

Table of Contents

File 1992-0002

Name: Replat of Falls Subdivision - Filing 3

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

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

DOCUMENT DESCRIPTION:

| | | | | | |
|---|---|---|---|--|--|
| X | X | Subsurface Soils Investigation - scanned in 1982-50 file - ** | X | Computer Files Indexing Information Sheet | |
| X | | Special Warranty Deed - Book 1815/Page 135 | X | Subdivision Summary Form | |
| X | | Gamma Radiation Survey - 10/21/77 | X | Outline Dev. Plan by Kathy Portner-2/28/92 | |
| X | X | Development Application | X | Utility Coordinating Committee approval sheet - 3/11/902 | |
| X | X | Correspondence | X | Public Notice Posting - 1/27/92 | |
| X | X | Development Imp. Agrmt - not signed | X | X | Ordinance No. 2568 - ** |
| X | | Treasurer's Certificate of Taxes Due - 1/3/92 | X | X | Report - Density Transfer -The Falls-8/19/92 - recorded |
| X | X | Planning Commission Minutes - ** - 2/4/92 | X | | Certification of Plat - 9/17/93 |
| X | | Legal Ad - 2/25/92, 3/11/92 | X | X | Recorded release of Imp. Agrmt - 10/6/93-Given to City Clerk |
| X | X | Planning Commission Meeting Agenda - 3/3/92 - ** | X | X | Plans for Filing 1 - ** |
| X | X | Action Sheet | X | | Falls ODP Revision - 2/92 |
| X | X | Planning Commission Minutes - 3/3/92 - ** | X | | Composite Plan |
| X | X | Estimate to build western part of 28 1/2 Road | X | | Road Plan |
| X | X | Replat - The Falls - Filing #3 - to be scanned | X | X | The Falls - Water And Sewer Plan - to be scanned |



DEVELOPMENT APPLICATION
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

A Receipt _____
 Date _____
 Rec'd By _____
 File No. _____

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

| PETITION | PHASE | SIZE | LOCATION | ZONE | LAND USE |
|---|---|------|---------------------------|-----------|---|
| <input checked="" type="checkbox"/> Subdivision Plat/Plan | <input type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub | | Grand Falls Drive / Court | PR-8 | Residential |
| <input type="checkbox"/> Rezone | | | | From: To: | |
| <input checked="" type="checkbox"/> Planned Development | <input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final | | // | // | // |
| <input type="checkbox"/> Conditional Use | | | | | |
| <input type="checkbox"/> Zone of Annex | | | | | |
| <input type="checkbox"/> Text Amendment | | | | | |
| <input type="checkbox"/> Special Use | | | | | |
| <input checked="" type="checkbox"/> Vacation | | | Grand Falls Court | // | <input checked="" type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement |

| <input checked="" type="checkbox"/> PROPERTY OWNER | <input checked="" type="checkbox"/> DEVELOPER | <input checked="" type="checkbox"/> REPRESENTATIVE |
|--|---|--|
| John A. Siegfried | same | same |
| Name | Name | Name |
| Box 9088 | same | same |
| Address | Address | Address |
| Grand Junction, CO 81502 | same | same |
| City/State/Zip | City/State/Zip | City/State/Zip |
| 303-241-7025 | same | same |
| Business Phone No. | Business Phone No. | Business Phone No. |

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 and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we 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 rescheduling expenses before it can again be placed on the agenda.

[Signature] _____ 1-3-91
 Signature of Person Completing Application Date

[Signature] _____
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

Joyce A. Cunningham
2837 Grand Falls Circle #1
Grand Junction, CO 81501

Aaron Lane Rowland
2837 Grand Falls Circle #2
Grand Junction, CO 81501

Richard M. & Grace McCurdy
2837 Grand Falls Circle #3
Grand Junction, CO 81501

Leland A. & Janet E. Griffin
2837 Grand Falls Circle #4
Grand Junction, CO 81501

Clark Ross Barefoot &
Ruth D. Family Trust
2835 Grand Falls Circle #5
Grand Junction, CO 81501

Donna J. Sites
C/O Donna Autrey Osborne
125 Beechtree Dr.
Encinitas, CA. 92024

Donna J. Sites
C/O Donna Autrey Osborne
7546 Sara Lynn Way
Citrus Heights, CA 95621

Marlene H. Peltier
2835 Grand Falls Circle #7
Grand Junction, CO 81501

Richard Carter
6761 Perfidio
Huntington Beach, CA 92648

Paul A. Dibble
2835 Grand Falls Circle #9
Grand Junction, CO 81501

Hallie E. Kohles
2835 Villa Way #1
Grand Junction, CO 81501

Max M. & Devena M. Swan
2835 Villa Way #2
Grand Junction, CO 81501

Beverly Hudson
2835 Villa Way #3
Grand Junction, CO 81501

Mary S. Lombard
5325 Newcastle Ave. #236
Encino, CA 91316

Burl B. & Audrey J. Dailey
2835 Villa Way #4
Grand Junction, CO 81501

Richard E. & Diane E. Reimer
2835 Villa Way #5
Grand Junction, CO 81501

Lila J. Larsen
2835 Villa Way #6
Grand Junction, CO 81501

Essie A. Johnson
2835 Villa Way #7
Grand Junction, CO 81501

Marilyn N. Wilson
2835 Villa Way #7
Grand Junction, CO 81501

William L. & Freda Shuman
3220 Crestview Way
Grand Junction, CO 81501

Jane C. Louthan
2835 Villa Way #8
Grand Junction, CO 81501

B.W. & Marjorie B. Bain
2833 Villa Way #1
Grand Junction, CO 81501

Robert D. & Alta I. Van Gundy
2833 Villa Way #2
Grand Junction, CO 81501

Leona R. Lynch
2833 Villa Way #3
Grand Junction, CO 81501

Diann Stewart &
R. Margart Weibel
2833 Villa Way #4
Grand Junction, CO 81501

2943-072-00-027 (2835 F Rd.)
Ray Werner
1615 D 10 Rd.
Delta, CO 81416

2943-072-12-007
Leo H. & Helen M. Warren
2815 Patterson Rd.
Grand Junction, CO 81501

2943-072-12-008
MTC West Inc.
1465 Kelly Johnson Blvd. #200
Colorado Springs, CO 80920

2943-072-12-008
MTC West Inc.
C/O Strategis
P.O. Box 723548
Atlanta, Georgia 30339

2943-072-01-029
Bethesda Foundation of
Nebraska
1465 Kelley Johnson Blvd. #200
Colorado Springs, CO 80918

December 17, 1991

Re: The Falls Filing 3 - The 1983 Improvements Agreement

The called for improvements have been completed and accepted, except for the improvements on North Grand Falls Court. This road provides access primarily to lots 12 and 14 of Filing 3 and is not necessary for lots 15 and 11 as they are accessed off of Villa Way and Grand Falls Drive.

I feel that we will eventually replat and ask for vacation of the R.O.W. on North Grand Falls Court, as it is illogical when imposed on the topography. However, to replat and vacate the R.O.W. at this time without a comprehensive plan would be a duplication of effort and expense to us and the City. It would be a more equitable solution to impose the building permit hold only on lots 14 and 12 in the amount we have estimated remains (at today's prices) specifically for North Grand Falls Court. This would not be a new building permit hold, but rather a clarification and reduction of a pre-existing one to a reasonable amount and sphere of influence.



May 14, 1987

City of Grand Junction, Colorado
81501-2668
260 North Fifth Street

Mr. Homer Brown
Valley Federal Savings & Loan
Valley Federal Plaza
Grand Junction, CO 81501


Dear Homer:

This is to inform you that I have reinspected Grand Falls Drive, Grand Falls Circle, Villa Way, and North Grand Falls Court. All of the items listed as a result of the 10/1/86 inspection have been satisfactorily repaired. The only item which remains to be done is backfilling and grading the area at the back of the new sidewalk along the south side of Grand Falls Drive. This should be done to prevent drainage water from collecting under the sidewalk.

Upon completion of the sidewalk backfill, these streets will be accepted by the City for the future maintenance.

I appreciate all that you have done in getting these streets into acceptable condition.

Sincerely,


J. Don Newton
City Engineer

xc: File

JDN:skw

CITY OF GRAND JUNCTION IMPROVEMENTS AGREEMENT

1315893

04:40 PM

FEB 08, 1983 E. SAWYER, CLK&REC MESA CTY, CO

In re: The Falls Filing No. Three Southeast Corner of F Road and 28-1/4 Road
 Name of subdivision or other improvement location

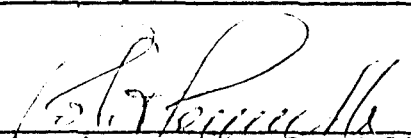
Intending to be legally bound, the undersigned subdivider hereby agrees to provide throughout this subdivision and as shown on the subdivision plat of The Falls Filing No. Three date February 7, 1983, the name of subdivision following improvements to City of Grand Junction standards and to furnish an Improvements Guarantee in the form acceptable to the City for these improvements.

| Improvements | Quantity and Unit Costs | Estimated Cost | Estimated Completion Date |
|---|-------------------------|---------------------|---------------------------|
| Street grading | 5,400 C.Y. @ \$1.20 | \$ 6,480.00 | Feb. 1984 |
| Street base | 2,700 C.Y. @ \$14.00 | 37,800.00 | " |
| Street paving | 5,145 S.Y. @ \$3.50 | 18,007.50 | " |
| Curbs and Gutters | 2,775 L.F. @ \$5.00 | 13,875.00 | " |
| Sidewalks | 2,425 L.F. @ \$7.50 | 18,187.00 | " |
| Storm Sewer facilities | L.S. | 9,310.00 | " |
| Sanitary sewers Manholes | 10 Ea. @ \$600.00 | 6,000.00 | " |
| Mains | 1,975 L.F. @ \$5.25 | 10,368.75 | " |
| Laterals or house connections | 640 L.F. @ \$3.00 | 1,920.00 | " |
| Lift Station & Appurt. On-site sewage treatment | L.S. | 32,700.00 | " |
| Water mains & Appurt. | 1,575 L.F. @ \$12.00 | 18,900.00 | " |
| Fire hydrants | 6 Ea. @ \$1,000.00 | 6,000.00 | " |
| On-site water supply | N/A | | |
| Survey monuments | N/A | | |
| Street lights | N/A | | |
| Street name signs | 8 Ea. @ \$100.00 | 800.00 | " |
| SUB TOTAL | | \$180,348.25 | |

Supervision of all installations (should normally not exceed 4% of subtotal)
\$7,213.93

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION \$ 187,562.18

The above improvements will be constructed in accordance with the specifications and requirements of the City or appropriate utility agency and in accordance with detailed construction plans based on the City Council approve plan and submitted to the City Engineer for review and approval prior to start of construction. The improvements will be constructed in reasonable conformance with the time schedule shown above. An Improvements Guarantee will be furnished to the City prior to recording of the subdivision plat.


 Signature of subdivider

Date: July 1, 1982

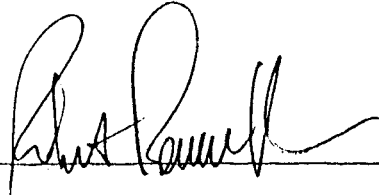
Grand Junction City Council
559 White Avenue
Grand Junction, CO 81501

1315294 04:40 PM
FEB 08, 1983 E.SAWYER, CLK&REC MESA CITY, CO
BOOK 1414 PAGE 587

GUARANTEE OF PUBLIC IMPROVEMENTS for The Falls, Filing 3 ; EXCLUDING
Block Seven (7) Thereof.

The undersigned hereby guarantees not to request building permits within said subdivision until such time as required public improvements as listed on the Subdivision Improvements Agreement are installed for each lot.

It is understood that this guarantee can be replaced with a guarantee from a lending institution acceptable to the Grand Junction City Council.

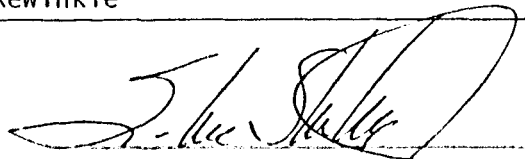


STATE OF)
)
COUNTY OF MESA)

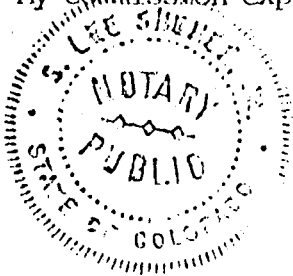
The foregoing instrument was acknowledged before me this 8th day of February A.D., 1983 by Robert L. Rewinkle

Witness my hand and official seal.

My commission expires: September 10, 1985



Notary Public
726 Colorado Avenue
Grand Junction, Colo 81501



RE: FALLS FILING # 3 COMPLETED IMPROVEMENTS 28¹/₄ RD. & F RD.
 Name of Subdivision or Other Improvement Location

Intending to be legally bound, the undersigned subdivider hereby agrees to provide throughout this subdivision and as shown on the subdivision plat of FALLS FILING # 3 date DEC. 5 1991, the following

improvements to City of Grand Junction standards and to furnish an Improvements Guarantee in the form acceptable to the City for these improvements.

| Improvements | Quantity and Unit Costs | Estimated Cost | Estimated Completion Date |
|--|---|----------------|---------------------------|
| Street Grading | 886 CY @ 17 ⁵ / ₁₀₀ | \$ 1550.50 | NEVER |
| Street Base | 224 TONS @ 11/TON | 2464.00 | " |
| Street Paving | 932 SY @ 5 ⁷⁵ / ₁₀₀ | 5359.00 | " |
| Curbs and Gutters | 490 LF @ 9 ⁰⁰ / ₁₀₀ LF | 4410.00 | " |
| Sidewalks - 4' | 945 SF @ 4 ⁵⁰ / ₁₀₀ SF | 4252.50 | " |
| Storm Sewer Facilities | N/A | N/A | " |
| Sanitary Sewers MANHOLES | 4 @ 770 EA | 3080.00 | " |
| Mains | 473 LF @ 9 ⁰⁰ / ₁₀₀ LF | 4257.00 | " |
| Laterals/House Connections | 19 @ 200 EA | 3800.00 | " |
| On-site Sewage Treatment | N/A | N/A | " |
| Water Mains | 542 LF @ 17 ³³ / ₁₀₀ FT | 9387.44 | " |
| Fire Hydrants | 2 @ 1275 EA | 2550.00 | " |
| 2" SERVICE TO CONDO AREA On-site Water Supply | LUMP SUM EST. | 2000.00 | " |
| Survey Monuments | N/A | | " |
| Street Lights | N/A | | " |
| Street Name Signs | N/A | | " |
| Construction Administration | | | " |
| Utility Relocation Costs | N/A | | " |
| Design Costs | N/A | | " |
| SUB TOTAL | | \$ 43,110.44 | |

Supervision of all installations (should not normally exceed 4% of subtotal) \$ 1725

TOTAL ESTIMATED COST OF IMPROVEMENTS AND SUPERVISION: \$ 44,835.44

The above improvements will be constructed in accordance with the specifications and requirements of the City or appropriate utility agency and in accordance with detailed construction plans, based on the City Council approved plan, and submitted to the City Engineer for review and approval prior to start of construction. The improvements will be constructed in reasonable conformance with the time schedule shown above. An Improvements Guarantee will be furnished to the City prior to recording the subdivision plat.

Signature of Subdivider

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

K&L

John H. Wright, C.P.G.
& Associates

P.O. Box 2355
Grand Junction, CO 81502
(303) 241-6619

January 2, 1992

John Siegfried
P.O. Box 9088
Grand Junction, CO 81502

RE: Radiation examination and subsurface soils testing on the
Falls Subdivision, Filing #3.

Dear Mr. Siegfried:

I have reviewed two documents provided by you pertaining to a radiation survey and to a subsurface soils survey of the Falls Subdivision, Grand Junction, Colorado. In addition, I have physically inspected the site you intend for development, namely: Falls Filing #3. I find no thing in either of the reports or from my field observations which calls for any amendment to the original documents.

In specific, I report the following:

Radiation Examination

On October 21, 1977 Combustion Engineering, Inc. of Grand Junction performed a gamma radiation survey of 34 acres called the Falls Subdivision. The investigator, Gordon Bruchner, found "all meter readings less than 0.02 milliRoentgens per hour (20 micro R/h). No tailings indicated." The condition of the 34 acres was not satisfactorily described in the 1977, thus no judgement could be made regarding any change in the condition. It was apparent, however, that the 34 acres encompassed what you now call Filing #3 which contains 2.7 acres.

On January 3, 1992, I surveyed the site of Filing #3 with a Urinco Scintillometer Model #720 for gamma radiation. Background radiation was 80 cps +/- 10 cps. No where on the property was there found any reading higher than background. (All man-made accumulations of debris were specifically checked). As these readings are well below the Colorado Health Department standards of 250 cps, no further investigation or remedial action is indicated.

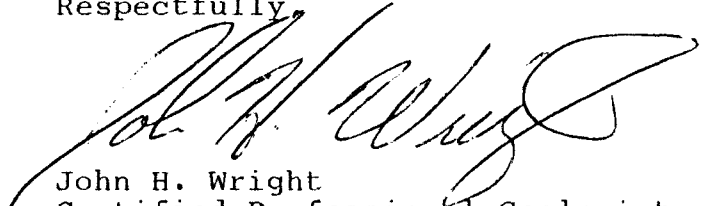
Subsurface Soils

A thorough subsurface soils investigation of Falls Subdivision Filing #3 was conducted by Lincoln Devore in June of 1982. The report of this investigation lead to specific recommendations for foundation and drainage design. The condition of Filing #3 was adequately described such that In my opinion it is essentially

unchanged as of today, January 3, 1992. Certainly the subsurface has changed not at all. Filing #3 in the Lincoln Devore report, however, covered approximately 10 acres. It is apparent that 10 acres entirely encompasses the 2.7 acres you now call Filing #3.

Of the 9 test borings drilled by Lincoln Devore on Filing #3, at least 3 and perhaps 5 of them fall on the area you now refer to as Filing #3. I can see no reason for further soils testing. The findings and recommendations of Lincoln Devore be followed in your development plans.

Respectfully,



John H. Wright
Certified Professional Geologist

March 13, 1992

Estimate to build western part of 28½ Road: 6' C,G,& S, 20 ft. wide asphalt mat.

| | | |
|----------------------------------|-------------------------|-------------------|
| Concrete with 6" roadbase..... | 545 lf at 16.35/lf | \$8910.75 |
| 3" asphalt with 8" roadbase..... | 12,983.08 sf at 1.00/sf | 12983.08 |
| Total | | <u>\$21893.08</u> |

Price is based on unit prices from United Paving and Mays Concrete.
Does not include cost of Engineering, Surveying, Testing, and removal of old concrete.

*pavement design calculations
soils report
traffic control signs
barricade
utilities existing?
fire hydrants?
street lighting?*

*12.11.92
12.11.92
12.11.92*

NW 1/4 Section 7 - ORIGIN OF BEARRS

691.35'

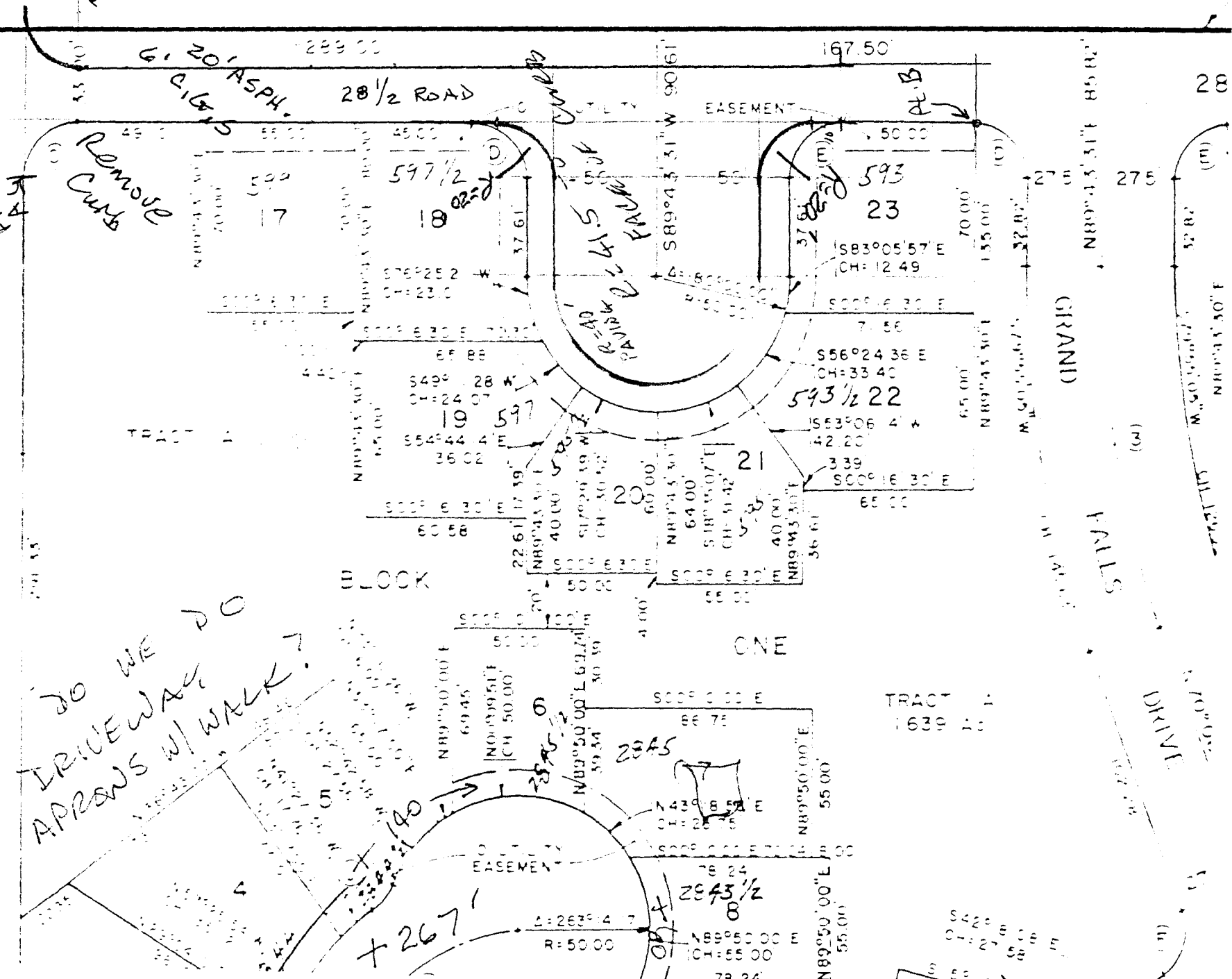
560.14'

JAD

PATTERSON

DO WE DO
DRIVEWAY
ARROWS W/ WALK?

Section 7
T. 5. N. R. 20. W.
POINT OF BEGINNING



Remove
Curb

PATTON
S. A. 2
R. 20

(GRAND)

STIVA

DRIVE

28 1/2 ROAD

6.20' ASPH.
RIGHT OF WAY

EASEMENT

BLOCK

ONE

TRACT 1
1639 11

EASEMENT

+ 267'

2843 1/2

R=50.00

2843 1/2

8

5420
01-22-00
5800

(3)

28

275

28

N 89° 43' 30" E
155.00'

N 89° 43' 30" E
155.00'

N 89° 43' 30" E
155.00'

N 89° 43' 30" E
155.00'

167.50'

289.00'

500

597 1/2

593

18

23

19

597

593 1/2 22

339

21

20

20

20

20

20

20

20

20

20

20

20

20

20

20

20

CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT DEPARTMENT

1611787 02:29 PM 08/19/92
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

SUBJECT: DENSITY TRANSFER - THE FALLS

I, JOHN A. SIEGFRIED, (transferor), represent and warrant that I am the sole and complete owner and developer of certain parcels and lots of THE FALLS. I hereby agree to transfer, for consideration received, the following densities to LOT ONE (1.93 acres), a part of THE FALLS, now owned by HERITAGE ELDER CARE. LOT ONE is now known as HERITAGE HOMES at THE FALLS.

The densities which are being transferred to HERITAGE HOMES at THE FALLS are:

Six units, as that term is defined herein and in accordance with the Zoning and Development Code for the City of Grand Junction, from LOTS 12 and 14, THE FALLS - FILING NO. THREE, as recorded in Plat Book 13 at Page 122 of the Mesa County Clerk and Records Office.

Nine units, as that term is defined herein and in accordance with the Zoning and Development Code for the City of Grand Junction, from PARCEL III, which is described as:

A tract of land in the NE 1/4 NW 1/4, Section 7, Township 1 South, Range 1 East, Ute Meridian, more particularly described as:

Commencing at the Southwest Corner of Lot 15, Block 2, THE FALLS - FILING NO. THREE, thence South 02°07'42" East along the Easterly right of way of 28 1/4 Road 56.98 feet to the True Point of Beginning, thence along the Southerly boundary of Grand Falls Drive the following 5 courses and distances:

- (1) North 72°44'46" East 56.89 feet,
- (2) along the arc of a curve to the right having a radius of 350.29 feet and a central angle of 17°05'14" a distance of 104.47 feet,
- (3) North 89°50'00" East 195.00 feet,
- (4) along the arc of a curve to the left having a radius of 127.50 feet and a central angle of 37°25'00" a distance of 83.26 feet,
- (5) North 52°25'00" East 146.05 feet to the Northwest Corner of TRACT K, THE FALLS - FILING NO. TWO,

thence South 23°49'36" East 150.90 feet, thence North 89°50'00" East 22.60 Feet, thence South 19°53'20" East 362.72 feet to the South line of the NE 1/4 NW 1/4 of Section 7, thence South 89°57'00" West along the South line of the NE 1/4 NW 1/4 of Section 7 a distance of 721.52 feet to a point on the Easterly right of way of 28 1/4 Road the

following 2 courses and distances:

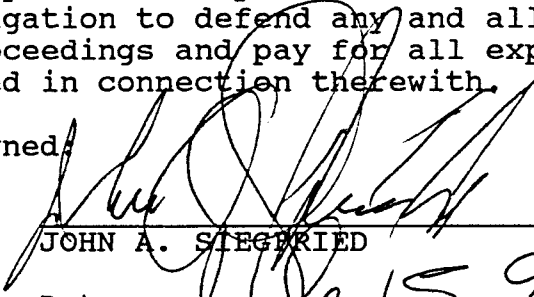
- (1) North 01°15'14" West 28.62 feet,
- (2) along the arc of a curve to the left whose radius is 1184.50 feet and whose long chord bears North 06°49'56" West a distance of 230.33 feet to a point on the West line of the NE 1/4 NW 1/4 of Section 7,

thence along the West line of the NE 1/4 NW 1/4 of Section 7, North 02°07'42" West 73.75 feet more or less to the True Point of Beginning,

A unit means, and is understood by me to mean, a dwelling unit which is defined as "any structure or part thereof designed to be occupied as the living quarters of a single house-keeping unit" and as further defined in the Grand Junction Zoning and Development Code.

I, JOHN A. SIEGFRIED, shall indemnify and save and hold harmless the City of Grand Junction, its employees and its officers, from and against all claims, liabilities, causes of action or other legal proceedings by Heritage Elder Care, its successors in interest, or by third parties, for damages in any way arising out of, connected with, or resulting from the transfer and/or exercise of development density hereunder. Indemnity shall include transferor's obligation to defend any and all actions, claims or other legal proceedings and pay for all expenses including attorney fees incurred in connection therewith.

Signed:



 JOHN A. SIEGFRIED

Date

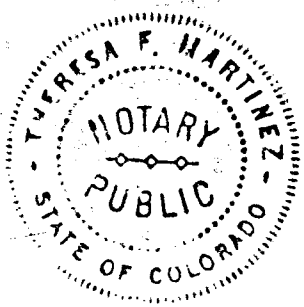
July 15, 1992

Subscribed and sworn to me this 15 day of July, 1992, by John A. Siegfried. Witness my hand and official seal.

Theresa F. Martinez

 Notary

My commission expires: June 13 1995



* * * ITEMS NEEDING INDIVIDUAL CONSIDERATION * * *

MESA STATE COLLEGE CONTRACT WITH CITY FOR POLICE SERVICES

Police Chief Darold Sloan was present to explain the agreement between the City of Grand Junction and Mesa State College for a 9-month contract, providing one officer from August to May, 8 hours per day, 5 days per week (including weekends), approximately 7:00 p.m. to 3:00 a.m., to be on campus and provide foot patrol, bicycle patrol and necessary law enforcement services. The college has agreed to pay 75% (9 months) of the cost for the police officer as well as all equipment required to initiate the program. The first year's salary is approximately \$59,000 - (9 months is \$44,253). Start up costs include a portable radio, a vehicle, uniforms, training, overhead, administration total \$42,056 (9 months is \$31,545). The college has requested that its start up cost of \$31,545 be prorated over a three-year period.

Ms. Janine Kammerer, Vice President of Finance, Mesa State College, was present and stated that the college is willing to negotiate regarding payment of the start-up costs.

City Manager Mark Achen stated that this contract is an exceptional opportunity for a cooperative joint venture with the college. Typically, urban campuses and urban law enforcement agencies are at a point of tension. He felt a strong sense of community is one of the things that makes Grand Junction a great community.

Police Chief Sloan clarified that the total cost is \$101,056. Mesa State's cost (75%) for 9 months on the salary, training, overtime, workman's compensation, etc. is \$44,253. The start-up equipment is the vehicle, radio, uniforms, training, and amounts to \$42,056. Nine months of that figure is \$31,545. The College pays the City approximately \$10,000/year for three years.

Upon motion by Councilman Shepherd, seconded by Councilman Nelson and carried with Councilmen BENNETT and BAUGHMAN voting NO, the Mesa State College contract for police services was approved subject to the City Manager negotiating up-front funding for start up costs.

Mr. Achen stated that his intent in renegotiating the contract would be to look at the cash flow and assure that the City's cash flow is covered so that the payment of depreciation costs in the first year are not a cash flow item to the City, but would increase the City's cash flow.

HERITAGE ELDER CARE FACILITY - OUTLINE DEVELOPMENT PLAN AND FINAL PLAN

Heritage Elder Care, 2835 Patterson Road, is requesting a transfer of the "Design Density" of the Outline Development Plan (ODP) for the Falls Development located at 28-1/2 Road and Patterson Road. Fifteen (15) units need to be transferred from the Falls Planned Residential Development currently zoned PR-8 to the proposed Heritage Elder Care

Homes currently zoned 9.5 units per acre to increase the current residential density of its site to 17.1 units per acre. Planning Commission has approved several shifts and/or reductions of density since January 1, 1992, for portions of the Falls Outline Development Plan and are reflected in the ODP.

Dave Thornton, Community Development Department, reviewed this item. He stated that the petitioner has agreed to the above transfer of units. The total acreage for the Falls is approximately 35, with 190 units total.

Upon motion by Councilman Shepherd, seconded by Councilman Bennett and carried, the revised outline development plan and final plan for Heritage Elder Care Facility was approved.

HABITAT SUBDIVISION - REQUEST TO WAIVE OPEN SPACE FEES -
RE-SUBDIVISION OF KELLY SUBDIVISION IN RSF-8 ZONE

This is a request to waive open space fees for Habitat Subdivision which is dividing two existing lots in Kelly Subdivision into four lots at the southwest corner of Cheyenne Drive and Mountain View Street. David Jensen, representing Habitat for Humanity, is requesting a waiver of the \$900 open space fee which is required through the subdivision process. They are currently subdividing two lots into four lots. The Zoning and Development code requires that \$225 be paid per lot into the escrow fund for Parks/Open Space acquisition and/or development. The total fee required is \$900 (\$225 x 4 lots = \$900).

Dave Thornton, Community Development Department, reviewed this item. He stated that the Planning Commission recommended approval of the open space fee waiver since Habitat for Humanity is a non-profit organization. The Parks and Recreation Advisory Board recommended that only open space fees for the two new lots be required, and the fees not be collected for the two existing lots, reducing the fee from \$900 (4 lots) to \$450 (2 lots).

Ms. Joyce Grove, 2415 Brandy's Court, President of Local Habitat for Humanity, requested assistance from City Council by waiving fees for this development. She stated that Habitat for Humanity is a non-profit organization with a goal to provide low-income, hardworking citizens of Grand Junction with homes. Simple homes are built with volunteer labor and donated materials and cash. These homes have been sold to families selected on the basis of character, need, and ability to pay. Habitat administers the mortgages with no interest. The term of payments is in 20 to 30 years. Selected families are required to work at least 500 hours building their homes and homes for others.

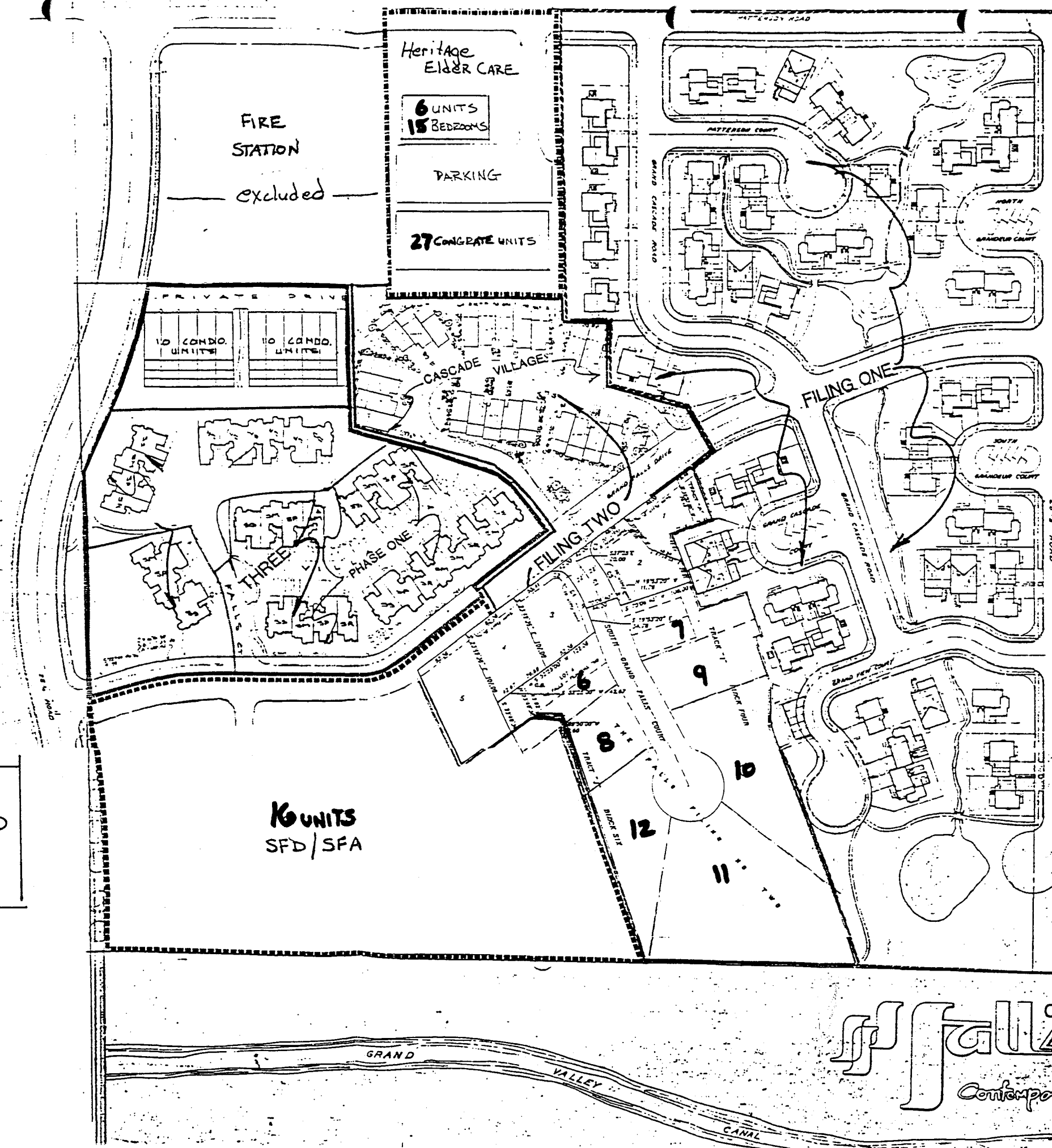
Mr. Joe Voytel, 3041 N. 15th Street, construction chairman, stated that there is a definite need for low-income housing. These homes are 960 square feet, energy efficient, modest 3-bedroom, 1-1/2 baths.

"The Falls"

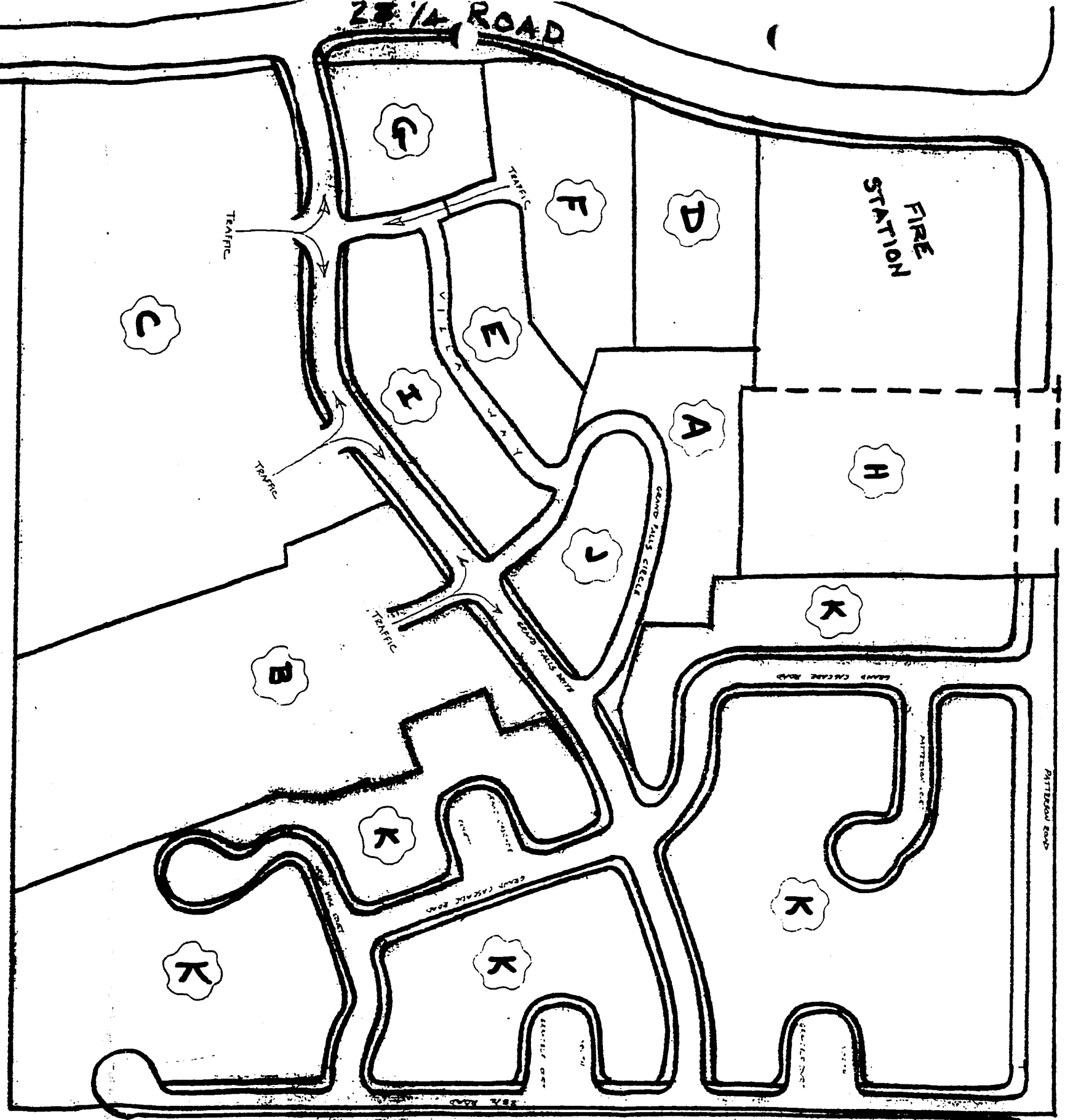
REVISED OUTLINE DEVELOPMENT PLAN

Approved By G.J. City
PLANNING COMMISSION
July 7, 1992

ODP for the FALLS
July 1992



The Falls COMPOSITE PLAN
Contemporary Close in Living



FALLS ODP REVISION 1992

THE FALLS ODP

| AREA | FILING NO. | BLOCK | LOT | ACRES | ALLOWED BY ZONING PERB | DENSITIES AT 1-1-92 | ODP REVISIONS | | | ALLOCATION |
|------------|----------------------------|-------|-------|--------|------------------------|---------------------|---|--|-----------------------|-----------------|
| | | | | | | | REPORT LOTS 12+14 FILING 3-3-92 VACATION # 2-92 | REPORT TERRITORY FALLS ROUTE 4-7-92 #11-92 | HERITAGE HOMES #23-92 | |
| A | 2 | 2 | 9 | 1.02 | 8 | 12 | NC | NC | NC | 12' SFA |
| B | 2 | 4+C | - | 5.28 | 42 | 19 | -5 = 14 | -2 = 12 | NC | 12 SFB |
| C | - | - | - | 6.2 | 50 | 87 | -62 = 25 | NC | NC | 16 SFB/A |
| D | 3 | - | 13 | 1± | 8 | 20 | NC | NC | NC | 20 SFA |
| E | 3 | - | 11 | 0.758 | 6 | 8 | NC | NC | NC | 8 SFA |
| F | 3 | - | 12+14 | 1.257 | 10 | 7 | +9 = 16 | NC | NC | 10 SFA |
| G | 3 | - | 15 | 0.696 | 6 | 4 | NC | NC | NC | 4 SFA |
| H | HERITAGE HOMES - THE FALLS | - | - | 1.93 | 18 | 18 | NC | NC | +15 = 33 | 33 ELDERLY CARE |
| I | 3 | 7 | 1 | ± 1 | 8 | 12 BUILT | NC | NC | NC | 12 SFA |
| J | 2 | - | - | 0.692 | 6 | 8 BUILT | NC | NC | NC | 8 SFA |
| K | 1 AMENDED | 1-5 | - | 15.417 | 124 | 55 | NC | NC | NC | 55 SFA/D |
| ODP TOTALS | | | | 35.31± | 286 | 250 | 192 | 190 | 190 | 190 |

REVIEW COMMENTS

(Page 1 of 9)

FILE NO. #2-92 **TITLE HEADING:** Replat & ROW Vacation

ACTIVITY: Replat of Lots 12 and 14, Block 2 of the Falls Subdivision, Filing 3 and a Right-of-Way Vacation

PETITIONER: John a. Siegfried

REPRESENTATIVE:

LOCATION: Southeast of F Road and 28 1/4 Road

PHASE: Final

ACRES:

PETITIONER'S ADDRESS: Box 9088
 Grand Junction, Colorado 81502

STAFF REPRESENTATIVE: Kathy Portner

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., JANUARY 31, 1992.

CITY UTILITIES ENGINEER **01/20/92**
Bill Cheney **244-1590**

Sewer - Sanitary sewer for the Falls development is via Central Grand Valley Sanitation District, not City of Grand Junction. Contact the CGVSD Engineer for technical review for sanitary sewer.

Water - The City will not be able to supply water to the Falls development at this time. This determination in no way waives the City's right to supply water to the Falls development at a future date.

CITY PARKS/RECREATION **01/20/92**
Don Hobbs **244-1545**

Until such time as the final number of condominiums can be determined, the open space fee calculation is based upon 16 dwelling units at \$225 per unit.

$16 \times \$225 = \$3,600$

PUBLIC SERVICE 01/10/92
R.D. Miller **244-1656**

Gas & electric PSCO: No objections to vacation.

CITY PROPERTY AGENT 01/09/92
Tim Woodmansee **244-1565**

The boundary description does not close. The problem appears to be in the distance of 310.48 feet along the western most boundary. This distance should be 124.00 feet. The tie to the north line of Section 7 has an incorrect northeast bearing (shown to be N01°14'34"E 400.00 feet). The correct bearing should be either northwest or southeast.

The right-of-way for North Grand Falls Court should be delineated with a statement to the effect that the area is being vacated. Easements will need to be dedicated for any utilities located in the right-of-way to be vacated.

CITY FIRE DEPARTMENT 01/14/92
George Bennett **244-1400**

Please re-submit to our office clearer plans as to what you are doing. Also, include an updated utilities composite to include but not limited to water line location/size, fire hydrant placement, etc. Please clarify your access to the property in question.

U.S. WEST 01/09/92
Leon Peach, Engineer **244-4964**

No comments at this time.

GRAND VALLEY WATER USERS ASSOC. 01/09/92
G.W. Klapwyk, Mgr **242-5065**

Grand Valley Water Users Assoc has no comments relative to this proposal.

We provide no irrigation nor drainage services within the affected area, nor do we have any facilities within it.

Thank you for the opportunity to review and comment.

CITY POLICE DEPARTMENT 01/06/92
Marty Currie **244-3563**

No problems.

COUNTY PLANNING 01/13/92
Keith Fife **244-1636**

No comments (of significance). (Hope "xeroscaping" is a typographic error!)

UTE WATER 01/21/92
Gary R. Mathews **242-7491**

The "SUBDIVISION SUMMARY FORM" is in error where it states the water source would be provided by Grand Junction. Water will be provided by Ute, utilizing the existing system with expansions as necessary. Water services are in place for lots 11 & 15. Detailed comments will follow receipt of a utility composite for the balance of project.

POLICIES AND FEES IN EFFECT AT THE TIME OF APPLICATION WILL APPLY.

TRANSPORTATION ENGINEER 01/24/92
David Tontoli **244-1567**

1. Type III barricade and road closed sign to be installed at stubout for northbound with Villa Way.
2. Access to Lot 1 shall have private drive signing upon opening of access.

MISSING COMMENTS FROM:

City Attorney
City Engineer
County Engineer

REVIEW COMMENTS

Page 1 of 2

FILE #2-92

TITLE HEADING: Replat of Lots 12 & 14, Block 2, The Falls Filing #3 and Right-of-way Vacation

LOCATION: SE of F Road & 28 1/4 Road

PETITIONER: John A. Siegfried

PETITIONER'S ADDRESS/TELEPHONE: Box 9088
Grand Junction, CO 81502
241-7025

PETITIONER'S REPRESENTATIVE: Lewis Hoffman

STAFF REPRESENTATIVE: Kathy Portner

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., AUGUST 3, 1993.

U.S. WEST
Leon Peach

7/15/93
244-4964

No objections.

PUBLIC SERVICE COMPANY
Dale Clawson

7/20/93
244-2695

Electric & Gas: No objections.

CITY UTILITY ENGINEER
Bill Cheney

7/21/93
244-1590

No comment.

CENTRAL GRAND VALLEY SEWER DISTRICT
S.T. LaBonde

7/21/93
241-7076

Please see January 14, 1992 letter for the Central Grand Valley Sanitation District's comments regarding the proposed replat. The latest replat submittal has an easement as requested, but does not follow the original Paragon sewer line alignment as requested in Item #2 of the January 14th letter. If sewer service is to be proposed by another routing other than the original Paragon design, a detailed design needs to be submitted for approval. If sewer service is to be provided by the same method as the Paragon design, the easement through Lot 1 should follow the Paragon alignment. The centerline of the easement should be located on the centerline of the

proposed sewer line, with an easement width of 20 feet (10 feet each side of the centerline). In summary, the proposed easement for the sewer line through Lot 1 either needs to be revised to the Paragon sewer line alignment, or a new sewer line design submitted for review.

We have enclosed a copy of the original Paragon sewer line alignment for your reference, as well as a copy of our January 14th letter.

CITY UTILITIES ENGINEER
Bill Cheney

7/21/93
244-1590

No comment.

CITY DEVELOPMENT ENGINEER
Don Newton

7/22/93
244-1559

A replat should show what is currently platted and what the proposed changes are. The submitted replat only shows the proposed plat, and mentions Lots 12 and 14, and vacates right-of-way, but does not show them. Please revise.

COMMUNITY DEVELOPMENT DEPARTMENT
Kathy Portner

7/23/93
244-1446

As noted in the previous comments, the sewer easement cannot be exclusively for Central Grand Valley. It should just be labeled as a utility easement.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

7/26/93
244-1400

Access will have to be provided for emergency vehicles. A fire flow survey will have to be conducted to determine the required flow, line size and fire hydrant locations. Submit a complete stamped set of building and site plans (to include a UTILITIES COMPOSITE) for our review.

JULY 28, 1993
RESUBMITTAL OF RESPONSES TO REVIEW COMMENTS

I will let the comments of February 24, 1992 speak for themselves...see response to Fire Department.

February 24, 1992

FILE NO. #2-82

Replat of Lots 12 and 14, Block 2 of the Falls Subdivision,
Filing 3 and a Right-of Way Vacation

John Siegfried
Box 9088
Grand Junction, CO 81501

Re: Responses to Review Comments

City Fire Department

Lewis Hoffman met with George Bennett on 2/3/92 to discuss his comments. The utility plan submitted with the original package was reviewed and discussed as well as what we are proposing. Mr. Bennett understood that the main purpose is to eliminate an obsolete plan. We also informed him that a final site plan was yet to be submitted, and when it was, any additional water lines and fire hydrants would be indicated for his review and approval. He was satisfied with our responses.

Ute Water

Lewis Hoffman met with Gary Mathews on 1/27/92 to discuss his comments. The utility plan that was submitted was reviewed. Upon explanation of our proposal and reasons for it, he was satisfied. He reserves the right to review a final site plan when it is submitted. Easements were extended to cover all existing water lines.

Central Grand Valley Sanitation District

Lewis Hoffman had a telephone conversation with Steve LaBonde on 2/21/92. Steve's main concern was isolating Lot 13 from the sanitary sewer system. He wanted the original easement per the Paragon plans to remain to protect Lot 13's access to sewer. We agreed to add it on the replat and make it an exclusive easement. By making it exclusive, it will be easier to vacate it in the future if we don't use the same sewer design. If we do use the same design, Steve agreed to write us a letter making the easement available for use by other utilities. A final site and utility plan will be submitted for his review in the future.

Transportation Engineer

We will comply with Dave Tontoli's requirements.

Community Development Department

We have revised the ODP to more clearly show the area being revised. The areas affected are Lot 1 (replat) and the 6.2 acre parcel located south of Grand Falls Drive. We are assigning densities of 16 units to Lot 1 and 25 units to the 6.2 acre parcel. The type of dwellings that may be on Lot 1 will be a mixture of one and/or two story multifamily dwellings: one story cottages; or a combination of single family detached and single family attached. A final site plan will be submitted when the specific use is determined. Traffic patterns are shown on the ODP. Drainage from Lot 1 will generally be directed to the west as shown on the ODP and some may be directed out the access to Villa Way. Final drainage will be determined on the final site plan. Buffers and screening is yet to be determined.



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

MEMORANDUM

TO: Review Agencies
FROM: Kathy Portner, ^KCommunity Development Dept.
DATE: July 13, 1993
RE: Replat Lots 12 and 14, Block 2, The Falls, Filing #3

The attached plat was reviewed by all review agencies and approved 3/3/92. I've attached all comments received at that time. Since so much time has passed since the approval please review the plat as amended one more time before its recorded. Return your comments by 7/21/93. Thank you.

COMMUNITY DEVELOPMENT DEPARTMENT - Kathy Portner 244-1446

File #2-92 Replat of the Falls Filing 2 and Right-of-Way Vacation
Review Comments--January 16, 1992

Proposal

The Falls development was proposed and approved in the early 1980's. The plan included a combination of single family detached units, townhomes and multi-family complexes. Only a portion of the development has been built. One phase of townhomes was built in both filings 2 and 3. There is an unreleased Improvements Agreement for Filing 3. All improvements have been completed except for North Grand Falls Court, which provides access primarily to lots 12 and 14 of Filing 3. The original townhome plan also had access for lot 15 off of North Grand Falls Court, although other access is available.

The original improvements agreement was guaranteed by a building permit hold, which is still in effect. The developers have requested a partial release on the improvements agreement for the improvements that have been completed and accepted in filing 3; however, the building permit hold guarantee would then have to be replaced with a bank guarantee for the remainder of the improvements to North Grand Falls Court.

The petitioner is requesting that the portion of North Grand Falls Court north of Villa Way be vacated so that the entire improvements agreement can be released. To do that, lots 12 and 14 must be replatted into one large flag lot with access onto the remainder of North Grand Falls Court and Villa Way. Because this is a Planned Zone, the petitioner is also requesting a revised Outline Development Plan for lots 11, 12, 14 and 15 in Filing 3 and a revised Outline Development Plan for lot 13, filing 3; a portion of filing 2 and all of filing 4. The proposed revised Outline Development Plan would decrease overall density.

Surrounding Land Use and Zoning

The Falls Subdivision is zoned Planned Residential 8 units per acre. The property on the southeast corner of 28 1/4 Road and Patterson Road is zoned Public Zone because it is owned by the City and will be developed with a Fire Station. The property just to the east of the City property is zoned Planned Residential 9.5 units per acre and is undeveloped. The property south of the Falls is zoned Residential Multi-family 16 units per acre. Across 28 1/4 Road is the Bethesda Care Center which is zoned Planned Residential 8 units per acre and across Patterson Road is vacant land outside the City limits.

Patterson Road Corridor Guideline

The Patterson Road Corridor Guideline encourages residential development only along the stretch of the corridor from 15th Street to 30 Road. Encroachment of new businesses is discouraged. The Guideline also suggests that new residential development with 10 units per acre is the most compatible and appropriate density. The Falls Subdivision, as it exists and is proposed does meet the intent of the Guideline.

Right-of-Way Vacation Criteria

As per section 8-3 of the Zoning and Development Code, the following criteria must be met for the requested ROW vacation to be granted:

8-3-1 "The proposal shall not landlock any parcel of land."

The proposed vacation of a portion of North Grand Falls Court will not landlock any parcels with the replat of lots 12 and 14, block 3 into one flag lot.

8-3-2 "The proposal shall not so restrict access to any parcel that such access is unreasonable, economically prohibitive, and reduces or devalues any property affected by the proposed vacation."

The proposed vacation with the replat does not make access to any parcel unreasonable, economically prohibitive or reduce or devalue any property affected by the vacation. All properties affected by the proposal are owned by the petitioner.

8-3-3 "The proposal shall have no adverse impacts on the health, safety, and/or welfare of the general community, and shall not reduce the quality of public services provided to any parcel of land, e.g. police/fire protection and utility services."

The proposed vacation does not have adverse impacts on the general community. Without a final development plan for the replatted lots it cannot be determined at this time whether the vacation will reduce the quality of public services provided to the new parcel.

8-3-4 "The proposal shall not conflict with adopted plans and policies."

The proposed vacation does not conflict with adopted plans and policies.

8-3-5 "The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc."

The proposed vacation will not provide any direct benefits to the City since the road is not built.

It is unclear from the drawings whether the utilities shown in North Grand Falls Court are existing or were proposed. If they are existing, an easement would have to be maintained if the ROW is vacated.

Replat of lots 12 and 14, block 2, filing 3, the Falls

Section 6-8-2.A.3.c of the Zoning and Development Code requires at least one elevation benchmark based on U.S. Geological Survey sea level datum be set.

A revised drainage plan is required for the replat and was not submitted. The plan and plat must include the drainage easement needed for the Fire Station development to the north.

Revised Outline Development Plan

It is unclear what the extent of the area is being requested for approval of a revised Outline Development Plan. This review will only cover the requested ODP for lots 11,12,14, and 15, block 2, filing 3 because there isn't enough information to adequately review the plan for the other filings.

The Outline Development Plan as submitted is incomplete. A "bubble diagram" is required locating proposed uses in an appropriate fashion, including tentative circulation diagrams and anticipated buffers or screening. The type of dwellings for each site must also be indicated.

Issues

Parks and Open Space fees would not be due until a final development plan is recorded. The fee will be \$225 per unit.

Additional information is needed to review the Outline Development Plan.

Additional information is needed for the Fire Department review.

An easement is needed through the proposed lot 1 along the sewer line alignment as required by Central Grand Valley Sanitation District.

A revised drainage plan is required, including the alignment of the drainage easement needed for the Fire Station.

An easement will be required for any existing utilities in the ROW to be vacated.

All errors and omissions on the plat as noted in the review comments must be corrected.

Vacating the ROW before an alternative development plan has been well thought through seems very premature.

Recommendation

Staff recommends denial of the Outline Development Plan (ODP) as submitted due to incompleteness. The revised final plat and ROW vacation should not proceed without an acceptable ODP.

January 29, 1992

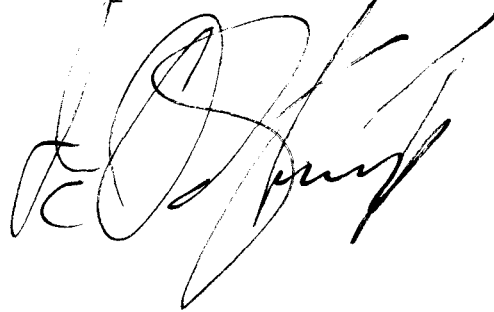
To: Kathy Portner

From: John Siegfried

Re: The Falls Filing 3 -- File No. #2-92
Review Comments

We have received and reviewed Agency Review Comments for the above captioned subdivision. Inasmuch as there was confusion about what was required for the ODP revision and the location of the drainage easement to accommodate the Fire Station runoff, we would like to request the this project be tabled until next month's Planning Commission meeting. This will allow us time to properly revise the ODP, clarify with City Engineering the location of the drainage easement, and meet with several other of the Review Agencies to respond to their comments in person.

We thank you in advance of your cooperation on this matter.

A handwritten signature in black ink, appearing to read "John Siegfried", is written in a cursive style. The signature is located in the lower right quadrant of the page, below the text "We thank you in advance of your cooperation on this matter."

COMMUNITY DEVELOPMENT DEPARTMENT - Kathy Portner 244-1446

File #2-92 Replat of the Falls Filing 2 and Right-of-Way Vacation
Review Comments--Revised February 28, 1992

Outline Development Plan

The petitioner has resubmitted the Outline Development to clarify the area being revised. The areas affected are Lot 1 of the replat and the 6.2 acre parcel located south of Grand Falls Drive, which is a part of Filing 4. The proposed densities would increase the number of units on lot 1 from 7 to 16 and decrease the number of units in a portion of Filing 4 from 84 to 25, which results in an overall density of 5.5 units per acre. The petitioner has identified the type of dwellings to be low scale multi-family and single family structures which would fit the existing character of the area.

Issues

All easements must be dedicated to the City of Grand Junction on behalf of the utilities and public. The sewer easement cannot be exclusive for Central Grand Valley. The easement can be relocated or vacated with future plans and/or plats.

All errors and omissions on the plat as noted in the review comments must be corrected prior to recording.

The City Engineering Department has agreed to study the drainage from the adjacent Fire Station site and its impact on this property. The petitioner has agreed to provide an easement if needed for the drainage.

The petitioner has agreed to install signs and barricades as required by the Transportation Engineer.

All other review agency comments have been addressed.

Recommendation

Staff recommends approval of the Outline Development Plan, Replat and ROW vacation provided all of the issues listed above are satisfied prior to recording the plat.

February 24, 1992

FILE NO. #2-92

Replat of Lots 12 and 14, Block 2 of the Falls Subdivision,
Filing 3 and a Right-of Way Vacation

John Siegfried
Box 9088
Grand Junction, CO 81501

Re: Responses to Review Comments

City Fire Department

Lewis Hoffman met with George Bennett on 2/3/92 to discuss his comments. The utility plan submitted with the original package was reviewed and discussed as well as what we are proposing. Mr. Bennett understood that the main purpose is to eliminate an obsolete plan. We also informed him that a final site plan was yet to be submitted, and when it was, any additional water lines and fire hydrants would be indicated for his review and approval. He was satisfied with our responses.

Ute Water

Lewis Hoffman met with Gary Mathews on 1/27/92 to discuss his comments. The utility plan that was submitted was reviewed. Upon explanation of our proposal and reasons for it, he was satisfied. He reserves the right to review a final site plan when it is submitted. Easements were extended to cover all existing water lines.

Central Grand Valley Sanitation District

Lewis Hoffman had a telephone conversation with Steve LaBonde on 2/21/92. Steve's main concern was isolating Lot 13 from the sanitary sewer system. He wanted the original easement per the Paragon plans to remain to protect Lot 13's access to sewer. We agreed to add it on the replat and make it an exclusive easement. By making it exclusive, it will be easier to vacate it in the future if we don't use the same sewer design. If we do use the same design, Steve agreed to write us a letter making the easement available for use by other utilities. A final site and utility plan will be submitted for his review in the future.

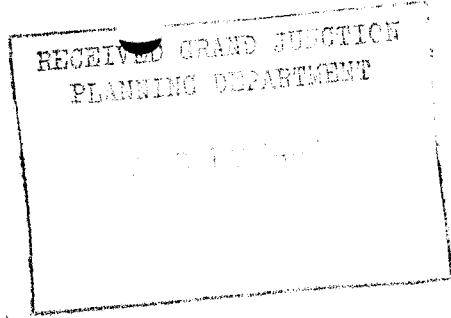
Transportation Engineer

We will comply with Dave Tontoli's requirements.

Community Development Department

We have revised the ODP to more clearly show the area being revised. The areas affected are Lot 1 (replat) and the 6.2 acre

parcel located south of Grand Falls Drive. We are assigning densities of 16 units to Lot 1 and 25 units to the 6.2 acre parcel. The type of dwellings that may be on Lot 1 will be a mixture of one and/or two story multifamily dwellings; one story cottages; or a combination of single family detached and single family attached. A final site plan will be submitted when the specific use is determined. Traffic patterns are shown on the ODP. Drainage from Lot 1 will generally directed to the west as shown on the ODP and some may be directed out the access to Villa Way. Final drainage will be determined on the final site plan. Buffers and screening is yet to be determined.



August 17, 1993

Steve LaBonde
Central Grand Valley Sanitation District
WestWater Engineering
2516 Foresight Circle, #1
Grand Junction, CO 81505

Re: Replat Lots 12 & 14 Blk. 2, Falls Filing 3; COGJ File # 2-92

Dear Steve:

This letter is to confirm our discussion of August 9, 1993 regarding sewer availability to the lot north of Lot 1. As we discussed, Heritage Homes has purchased that lot and their intention is to hook onto an existing sewer service to the east at MH 4B-3 (see attached drawing). We have made a commitment to them to provide a 20' utilities easement per attached drawing. That will make the easement through Lot 1 no longer necessary.

In response to your concern about sewerage Lot 1, I informed you that there is remaining, a final site plan review process for Lot 1. The method and design of sewer service for Lot 1 will be established at that time.

I hope this will satisfy your comments and result in your approval of the replat. If you have any questions, please contact me at 241-7025.

Sincerely,

A handwritten signature in cursive script that reads "L.E. Hoffman III".

Lewis E. Hoffman III

Box 9088
Grand Junction, CO 81501

copy to:
Kathy Fortner, Community Development City of Grand Junction



WestWater Engineering

Consulting Engineers

2516 FORESIGHT CIRCLE, #1
August 18, 1993

GRAND JUNCTION, COLORADO 81505 (303) 241-7076 FAX (303) 241-7097

Lewis Hoffman III
P.O. Box 9088
Grand Junction, CO 81502

RE: Replat of Lots #12 and #14, Block 2, Falls Filing #3 -
Central Grand Valley Sanitation District

Dear Lewis,

This is in response to your August 17, 1993 letter to us regarding sewer service to Lot #13, Filing #3 of the Falls Subdivision, that lies north of the proposed replatted Lot #1. The District is agreeable to deferring the requested easement through Lot #1 to provide sewer service to Lot #13 in lieu of the proposed method of providing a utility easement for a service line across property in Filing #2 that would connect to existing manhole 4B3 along Grand Falls Circle. At the point when the final site plan is submitted and prior to any sewer taps being issued to Lot #1, a 20 ft. perpetual easement across Filing #2 will need to be dedicated and recorded, as shown in the attached drawing with your August 17th letter. If the utility easement is not provided at this time, the District will again require the utility easement through Lot #1 as described in our review comments of July 20, 1993.

This should satisfy the District's concerns regarding sewer service to Lot #13 at this time, that will need to be finalized upon submittal of your final site plan to be approved by the District as to the method of sewer service.

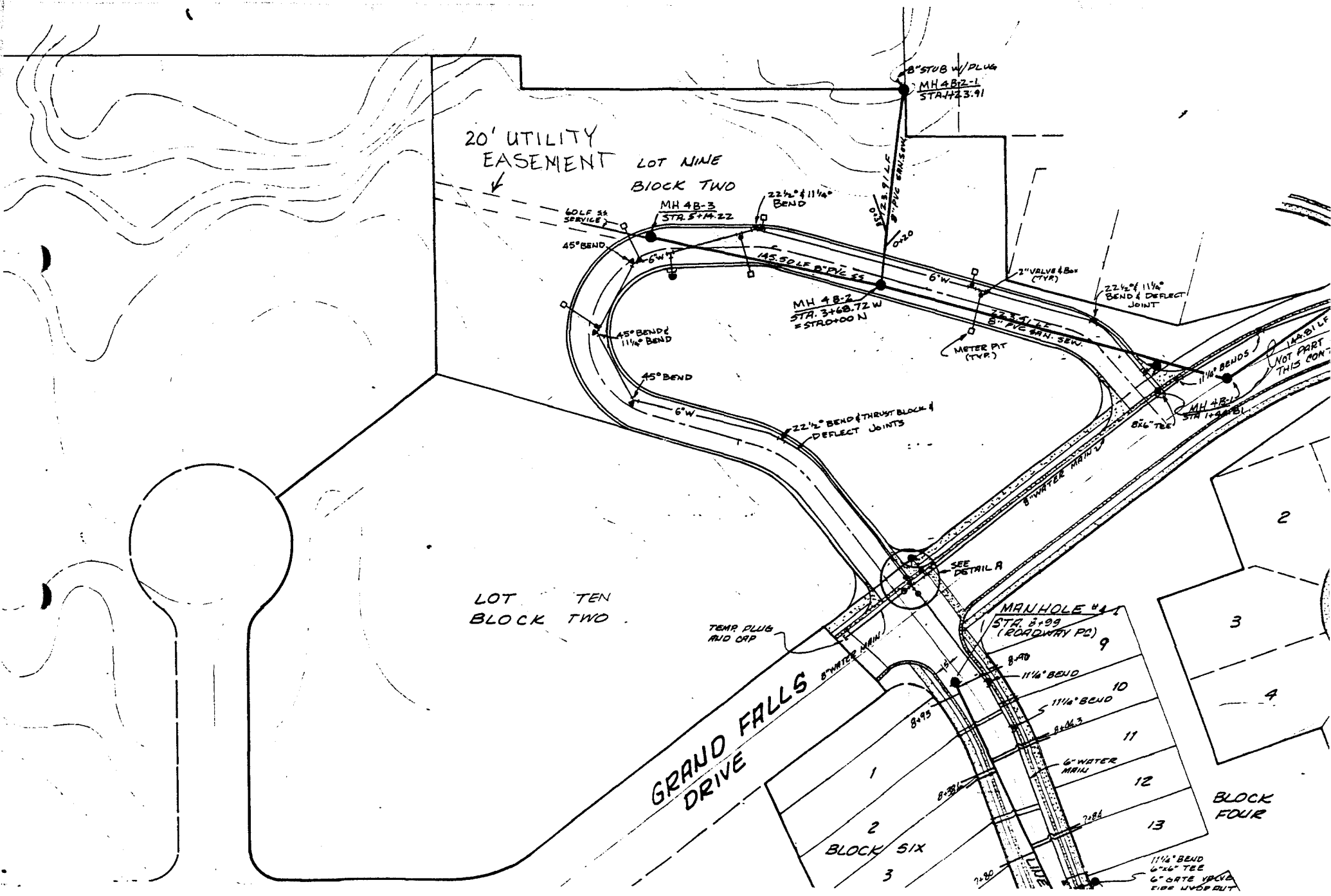
Respectfully,

Stephen T. LaBonde
Project Engineer

STL/sc

cc: Kathy Portner, Community Development, City of G.J.
Edith Kinder, Central Grand Valley Sanit. Dist.

NOT TO SCALE



20' UTILITY EASEMENT

LOT NINE
BLOCK TWO

LOT TEN
BLOCK TWO

GRAND FALLS
DRIVE

BLOCK SIX

BLOCK FOUR

8" STUB W/ PLUG
MH 4B2-1
STA. 423.91

MH 4B-3
STA. 5+44.22

MH 4B-2
STA. 3+68.72 W
= STAD+00 N

MANHOLE #4
STA. 5+99
(ROADWAY PC) 9

MH 4B-1
STA. 1+44.81

1

2

3

2

3

4

2

13

12

22 1/2° BEND & DEFLECT JOINT

45° BEND

45° BEND & 1 1/4" BEND

45° BEND

22 1/2° BEND & THRUST BLOCK & DEFLECT JOINTS

METER PIT (TYR)

2" VALVE & BOX (TYR)

1.5' B/L F NOT PART THIS CON'T

TEMP PLUG AND CAP

SEE DETAIL A

1 1/4" BEND
6" TEE
6" GATE VALVE
SIDE W/DRIFT

GOLF SH SERVICE

8" PVE BRANSON
3100
23.91 LF
0+20

1/45 SOLF R/PVE 43

8" PVE SAN. SEW.

8" WATER MAIN

8" AD

8+95

8+36

7+84

7+80

11 1/2" BEND

11 1/2" BEND

8+63

6" WATER MAIN

13

12

11

10

9

| | |
|---------|-----------|
| CHECKED | JUP |
| DATE | JUNE 1982 |
| SCALE | AS SHOWN |

| | |
|-------------|-----|
| REVISIONS | BY |
| 1. 10-8-82 | JUP |
| 2. 11-26-82 | JUP |
| 3. 12-1-82 | JUP |
| 4. 2/1/83 | JUP |

PAPAGON ENGINEERING, INC.
Grand Junction, Colorado 81501 (303) 243-3400



THE FALLS FILING 3
WATER & SEWER PLAN

BENCH MARK
INTERSECTION F & 28 1/4 ROADS
ELEV. 4733.97



TYPICAL SERVICE LOCATIONS

- NOTES**
- 1) ALL SANITARY SEWER SERVICES TO BE MINIMUM 10' DOWNGRADE FROM WATER SERVICES
 - 2) ALL SERVICES TO BE LOCATED A MINIMUM OF 50' FROM UNIT CORNERS

GENERAL NOTES

- SEWER**
1. TOP OF ELEVATION LINE TO BE SET @ TOP OF SUBGRADE
 2. STREET CONTRACTOR TO SET RIMS TO FINISHED GRADE OF STREET
 3. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE CENTRAL GRAND VALLEY SANITATION DISTRICT SPECIFICATION

- WATER**
1. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH CITY WATER DISTRICT SPECIFICATIONS
 2. ALL WATER LINES MUST HAVE A MINIMUM 10' SEPARATION FROM SANITARY SEWER
 3. ALL WATER SERVICE LINES ARE 10' UPSTREAM FROM SEWER SERVICE LINES (EXCEPT WHERE NOTED)
 4. ALL WATER LINES 12" (EXCEPT WHERE NOTED)

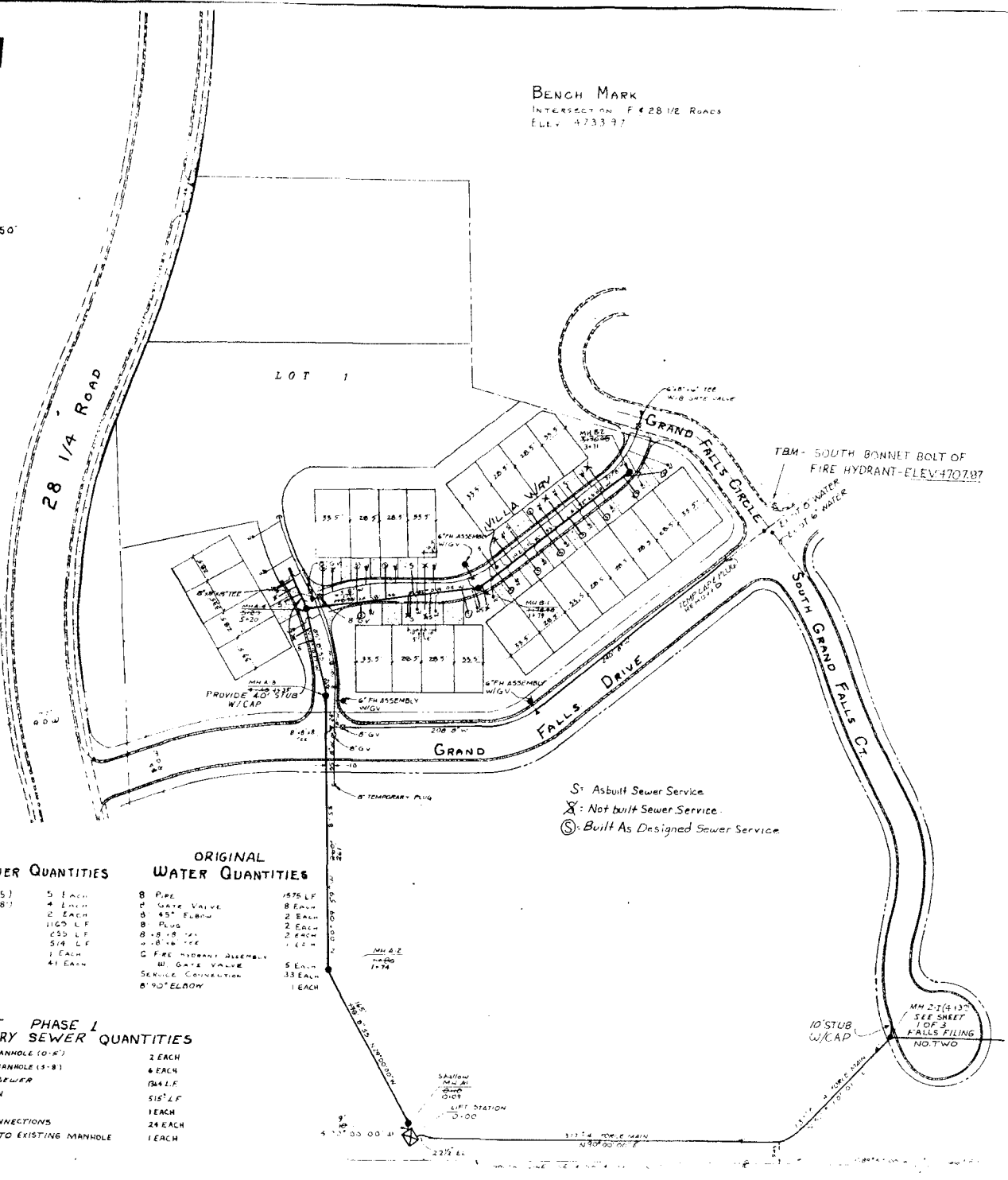
"All construction shall be in accordance with City of Grand Junction Standard Sanitary Sewer (Details Drawing SS-1) and shall conform to City of Grand Junction "Standard Specifications for Construction of Waterlines, Sanitary Sewers, Storm Drainage and Irrigation Systems", 1981, and City of Grand Junction General Contract Conditions for Public Works and Utilities Construction GC-37, GC-50 and GC-65." (PHASE 1 SEWER ONLY)

NOTE

This is to certify that the system information does not exceed 200 gallons per inch diameter per mile of length per day.

LEGEND

- ⊗ LIFT STATION
- MAN HOLE
- CLEAN OUT
- ⊙ 6" FH HOORINT ASSEMBLY
- W GATE VALVE
- ▲ THURST BLOCK
- EXISTING UTILITY LINE
- 4" FORCE MAIN
- 8" SS 6" SANITARY SEWER
- 6" W 6" WATER LINE



- S: Asbuilt Sewer Service
- X: Not built Sewer Service
- ⊙: Built As Designed Sewer Service

| | |
|--|-----------|
| ORIGINAL WATER QUANTITIES | |
| B PIPE | 1575 LF |
| D GATE VALVE | 8 EACH |
| B 45° ELBOW | 2 EACH |
| B PLUG | 2 EACH |
| B 18" R.F.C. | 2 EACH |
| B 18" R.F.C. | 1 EACH |
| C FIRE HYDRANT ASSEMBLY | 5 EACH |
| W GATE VALVE | 33 EACH |
| SERVICE CONNECTION | 1 EACH |
| B 90° ELBOW | 1 EACH |
| ORIGINAL SEWER QUANTITIES | |
| 5 (10-5) | 5 EACH |
| 10-8 (10-8) | 4 EACH |
| 2 (2) | 2 EACH |
| 1160 L.F. | 1160 L.F. |
| 150 L.F. | 150 L.F. |
| 514 L.F. | 514 L.F. |
| 1 (1) | 1 EACH |
| 41 (41) | 41 EACH |
| BUILT PHASE 1 SANITARY SEWER QUANTITIES | |
| W MANHOLE (10-5) | 2 EACH |
| RD MANHOLE (10-8) | 4 EACH |
| RY SEWER | 134 L.F. |
| MAIN | 515 L.F. |
| CONNECTIONS | 1 EACH |
| CONNECTION TO EXISTING MANHOLE | 24 EACH |
| CONNECTION TO EXISTING MANHOLE | 1 EACH |

REPLAT LOTS 12, & 14 BLOCK TWO, THE FALLS--FILING NO. THREE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, JOHN A. SIEGFRIED, is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book 1815 at Pages 135, 136 of the Mesa County Clerk and Records Office, and being situated in the NW1/4 Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Lots 12, & 14 Block Two, The Falls - Filing No. Three, City of Grand Junction, County of Mesa, State of Colorado.

That said owner has caused the said real property to be laid out and surveyed as REPLAT LOTS 12, & 14 BLOCK TWO, THE FALLS - FILING NO. THREE, a subdivision of a part of City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets and rights-of-way as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever and dedicate to the CITY OF GRAND JUNCTION, for the use of the public those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation, and drainage facilities, including but not limited to electric lines, gas lines, sewer lines, telephone lines, and appurtenances; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines, and said owners hereby dedicate all common areas to the use and benefit of the owners of the lots hereby platted. Such easements and rights shall be utilized in a reasonable and prudent manner. The areas shown as ingress and egress and utility easements are dedicated to the owners of the property within said REPLAT LOTS 11, 12, 14, 615, BLOCK TWO, THE FALLS - FILING NO. THREE, for perpetual ingress and egress for themselves and the general public, including the postal service, trash, fire, police, emergency vehicles, and the City of Grand Junction.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 26TH day of AUGUST, A.D. 1993.

John A. Siegfried

STATE OF COLORADO }
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 26TH day of AUGUST, A.D. 1993 by John A. Siegfried

My commission expires: 11/11/99



Notary Public
Address: 1018 COLO. AVE. GRAND JUNCTION, CO 81501

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at 2:09 o'clock P. M. this 17TH day of SEPTEMBER, A.D. 1993 and is duly recorded in Plat Book No. 14, Page 152.

CITY APPROVAL

This plat of REPLAT LOTS 12, & 14, BLOCK TWO, THE FALLS - FILING NO. THREE, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 16TH day of SEPTEMBER, A.D. 1993.

Debra Johnson
City Manager

John A. Siegfried
President of Council

Drawer # AA30
Reception # 1053349

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of REPLAT LOTS 12, & 14, BLOCK TWO, THE FALLS - FILING NO. THREE, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the zoning and development Code of the City of Grand Junction and all applicable state laws and regulations.

Max E. Morris 7/1/93
Max E. Morris, O.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

Date

NW CORNER SECTION 7 T1S, R1E, U1M.

N1/4 CORNER SECTION 7 T1S, R1E, U1M.

"F" ROAD (PATTERSON)

N 89°50'00" E 1932.82

S 89°50'00" W 691.35

N 07°14'34" W 20.00

S 89°50'00" W 51.70

S 89°50'00" W 240.00

S 07°14'34" E 400.00

S 07°14'34" E 56.54

LOT 13

THE FALLS - FILING NO. THREE

THE FALLS - FILING NO. TWO

N 89°50'00" E 323.85

S 07°14'34" E 43.44

S 89°50'00" W 125.04

S 20°56'46" E 47.35

AREA = 7.257 ACRES

AREA = 0.758 ACRES

AREA = 0.686 ACRES

AREA = 1.5 ACRES

AREA = 0.686 ACRES

AREA = 1.5 ACRES

AREA = 0.686 ACRES

AREA = 1.5 ACRES

AREA = 0.686 ACRES

AREA = 1.5 ACRES

AREA = 0.686 ACRES

AREA = 1.5 ACRES

AREA = 0.686 ACRES

AREA = 1.5 ACRES

AREA = 0.686 ACRES

AREA = 1.5 ACRES

AREA = 0.686 ACRES

AREA = 1.5 ACRES

AREA = 0.686 ACRES

AREA = 1.5 ACRES

AREA = 0.686 ACRES

AREA = 1.5 ACRES

AREA = 0.686 ACRES

AREA = 1.5 ACRES

AREA = 0.686 ACRES

AREA = 1.5 ACRES

AREA = 0.686 ACRES

AREA = 1.5 ACRES

AREA = 0.686 ACRES

AREA = 1.5 ACRES

AREA = 0.686 ACRES

AREA = 1.5 ACRES

AREA = 0.686 ACRES

AREA = 1.5 ACRES

AREA = 0.686 ACRES

AREA = 1.5 ACRES

AREA = 0.686 ACRES

AREA = 1.5 ACRES

AREA = 0.686 ACRES

AREA = 1.5 ACRES

AREA = 0.686 ACRES

AREA = 1.5 ACRES

AREA = 0.686 ACRES

AREA = 1.5 ACRES

VECTOR

NOTE: ALL TO CORNER MARKS FOR ADJUST CONFORMANCE WITH STATE ACTS. ALL DATA BASED UPON A FIELD SURVEY OF THE PROPERTY. THESE PLATS ARE FOR THE CITY OF GRAND JUNCTION. THE CITY OF GRAND JUNCTION HAS THE RIGHT TO REVOKE THIS PLAT IF THE CITY OF GRAND JUNCTION DOES NOT TAKE THE NECESSARY ACTION TO RECORD THIS PLAT.

A=51.68
R=893.50
D=07°58'49"
B=122°15'24"E
C=51.67
T=25.85

A=31.98
R=534.50
D=03°25'43"
B=122°01'06"E
C=31.98
T=16.00

A=56.48
R=33.50
D=86°17'35"
B=53°20'50"W
C=51.29
T=35.15

A=68.85
R=186.50
D=20°32'12"
B=52°10'41"W
C=68.49
T=33.79

A=72.78
R=213.50
D=19°31'50"
B=N21°40'29"W
C=72.42
T=36.74

AREA SUMMARY

LOT 12 = 1.25 ACRES
LOT 14 = 1.25 ACRES

LEGEND & NOTES

- BOUNDARY CORNERS SET IN CONCRETE
- └ SET NO. 5 RE-BAR W/CAP L.S. 16413
- ◊ MESA COUNTY BRASS CAP

REPLAT LOTS 12, & 14 BLOCK TWO, THE FALLS--FILING NO. THREE

| FINAL PLAT | | |
|---|---|---------------------|
| SITUATED IN NW1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN | | |
| FOR: JOHN SIEGFRIED | Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568 | SURVEYED BY: DMM MF |
| SCALE: 1" = 50 FT | | DRAWN BY: MEM |
| DATE: 1/2/92 | | ACAD ID: F3R7W |
| | | SHEET NO. |
| | | FILE: 90304 |

ADDED RAW VACATION 9/8/15
REMOVED EGMT #11415
RECORDED 11/19/15

FINAL - RECORDED