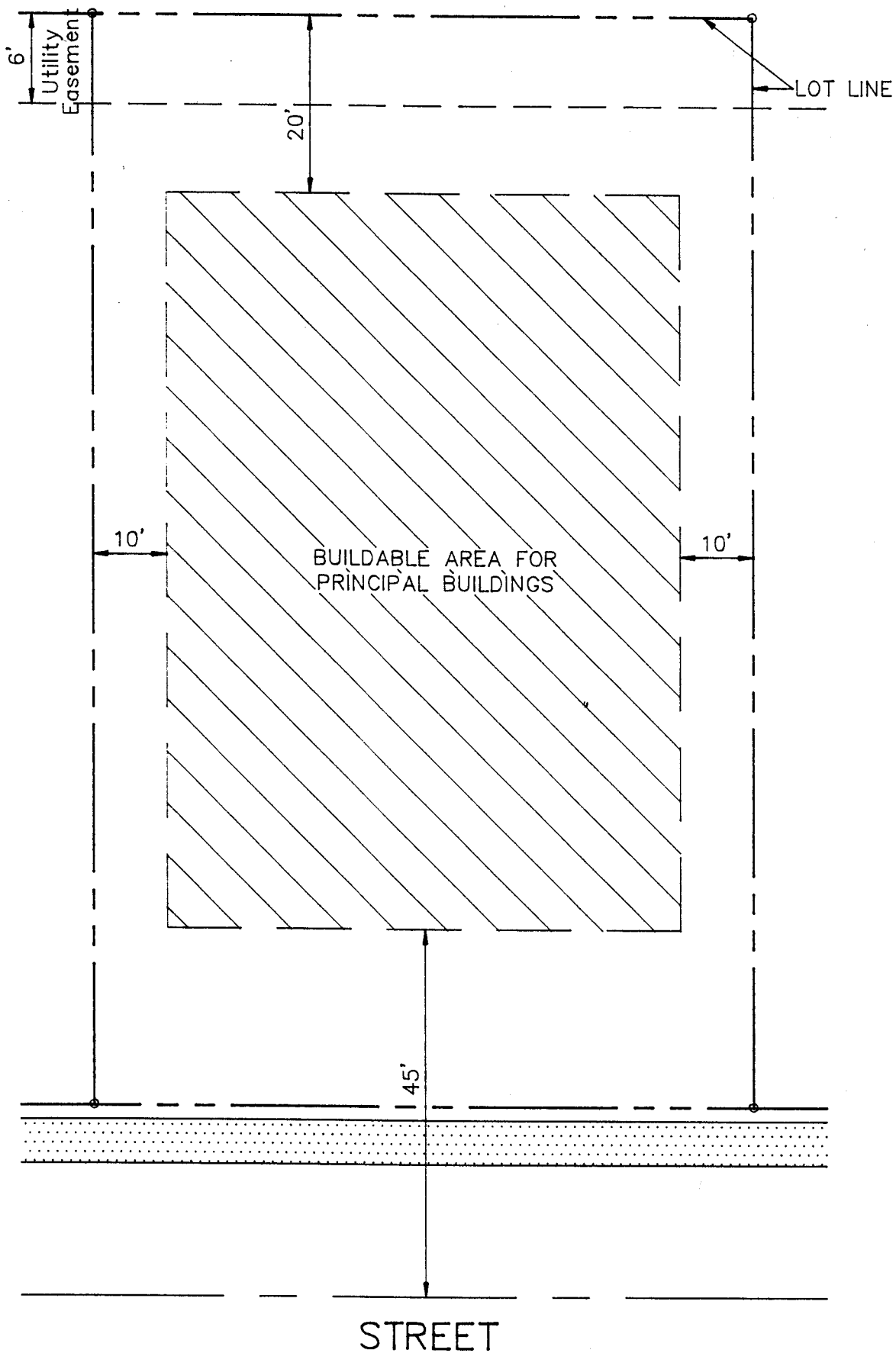
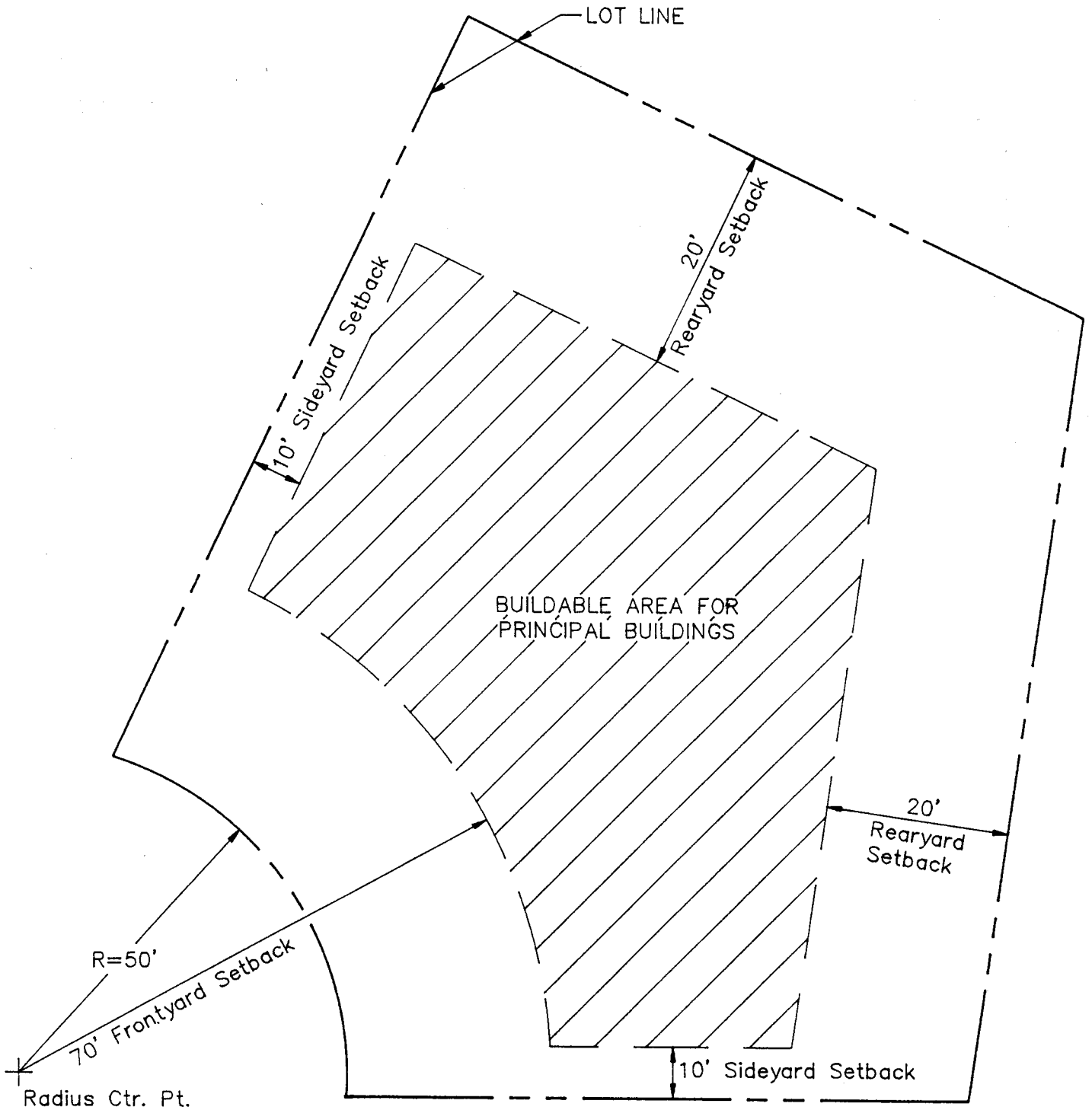


FIGURE VI

# PARADISE HILLS — FILING NO. 7

## TYPICAL BUILDING SETBACKS FOR ODD-SHAPED LOTS



**SANITARY SEWER** - Sewage generated by Paradise Hills, Filing 7 will be delivered to an existing collection system within the Paradise Hills development and ultimately treated by the Persigo Wastewater Treatment Facility which is owned and operated by Mesa County and the City of Grand Junction.

**ELECTRIC, GAS, PHONE & CATV** - Electric, gas, phone and cable television lines will be extended to each lot within the development from existing lines located adjacent to the proposed development. Gas mains will be located adjacent to the dedicated road right-of-ways, while underground electric, phone, and cable television lines will be typically located in dedicated utility easements at the rear of each lot. In some locations, these utilities will be located adjacent to the dedicated roads due to the high hills at the rear lot lines. Area lighting will be provided throughout the development to light the streets. Location of area lighting will be determined by the Public Service Co.

**IRRIGATION WATER** - Water shares from the Highline Canal will be delivered to each lot within Paradise Hills, Filing 7. The irrigation system will consist of pressurized delivery system utilizing a central pump station. Ultimate management and operation of the system will be the responsibility of the aforementioned Home Owners Association. 35.8 Class I shares of Grand Valley Water Users Association irrigation water are available.

**SOILS & GEOLOGY** - The proposed development plan is responsive the recommendations within the Geologic Hazards Report submitted to the State Geologist and County Planning Department under separate cover. Specific design elements incorporated within the development plan in response to the Geologic Hazards Report follow:

1. When acceptance of the Preliminary Plan has occurred, a detailed subsurface soil investigation will be conducted. The investigation will contain specific foundation recommendations based on identified soils characteristics.
2. A note will be placed on the final plat stating that engineered designed foundations are required on lots which are determined to need them as a result of the detailed soils investigation.

**DRAINAGE** - A Drainage Report which evaluates the impacts on existing drainage patterns has been submitted to the Mesa County Planning and Engineering Departments under separate cover. Most of the drainage within the development will be carried in adjoining roadside curbs and gutters to discharge points along the existing drainage ditch along the south boundary. Lots within the development will be graded in a manner to avoid inundation of the dwellings in the event of a 100 year frequency storm. Two types of individual lot grading will occur. These are represented on Figure VII which follows this page.

The Lanai Drive crossing of the existing drainage channel will be constructed in a manner which will not inundate any adjoining lots in the event of a 100 year frequency storm.

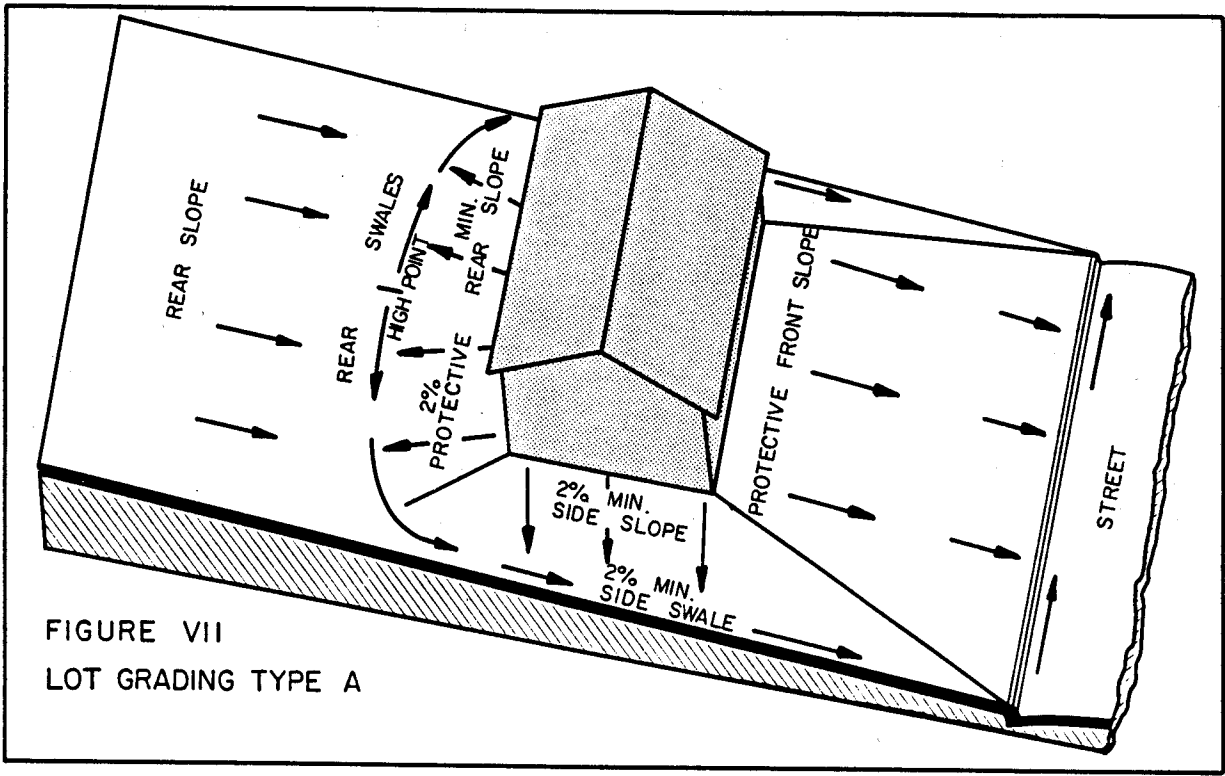


FIGURE VII  
LOT GRADING TYPE A

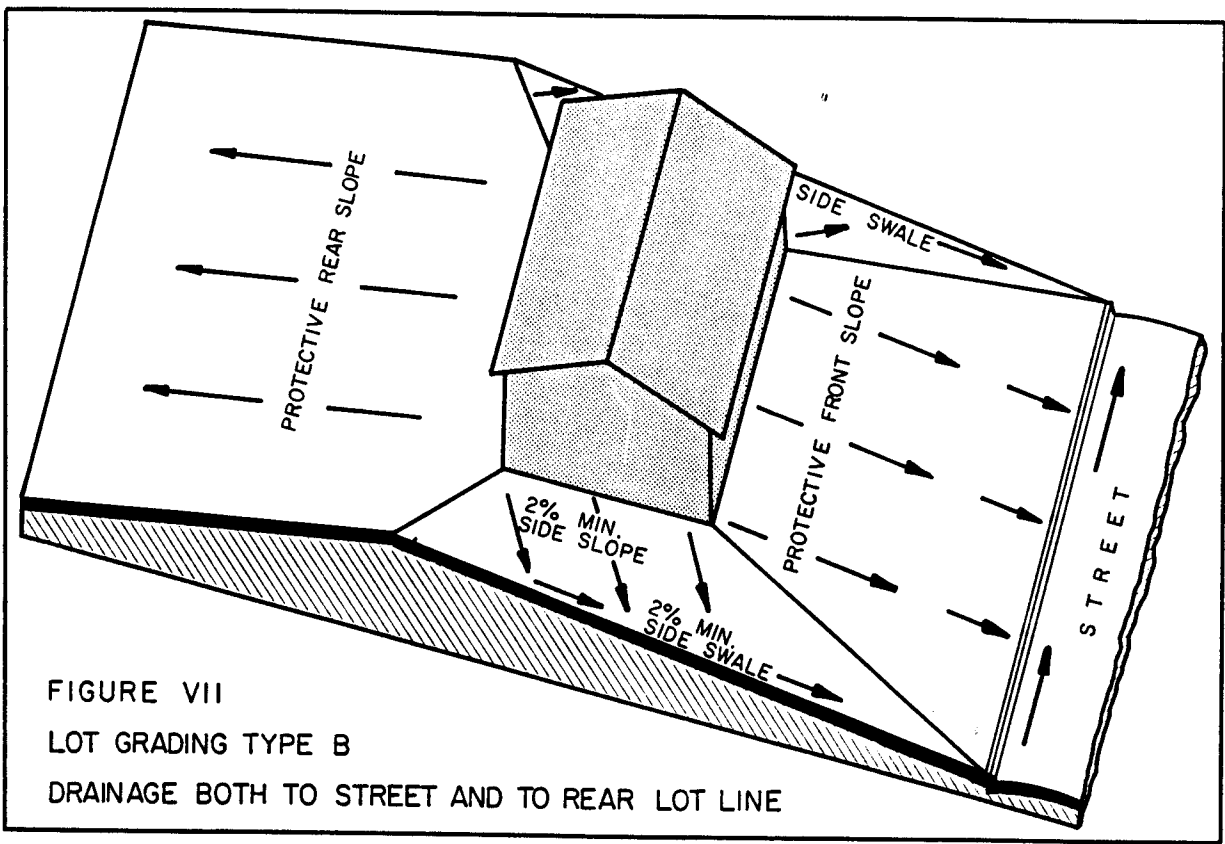


FIGURE VII  
LOT GRADING TYPE B  
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE



## LAND USE POLICIES

Of the 21 policies identified within the Site Analysis Section of this narrative affecting development of the site, the following will require special attention:

### **POLICY 2 - DRINKING WATER**

Available and to be provided by Ute Water.

### **POLICY 3 - MINIMUM FIRE FLOWS**

Existing and proposed water mains can provide minimum fire flows.

### **POLICY 4 - FIRE RESPONSE TIME**

Development is located within existing fire protection district. Response time is 6 to 8 minutes average.

### **POLICY 6 - SEWER STANDARDS**

Development will deliver sewage to Persigo Wastewater Treatment Facility.

### **POLICY 8 - STREET STANDARDS**

The proposed roadways will be constructed in accordance with current County road specifications and match those found in other filings.

### **POLICY 9 - LAND USE STANDARDS**

The proposal utilizes "Planned Unit" Land Development Concept.

### **POLICY 13 - IRRIGATION WATER**

Existing sources will be utilized for irrigation.

### **POLICY 14 - DRAINAGE**

Development utilizes "natural" approach in storm water management by respecting the existing characteristics of the major drainage channel.

### **POLICY 17 - AGRICULTURAL POLICIES**

Development does not lie within the Soil Conservation Service "Prime and Unique Agricultural Land" classification.

### **POLICY 19 - ENVIRONMENT**

Development of lots does not occur in identified natural hazard areas. Site plan is responsive to recommendations in Geologic Hazards Report.

### **POLICY 23 - WALKER FIELD**

Paradise Hills Subdivision, Filing No. 7 does not lie within Walker Field's identified clear or critical zone.

**DEVELOPMENT SCHEDULE** - The rate at which development of Paradise Hills, Filing 7 will occur will be dependent upon Mesa County's growth and housing needs. Therefore, the proposal calls for a phased development. The following chart indicates an anticipated development schedule on a phased basis.

<b><u>PHASE</u></b>	<b><u>NO. OF LOTS</u></b>	<b><u>BEGIN DEVELOPMENT</u></b>
I	20	Spring, 1991
II	32	Spring, 1993
Preliminary Plan for Filing 8	Unknown	Fall, 1992

# PRELIMINARY DEVELOPMENT PLAN FOR PARADISE HILLS SUBDIVISION-FILING NO. 7

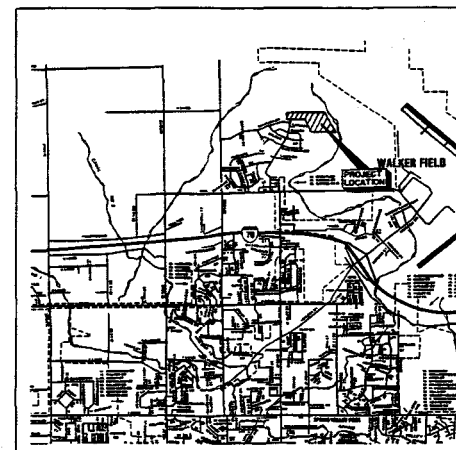
**OWNED & DEVELOPED BY:**

PARADISE HILLS PARTNERSHIP, C/O BRAY & CO., ATN. ROBERT BRAY, 1015 N. 7TH STREET, GRAND JUNCTION, COLORADO, PHONE: 242-3647

**PLANNED & ENGINEERED BY:**

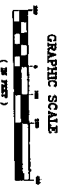
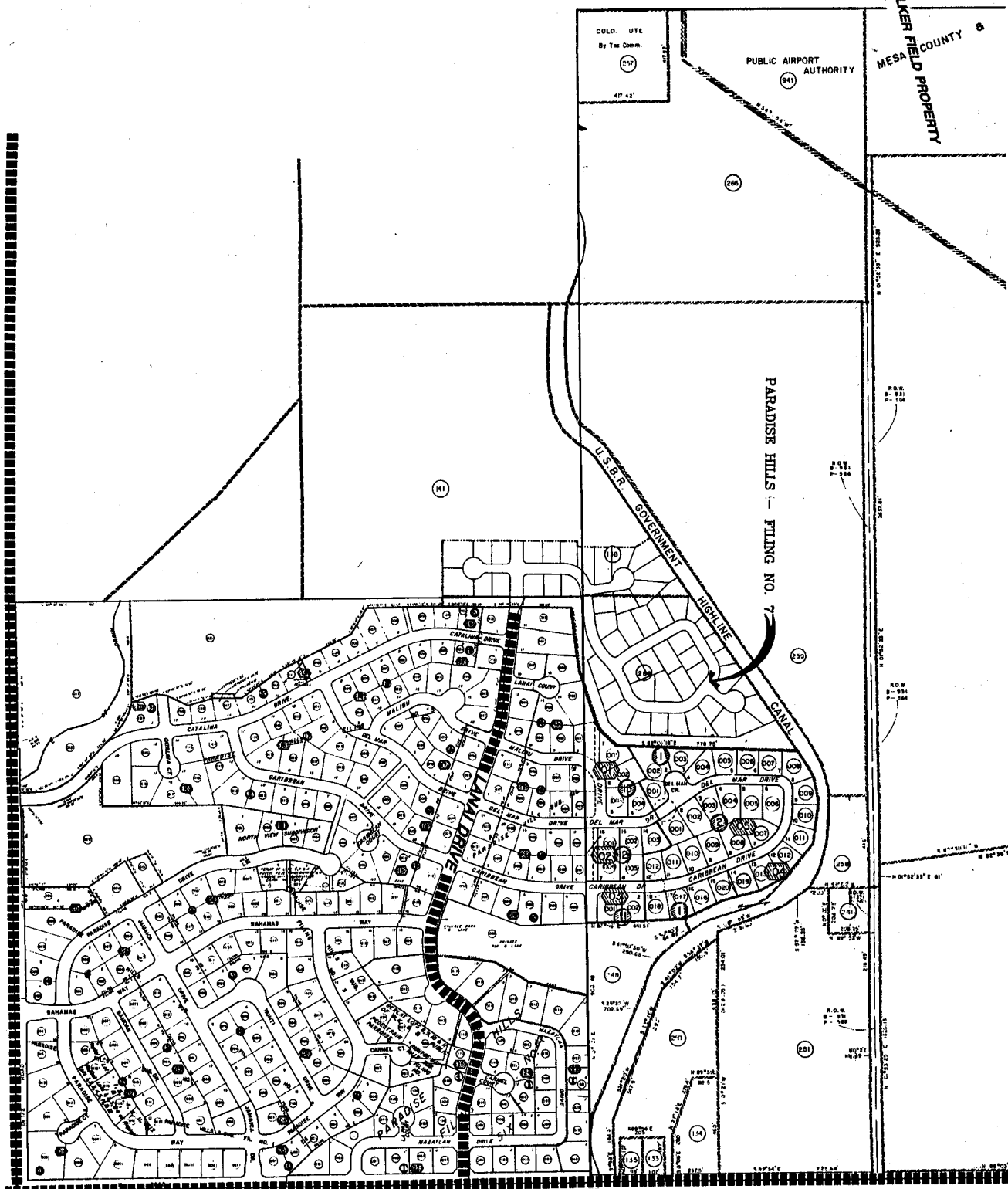
ARMSTRONG CONSULTANTS, INC., 861 ROOD AVE., GRAND JUNCTION, COLORADO, PHONE: 242-0101

INDEX	
DESCRIPTION	SHEET
COVER SHEET	1
ASSESSORS MAP	2
PRELIMINARY SITE PLAN	3
PRELIMINARY GRADING & DRAINAGE PLAN	4
PRELIMINARY UTILITY PLAN	5



LOCATION MAP

WALKER FIELD PROPERTY  
MESA COUNTY 8



		ASSessor's MAP PARADISE HILLS SUBDIVISION MESA COUNTY, COLORADO
DRAWN BY: D. ERTZ	DATE: OCT., 1990	SHEET: 2 of 5
CHECKED BY: P.M.O./T.A.L.	AD. NO. 905334	

H ROAD

N 12th STREET (27 ROAD)

N 7th STREET (26 1/2 ROAD)

PRELIMINARY SITE PLAN  
**PARADISE HILLS SUBDIVISION**  
 FILING NO. 7  
 MESA COUNTY, COLORADO



DRAWN BY: G. ERTZ  
 CHECKED BY: P.M.O./T.A.L.  
 DATE: OCT., 1990  
 AD. NO.: 905334  
 SHEET: 3 of 5

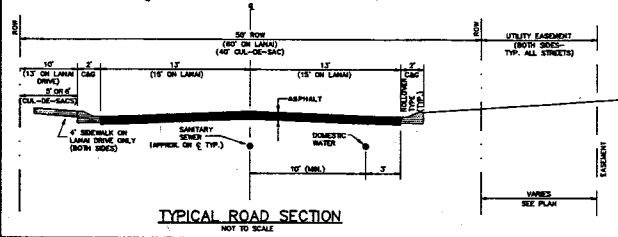
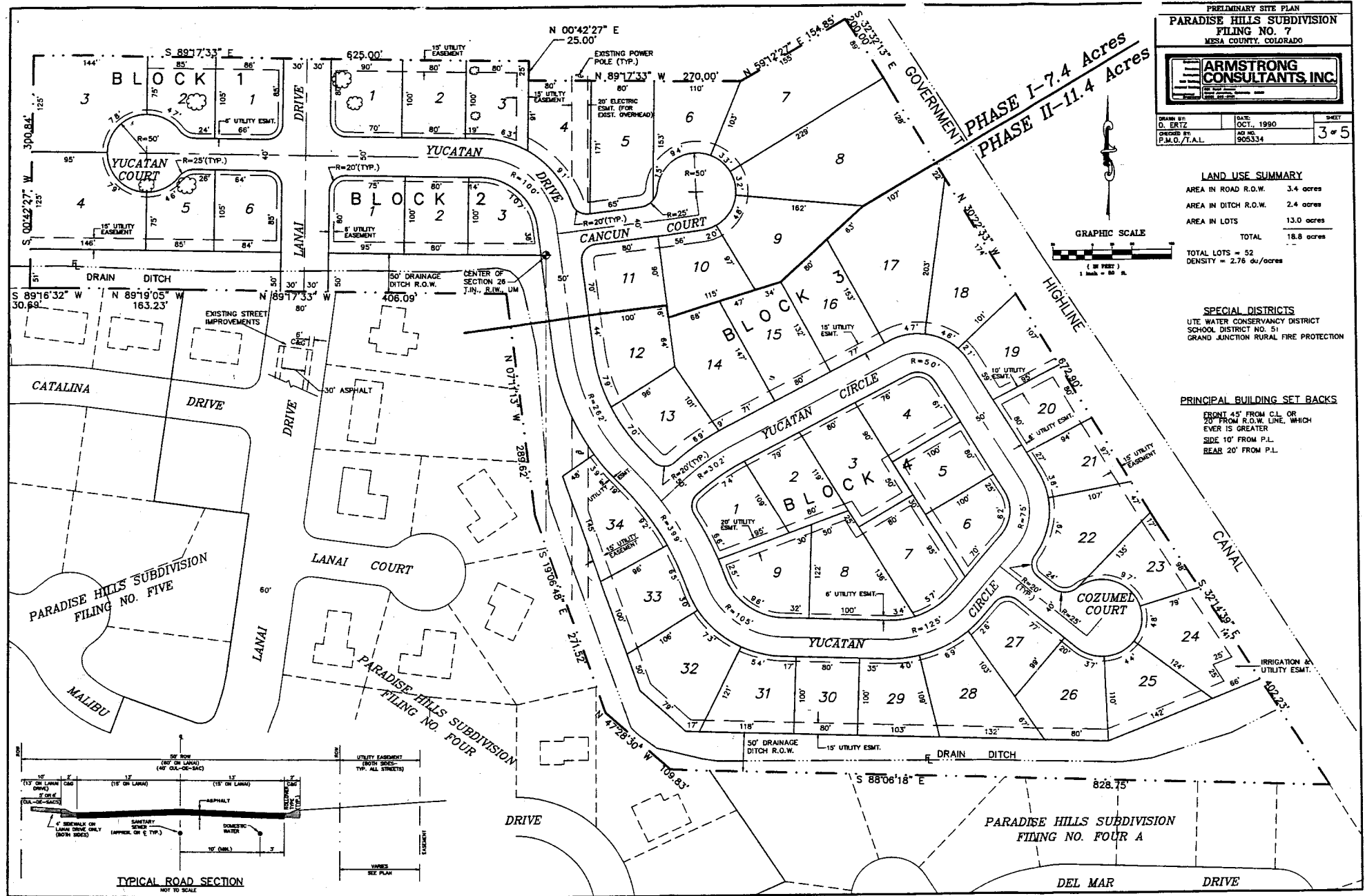
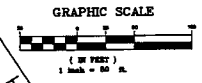
**LAND USE SUMMARY**

AREA IN ROAD R.O.W.	3.4 acres
AREA IN DITCH R.O.W.	2.4 acres
AREA IN LOTS	13.0 acres
<b>TOTAL</b>	<b>18.8 acres</b>

TOTAL LOTS = 52  
 DENSITY = 2.76 du/acre

**SPECIAL DISTRICTS**  
 UTE WATER CONSERVANCY DISTRICT  
 SCHOOL DISTRICT NO. 51  
 GRAND JUNCTION RURAL FIRE PROTECTION

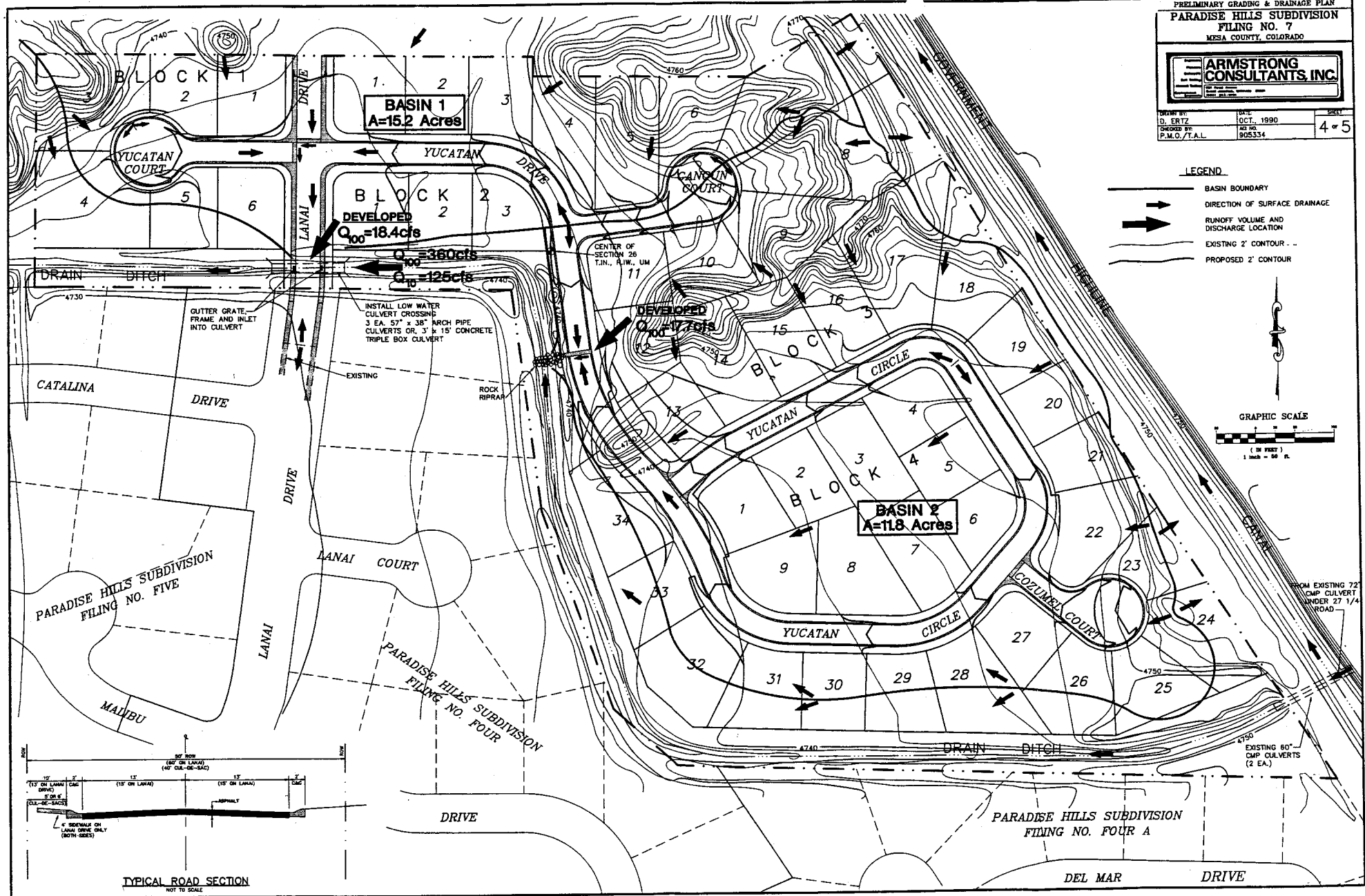
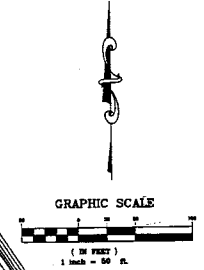
**PRINCIPAL BUILDING SET BACKS**  
 FRONT 45' FROM C.L. OR  
 20' FROM R.O.W. LINE, WHICH  
 EVER IS GREATER  
 SIDE 10' FROM P.L.  
 REAR 20' FROM P.L.





DESIGNED BY D. ERTZ	DATE OCT. 1990	SHEET 4 of 5
CHECKED BY P.M.O./T.A.L.	DATE 05/5/94	

- LEGEND**
- BASIN BOUNDARY
  - DIRECTION OF SURFACE DRAINAGE
  - RUNOFF VOLUME AND DISCHARGE LOCATION
  - EXISTING 2' CONTOUR
  - PROPOSED 2' CONTOUR



TYPICAL ROAD SECTION  
 NOT TO SCALE

PARADISE HILLS SUBDIVISION  
 FILING NO. FOUR A

DEL MAR DRIVE

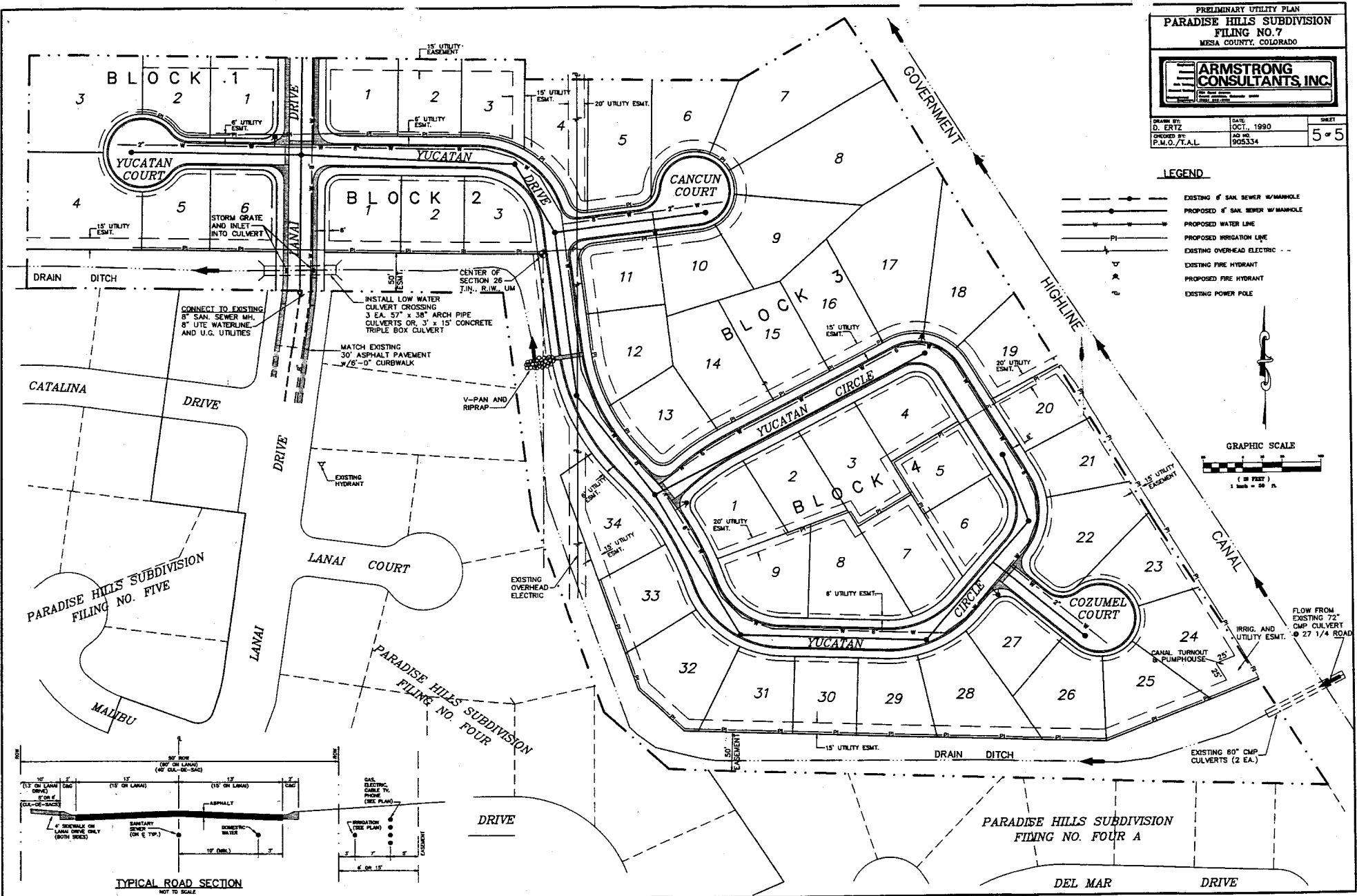
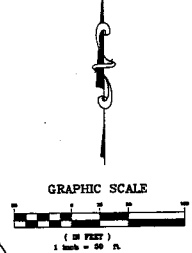
PRELIMINARY UTILITY PLAN  
**PARADISE HILLS SUBDIVISION**  
 FILING NO. 7  
 MESA COUNTY, COLORADO

**ARMSTRONG CONSULTANTS, INC.**

DRAWN BY: D. ERTZ      DATE: OCT., 1990      SHEET: 5 OF 5  
 CHECKED BY: P.M.O./T.A.L.      AD NO.: 9005334

**LEGEND**

- EXISTING 4" SAN. SEWER W/ MANHOLE
- PROPOSED 4" SAN. SEWER W/ MANHOLE
- PROPOSED WATER LINE
- PROPOSED IRRIGATION LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING POWER POLE



**TYPICAL ROAD SECTION**  
 NOT TO SCALE

PARADISE HILLS SUBDIVISION  
 FILING NO. FOUR A

PARADISE HILLS SUBDIVISION  
 FILING NO. FIVE

PARADISE HILLS SUBDIVISION  
 FILING NO. FOUR

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

**Date:** January 2, 1991

**To:** Mark Achen  
City Manager

**From:** Martyn Currie  
Acting Director of Community Development

**Subject:** Paradise Hills Expansion, Filing #7

Per your request, a summary report was prepared by Planner Dave Thornton on the proposed Paradise Hills Filing #7. This particular filing was presented to County Planning in the latter months of 1990. In his report, Dave included a summary of the of the proposed project, the City's initial review comments, our meeting with concerned citizens from Paradise Hills, and the revised review comments.

cc: City Council Members  
Planning Commission Members



## PARADISE HILLS FILING #7 PROPOSAL SUMMARY

The proposal calls for the ultimate phased development of 52 single family building sites on 18.8 acres. Minimum lot size is 8000 square feet. The resulting density is 2.76 dwelling units per acre. The accompanying Site Development Plan depicts the relationship of each lot to the property boundary, roadway access, and other features of the development.

The initial access to Paradise Hills, Filing 7 is limited to Lanai Drive. Lanai Drive is proposed to extend across the property, thus allowing for the future development of a secondary access into the area. Figure IV (attached) shows a suggested future circulation system by the developer for the balance of the property owned by them. All proposed roadways will be dedicated and constructed in accordance with Mesa County Road standards for a local urban street. According to the Colorado Highway Department's Trip Generator, approximately 468 average daily trips (ADT) would occur after site development is complete. The City's traffic generation table shows single family detached homes generating 10 trips per day. This would compute to 520 ADT for Filing 7. The proposal calls for all utilities to be extended to each lot.

Mesa County Planning sent a review packet to City staff around the first part of November for our comment on this proposal. This packet was reviewed by the City Engineer, Utilities Engineer, and Community Development staff. Those initial review comments are summarized as the following:

- 1) Profiles for water and sewer will be required prior to approval.
- 2) The dead end line at the north end of Lanai Drive will require a 4 foot diameter manhole with a stub north out of the manhole unless there are no users on the line. It is not possible to determine this since no services are shown on the "Utility Plan".
- 3) An improvements agreement will be required prior to approval.
- 4) Having only one access for this number of lots is a concern.
- 5) The only access crosses a drain ditch. Could that portion of Lanai Drive be under water at times?
- 6) Public access easements along the canal and drain ditch should be dedicated for connections to a future trail network.
- 7) Lots 4 - 10, Block 3 appear to be much too steep to build on.
- 8) The narrative indicates the roads will be built to County local urban road standards and match those found in other filings. Are the existing roads built to current County standards? If not, the new roads should meet current standards for urban roads.
- 9) Sidewalks should be provided on both sides of all streets per County standard for local urban streets. Utility easements adjacent to road-right-of-ways should be 10' wide. Lanai Drive is a residential collector and should have a pavement width of 36' minimum.

Mesa County Planning Commission held a public hearing on this proposal on November 15th. A number of Paradise Hills residents attended that meeting and they felt their concerns for additional traffic generated from the proposed development of filing 7 were not addressed appropriately. Having only one access out of filing 7 via Lanai Drive creates more traffic problems on a street that is already busy.

On November 20th, City and County staffs met with 4 homeowner association representatives for Paradise Hills. In attendance were George Platt, Orville Endrud, Ray Ashbeck, and Gary Morris representing Paradise Hills; Steve Sharp and Bennett Boeschstein from the County; and Mark Achen, Marty Currie, Don Newton, and Dave Thornton for the City. From this meeting the following additional comments were added to the previous submitted review comments by City Staff (see above comments).

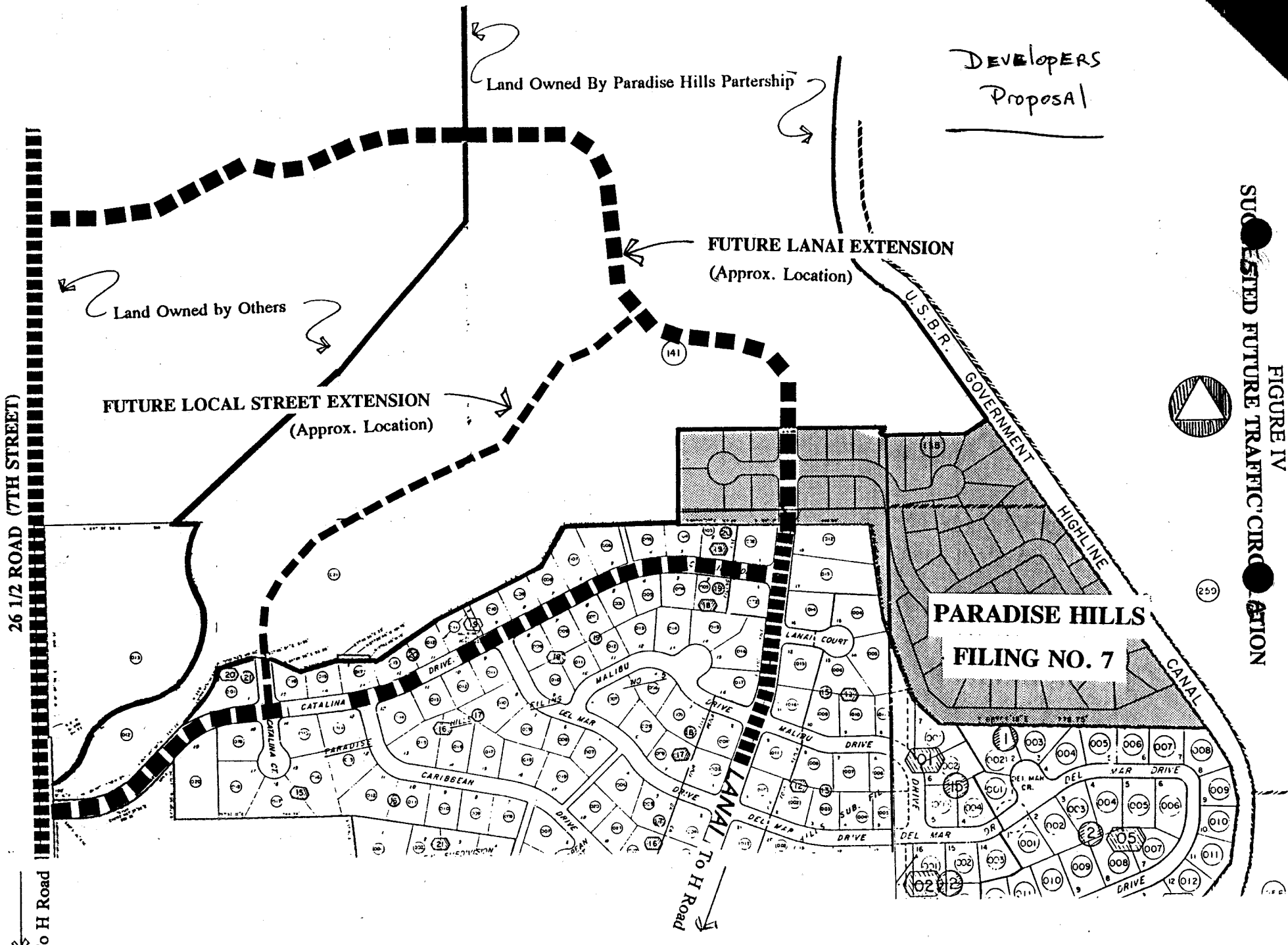
- 10) A bridge should be built across the drainage ditch along Lanai.
- 11) Removing on street parking along Lanai Drive may help reduce traffic concerns.
- 12) An alternate access must be included if filing 7 is approved. An East-West route is recommended, perhaps intersecting with 27 1/4 Road if the current configuration and location of filing 7 is maintained. Eventually this East-West access should also connect with 26 1/2 Road when future filings are approved. Full street improvements need to be required.
- 13) Lots along the Southern boundary of filing 7 need to be reviewed for proximity to the flood plain.

Preliminary conversation by County Planning with the developer regarding concerns brought out at the meeting on Nov. 20th have resulted in some tentative agreements such as:

- A) The construction of a sidewalk on one side of Lanai to H Road.
- B) Some repair of the low spots on Lanai Drive.
- C) Provision for school children crossing signs and markings on Lanai.
- D) The latest proposal by the developer relating to traffic issues is to extend an East-West route beginning at the intersection of Catalina Drive and Catalina Court and curve North and East to a point on Lanai Drive and entering filing 7 from the North. They only want to provide this as an emergency access to filing 7 and propose only to gravel it and construct a temporary break away barrier. County Staff have countered that proposal with requiring the road to be paved to a rural standard allowing continuous access to filing 7. The County Commissioners will make the final decision.

This proposal's next step in the County approval process is for it to go to public hearing before the County Commissioners. The hearing will be opened during Dec. 18th's meeting and forwarded to the following meeting to be held on Dec. 27th at 7:30 p.m.

(PARADISE.SUM)



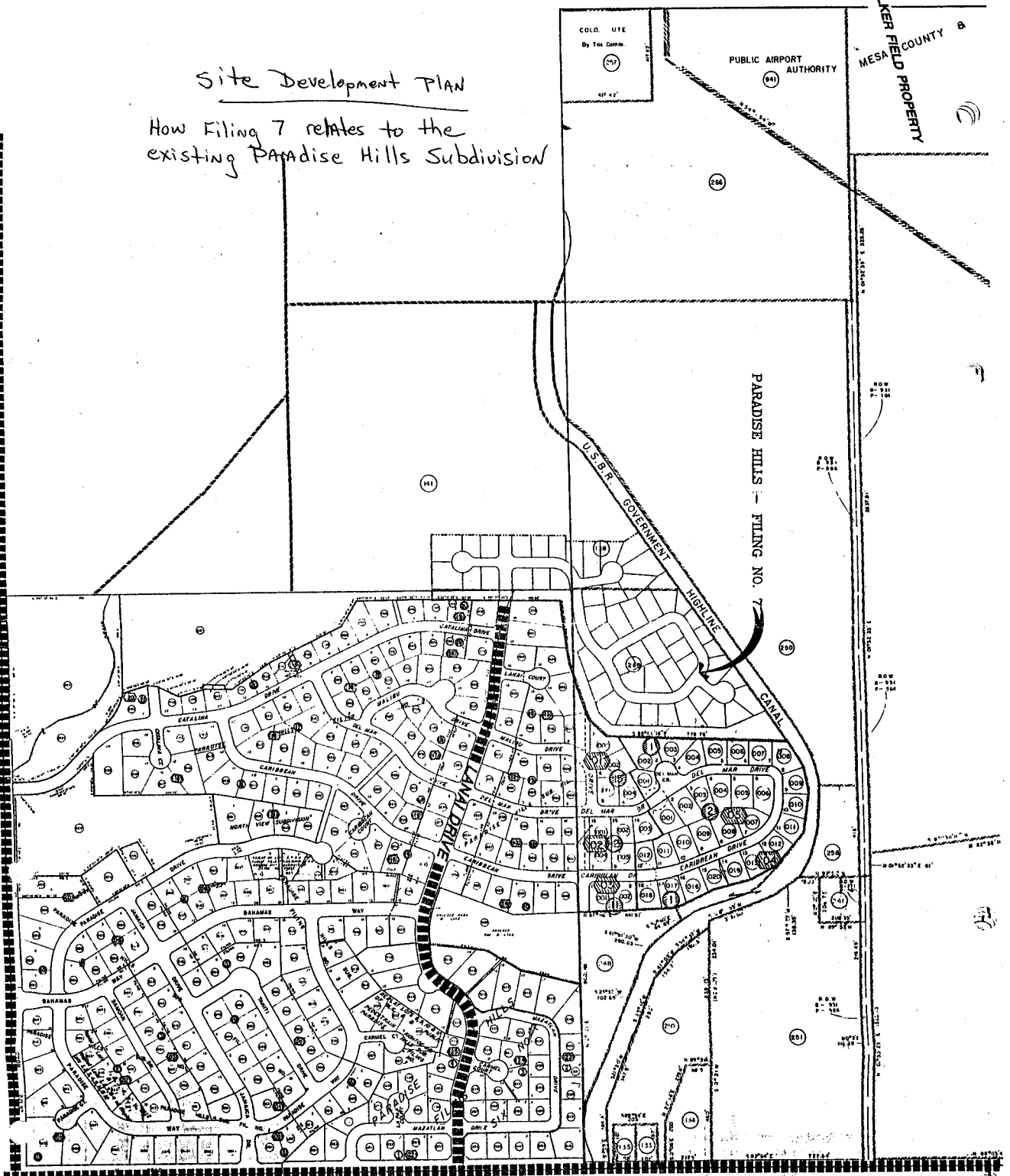
DEVELOPERS  
Proposal

FIGURE IV  
SUGGESTED FUTURE TRAFFIC CIRCULATION



Site Development Plan

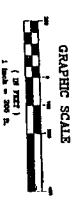
How Filing 7 relates to the existing Paradise Hills Subdivision



N. 7th STREET (26 1/2 ROAD)

H ROAD

N. 12th STREET (27 ROAD)



<b>ARMSTRONG CONSULTANTS, INC.</b>	
D. ERITZ P.M.O./T.A.L.	DATE: OCT., 1980 JOB NO.: 905534
SHEET: 2 of 5	

ASSessor's MAP  
 PARADISE HILLS SUBDIVISION  
 MESA COUNTY, COLORADO

fl

MEMORANDUM

TO: Dan Wilson

FROM: Kathy Portner *JP*

DATE: Jan. 2, 1991

RE: Paradise Hills

I attended the County Commissioner's hearing on December 27th for the Paradise Hills, Filing #7 preliminary plat approval. Robert Bray, the petitioner, spent 10 minutes of his presentation time to rant and rave about the City's "secret meeting" with property owners. He noted that the staff comments, originally done by me, were changed after the meeting with the home owners although the date of comment remained the same. During my presentation I indicated that I had done the original comments and that a meeting was held with some homeowners and indicated who had attended the meeting. I also commented that the second set of comments made by another staff member after the meeting were not significantly different than the original comments, but that there should have been another date on them.

The County Commissioners approved the preliminary plan in a lengthy motion. Many of our comments were ignored. In my presentation I suggested that since the City would likely annex this in the near future, the roads should be built to City urban standards. Doralyn asked County Engineering what the difference between City and County road standards were. Steve Sharp replied that there were differences, but because this was being proposed in the County it should be built to County standards. Doralyn agreed and the discussion moved on.

A second access was required, looping back to Catalina near 26 1/2 Road. However, a chip and seal surface was required rather than paving to standards. The problem I see with that is if it is accepted into the County system that way, maintenance costs will be much greater. And if it isn't accepted into the County system no one will maintain it. Perhaps a better solution would have been guaranteeing funds for future upgrading of the road at the time of the next filing or within a one or two year period, which ever came first. There was also some discussion as to why the Fire Department saw no problem with having only one access to 50 lots which crossed a major drain ditch. The Commissioners commented that they thought the Fire Dept. was negligent for not requiring a second access.

With the provision of a second access, the Commissioners did not require that Lanai be brought up to collector standards, which seems reasonable. The petitioner will be required to do some drainage improvements along the existing Lanai, but will not be required to build sidewalks on one side of existing Lanai as had been suggested by County staff. Money spent on drainage

improvements will be credited to the developers Development Impact Fee (DIF). There is probably only enough money in the developers DIF to do either drainage or sidewalks anyway.

Parks and trails were another major topic of debate. County staff had recommended that homeowners in filing #7 be required to get together with the other filings to see that the existing undeveloped parkland be developed and maintained. The Commissioners felt that was an unreasonable request to make of the petitioner since he would have no control over what the other homeowners might want to do. So there were no parks requirements made of the petitioner except for the portion of the DIF that goes to parks; however, most of the DIF will go toward drainage improvements for Lanai.

County staff had recommended that trail easements be dedicated along the canal and ditch and that a trail be constructed and maintained by the homeowners. The developer has said he will dedicate the easements and build the trails, but will then turn them over to the County. Of course the County wants no part of that and has dropped any requirements for trails or easements. I think we should at least get the easements dedicated if we can't decide who's responsibility maintenance of trails is. These would be important links in an overall trail network as proposed by Ciavonne and Associates for MPO.

We will have another opportunity to comment on this proposal when they submit for final approval. Perhaps some of these issues can be resolved by then.

xc: Marty Currie

File #C74-90 Paradise Hills

The City appreciates the opportunity to have submitted written comments on this project.

Because it is likely this property will be annexed after hooking onto sewer, I would like to reiterate our comments which for the most part, agree with County staff comments.

We understand this proposal will come back through the process for final approval. Profiles for water and sewer will be required for that review. *We may have additional comments once the submittal is complete.*

Lots 4-10, block 3 should be reconfigured and building envelopes provided that retain the natural topography.

All roads should be built to <sup>City</sup> urban standards.

Public access easements along the canal and drain ditch should be dedicated for connections to a future trail network. ~~The home owner's association should be responsible for maintenance.~~

Detailed drainage and floodplain reports must be reviewed and approved by the engineering staffs prior to final approval.

Bridge crossings <sup>or box culverts</sup> should be required over the drain ditch. ~~Not be used~~ depending on the 100 year flood levels.

A second access to this filing must be required. Full paving of that access should be required, with curb, gutter and sidewalk being deferred to later filings.

Thank you for the opportunity to comment.

*This property will be annexed, probably within a year, therefore we believe the subdivision should be built to city standards.*

**MESA COUNTY REVIEW**  
**C74-90 PARADISE HILLS REVISED OFFICIAL DEVELOPMENT PLAN**  
**AND FILING #7 IN A PLANNED UNIT DEVELOPMENT ZONE**

CITY UTILITY ENGINEER - Bill Cheney 11/16/90

There is capacity in the existing Paradise Hills lines and the Paradise Hills interceptor to service the development.

1. Profiles for water and sewer will be required prior to approval.
2. The dead end line at the north end of Lanai will require a 4 foot diameter manhole with a stub north out of the manhole unless there are no users on the line. It is not possible to determine this since no services are shown on the "Utility Plan".
3. An improvements agreement will be required prior for approval.

COMMUNITY DEVELOPMENT - Kathy Portner 11/14/90

- o Having only one access for this number of lots is a concern.
- o The only access crosses a drain ditch. Could that portion of Lanai Drive be under water at times? A bridge should be built across the drainage ditch.
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- o The narrative indicates the roads will be built to County local urban road standards and match those found in other filings. Are the existing roads built to current County standards? If not, the new roads should meet current standards for urban roads.
- o Removing on-street parking along Lanai Drive may help reduce traffic concerns.
- o An alternate access must be included if Filing 7 is approved. An East-West route is recommended, perhaps intersecting with 27 1/4 Road if the current configuration and location of Filing 7 is maintained. Eventually this East-West access should also connect with 26 1/2 Road when future filings are approved. Full street improvements need to be required.
- o Lots along southern boundary of Filing 7 need to be reviewed for proximity to flood plain.



CITY ENGINEER - J.D. Newton      11/06/90

Sidewalks should be provided on both sides of all streets per County standard for local urban streets. Utility easements adjacent to road rights-of-way should be 10' wide. Lanai Drive is a residential collector and should have a pavement width of 36' minimum.

\*\*\*\*\*  
**MESA COUNTY REVIEW SHEET**  
 Mesa County Planning Department  
 P.O. Box 20,000-5022  
 Grand Junction, Colo 81502-5022  
 C74-90 PARADISE HILLS REVISED OFFICIAL DEVELOPMENT PLAN  
 AND FILING #7 IN A PLANNED UNIT DEVELOPMENT ZONE.  
 Petitioner: Paradise Hills Partnership Location: N.  
 of Lanai Drive & Filings 4 and 4A. A request to  
 approve a revised Official Development Plan and Filing  
 #7 of Paradise Hills Planned Unit Development. This  
 filing consists of 52 lots on 18.8 acres. Planning  
 Commission Hearing: 11-15-90. County Commissioners: 12-18-90  
 \*\*\*\*\*

The attached application has been sent to your office for your review and comments.

\*\*PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.

MCPC Hearing Date: 11-15-90 MCC Hearing Date: 12-18-90  
 File Number: C74-90  
 Project Name: PARADISE HILLS, FILING No. 7  
 Phase: Preliminary Plan  
 Common Location: North of LANAI Dr. & FILINGS 4 and 4A  
 Engineer - Name: Armstrong Consultants, Inc. Attn. Tom Logue  
 Address: 861 Road, Grand Junction, CO 81501  
 Phone: 242-0101  
 Petitioner - Name: Paradise Hills Partnership % Robert Bray  
 Address: 1015 N. 7th St., Grand Junction, CO 81501  
 Phone: 242-3647

REVIEW AGENCY	REVIEW AGENCY COMMENTS (PLEASE TYPE)	YES NO	
		<u>CITY ENGINEERING</u>	Is proposal within service area? _____
	Existing services adequate? _____	_____	_____
	Connection to services required? _____	_____	_____
	Easements required? _____	_____	_____
	Relocation necessary? _____	_____	_____
	Improvements agreement adequate? _____	_____	_____
	As-builts required for release? _____	_____	_____
	Financing required for extensions? _____	_____	_____

Impact on capacity or supply:

Other concerns and specific requirements:

*Sidewalks should be provided on both sides of all streets per County standard for Local Urban Street. ~~Utility~~ Easements adjacent to road rights-of-ways should be 10' wide. Lanai Drive is a residential collector and should have a pavement width of at 36' min.*

+++ PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS++

Reviewing Office: City Engineer  
 Reviewed by: J. Don Hunter Date: 11-16-90

FAILURE TO OBJECT OR COMMENT BY 12-4-90 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.

\*\*\*\*\*  
**MESA COUNTY REVIEW SHEET**  
 Mesa County Planning Department  
 P.O. Box 20,000-5022  
 Grand Junction, Colo 81502-5022  
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 Phone: 242-3647

REVIEW AGENCY	REVIEW AGENCY COMMENTS (PLEASE TYPE)	YES	NO
<u>GRAND JCT. UTILITIES</u>	Is proposal within service area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Existing services adequate?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Connection to services required?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Easements required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Relocation necessary?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Improvements agreement adequate?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	As-builts required for release?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Financing required for extensions?	<input type="checkbox"/>	<input type="checkbox"/>	

Impact on capacity or supply:  
*There is capacity in the existing Paradise Hills lines and the Paradise Hills interceptor to service the development.*

- Other concerns and specific requirements:
- 1. Profiles for water and sewer will be required prior to approval.*
  - 2. The dead end line at the north end of Lanai will require a 4' diameter manhole with a stub north out of the manhole unless there are no users on the line. It is not possible to determine this since no services are shown on the "Utility Plan".*
  - 3. An improvements agreement will be required prior to approval.*

+++ PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS++

Reviewing Office: Public Works- Utilities  
 Reviewed by: Bill Cheney - Utility Engineer Date: 11-16-90

FAILURE TO OBJECT OR COMMENT BY 12-4-90 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.

\*\*\*\*\*

**MESA COUNTY REVIEW SHEET**

Mesa County Planning Department  
P.O. Box 20,000-5022  
Grand Junction, Colo 81502-5022

C74-90 PARADISE HILLS REVISED OFFICIAL DEVELOPMENT PLAN  
AND FILING #7 IN A PLANNED UNIT DEVELOPMENT ZONE.  
Petitioner: Paradise Hills Partnership Location: N.  
of Lanai Drive & Filings 4 and 4A. A request to  
approve a revised Official Development Plan and Filing  
#7 of Paradise Hills Planned Unit Development. This  
filing consists of 52 lots on 18.8 acres. Planning  
Commission Hearing: 11-15-90. County Commissioners: 12-18-90

\*\*\*\*\*

The attached application has been sent to your office for your review and comments.

\*\*PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.

MCPC Hearing Date: 11-15-90 MCC Hearing Date: 12-18-90  
File Number: C74-90  
Project Name: PARADISE HILLS, FILING No. 7  
Phase: Preliminary Plan  
Common Location: North of LANAI Dr. & FILINGS 4 and 4A  
Engineer - Name: Armstrong Consultants, Inc. Attn. Tom Logue  
Address: 861 Road, Grand Junction, CO 81501  
Phone: 242-0101  
Petitioner - Name: Paradise Hills Partnership % Robert Bray  
Address: 1015 N. 7th St., Grand Junction, CO 81501  
Phone: 242-3647

REVIEW AGENCY	REVIEW AGENCY COMMENTS (PLEASE TYPE)	REPLY	
		YES	NO
<u>GRD. JCT. PLANNING</u>	Is proposal within service area?	_____	_____
	Existing services adequate?	_____	_____
	Connection to services required?	_____	_____
	Easements required?	_____	_____
	Relocation necessary?	_____	_____
	Improvements agreement adequate?	_____	_____
	As-builts required for release?	_____	_____
	Financing required for extensions?	_____	_____

Impact on capacity or supply:

Other concerns and specific requirements:

*see attached*

+++ PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS++

Reviewing Office: \_\_\_\_\_

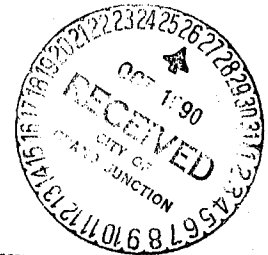
Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_

FAILURE TO OBJECT OR COMMENT BY 12-4-90 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.

MESA COUNTY REVIEW

TO: City Utilities Engineer  
FROM: Community Development



Please review the attached information and return any comments to Kathy Portner by 11/5/90.

comments.

\*\*PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.

MCPC Hearing Date: 11-15-90 MCC Hearing Date: 11-27-90  
File Number: CU-90  
Project Name: CIMARRON  
Phase: Preliminary  
Common Location: 1/4 mi. South of South Broadway and East of South Camp Road

Engineer - Name: Armstrong Consultants, Inc. Attn. Tom Logue  
Address: 261 Road Ave, Grand Junction, Co. 81501  
Phone: 242-0101

Petitioner - Name: Damen L. Lane  
Address: 501 Tiara Dr. Grand Junction, Co. 81501  
Phone: 241-9569

REVIEW AGENCY	REVIEW AGENCY COMMENTS (PLEASE TYPE)	REVIEW AGENCY COMMENTS (PLEASE TYPE)	
		Yes	No
<u>GRAND JUNCTION PUBLIC WORKS</u>	Is proposal within service area?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Existing services adequate?	<u>N/A</u>	<u>N/A</u>
	Connection to services required?	<input checked="" type="checkbox"/>	
	Easements required? <u>ROW</u>	<input checked="" type="checkbox"/>	
	Relocation necessary?		<input checked="" type="checkbox"/>
	Improvements agreement adequate?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	As-builts required for release?	<input checked="" type="checkbox"/>	
Financing required for extensions?	<input checked="" type="checkbox"/>		

Impact on capacity or supply:

Other concerns and specific requirements:

See Attached sheet for comments

+++PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS++

Reviewing Office: City Utilities

Reviewed by: Joseph J. Beilman Jr.

Date: Nov 6, 1990

FAILURE TO OBJECT OR COMMENT BY 11-26-90 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.

# CIMARRON SUBDIVISION

## COMMENTS:

Sewer Connection as shown is acceptable as a temporary connection. Eventually subdivision should be served by an interceptor which will be extended along South Camp Road from South Broadway. Subdivision will be required to participate in cost of this future interceptor in South Camp Road. Details of the participation will have to be worked out prior to final approval of subdivision.

Construction plans will have to be submitted for approval before sewer construction begins.

The 2" water line on Cale Ln & Casey Ln, is not adequate to serve 10 houses.

JAB Nov 6, 1990

\*\*\*\*\*

MESA COUNTY REVIEW SHEET

Mesa County Planning Department  
P.O. Box 20,000-5022  
Grand Junction, Colo 81502-5022

\*\*\*\*\*

The attached application has been sent to your office for your review and comments.

\*\*PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.

MCPC Hearing Date: 11-15-90      MCC Hearing Date: 11-27-90  
File Number: 271-90  
Project Name: CIMARRON  
Phase: Preliminary  
Common Location: 1/4 mi. South of South Broadway and East of South Camp Road

Engineer - Name: Armstrong Consultants, Inc. Attn. Tom Legue  
Address: 861 Road Ave, Grand Junction, Co. 81501  
Phone: 242-0101

Petitioner - Name: Damon L. Lane  
Address: 501 Tiara Dr. Grand Junction, Co. 81501  
Phone: 241-9569

REVIEW AGENCY	REVIEW AGENCY COMMENTS (PLEASE TYPE)		
		Yes	No
<del>Grand Junction Planning</del>	Is proposal within service area?	_____	_____
	Existing services adequate?	_____	_____
	Connection to services required?	_____	_____
	Easements required?	_____	_____
	Relocation necessary?	_____	_____
	Improvements agreement adequate?	_____	_____
	As-builts required for release?	_____	_____
	Financing required for extensions?	_____	_____
	Impact on capacity or supply:		

Other concerns and specific requirements:

*The proposed road section does not meet county standard for local streets. These are not rural roads! The minimum standard should be 26' pavement with curbs, gutter and sidewalks*

+++PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS++

Reviewing Office: City Engineer  
Reviewed by: J. Don Hartman

Date: 11-6-90

FAILURE TO OBJECT OR COMMENT BY 11-26-90 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.

\*\*\*\*\*

MESA COUNTY REVIEW SHEET

Mesa County Planning Department  
P.O. Box 20,000-5022  
Grand Junction, Colo 81502-5022

\*\*\*\*\*

The attached application has been sent to your office for your review and comments.

\*\*PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.

MCPC Hearing Date: 11-15-90      MCC Hearing Date: 11-27-90  
File Number: 271-90  
Project Name: CIMARRON  
Phase: Preliminary  
Common Location: 1/4 ml. South of South Broadway and East of South Camp Road

Engineer - Name: Armstrong Consultants, Inc. Attn. Tom Logue  
Address: 261 Road Ave., Grand Junction, Co. 81501  
Phone: 242-0101

Petitioner - Name: Damon L. Lane  
Address: 501 Tiara Dr. Grand Junction, Co. 81501  
Phone: 241-9569

REVIEW AGENCY	REVIEW AGENCY COMMENTS (PLEASE TYPE)	(PLEASE TYPE)	
		Yes	No
<u>GRD JCT. PLANNING</u>	Is proposal within service area?	-----	-----
	Existing services adequate?	-----	-----
	Connection to services required?	-----	-----
	Easements required?	-----	-----
	Relocation necessary?	-----	-----
	Improvements agreement adequate?	-----	-----
	As-builts required for release?	-----	-----
	Financing required for extensions?	-----	-----

Impact on capacity or supply:

Other concerns and specific requirements:

+++PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS++

Reviewing Office: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_

FAILURE TO OBJECT OR COMMENT BY 11-26-90 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.



To whom it may concern,

I have been in Daycare 11 yrs. at 3052 Bookcliff Ave. Before that it was 10 yrs. in Sapulpa Oklahoma. I have always had a good reliable reputation. We have found lots of joy in watching children grow and develop in front of our eyes. I feel I have always had good staffing. When we go on outings or are here at the house there are two of us all the time, most of the time three. We feel that our Daycare has always been the best Daycare in Grand Jct. The quality is so secure for parents that they feel good about leaving their children because they know that they are having fun, and learning, and have enough structure that they enjoy the children at night when this time is a very special time for them. We take children as early as 5:00 A.M. When a parents schedule doesn't work like it should. Our day ends at 6:00 P.M. I've even had some families as long as four to five yrs. When people find a good Daycare they stay with it. I have never left a note on the door saying " CLOSED " or a note the night before, saying they would have to find someone else. We take great pride in what we do. The childrens interests are number one. That's why we would like to expand to twelve children. We don't feel that nothing could or will change any thing. We don't want to change the appearance of our home. We are not going to put up a large sign or anything like that. We do not want to deappreciate our home. We still want it to be our family home so this won't deappreciate the neighborhood. We have plenty of parking room. We live at the end of the street, it was supposed to be a dead end. Instead they put in a coltisack, because of our house going the other way.

They put a street in front of our house. People can park in by the side of the house in the coltisack area they can come and go at Shoshone Ave. or Boockliff Ave. We have a double driveway with a gravel parking area, also there are no houses across from us, instead there is a big hay field. There is a street light in the coltisack which lights a very large area. We have a large play area that is at the side of the house by the road area, but it has a six

foot privacy fence. There is only one neighbor that the fence is close to and it only comes to there front yard. The noise level to disturb the neighbors is at a minimum. We have a swing set, a jungle gym, a sand box, and a teeter totter. The area is <sup>app.</sup> 3,500 sq ft.

We also have a ten by fifty deck with child safe latches. We have a picnic table, a ping pong table, and a rocking horse on the deck. The kids really enjoy the parties that we have on the deck. In the winter we cover it with plastic so the children have somewhere to play, and can get a little fresh air. We have five fire exits, and three fire alarms and a fire extinguisher. We have a bi-level home so there are six stairs to go up and, six stairs to go down. From the front door to the playroom is a step. We have very good lighting. Our home is a five bedroom four bathroom, a kitchen, a den, and a laundry room, and playroom. It has <sup>app.</sup> 2989 square feet. Our family is very supportive in what each of them wants to do. My family doesn't resent my profession, but they instead enjoy helping with it. We feel that is a real need for a quality Daycare in the valley. There are more and more mothers having to work. There are a lot of single parents so it is very important for the children to receive a lot of love shown to him or her through the day. We have very pleased parents. They don't feel this will take away from their children, but that it will be a big plus.

*Children's Paradise Daycare*  
*Donna Swank*  
*Dr Bob Swank*

# SHOSHONE SUBDIVISION

BOOK 115 OF REG. REG. INSTR.

This map shows the subdivision of the land of the State of Idaho, County of Blaine, State of Idaho, and 1/2 acre of land in Block 1, Lot 1, Block 2, Block 3, Block 4, Block 5, Block 6, Block 7, Block 8, Block 9, Block 10, Block 11, Block 12, Block 13, Block 14, Block 15, Block 16, Block 17, Block 18, Block 19, Block 20, Block 21, Block 22, Block 23, Block 24, Block 25, Block 26, Block 27, Block 28, Block 29, Block 30, Block 31, Block 32, Block 33, Block 34, Block 35, Block 36, Block 37, Block 38, Block 39, Block 40, Block 41, Block 42, Block 43, Block 44, Block 45, Block 46, Block 47, Block 48, Block 49, Block 50, Block 51, Block 52, Block 53, Block 54, Block 55, Block 56, Block 57, Block 58, Block 59, Block 60, Block 61, Block 62, Block 63, Block 64, Block 65, Block 66, Block 67, Block 68, Block 69, Block 70, Block 71, Block 72, Block 73, Block 74, Block 75, Block 76, Block 77, Block 78, Block 79, Block 80, Block 81, Block 82, Block 83, Block 84, Block 85, Block 86, Block 87, Block 88, Block 89, Block 90, Block 91, Block 92, Block 93, Block 94, Block 95, Block 96, Block 97, Block 98, Block 99, Block 100.

*Ernest Anderson*

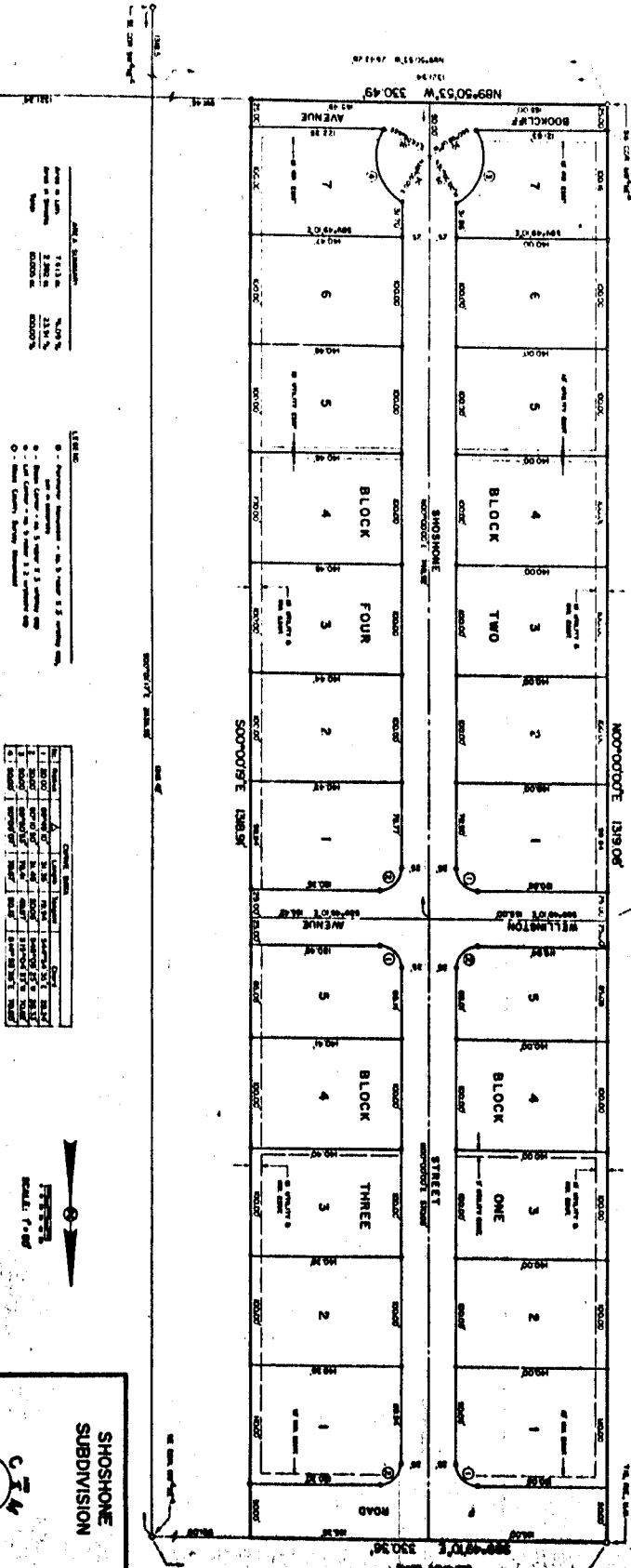
*May 26 1926*



CLERK AND RECORDS, COUNTY OF BLAINE, IDAHO  
 COUNTY OF BLAINE, IDAHO  
 I hereby certify that the foregoing map is a true and correct copy of the original map as filed in my office at Blaine, Idaho, on the 26th day of May, 1926, and is the same as that on file in my office.

By *John Q. Lee*  
 COUNTY CLERK  
 Attest: *Ernest Anderson*  
 COUNTY COMMISSIONER

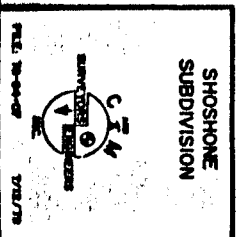
STATE OF IDAHO, COUNTY OF BLAINE  
 I, *Ernest Anderson*, County Commissioner of the County of Blaine, Idaho, do hereby certify that the foregoing map is a true and correct copy of the original map as filed in my office at Blaine, Idaho, on the 26th day of May, 1926, and is the same as that on file in my office.



Block	Acres
1	1.1111
2	2.2222
3	3.3333
4	4.4444
5	5.5555
6	6.6666
7	7.7777
8	8.8888
9	9.9999
10	10.1010
11	11.1111
12	12.1212
13	13.1313
14	14.1414
15	15.1515
16	16.1616
17	17.1717
18	18.1818
19	19.1919
20	20.2020
21	21.2121
22	22.2222
23	23.2323
24	24.2424
25	25.2525
26	26.2626
27	27.2727
28	28.2828

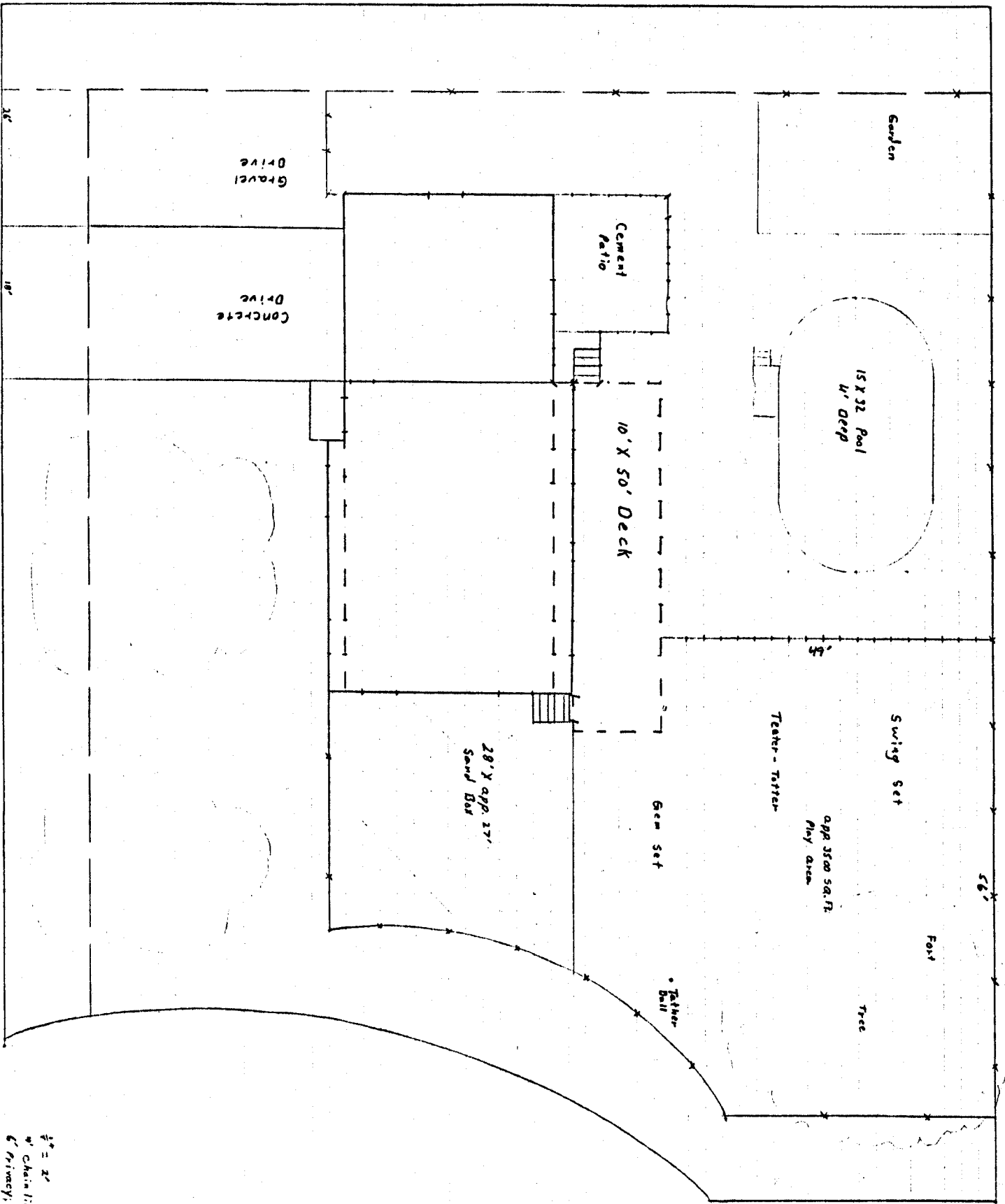
Lot	Acres
1	0.1111
2	0.2222
3	0.3333
4	0.4444
5	0.5555
6	0.6666
7	0.7777
8	0.8888
9	0.9999
10	1.0000
11	1.1111
12	1.2222
13	1.3333
14	1.4444
15	1.5555
16	1.6666
17	1.7777
18	1.8888
19	1.9999
20	2.0000
21	2.1111
22	2.2222
23	2.3333
24	2.4444
25	2.5555
26	2.6666
27	2.7777
28	2.8888

Block	Acres
1	1.1111
2	2.2222
3	3.3333
4	4.4444
5	5.5555
6	6.6666
7	7.7777
8	8.8888
9	9.9999
10	10.1010
11	11.1111
12	12.1212
13	13.1313
14	14.1414
15	15.1515
16	16.1616
17	17.1717
18	18.1818
19	19.1919
20	20.2020
21	21.2121
22	22.2222
23	23.2323
24	24.2424
25	25.2525
26	26.2626
27	27.2727
28	28.2828



SHOSHONE SUBDIVISION

FILE 300-373



Bookcliff

1/2" = 2'  
 4" Chain Link Fence  
 6" Privacy Fence  
 Gate  
 Down on window

11

5108 SHONE ST.

MESA COUNTY REVIEW  
C71-90 CIMMARON  
PRELIMINARY

CITY UTILITY ENGINEER - Joe Beilman 11/06/90

Sewer connection as shown is acceptable as a temporary connection. Eventually subdivision should be served by an interceptor which will be extended along South Camp Road from South Broadway. Subdivision will be required to participate in cost of this future interceptor in South Camp Road. Details of the participation will have to be worked out prior to final approval of subdivision.

Construction plans will have to be submitted for approval before sewer construction begins.

The 2" water line on Cale Lane and Casey Lane is not adequate to serve ten houses.

COMMUNITY DEVELOPMENT 11/07/90

- o Page III - 3 of the narrative states that the proposal utilizes "Planned Unit" Land Development concept. It is not clear if the proposal includes a rezone to PUD. A planned zone would be desirable to set the density as proposed and to be consistent with properties to the east and south.
- o What assurance is there that Claudette Lane will ever extend to the north? Does the developer control the land to the north? Without that extension, Claudette Lane will remain as a cul-de-sac which is much too long.
- o Is it feasible and/or beneficial to provide trail access along the canal to further future trail linkages?

CITY ENGINEER - J.D. Newton 11/06/90

The proposed road section does not meet County standard for local streets. These are not rural roads! The minimum standard should be 26' pavement with curbs, gutter, and sidewalks.

PRELIMINARY DEVELOPMENT PLAN FOR  
**CIMARRON**

SEPT., 1990

**PREPARED FOR:**

*DAMON LANE  
501 TIARA DR.  
GRAND JUNCTION, CO.  
(303)241-9569*

**PREPARED BY:**

*ARMSTRONG CONSULTANTS, INC.  
861 ROOD AVE.  
GRAND JUNCTION, CO.  
(303)242-0101*

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**SECTION I**  
**SUMMARY**

The proposal calls for the phased development of 43 single family building sites on 40.1 acres. Minimum lot sizes is 1/3 acre and maximum lot size is 16 acres. The resulting density of 1.0 dwelling units per acre.

The site is located on the Redlands and is adjacent to a fully developed subdivision of similar density. The property is zoned R-2, residential by Mesa County.

Upon review of the accompanying statements, maps and project narrative, it is apparent that the request meets all of the standards for development permits found within Chapter 4 of the *Mesa County Land Use Code*. Responses to each of the pertinent standards follow.

- |                         |  |
|-------------------------|--|
| 4.1.1 Drinking Water    | The proposed development is located within the Ute Water District. Drinking water is available from existing supply lines crossing the site.   |
| 4.1.2 Minimum Fire Flow | Adequate supplies of water in terms of flow for minimum fire protection, are available. Fire hydrants will be located throughout the development.  |
| 4.1.3 Fire Response     | According to fire department personnel, the Cimarron development is located within an average 68 minute response time from Fire Station No. 3  |
| 4.1.4 Sewage Treatment  | The proposal calls for the extension of sanitary sewer collection lines to the development. Treatment of sewer will be provided by the Persigo Wastewater Treatment Plant.   |
| 4.1.5 Street Access     | Street access is proposed from South Camp Road which is classified as a minor arterial. No direct driveway access is proposed to South Camp. South Camp Road is capable of handling the traffic generated by Cimarron. |
| 4.1.6 Drainage          | " <i>Design Guidelines for Storm Water Management in Mesa County</i> " was utilized in preparing the drainage report for the development. Drainage calculations were based on 100 year and 10 year frequency storms.   |



#### 4.2 Street Design

The proposed street section for Cimarron meets the requirements for Local Rural Classifications found within the "*Summary of Design Elements Table*". In no case does the estimated average daily traffic exceed the ranges identified within the aforementioned table for Local Rural Streets. The proposed development layout will discourage through traffic in accordance with paragraphs 4.2.2 of the code.

#### 4.3. Buffer Standard

The proposal does not require a buffer zone because it does not have a differing density classification than the adjoining properties.

#### 4.3.3 Roadway Landscaping

The proposal calls for landscaping of a private open space area adjacent to South Camp Road. Landscaping is proposed to be done in accordance with Standards established in "*Landscape Guidelines for Mesa County*".

#### 4.3.4 Hazardous Conditions

The geologic hazards report prepared for Cimarron identified areas not suitable for construction due to the potential of sliding due to steep slopes. The development plan does not propose any construction within the identified hazardous areas.

## SECTION II SITE ANALYSIS

**INTRODUCTION** - The purpose of the Site Analysis portion of this narrative is to identify the physical and technical characteristics of the subject site as it relates to the potential for future residential development, and to identify site assets and constraints. The Proposed Land Use Section which follows this section will demonstrate how the development plan relates to the site's assets and development constraints.

**LOCATION** - Cimarron consists of 40.1 acres located east of South Camp Road about 1/2 mile south of South Broadway on the Redlands. Wingate Elementary School is located 1/2 mile south of the subject property. Cimarron is located in part of the SW 1/4 of Section 18, Township 1 South, Range 1 West of the Ute Meridian.

**EXISTING LAND USE** - The property is comprised of a single parcel of land and is vacant of structures or dwellings. Evidence of some past farming activities occurring on the site can be found in an area lying adjacent to South Camp Road. Approximately 40% of the property consists of a large hillside and small plateau. Slopes on the hillside approach grades of 30%. In addition to the Redlands Water and Power Company's 2nd Lift Canal, the abandoned Third Lift Canal flows from north to south along the central portions of the property along the toe of the aforementioned hillside. The Ute Water Conservancy District owns and maintains two large diameter water pipelines which also cross the property. Cimarron is currently zoned R-2 by Mesa County.

**SURROUNDING LAND USE** - The surrounding land use is dominated by both single family housing and vacant undeveloped land. The most predominate use in the area surrounding the subject property is Monument Meadows Subdivision. Monument Meadows, which is fully developed, consists of 83 single family lots on 64 acres with a resulting density of 1.3 dwelling units per acre. A single family residence and a duplex adjoin the subject property on the north and south boundaries respectfully. Property located to the east consists of large acreages, some of which are the undeveloped portions of The Ridges. Non-residential uses found in the vicinity of the proposal include a church located north of the property and Wingate Elementary School 1/2 mile to the south.

Figure I, a reproduction from the Mesa County Zoning Map can be found on the following page. Five separate zone districts surround the subject property, all of which are residential in nature.

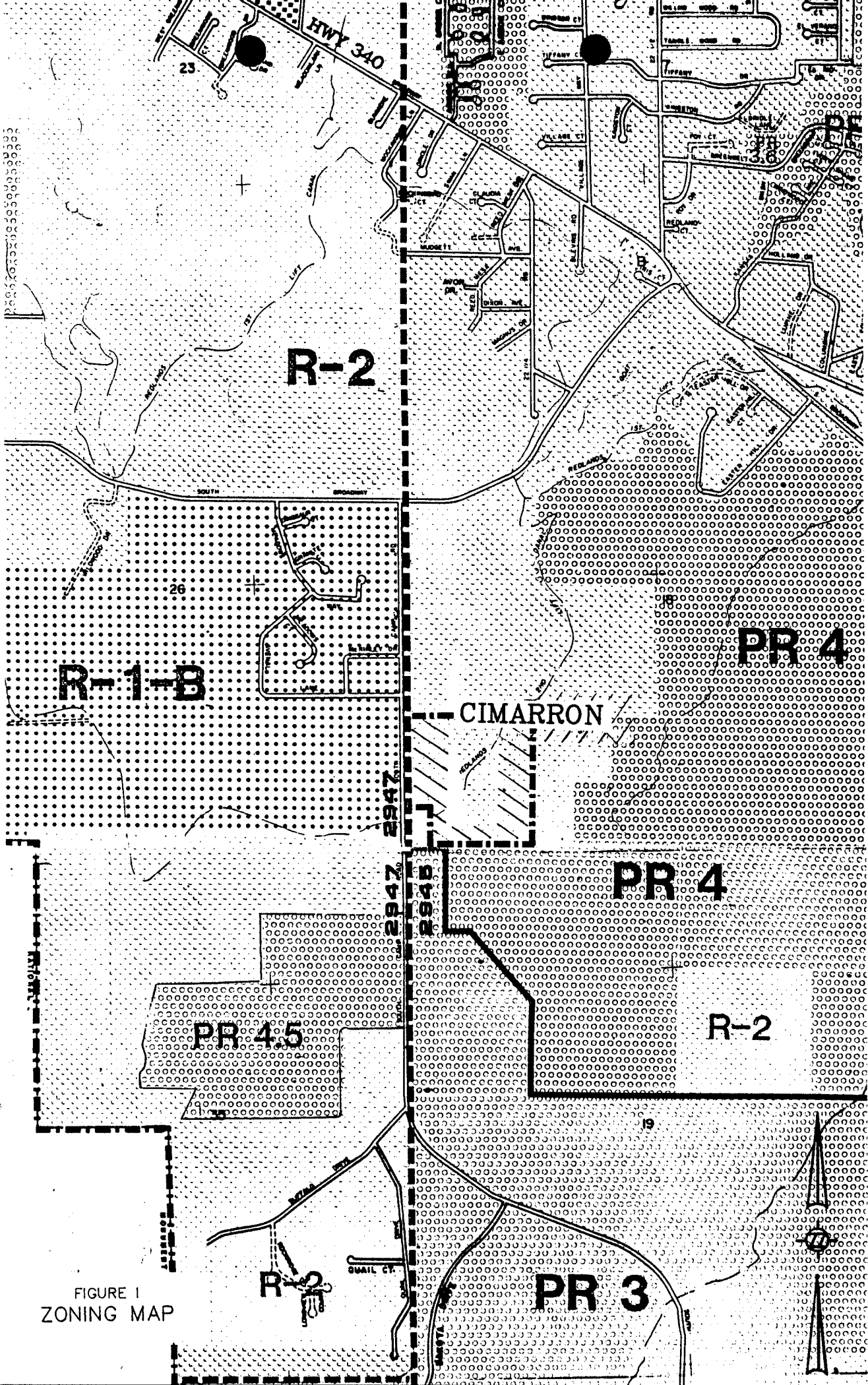


FIGURE 1  
ZONING MAP

**ACCESS** - Access to the property is from South Camp Road which is classified as a minor arterial by Mesa County. South Camp serves as a connecting link between South Broadway and Monument Road, both of which are also classified as minor arterials. Colorado State Highway 340 (Broadway) is located approximately 1 mile northeast of the property. Average Daily Traffic Counts, provided by Mesa County for each of the above mentioned roads, are shown on Figure II which is on the following page.

Table I represents a summary of each access road in the vicinity of the subject property, all of which are paved.

**TABLE I**

**ROAD CAPACITY SUMMARY**

<b>ROAD NAME</b>	<b>FUNCTIONAL CLASSIFICATION</b>	<b>EXISTING LANES</b>	<b>ULTIMATE LANES</b>	<b>RURAL DESIGN CAP. ADT</b>	<b>URBAN DESIGN CAP. ADT</b>
South Camp	Minor Arterial	2	2	6,000-10,000	10,000-18,000
South Broadway	Minor Arterial	2	2	6,000-10,000	10,000-18,000
Colorado 340	Principal Arterial	2	4	8,000-20,000	12,000-28,000
Monument Road	Minor Arterial	2	2	6,000-10,000	10,000-18,000

Source: Mesa County Specifications for Road and Bridge Design & Construction.

**UTILITY SERVICE** - Electric, gas, and communication lines are all located within the South Camp Road right-of-way.

Two domestic water mains are located within the boundaries of the property. Both of these mains, which are 10 inches, and 24 inches in diameter, originate at a storage tank near the southeast property corner and cross the property generally from the southeast to the northwest.

The nearest sanitary sewer main is an 8 inch diameter line located in Arenal Lane approximately 850 feet west of South Camp Road. This main flows northerly to the Goat Draw Interceptor Sewer Main located in South Broadway.

**SOILS AND GEOLOGY** - The Soils Conservation Service identified 4 soil types within the boundary of the property and include:

- Redlands & Thoroughfare; 5% to 10% slopes
- Rough Broken Land, Mesa, Chipeta, & Persigo Soils
- Thoroughfare Fine Sandy Loam; 0% to 2% slopes
- Thoroughfare Fine Sandy Loam; 2% to 5% slopes

Figure III which follows this page, indicates the location of each soil type found on the property and a chart identifying the soil characteristics found within each types.

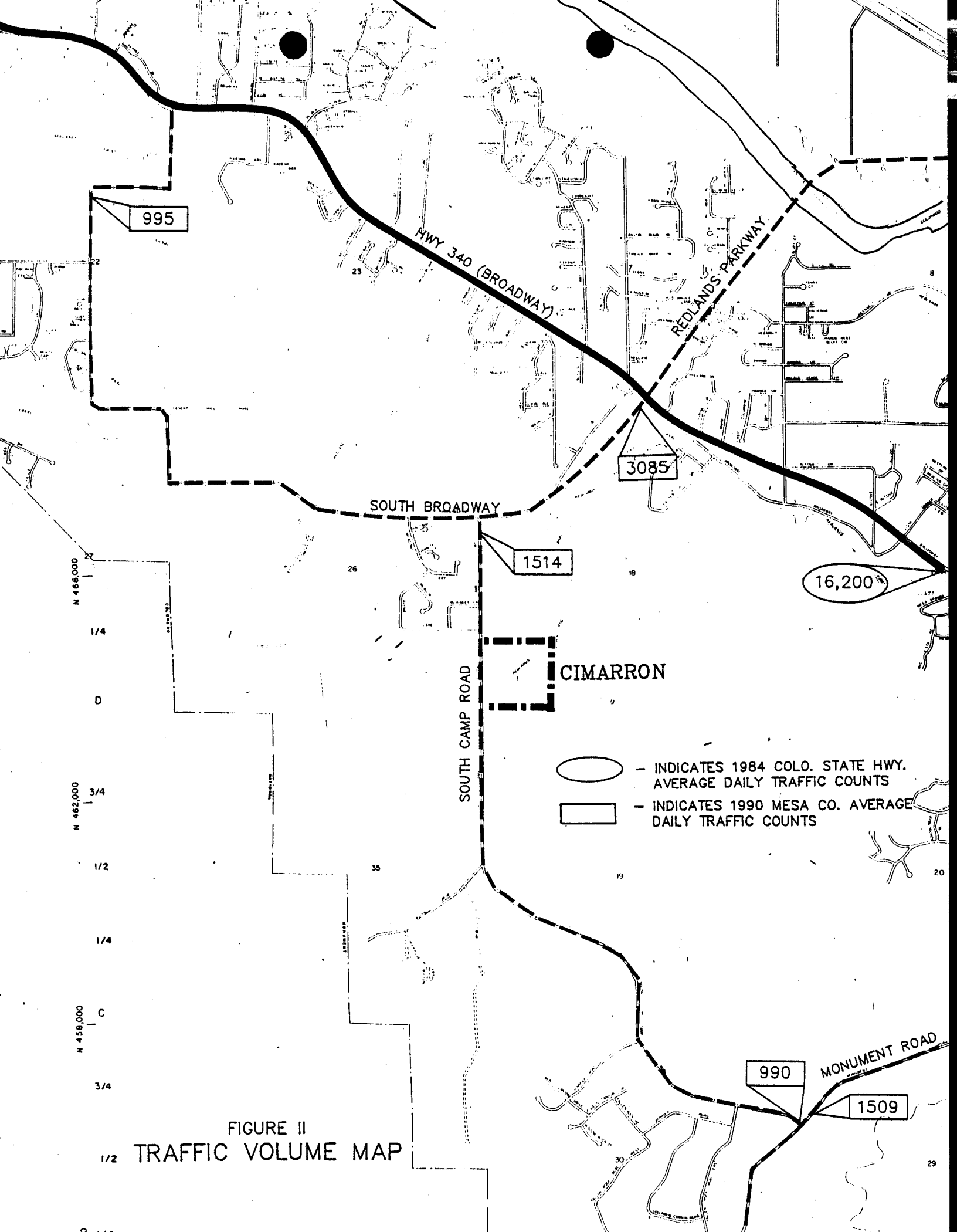


FIGURE II  
TRAFFIC VOLUME MAP

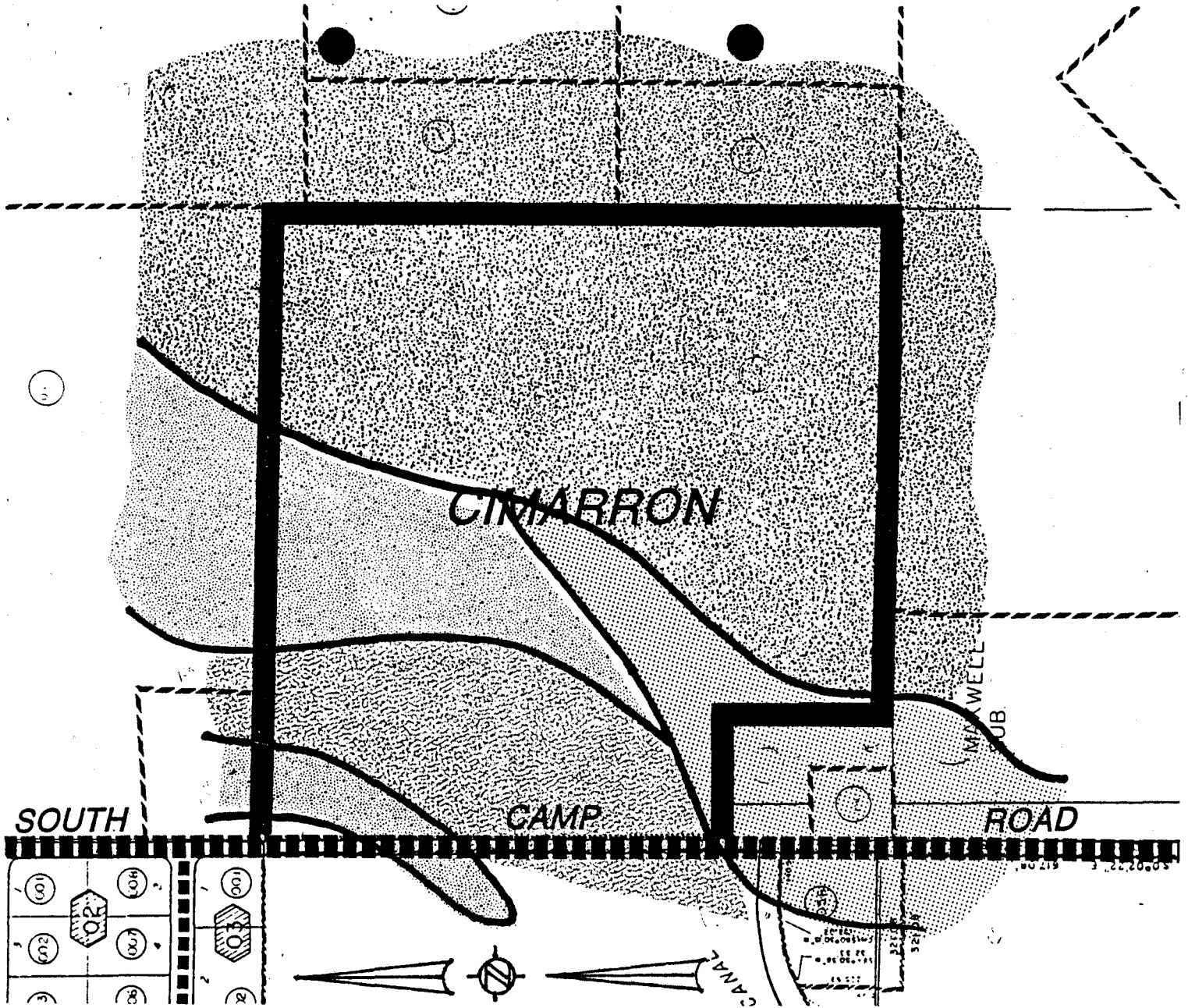


FIGURE III  
S.C.S. SOIL CLASSIFICATIONS  
GENERAL CHARACTERISTICS

MAP INDEX	SCS SYMBOL	AGRICULTURAL CAPABILITY	INTERNAL DRAINAGE	OCCURANCE OF HIGH WATER TABLE	BUILDING LIMITATIONS
	Rn	IIs	MEDIUM	OCCASIONAL	NONE
	Rr	VIII s	EXCELLENT	OCCASIONAL	SEVERE
	Ta	II s	EXCELLENT	OCCASIONAL	MODERATE
	Tb	III s	EXCELLENT	OCCASIONAL	MODERATE

CLASS I = FEW LIMITATIONS FOR PRODUCTION  
 CLASS II = MODERATE LIMITATIONS FOR PRODUCTION  
 CLASS III = SEVERE LIMITATIONS FOR PRODUCTION  
 CLASS IV = VERY SEVERE LIMITATIONS FOR PRODUCTION  
 CLASS V = RANGELAND, WOODLAND, WLDLIFE HABITAT  
 CLASS VI = UNSUITED FOR PRODUCTION

SUBCLASSES  
 e = EROSION RISK  
 s = SHALLOW SOIL, STONY

A Geologic Hazards Report has been prepared and submitted to the State Geologist for their review and copy is on file at the Mesa County Planning Department. The purpose of the report is to identify geologic hazards that may have an adverse effect on construction within the subject property. Reference used to supplement the surface observations included among others "Geology for Planning in the Redlands Area, Mesa County, Colorado", Colorado Geological Survey; 1976. The conclusions and recommendations from the aforementioned report follow:

1. The area identified as the mesa top has no particular hazards to construction. Large structures should be located back from the mesa edge probably at least 50 feet in case of downslope failure.
2. The escarpment area presents high level geologic hazards of potential slope failure and/or structural damage due to the underlying bentonitic mudstone. Two landslides occurred on this escarpment south of the property by natural causes even without disturbance by construction activity. Lesser hazards of rockfalls and debris flows also are potential problems. Avoidance of the escarpment for building lots is recommended.
3. Geologic hazards in the gently sloping bottom area include potential settlement of any low density alluvium, the likelihood of swelling clays in the mudstone bedrock and bentonitic soils, and the possibility of a high water table. These potential problems can be solved by performing subsurface exploration to identify the characteristics of the underlying materials and by employment of engineered foundations.
4. The depth to water table should be considered in the design of large structures. (Sewage from the subdivision will be conveyed to the Persigo Wastewater Treatment Facility.
5. The flood potential from thunderstorms will be mitigated by design to convey runoff through the subdivision streets and a swale between lots.
6. Commercial mineral resources are unlikely under this property. The thin sequence of sedimentaries in the subsurface presents little likelihood of commercial oil or gas. The Morrison Formation is present but no uranium has been produced from this area. Two pits in the Redlands area have produced clay for canal and reservoir lining from the Brushy Basin Member of the Morrison Formation.

7. The soils in the area contain varying amounts of sulfate salts. Sulfate resistant cement should be used where concrete would contact the soil or bedrock.
8. The area has a low probability of destructive seismic events.

**DRAINAGE** - A detail drainage report has been submitted to the Mesa County Engineering and Planning Departments. The report indicates the subject property is influenced by a 580 acre off-site drainage basin. This basin originates from a small canyon west of Red Canyon in the Colorado National Monument. The drainage flows southerly to Buffalo Drive and South Camp Road, at which point it flows northerly along the west side South Camp to the Redlands 2nd Lift Canal. The canal intercepts some of the runoff generated within the basin. However, in the event of a major storm the generated storm water breaches the canal and continues to flow northerly several hundred feet to an existing box culvert under South Camp, at which point the storm water splits. About 1/2 of the total flow will enter the subject property. Over the years, a previously existing channel has been filled and creates sheet flow type flooding. The storm water leaves the subject property in a swale at the north property line about 300 feet east of South Camp. The aforementioned Drainage Report estimates that approximately 84 cfs of off-site storm water would affect the property in the event of a 100 year frequency storm. Further, the report estimates that in its current state the site itself generates 33.0 cfs and 14.9 cfs from two distinct basins found on the property during a 100 year frequency storm.

#### **MESA COUNTY LAND USE POLICIES**

In 1982, the Board of County Commissioners adopted Land Use Policies as a portion of their Comprehensive Master Plan. These policies have been updated and amended seven times since their initial adoption. Of the 32 total policies, 21 appear to apply to the subject site. These policies generally address issues such as utility service, vehicular access and other site development standards.



Policies which appear to have direct effect on the future development of Cimarron follow:

<b>Policy Section No.</b>	<b>Title</b>
1	Introduction
2	Availability of drinking water in new subdivisions and other developments.
3	Minimum fire flows.
4	Fire response time.
5	Proximity to new residential development of commercial services.
6	Standards for sewer service.
7	Coordination of long-range school planning and school capacity.
8	Standards of street width.
9	Land use and site planning standards.
10	Public Hearings before the Planning Commission.
11	Policy and cooperation with municipal governments.
12	Time limits for commencement of development following approval.
13	Policy on utilization of irrigation water for non-household uses by developments in the areas which have historically utilized irrigation water.
14	Drainage requirements for new development.
15	Policies and cost sharing by developers and land owners for parks and other major public improvements.
17	Agricultural land use policies.
18	Energy Policies
19	Environmental resource and hazards policies.
25	Master Plan of schools.
26	Master Plan of parks.
30	Redlands Policies

**SECTION III**  
**PROPOSED LAND USE**

**INTRODUCTION** - The purpose of this section is to describe the proposed development features in relation to the site's asset and constraints identified within the Site Analysis Section of the narrative statement.

**GENERAL** - The proposal calls for the ultimate phased development of 43 single family building sites on 40.1 acres. Minimum lot size is 1/3 acre and maximum lot size is 16 acres. The resulting density is 1 dwelling unit per acre. The accompanying Site Development Plan depicts the relationship of each lot to the property boundary, roadway access, and other features of the development.

In addition to the individual lot development standards presented herein, strict architectural controls will be instigated to protect the development from undesirable influences. To achieve this, a set of covenants, conditions and restrictions will be adopted to insure ongoing protection to the residents of Cimarron and the adjacent land. In order to promote the health, safety, and welfare of the development's residents, a corporate Homeowner's Association (HOA) will be formed. Additionally, the HOA will be responsible for the ongoing operation and maintenance of the irrigation system and private open space within Cimarron.

The proposed Site Development Plan shows approximately 0.9 acres or 2.25% of the development will be legally bound as private open space. This space will be fully landscaped and irrigated and will contain entrance features identifying the development.

**ACCESS** - Primary access to Cimarron is limited to two points along South Camp Road. The proposal calls for the construction of dedicated roadway access to all lots within the development. All roadways will be constructed in accordance with Mesa County Road Standards for a local rural road. A typical road section is shown on the accompanying Site Development Plan. According to the Colorado Highway Department's Trip Generator, approximately 387 average daily trips would occur after site development is complete. The dedicated right-of-ways also will serve as utility corridors.

**UTILITY SERVICE**

**WATER** - All lots within Cimarron will be provided with a central water distribution system. New 8" diameter water mains will be extended from an existing 24" main located in South Camp Road, owned and operated by the Ute Water Conservancy District. Fire hydrants will be placed throughout the development. Sufficient flows and pressure exist to provide adequate water supply for fire protection.

**SANITARY SEWER** - Sewage generated by Cimarron will be delivered to an existing collection system within the Monument Meadows development and ultimately treated by the Persigo Wastewater Treatment Facility which is owned and operated by Mesa County and the City of Grand Junction. In addition to the gravity flow collection lines within the development, the proposal calls for approximately 1100 ft. of "off-site" 8" diameter sewer main to be constructed.

**ELECTRIC, GAS, PHONE & CATV** - Electric, gas, phone and cable television lines will be extended to each lot within the development from existing lines located within South Camp Road. Gas mains will be located adjacent to the dedicated road right-of-ways, while underground electric, phone, and cable television lines will be located in dedicated utility easements at the rear of each lot. Area lighting will be provided throughout the development to light the streets. Location of area lighting will be determined by the Public Service Co.

**IRRIGATION WATER** - Water shares from the Redlands Water and Power Company's 2nd Lift Canal will be delivered to each lot within Cimarron. The irrigation system will consist of both gravity flow and pressurized delivery. Areas of the development which lie at an elevation lower than the canal will be provided water by gravity flow main. Each future lot owner will install a pump to the system. The lots which lie above the canal will be provided irrigation water through a common pump. Ultimate management and operation of the systems will be the responsibility of the aforementioned Home Owners Association.

**SOILS & GEOLOGY** - The proposed development plan is responsive the recommendations within the Geologic Hazards Report submitted to the State Geologist and County Planning Department under separate cover. Specific design elements incorporated within the development plan in response to the soils and geology report follow:

1. Development is not planned along the hillside above the abandoned canal where steep slopes are evident.
2. When acceptance of the preliminary plan has occurred, a detailed subsurface soil investigation will be conducted. The investigation will contain specific foundation recommendations based on identified soils characteristics.
3. A note will be placed on the final plat stating that engineered designed foundations are required on lots which are determined to need them as a result of the detailed soils investigation.
4. A specific building envelope is identified on the Plat for Lot 12, Block 4 which specifies that a dwelling not be constructed on the hillside.

**DRAINAGE** - A drainage report which evaluates the changes to existing drainage patterns has been submitted to the Mesa County Planning and Engineering Departments under separate cover. Most of the drainage within the development will be carried in roadside swales to a discharge point near the northwest property boundary. Drainage improvements call for redefining an old drainage channel which has been obligated by past farming activities occurring on the site. Every lot within the development will be graded in a manner to avoid inundation of the dwellings in the event of a 100 year frequency storm.

**LAND USE POLICIES**

Of the 21 policies identified within the Site Analysis Section of this narrative affecting development of the site, the following will require special attention:

**POLICY 2 - DRINKING WATER**

Available and to be provided by Ute Water.

**POLICY 3 - MINIMUM FIRE FLOWS**

Existing and proposed water mains can provide minimum fire flows.

**POLICY 4 - FIRE RESPONSE TIME**

Development is located within existing fire protection district. Response time is 68 minutes average.

**POLICY 6 - SEWER STANDARDS**

Development will deliver sewer to Persigo Wastewater Treatment Facility.

**POLICY 8 - STREET STANDARDS**

The proposed roadways will be constructed in accordance with current County road specifications.

**POLICY 9 - LAND USE STANDARDS**

The proposal utilizes "Planned Unit" Land Development Concept.

**POLICY 13 - IRRIGATION WATER**

Existing sources will be utilized for irrigation.

**POLICY 14 - DRAINAGE**

Development utilizes "natural" approach in storm water management by restoring and improving the historic drainage channel.

**POLICY 17 - AGRICULTURAL POLICIES**

Development does not lie within the Soil Conservation Services "Prime and Unique Agricultural Land" classification.

**POLICY 19 - ENVIRONMENT**

Development of lots does not occur in identified natural hazard areas. Site plan is responsive to recommendations in Geologic Study.

- POLICY 30 - REDLANDS**
- Special Dist. Proposal does not require a special district be formed.
- Sewer Service Development will connect to existing sanitary sewer system.
- Irrigation Irrigation water will be utilized. Canal R.O.W. will be dedicated.
- Fire Protection Proposal meets Mesa County's current fire protection policies.
- Drainage No natural drainage channels exist on the development site. Proposal calls for re-defining an obliterated channel.
- Land Use Proposal calls for maintaining the natural feature of the hillside. Development is within 2,000 ft. of existing sewer mains.
- Parks & Rec. A large block of natural open space is maintained along face of hillside.
- Roads and Trans. Proposal does not lie adjacent to identified trail segment.

**DEVELOPMENT SCHEDULE** - The rate at which development of Cimarron will occur will be dependent upon Mesa County's growth and housing needs. Therefore, the proposal calls for a phased development. The following chart indicates an anticipated development schedule on a phase by phase basis.

<b>PHASE</b>	<b>NO. OF LOTS</b>	<b>BEGIN DEVELOPMENT</b>
I	17	Spring, 1991
II	15	Spring, 1992
III	10	Spring, 1993
IV	1	Fall, 1993

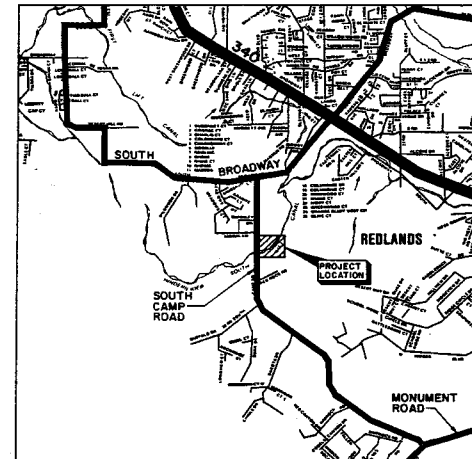
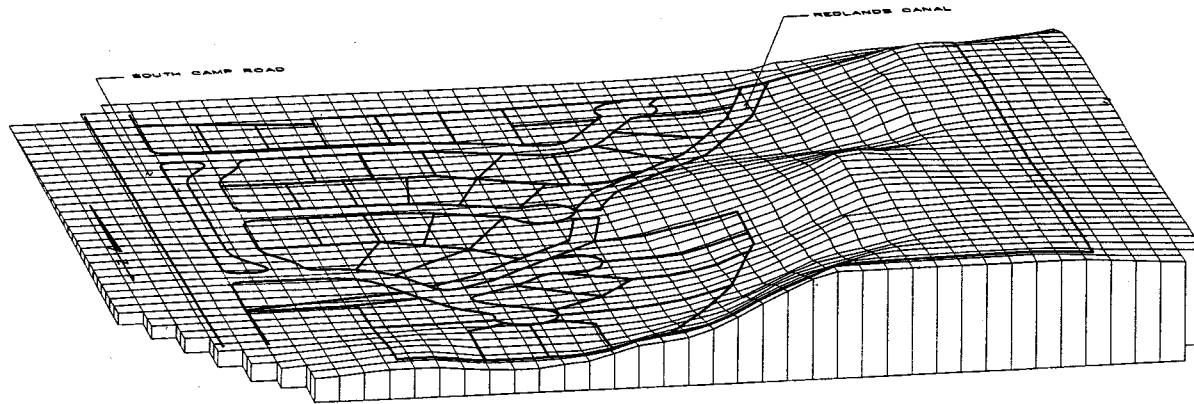
# PRELIMINARY DEVELOPMENT PLAN FOR CIMARRON

**OWNED & DEVELOPED BY:**

DAMON LANE, 501 TIARA DR., GRAND JUNCTION, COLORADO, PHONE: 241-9569

**PLANNED & ENGINEERED BY:**

ARMSTRONG CONSULTANTS, INC., 861 ROOD AVE., GRAND JUNCTION, COLORADO, PHONE: 242-0101



LOCATION MAP

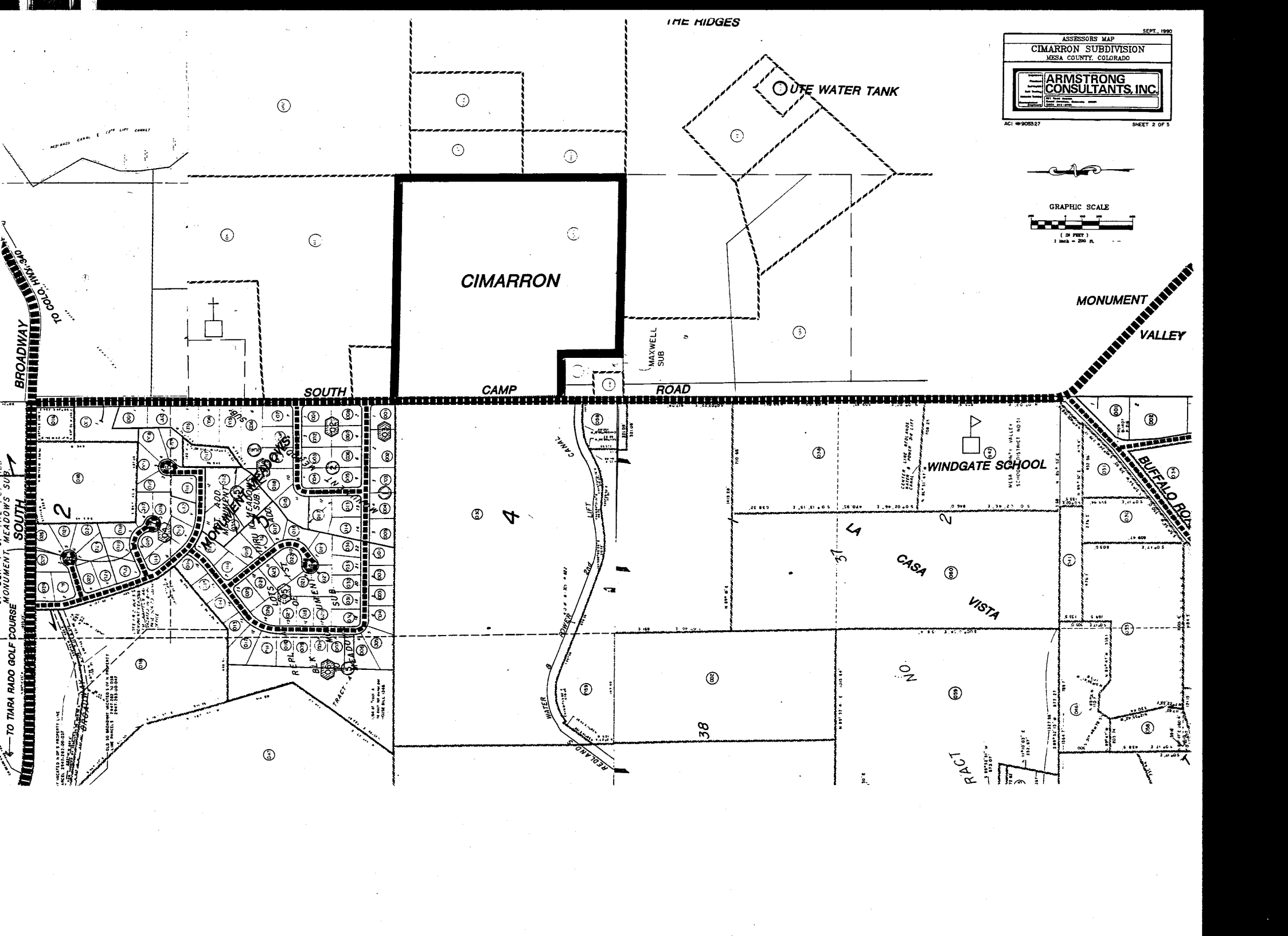
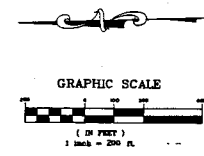
**INDEX**

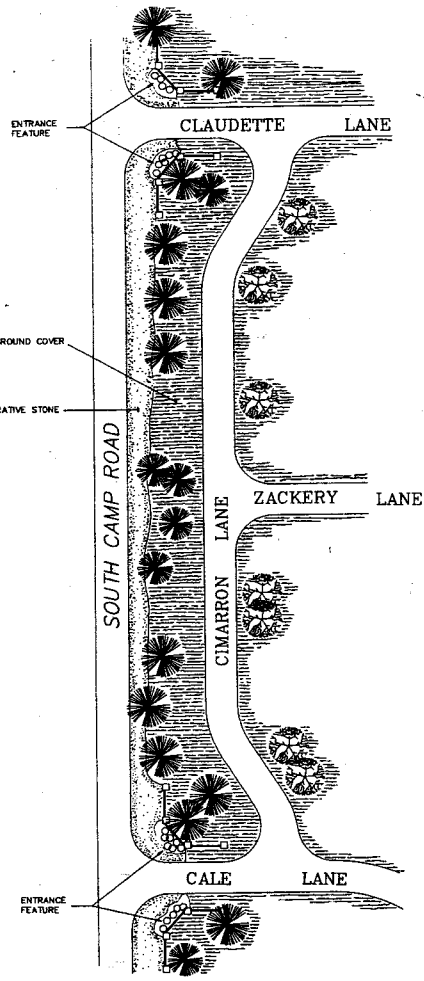
DESCRIPTION	SHEET
COVER SHEET	1
ASSESSORS MAP	2
PRELIMINARY SITE PLAN	3
PRELIMINARY GRADING & DRAINAGE PLAN	4
PRELIMINARY UTILITIES COMPOSITE	5

SEPT. 1990  
 ASSESSORS MAP  
**CIMARRON SUBDIVISION**  
 MESA COUNTY, COLORADO

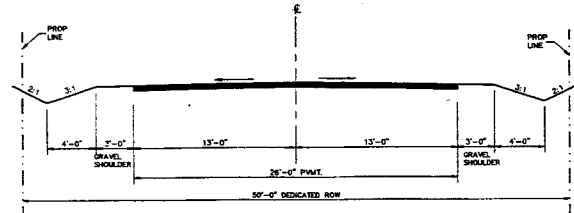
**ARMSTRONG CONSULTANTS, INC.**

ACI #908327 SHEET 2 OF 3



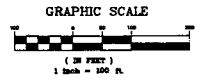
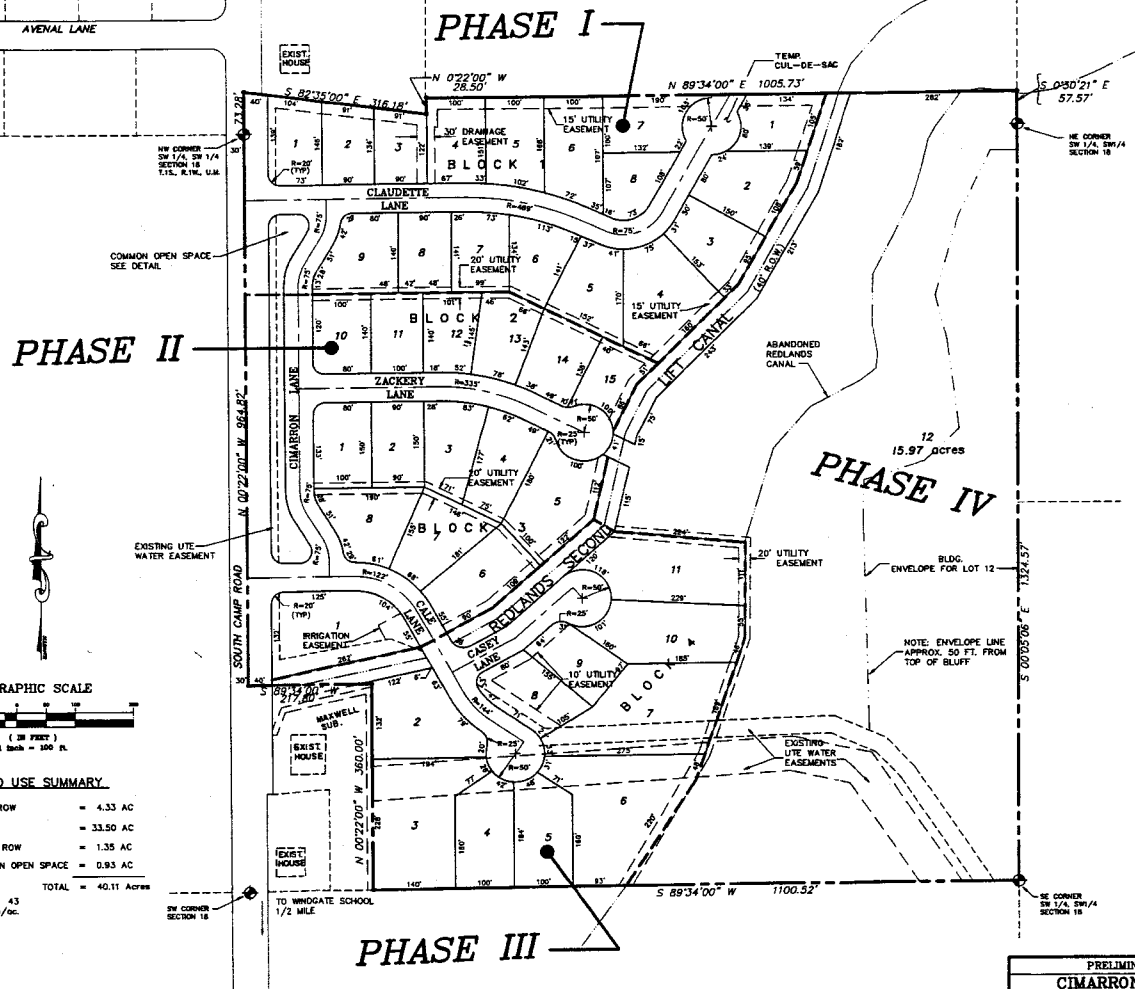


COMMON OPEN SPACE DETAIL



TYPICAL ROAD SECTION  
NO TO SCALE

MONUMENT MEADOWS SUB.  
AVALAN LANE



**LAND USE SUMMARY**

AREA IN ROAD ROW	= 4.33 AC
AREA IN LOTS	= 33.50 AC
AREA IN CANAL ROW	= 1.35 AC
AREA IN COMMON OPEN SPACE	= 0.93 AC
<b>TOTAL</b>	<b>= 40.11 Acres</b>
TOTAL LOTS	= 43
DENSITY	1 du/ac.

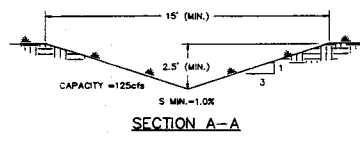
SEPT. 1990

PRELIMINARY SITE PLAN  
CIMARRON SUBDIVISION  
MESA COUNTY, COLORADO

**ARMSTRONG CONSULTANTS, INC.**

ACI #906327 SHEET 3 OF 3

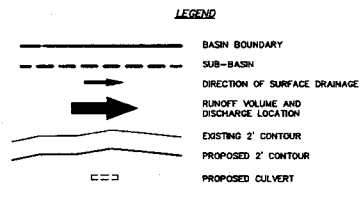




MONUMENT MEADOWS SUB.

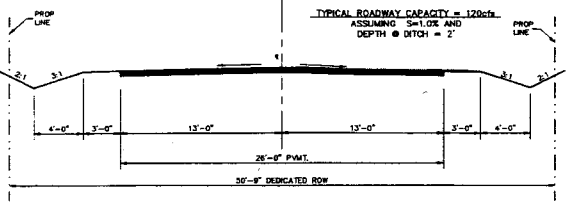
AVENAL LANE

DEVELOPED FLOWS  
 $Q_{100} = 108\text{cfs}$   
 COMBINED ON & OFF SITE  
 $Q_{10} = 13\text{cfs}$   
 $Q_{50} = 24\text{cfs}$   
 ONSITE

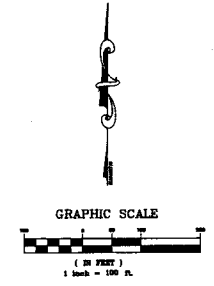
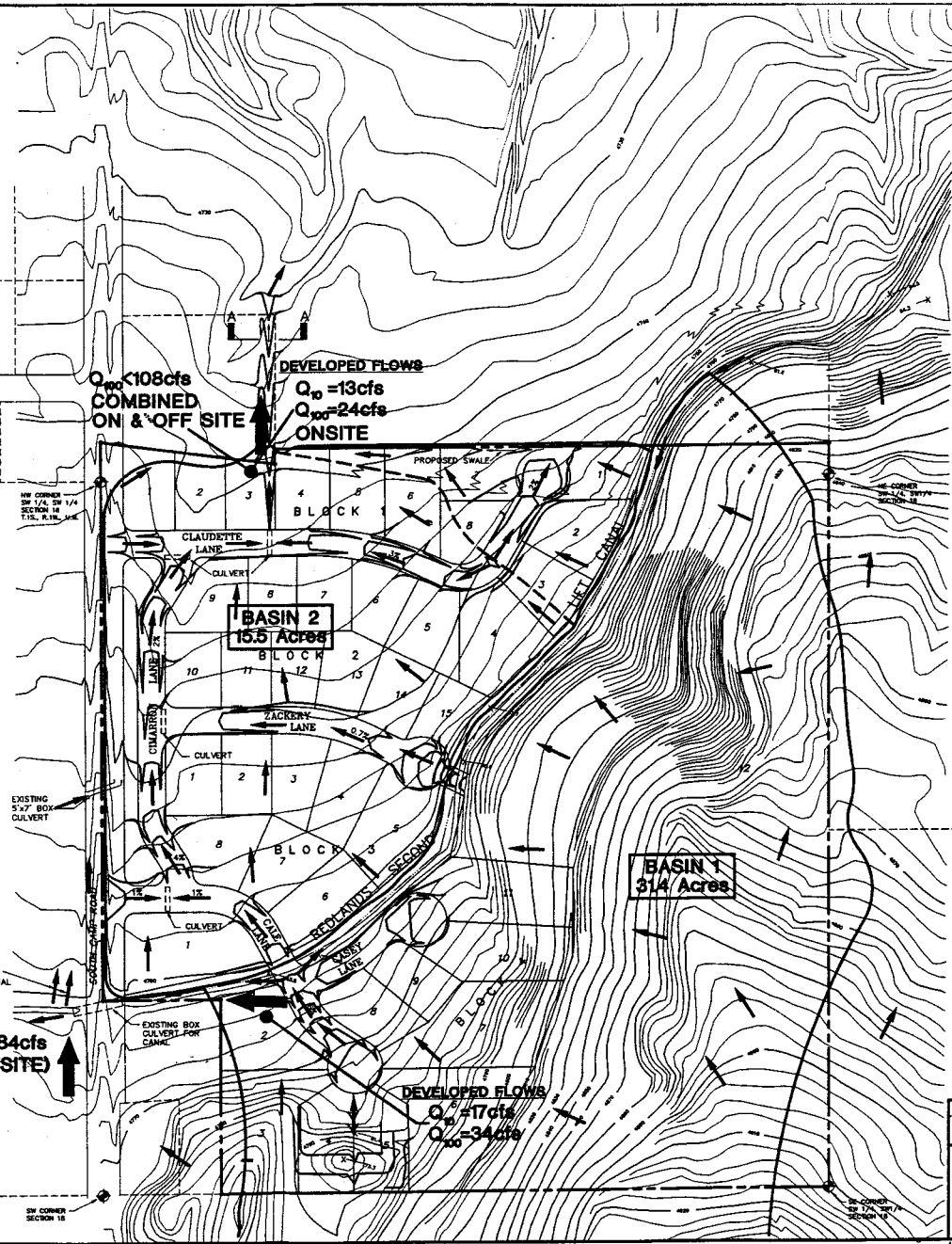


$Q_{100} = 84\text{cfs}$   
 (OFFSITE)

DEVELOPED FLOWS  
 $Q_{10} = 17\text{cfs}$   
 $Q_{50} = 34\text{cfs}$



TYPICAL ROAD SECTION  
 NO TO SCALE



SEPT., 1980  
 PRELIMINARY GRADING & DRAINAGE PLAN  
 CIMARRON SUBDIVISION  
 MESA COUNTY, COLORADO

**ARMSTRONG CONSULTANTS, INC.**

AGI #065327 SHEET 4 OF 5

MONUMENT MEADOWS SUB.

AVENAL LANE

CONNECT TO EXIST. MANHOLE

NE CORNER SW 1/4, SW 1/4 SECTION 16 T12S, R12E, U1M

NE CORNER SW 1/4, SW 1/4 SECTION 16

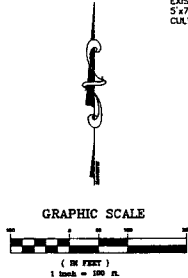
TAP EXISTING 24" WATERLINE

EXISTING 24" UTE WATER LINE & ESM.

NOTE: ALL FRONT LOT LINES (ADJACENT TO STREET) TO HAVE A 6" UTILITY EASEMENT FOR NATURAL GAS.

LEGEND

- EXISTING WATER MAIN
- PROPOSED WATER MAIN W/VALVE
- EXISTING SANITARY SEWER MAIN AND MANHOLE
- PROPOSED SANITARY SEWER MAIN AND MANHOLE
- PROPOSED GRAVITY FLOW IRRIGATION PIPE LINE
- PROPOSED PRESSURIZED IRRIGATION PIPE LINE
- EXISTING POWER POLE

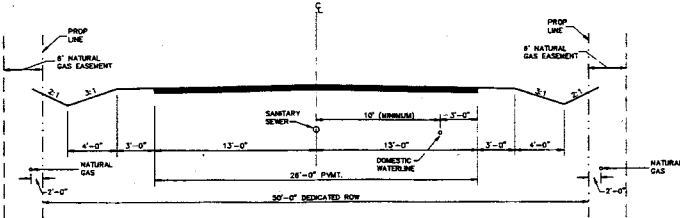
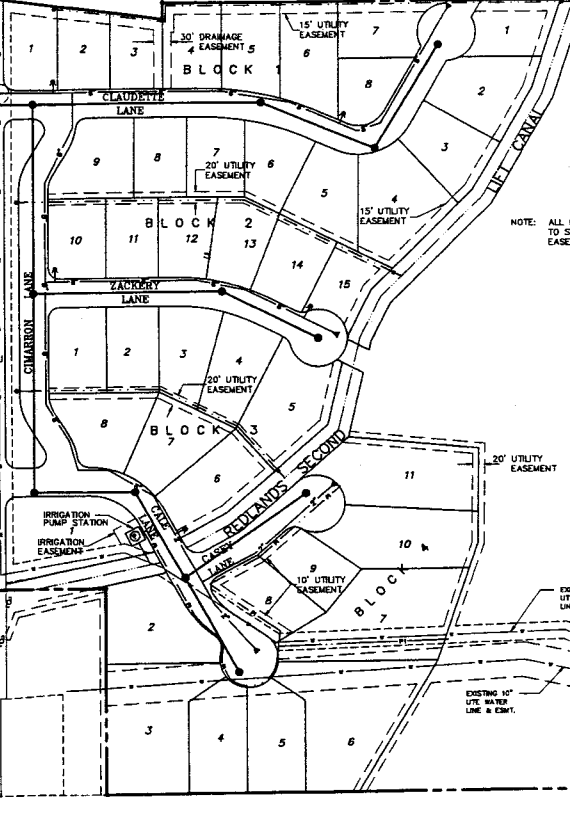


EXISTING 5x7 BOX CULVERT

SOUTH CAMP ROAD

EXISTING EDGE OF ASPHALT

SW CORNER SECTION 16



TYPICAL ROAD SECTION  
NO TO SCALE

SEPT. 1990  
PRELIMINARY UTILITIES COMPOSITE  
CIMARRON SUBDIVISION  
MESA COUNTY, COLORADO

**ARMSTRONG CONSULTANTS, INC.**

AGI # 905327

MESA COUNTY REVIEW  
C68-90 THE COVE AT FOUNTAINHEAD  
REPLAT OF FOUNTAINHEAD SUBDIVISION

City Utility Engineer 10/16/90

1. Not enough information provided so an adequate review can be done.
2. No information submitted on extension required to service subdivision.
3. Prior sewer design will need to be reviewed before approval of replat.
4. Who is Engineer for this development since Paragon is no longer in business? New Engineer will be required to sign "improvements agreement" and "utility composite."

COMMUNITY DEVELOPMENT 10/15/90

Concur with Utilities Engineer. No other comments.

\*\*\*\*\*

MESA COUNTY REVIEW SHEET

Mesa County Planning Department
P.O. Box 20,000-5022
Grand Junction, Colo 81502-5022

\*\*\*\*\*

The attached application has been sent to your office for your review and comments.

\*\*PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.

MCPC Hearing Date: U.C.C. 10/12/90
File Number: C68-90 MCPC Hearing Date:
Project Name: The Cove at Fountainhead - Replat of Fountainhead Subdivision
Phase: Phase I
Common Location: NW corner G & 25 Roads
Engineer - Name: Carolyn Bryant
Address: 737 Horizon Drive
Phone: 243-5100
Petitioner - Name: Fountainhead Development Corp.
Address: 3154 Lakeside #103
GJ 81506
Phone: 241-0250

REVIEW AGENCY
City of Grand Junction
Utilities

Table with 3 columns: REVIEW AGENCY COMMENTS (PLEASE TYPE), YES, NO. Rows include: Is proposal within service area?, Existing services adequate?, Connection to services required?, Easements required?, Relocation necessary?, Improvements agreement adequate?, As-builts required for release?, Financing required for extensions?, Impact on capacity or supply?

Other concerns and specific requirements:

- 1. Not enough information provided so an adequate review can be done.
2. No information submitted on extension required to service subdivision.
3. Prior sewer design will need to be reviewed before approval of replat.
4. Who is Engineer for this development since Paragon is no longer in business? New Engineer will be required to sign "improvements agreement" and "utility composite."

+++ PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS++

Reviewing Office: City - Public Works
Reviewed by: Bill Cheney

Date: 10-16-90

FAILURE TO OBJECT OR COMMENT BY \_\_\_\_\_ SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.

\*\*\*\*\*

MESA COUNTY REVIEW SHEET

Mesa County Planning Department
P.O. Box 20,000-5022
Grand Junction, Colo 81502-5022

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REVIEW AGENCY
City of Grand Junction
Planning

Table with 3 columns: REVIEW AGENCY COMMENTS (PLEASE TYPE), YES, NO. Rows include: Is proposal within service area?, Existing services adequate?, Connection to services required?, Easements required?, Relocation necessary?, Improvements agreement adequate?, As-builts required for release?, Financing required for extensions?

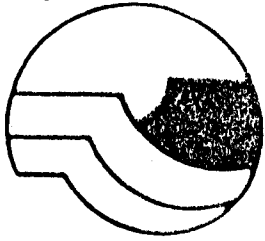
Impact on capacity or supply:

Other concerns and specific requirements:

+++ PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS+++

Reviewing Office:
Reviewed by:
Date:

FAILURE TO OBJECT OR COMMENT BY \_\_\_\_\_ SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.



October 17, 1990

Carolyn Bryant  
Century 21 Old Homestead Realty  
737 Horizon Drive  
Grand Junction, CO 81506

Re: The Cove at Fountainhead Filing 1, Phase 1

Dear Carolyn:

Last week several concerns were raised regarding the above-mentioned development. The following will address those issues:

1. The owner of the subdivision property received a Notice of Deficiencies in December, 1988. As the Affidavit of Lapse of Improvements Agreement was recorded on April 19, 1990 (Book 1784, Page 204), sufficient grace period was granted; and a specific extension request was not received in writing. Consequently, a building permit hold is in effect and all previously approved plans must comply with current specifications.
2. The required engineering work had not been done as was advised originally. The City of Grand Junction could not approve The Cove as a stand-alone subdivision without submission of engineered plans for the sewer line extension. Likewise, we cannot rely on verbal agreements on conceptual plans as final approval for road dedications without the support of finalized ADT projections and a plat layout. The quantities represented on the improvements agreement must be estimated by a professional engineer and will need to be approved by each entity before the County will sign acceptance of it.
3. This replatted filing of Fountainhead Subdivision qualifies under the Mesa County Land Development Code as an administrative replat. As you are aware, the next filing will have to be approved in public hearings.

# Mesa County Planning Department

750 Main Street  
P.O. Box 20,000-5022  
Grand Junction, Colorado  
81502-5022

(303) 244-1636

Carolyn Bryant  
October 17, 1990  
Page 2

We have scheduled a meeting for October 23, 1:30 p.m. to discuss Mesa County road specifications.

If you have any questions, we are available to further assist you in processing your application before the November Utilities Coordinating Committee meeting.

Sincerely,



Linda Dannenberger  
Planner

xc: Mesa County Board of Commissioners:  
John Leane  
Doralyn Genova  
Dick Pond  
Mark Eckert, County Administrator  
Bill Cheney, City Engineering  
Steve Sharpe, County Engineering  
Jaci Gould, County Engineering  
File C68-90

Carl  
Due 10/10/90

\*\*\*\*\*

MESA COUNTY REVIEW SHEET

Mesa County Planning Department  
P.O. Box 20,000-5022  
Grand Junction, Colo 81502-5022

\*\*\*\*\*

The attached application has been sent to your office for your review and comments.

\*\*PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.

~~MCPC Hearing Date~~ U.C.C. 10/12/90  
~~MCPC Hearing Date~~  
File Number: C68-90  
Project Name: The Cove at Fountainhead - Replat of Fountainhead Subdivision  
Phase: Phase I

Common Location: NW corner G & 25. Roads

Engineer - Name: Carolyn Bryant  
Address: 737 Horizon Drive  
Phone: 243-5100

Petitioner - Name: Fountainhead Development Corp.  
Address: 3154 Lakeside #103  
GJ 81506  
Phone: 241-0250

REVIEW AGENCY  
*City of Mesa Planning*

REVIEW AGENCY COMMENTS (PLEASE TYPE)

	YES	NO
Is proposal within service area?	<input type="checkbox"/>	<input type="checkbox"/>
Existing services adequate?	<input type="checkbox"/>	<input type="checkbox"/>
Connection to services required?	<input type="checkbox"/>	<input type="checkbox"/>
Easements required?	<input type="checkbox"/>	<input type="checkbox"/>
Relocation necessary?	<input type="checkbox"/>	<input type="checkbox"/>
Improvements agreement adequate?	<input type="checkbox"/>	<input type="checkbox"/>
As-builts required for release?	<input type="checkbox"/>	<input type="checkbox"/>
Financing required for extensions?	<input type="checkbox"/>	<input type="checkbox"/>

Impact on capacity or supply:

Other concerns and specific requirements:

*Proposed right-of-way and street pavement widths are unacceptable. Minimum R.O.W widths should be 40' for lanes and Places, min. pavement width should be 26'. No radii shown at street intersections. No, cul-de-sacs shown at end of streets. No curb or sidewalks shown. No improvements shown on Fountain Head Blvd. No street grades or drainage report provided.*

+++ PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS+++  
No utilities composite provided.

Reviewing Office: *City Engineer*

Reviewed by: *J. Don Newton*

Date: *10-8-90*

FAILURE TO OBJECT OR COMMENT BY \_\_\_\_\_ SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.



MESA COUNTY REVIEW  
CHAMBERLAIN ESTATES P.U.D. SUBDIVISION  
C62-90

City Utilities Engineer      09/24/90

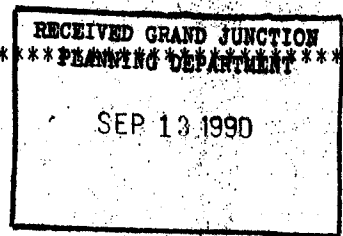
The proposed P.U.D. is located a distance of 1500 feet east of the nearest public sewer located on South Arriba Drive. The applicant is therefore not required to connect to public sewer at this time. The applicant will, however, be required to connect to public sewer when an interceptor or major service line is built within 400 feet of any part of the development.

City Engineer      09/26/90

Ridgeview Drive should be improved to County standards or the petitioner should escrow funds for future improvement of the street adjacent to the property.

Community Development Department      10/01/90

I concur with the concerns for adequate access, road improvements and sewer as addressed by City Public Works.



\*\*\*\*\*

MESA COUNTY REVIEW SHEET

Mesa County Planning Department
P.O. Box 20,000-5022
Grand Junction, Colo 81502-5022

\*\*\*\*\*

The attached application has been sent to your office for your review and comments.

\*\*PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.

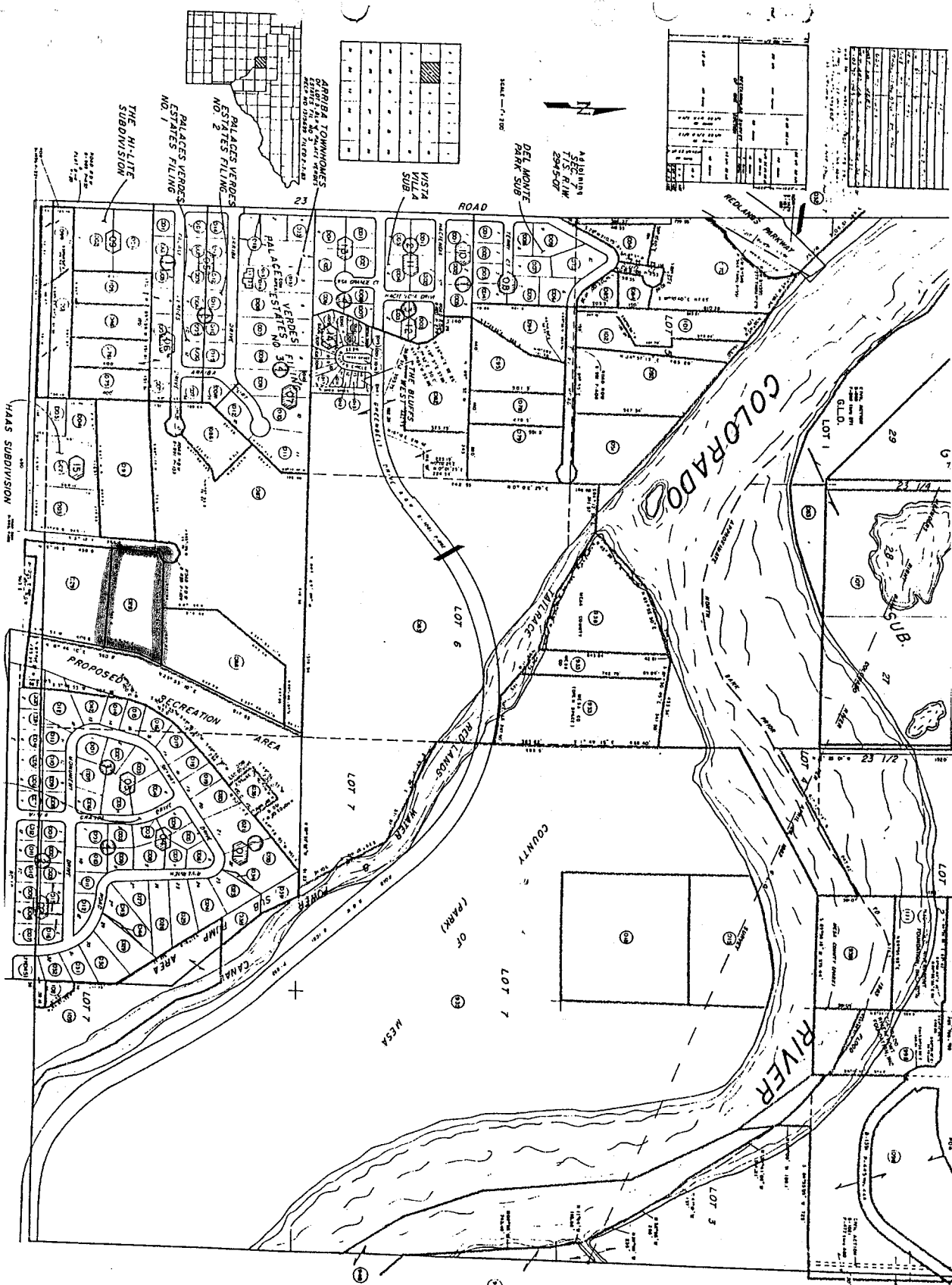
MCPC Hearing Date: 10-18-90 MCC Hearing Date: 10-30-90
File Number:
Project Name:
Phase:
Common Location:
Engineer - Name:
Address:
Phone:
Petitioner - Name:
Address:
Phone:

REVIEW AGENCY REVIEW AGENCY COMMENTS (PLEASE TYPE)
Grand Junction Planning Department Community Development Department

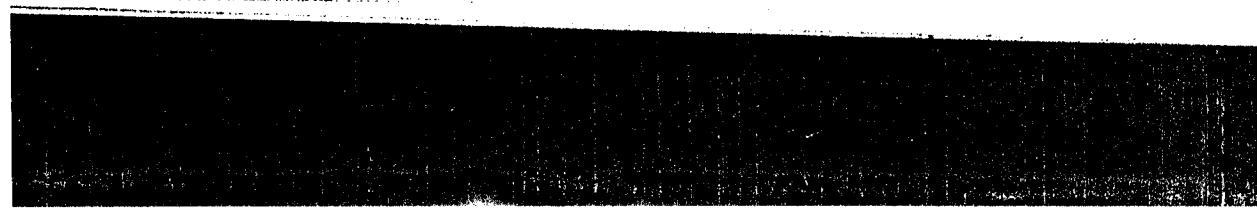
Concern the concerns for Adequate access, road improvements & sewer mains As Addressed by City Public Works

Reviewing Office:
Reviewed by:
Date:

FAILURE TO OBJECT OR COMMENT BY 10-18-90 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.



Asst. Surveyor  
T.S.C. & P.M.  
2945-509





September 7, 1990

Mesa County Planning Department  
750 Main Street  
Grand Junction,  
Colorado 81501

Re: Chamberlain Estates  
PUD - 2328 E Road

Dear Sirs:

The subject project is a 3.5 acre parcel located at 2328 E Road on the Redlands. The project is serviced by a county dedicated but not county maintained road which currently serves three residences. The proposed project takes the 3.5 acre parcel and divides it into two approximately equal 1.75 acre parcels less roads and easements. A Planned Unit Development is being done to service the geographic condition of the property.

The zoning is currently R-2 and would allow for a split, however, the property as is exists does not lend itself to a split per the county zoning requirements in R-2. Specifically the road frontage requirements cannot be met. The property is two tiered bounded on one side by a fence, one side by a road, one side by lakes and the remaining side by a draw. The natural configuration and best use of the property for one lot split is to split the lot such that a flag lot is created. A road and utility easement will be located on the south side of the property to service both parcels. This road currently has several trees lining the edge of the property. This should help buffer any property adjacent to it.

I am currently building on the property on the proposed upper lot. This property has been accepted for a septic system and we see no problem with the lower lot having a septic system also as there is no sewer within 400 feet of the property. I am extending gas service up the county designated road and bringing power in from the east side to service both parcels. There is already a water meter on the property. There are sufficient water shares with the property to adequately irrigate both parcels. With the new parcel two shares of Redlands Water & Power Stock will be transferred to the new parcel. Irrigation will come from the south, travel along the west side of the property and cut diagonally east across the property. Irrigation water will be adequately serviced to the lower parcel and drainage should all flow towards the existing draw on the north side of the property.

Page Two  
September 7, 1990  
Mesa County Planning Department

I believe the project will be of minimal impact to the area and the proposed set of covenants and restrictions on the property should be such to be extremely compatible with the surrounding structures and zoning.

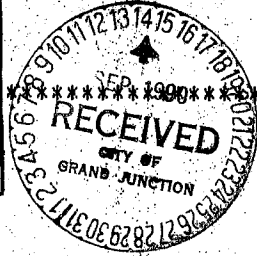
I thank you for your time and consideration.

Sincerely,

Lyle Chamberlain

LC/hr

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT



\*\*\*\*\* SEP 24 1990 \*\*\*\*\*

MESA COUNTY REVIEW SHEET

Mesa County Planning Department  
P.O. Box 20,000-5022  
Grand Junction, Colo 81502-5022

\*\*\*\*\*

The attached application has been sent to your office for your review and comments.

\*\*PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.

MCPC Hearing Date: 10-18-90                      MCC Hearing Date: 10-30-90

File Number: \_\_\_\_\_  
Project Name: \_\_\_\_\_ C62-90 Chamberlain Estates (Redlands) PUD Subdivision  
Phase: \_\_\_\_\_ Petitioner: Lyle, Patricia, and Marilyn A. Chamberlain  
Common Location: \_\_\_\_\_ Location: 2328 E Road, Grand Junction, Colorado  
A request for approval of a One Step Official  
Development Plan - Preliminary Plan of a 2 lot Planned  
Unit Development subdivision on approximately 3 1/2  
acres in the Persigo 201 Planned Development Overlay  
Zone.

Engineer - Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Petitioner - Name: \_\_\_\_\_  
Address: 388 1/2 Ridgeview Dr., G.J.  
Phone: 245-7571

REVIEW AGENCY	REVIEW AGENCY COMMENTS (PLEASE TYPE)
<u>Grand Junction Utilities Spvr.</u>	

*The proposed P.U.D. is located a distance of 1500 feet east of the nearest public sewer located on South Arriba Drive. The applicant is, therefore not required to connect to public sewer at this time. The applicant will, however, be required to connect to public sewer when an interceptor or major service line is built within 400 feet of any part of the development.*

Reviewing Office: City - Public Works  
Reviewed by: Bill Cheney - Utility Engineer                      Date: 9/29/90

FAILURE TO OBJECT OR COMMENT BY 10-18-90 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.

\*\*\*\*\*

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
SEP 13 1990

MESA COUNTY REVIEW SHEET

Mesa County Planning Department  
P.O. Box 20,000-5022  
Grand Junction, Colo 81502-5022

\*\*\*\*\*

The attached application has been sent to your office for your review and comments.

\*\*PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.

MCPC Hearing Date: 10-18-90      MCC Hearing Date: 10-30-90

File Number: \_\_\_\_\_  
Project Name: \_\_\_\_\_  
Phase: \_\_\_\_\_  
Common Location: \_\_\_\_\_  
C62-90 Chamberlain Estates (Redlands) PUD Subdivision  
Petitioner: Lyle, Patricia, and Marilyn A. Chamberlain  
Location: 2328 E Road, Grand Junction, Colorado  
A request for approval of a One Step Official  
Development Plan - Preliminary Plan of a 2 lot Planned  
Unit Development subdivision on approximately 3 1/2  
acres in the Persigo 201 Planned Development Overlay  
Zone.

Engineer - Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Unit Development subdivision on approximately 3 1/2  
acres in the Persigo 201 Planned Development Overlay  
Zone.

Petitioner - Name: \_\_\_\_\_  
Address: 388 1/2 Ridgerview Dr., B.J.  
Phone: 245-7371

REVIEW AGENCY      REVIEW AGENCY COMMENTS      (PLEASE TYPE)

Grand Junction Planning Department

*Ridgerview Dr. should be improved to County Standards ~~for funds~~ or the petitioner should escrow funds for future improvement of the street adjacent to the property.*

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
SEP 26 1990

Reviewing Office: City Engineer

Reviewed by: J.D. Newton

Date: 9-26-90

FAILURE TO OBJECT OR COMMENT BY 10-18-90 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.



\*\*\*\*\*

MESA COUNTY REVIEW SHEET

Mesa County Planning Department
P.O. Box 20,000-5022
Grand Junction, Colo 81502-5022

C39-90 HAYS MINOR SUBDIVISION

Petitioner: Dona Camilla Hays, Location:
3035 F 1/2 Rd. A request for a minor
subdivision of 8.51 acres into two lots
consisting of 4.59 and 3.92 acres in a
Planned Development Overlay Zone. Planning
Commission Hearing 7/19/90 - County
Commissioners Hearing 8/14/90. (FRUITVALE)

\*\*\*\*\*

The attached application has been sent to your office for your review and
comments.

\*\*PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE
BELOW.

MCPC Hearing Date: \_\_\_\_\_ MCC Hearing Date: \_\_\_\_\_

File Number: \_\_\_\_\_

Project Name: HAYS MINOR SUBDIVISION

Phase: PRELIMINARY / FINAL PLAN & PLAT

Common Location: 3035 F 1/2 ROAD (FRUITVALE AREA)

Engineer-- Name: M.A.P., INC. - Walter Eldridge

Address: P.O. Box 290 - Mesa, CO 81643

Phone: (303)268-5851

Petitioner - Name: Dona C. Hays

Address: 622 Broken Spoke - Grand Junction, CO 81504

Phone: 434-1141

REVIEW AGENCY

REVIEW AGENCY COMMENTS (PLEASE TYPE)

G.J UTILITIES

Table with 3 columns: Question, YES, NO. Rows include: Is proposal within service area?, Existing services adequate?, Connection to services required?, Easements required?, Relocation necessary?, Improvements agreement adequate?, As-builts required for release?, Financing required for extinctions?.

Impact on capacity or supply:

Other concerns and specific requirements:

Property would be served by Central Grand Valley Sanitation
District. Please contact them for comments.

+++ PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS++

Reviewing Office: Public Works - Utilities

Reviewed by: Bill Cheney - Utility Engineer

Date: 7-6-90

FAILURE TO OBJECT OR COMMENT BY 7-17-90 SHALL CONSTITUTE APPROVAL BY YOUR
OFFICE.

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
JUL 05 1990

\*\*\*\*\*

MESA COUNTY REVIEW SHEET

090-00 HAYS MINOR SUBDIVISION

Mesa County Planning Department  
P.O. Box 20,000-5022  
Grand Junction, Colo 81502-5022

*Don - no comment*

*Bill - No comment*

Location:  
for  
lots  
in a  
Planning  
by

*Comments?*

FRUITVALE)

\*\*\*\*\*

The attached application has been :  
comments.

our review and

\*\*PLEASE RETURN YOUR COMMENTS BY OI  
BELOW.

HEARING DATE

MCPC Hearing Date: \_\_\_\_\_  
File Number: \_\_\_\_\_  
Project Name: HAYS MINOR SUBDIVISION  
Phase: PRELIMINARY / FINAL PLAN & PLAT  
Common Location: 3035 F<sup>1</sup>/<sub>2</sub> ROAD (FRUITVALE AREA)

Engineer-- Name: M.A.P., INC. - Walter Eldridge  
Address: P.O. Box 290 - Mesa, CO 81643  
Phone: (303)268-5851

Petitioner - Name: Dona C. Hays  
Address: 622 Broken Spoke - Grand Junction, CO 81504  
Phone: 434-1141

REVIEW AGENCY  
*City Planning*

REVIEW AGENCY COMMENTS (PLEASE TYPE)

	YES	NO
Is proposal within service area?	_____	_____
Existing services adequate?	_____	_____
Connection to services required?	_____	_____
Easements required?	_____	_____
Relocation necessary?	_____	_____
Improvements agreement adequate?	_____	_____
As-builts required for release?	_____	_____
Financing required for extinsions?	_____	_____

Impact on capacity or supply:

Other concerns and specific requirements:

+++ PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS++

Reviewing Office: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_

FAILURE TO OBJECT OR COMMENT BY 7-17-90 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.

HAYS MINOR SUBDIVISION  
NARRATIVE

The Hays Minor Subdivision consists of a nine (9) acre parcel located in the NW4 NE4 SW4 of Section 4, Township 1 South, Range 1 East of the Ute Meridian, which lies within a planned overlay zone allowing 4 units per acre.

The address of the parcel is 3035 F1/2 Road.

Dona Hays is the owner of the parcel which is planned to be divided into two (2) Lots. Lot 1 and Lot 2 building sites will be adjacent to F1/2 Road because of existing road frontage and the availability of utilities.

A future site (Lot 3) is presently physically and legally separated from Lot 2 by the Palisade Price Ditch. However, it will be some time in the future before Lot 3 becomes feasible to create.

The Mesa County Master Road Plan calls for extension of "County Road" from the adjoining Lauradale Subdivision. Therefore, a road right-of-way will be dedicated to Mesa County for that purpose. The owner does not plan to construct any roads.

The use of Lot 1 which contains the existing house will remain an agriculture/residential site. The purpose to create Lot 2 will provide another agricultural/residential site with ability to support several head of livestock. Lot 1 will contain 4.59 acres and Lot 2 will contain 3.92 acres including the Price Ditch right-of-way.

There will be no changes to the historical irrigation pattern which is flood irrigated with water from the Government Highline Canal out of a head ditch along F1/2 Road. The created Lot lines will parallel all existing water courses. Adequate easements will be dedicated to maintain new and existing ditches. There are no changes to the existing drainage pattern.

Clifton water is the supplier of potable water. Grand Valley Rural Power Lines will provide the electricity. Public Service Company will supply the natural gas and Mountain Bell will provide telephone service from their mains located in F1/2 Road. The existing F1/2 Road right-of-way is 40 feet in width. Since F1/2 Road is classified as a collector, an additional 13 feet will be dedicated for F1/2 Road right-of-way to meet the present Mesa County Road standards.

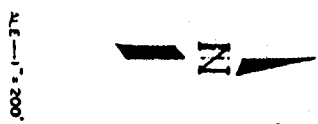
The addition of one single family residence and driveway along F1/2 Road will not have any noticeable impact on the existing traffic patterns. A driveway permit will be obtained prior to construction on Lot 2.

The existing residence on Lot 1 is served by a septic tank and leach field system. Since the availability of an existing sewer tap is in excess of 600 feet from the building site on Lot 2, a septic tank and leach field is also planned.

The creation of Lot 2 will conform to the existing uses of the neighborhood. The neighborhood along F1/2 Road consists of 1 to 5 acre parcels, many of which have horses as livestock. There are numerous drainage ditches and canal banks in the area which provide close off-site riding and access to BLM land North of Interstate 70.



1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40



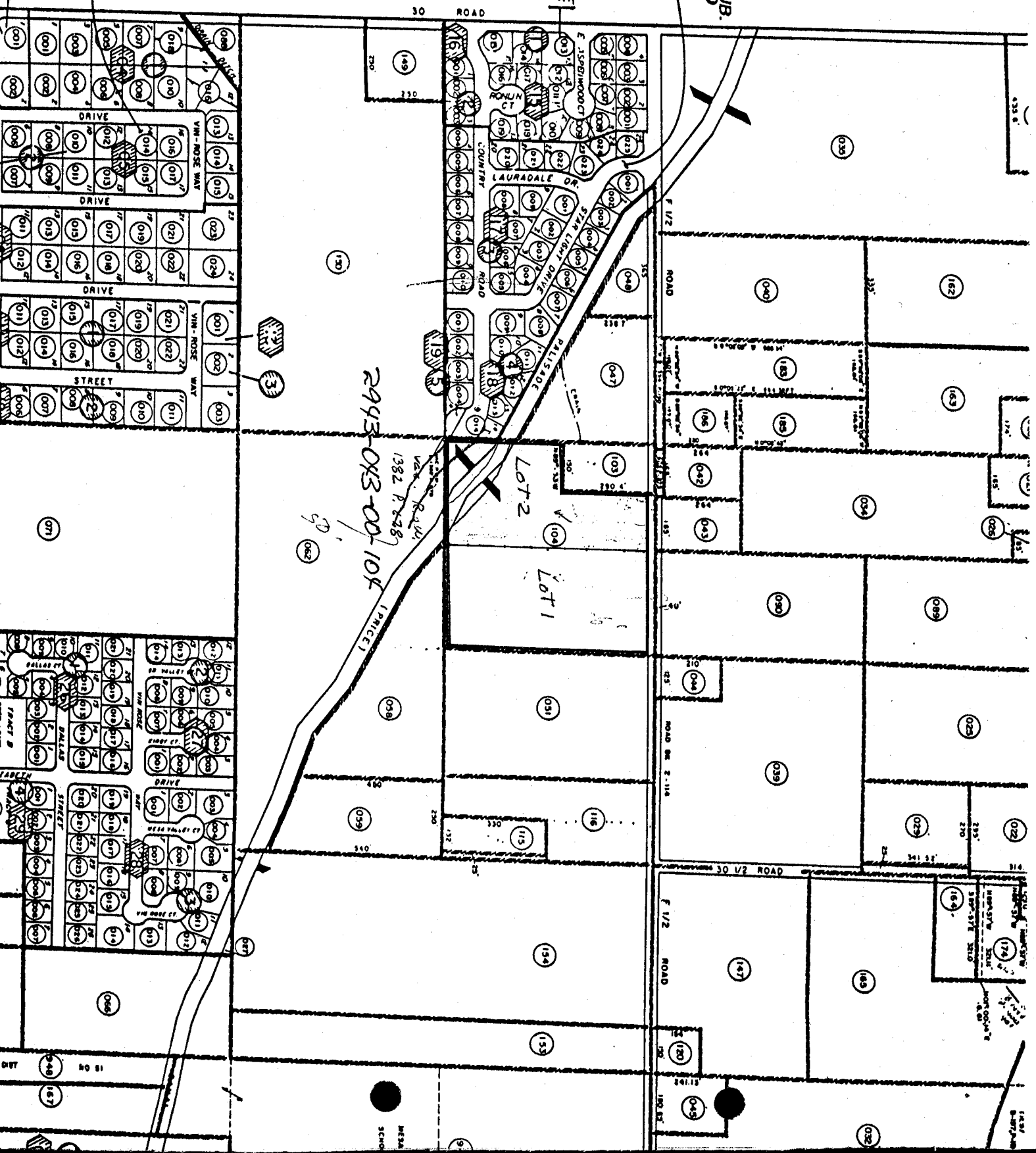
Lauradale Sub.  
Flag. No. Two

Adjoining  
TIS. RIE.  
2943-05

Lauradale Sub.  
Sub. Fl. #11

SEC 4 15 1E

Village East  
2nd Filing



2943-043-00-10X  
1382 P 2887  
VIN-ROSE WAY

Lot 1  
Lot 2

MESA SCH.

MESA COUNTY REVIEW  
C73-90 ORCHARD VILLA SUBDIVISION  
REPLAT & REZONE, LOTS 1-9

CITY UTILITY ENGINEER - Joe Beilman 11/06/90

The attached drawing shows individual water and sewer services. It is assumed that these are in place and this is acceptable.

CITY ENGINEER - J.D. Newton 11/06/90

No comment.

COMMUNITY DEVELOPMENT

Any outstanding improvements or upgrades to meet current standards for public improvements should be required, such as streets, curb, gutter and sidewalk.

\*\*\*\*\*

MESA COUNTY REVIEW SHEET

Mesa County Planning Department
P.O. Box 20,000-5022
Grand Junction, Colo 81502-5022

\*\*\*\*\*

The attached application has been sent to your office for your review and comments.

\*\*PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.

MCPC Hearing Date: 11-15-90 MCC Hearing Date: 12-18-90
File Number:
Project Name:
Phase:
Common Location: c73-90 ORCHARD VILLAS SUBDIVISION - REPLAT & REZONE, LOTS 1-9
Petitioner: Eugene E. and Mary K. Arnold
Location: SW corner of R1/2 & 28 1/2 Roads (ORCHARD MESA)
A request for approval of a replat of 9 residential duplex lots into 18 townhouse lots in an R-2 zone and a rezone to Planned Unit Development (PUD) Planning Hearing: 11/15/90. County Commissioners: 12/18/90.
Engineer - Name:
Address:
Phone:
Petitioner - Name:
Address: 12423 N. 6th St.
Scottsdale, AZ 85254
Phone:

REVIEW AGENCY
M.A. Comm.
Development

Table with 3 columns: REVIEW AGENCY COMMENTS (PLEASE TYPE), YES, NO. Rows include: Is proposal within service area?, Existing services, adequate?, Connection to services required?, Easements required?, Relocation necessary?, Improvements agreement adequate?, As-builts required for release?, Financing required for extensions?, Impact on capacity or supply:

Other concerns and specific requirements:

No comment

+++ PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS++

Reviewing Office: City Engineer
Reviewed by: J. D. Hunter

Date: 11-6-90

FAILURE TO OBJECT OR COMMENT BY 11-30-90 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.

MESA COUNTY REVIEW

TO: City Utilities Engineer

FROM: Community Development



Please review the attached information and return any comments to

Linda Weitzel by 11/6/90

MESA COUNTY REVIEW SHEET

Mesa County Planning Department  
P.O. Box 20,000-5022  
Grand Junction, Colo 81502-5022

The attached application has been sent to your office for your review and comments.

\*\*PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.

MCPC Hearing Date: 11-15-90      MCC Hearing Date: 12-18-90

File Number: \_\_\_\_\_

Project Name: \_\_\_\_\_      c73-90 ORCHARD VILLAS SUBDIVISION - REPLAT & REZONE, LOTS 1-9

Phase: \_\_\_\_\_      Petitioner: Eugene E. and Mary K. Arnold

Common Location: \_\_\_\_\_      Location: SW corner of B1/2 & 2B 1/2 Roads (ORCHARD MESA)

Engineer - Name: \_\_\_\_\_      A request for approval of a replat of 9 residential duplex lots into 18 townhouse lots in an R-2 zone and a rezone to Planned Unit Development (PUD) Planning Hearing: 11/15/90. County Commissioners: 12/18/90.

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Petitioner - Name: \_\_\_\_\_

Address: 12423 N. 65th St. Scottsdale, AZ 85254

Phone: \_\_\_\_\_

REVIEW AGENCY	REVIEW AGENCY COMMENTS (PLEASE TYPE)	YES	NO
<u>City Comm. Development</u>	Is proposal within service area?		<input checked="" type="checkbox"/>
	Existing services adequate?	<input checked="" type="checkbox"/>	
	Connection to services required?		<input checked="" type="checkbox"/>
	Easements required?		<input checked="" type="checkbox"/>
	Relocation necessary?		<input checked="" type="checkbox"/>
	Improvements agreement adequate?	<u>N/A</u>	
	As-builts required for release?	<u>N/A</u>	
Financing required for extensions?		<input checked="" type="checkbox"/>	
Impact on capacity or supply:			

Other concerns and specific requirements:

*The Attached drawing shows individual water and Sewer Services. It is assumed that these are in place and this is acceptable.*

+++ PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS+

Reviewing Office: City Utilities

Reviewed by: Joseph J. Beilman Jr.      Date: Nov 6, 1990

FAILURE TO OBJECT OR COMMENT BY 11-30-90 SHALL CONSTITUTE APPROVAL BY YOU OFFICE.



\*\*\*\*\*  
**MESA COUNTY REVIEW SHEET**

Mesa County Planning Department  
 P.O. Box 20,000-5022  
 Grand Junction, Colo 81502-5022

\*\*\*\*\*

The attached application has been sent to your office for your review and comments.

\*\*PLEASE RETURN YOUR COMMENTS BY ONE WEEK BEFORE THE MCPC HEARING DATE BELOW.

MCPC Hearing Date: 11-15-90                      MCC Hearing Date: 12-18-90  
 File Number: \_\_\_\_\_  
 Project Name: \_\_\_\_\_  
 Phase: \_\_\_\_\_  
 Common Location: \_\_\_\_\_  
 Engineer - Name: \_\_\_\_\_  
                   Address: \_\_\_\_\_  
                   Phone: \_\_\_\_\_  
 Petitioner - Name: \_\_\_\_\_  
                   Address: \_\_\_\_\_  
                   Phone: \_\_\_\_\_

c73-90 ORCHARD VILLAS SUBDIVISION - REPLAT & REZONE, LOTS 1-9  
 Petitioner: Eugene E. and Mary K. Arnold  
 Location: SW corner of B1/2 & 28 1/2 Roads (ORCHARD MESA)  
 A request for approval of a replat of 9 residential duplex lots into 18 townhouse lots in an R-2 zone and a rezone to Planned Unit Development (PUD) Planning Hearing: 11/15/90. County Commissioners: 12/18/90.

REVIEW AGENCY  
*H.A. Comm. Development*

REVIEW AGENCY COMMENTS (PLEASE TYPE)	YES	NO
Is proposal within service area?	_____	_____
Existing services adequate?	_____	_____
Connection to services required?	_____	_____
Easements required?	_____	_____
Relocation necessary?	_____	_____
Improvements agreement adequate?	_____	_____
As-builts required for release?	_____	_____
Financing required for extensions?	_____	_____

Impact on capacity or supply:

Other concerns and specific requirements:

*Any outstanding improvements or upgrades to current standards for public improvements should be required, such as streets, curb, gutters & sidewalk.*  
 KP

+++ PLEASE REFER TO "GUIDELINES FOR REVIEW AGENCY COMMENTS" FOR SPECIFICS+++  
 Reviewing Office: \_\_\_\_\_

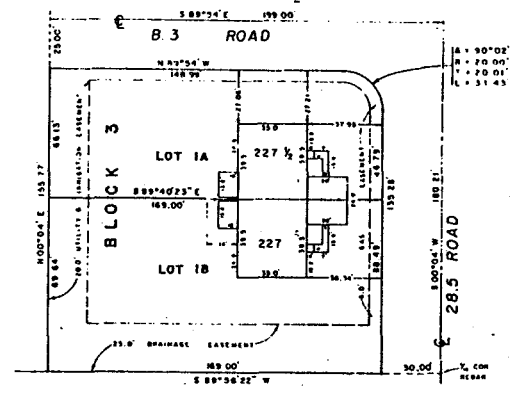
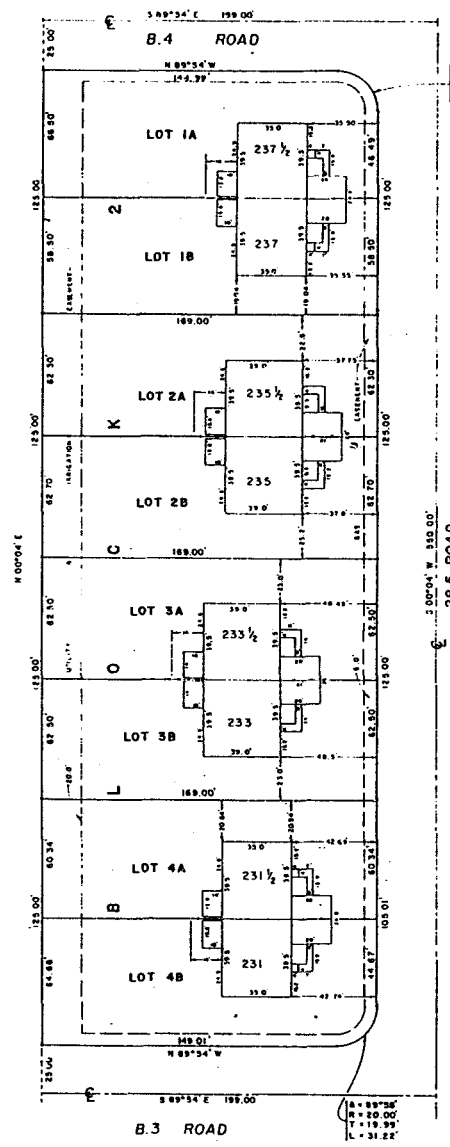
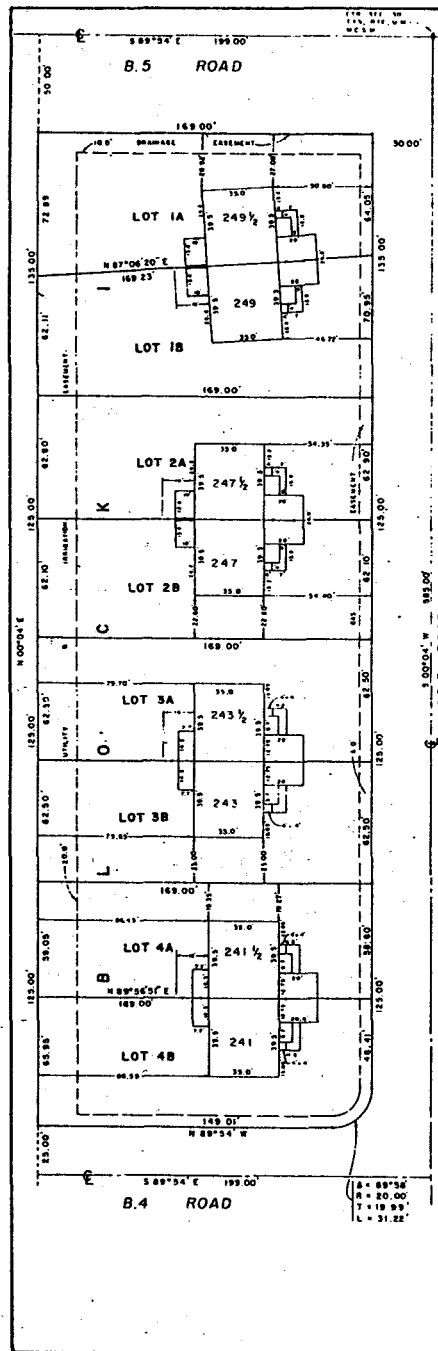
Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_

FAILURE TO OBJECT OR COMMENT BY 11-30-90 SHALL CONSTITUTE APF OFFICE.

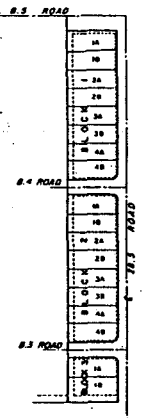
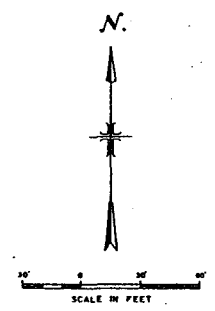
- Having only one access for this number of lots is a concern.
- The only access crosses a drain ditch. Could that portion of Kanai Dr. be under water at times?
- Public access easements along the canal & drain ditch should be dedicated for connections to a future trail network.
- Lots 4 - 10, Block 3 appear to be much too steep to build on.
- The narrative indicates the roads will be built to County local urban road standards and match those found in other filings. Are the existing roads built to current County standards? If not, the new roads should meet current standards for urban roads.

KP



A = 90°00'  
 B = 20.00'  
 C = 20.01'  
 L = 31.43'

A = 90°00'  
 B = 20.00'  
 C = 20.01'  
 L = 31.43'



INDEX MAP  
 NOT TO SCALE

SHEET 2 OF 2

**WESTERN** SURVEYING ENGINEERS AND SURVEYORS

ORCHARD VILLAS TOWNHOME  
 A REPLAT OF  
 ORCHARD VILLAS SUBDIVISION  
 FILING NO. 1  
 IN NE1/4 SW1/4 Sec. 30, T 1 S, R 1 E, U 1  
 MESA COUNTY, COLORADO

SURVEYOR R.A.M. DRAWN R.W.O. CHECKED R.A.L.  
 DATE 8-17-90 ME DIC INC. 2768-774-11

Mesa County Commissioners  
Grand Junction, Colorado

We request your approval of the conversion of nine duplexes to 18 townhomes as shown in the accompanying plats.

These buildings when constructed were built to the building standards of townhomes with the necessary fire protection and separate utility connections. The underground irrigation system was also designed with future townhome platting in mind. It has been the intent of converting the buildings to townhomes since construction, but because of the Mesa County economy, the application was postponed until this time.

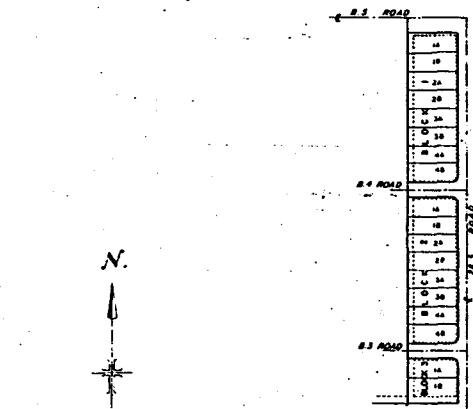
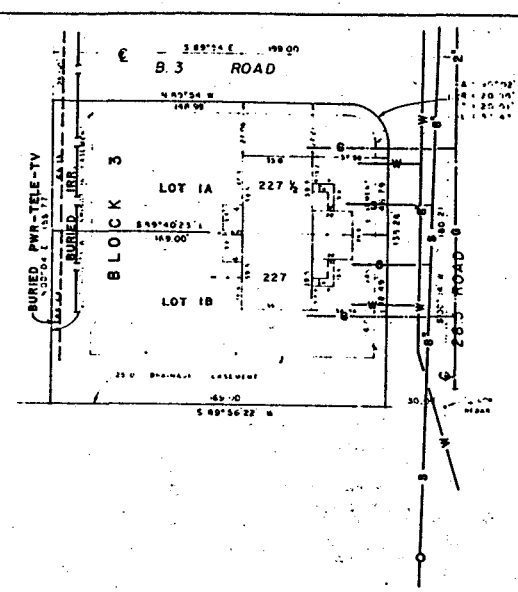
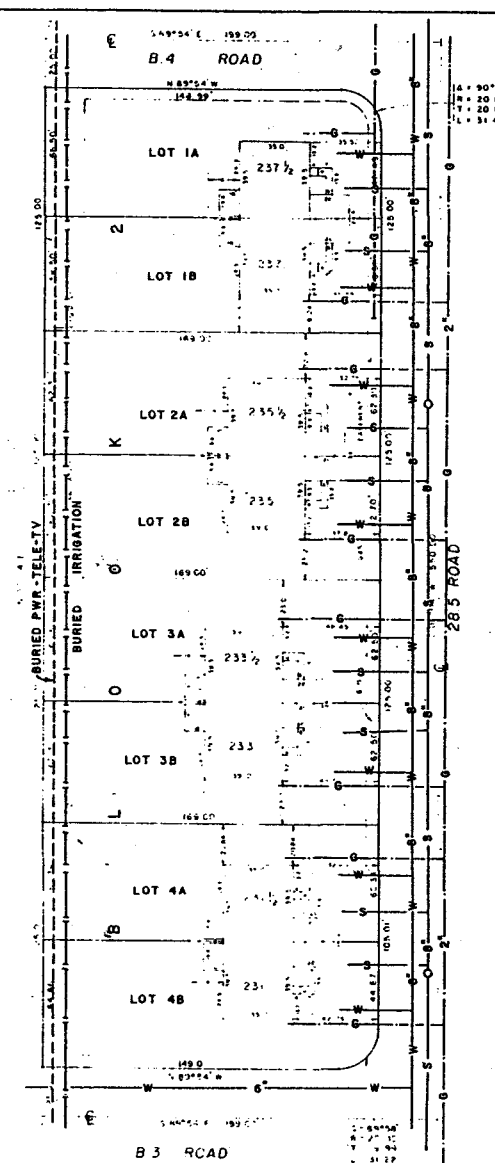
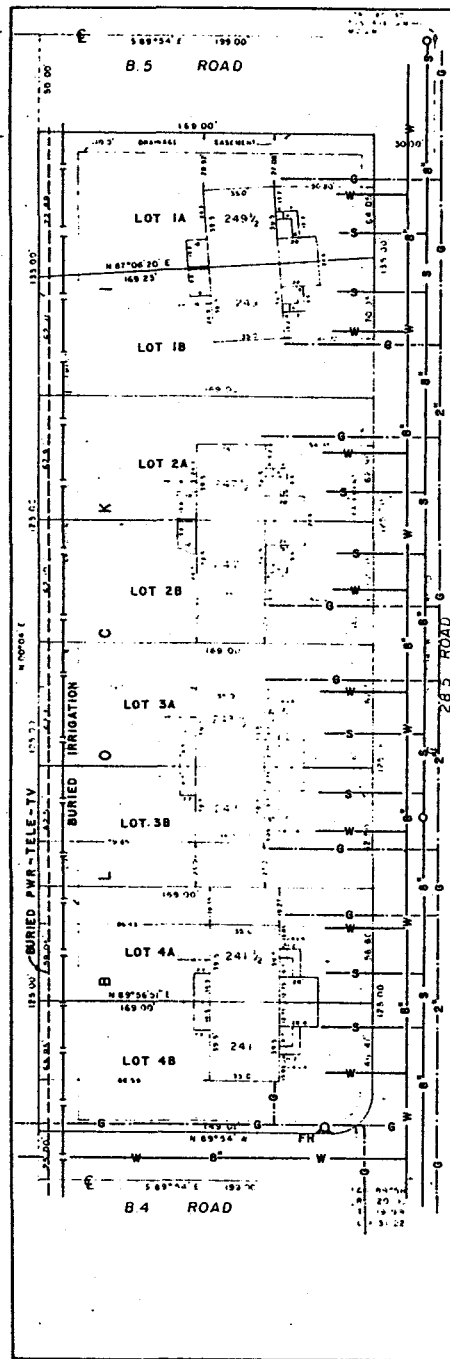
The conversion of a rental duplex to single family ownership will greatly enhance the value of the neighborhood. Ownership of one's own home adds pride to the neighborhood, and the values of adjoining properties are upgraded. Owners make better neighbors than tenants. Usually, citizens who own property have more concern for schools, police protection, cleanliness, exterior maintenance, and property upkeep. The entire community and its environs will gain when home ownership is allowed.

Sincerely,

*Gene Arnold*

*Mary Kay Arnold*

Gene and Mary Kay Arnold



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UTILITY COMPOSITE  
ORCHARD VILLAS TOWNHOMES  
A REPLAT OF  
ORCHARD VILLAS SUBDIVISION  
PLAT NO. 1  
MESA COUNTY, COLORADO

DATE: 08-17-01	BY: [Signature]	SCALE: 1"=40'
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