





Original  
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# 84 33

**JUNCTION FIRST NATIONAL BANK**  
Post Office Box 608  
Grand Junction, CO 81502-0608

**LONGWELL JOYCE M**  
1941 Palisade Street  
Grand Junction, CO 81503-1951

**LEGER DELMAR L**  
1500 E Main  
Montrose, CO 81401-3841

**ARCIERI ANELLO**  
2690 B 3/4 Road  
Grand Junction, CO 81503-1970

**RIFLE LAND & CA TITLE**  
3383 N 675 E  
North Ogden, UT 84414-1692

**INGALSBE ROBERT G**  
530 22½ Road  
Grand Junction, CO 81503-4211

**RASO BARBARA J**  
Post Office Box 2328  
Grand Junction, CO 81502-2328

**WILLIAMS TINA L**  
1932 Palmer  
Grand Junction, CO 81503-1956

**CALVARY CEMETARY**  
Grand Junction, CO 81501

**CITY OF GRAND JUNCTION**  
250 North Fifth Street  
Grand Junction, CO 81501

**METCALF JULIA A**  
1025 Glenwood Avenue RT 4  
Grand Junction, CO 81503-1931

**SOUTHGATE COMMONS TOWNHOMES**  
Post Office Box 81901  
San Diego, CA 92138-1901

**HAMMOND MARGARET M**  
276 Linden Avenue  
Grand Junction, CO 81503-4934

**MCLAUGHLIN J D**  
248 Columbus Canyon Road  
Grand Junction, CO 81503-1192

**CHOICE CLUB**  
Post Office Box 40  
Grand Junction, CO 81502-0040

**COLLINS GLADYS L**  
562 White Avenue  
Grand Junction, CO 81501-2644

**GRIGSBY INEZ**  
1019 Glenwood Avenue RT 4  
Grand Junction, CO 81503-1931

**LOCARES INVESTMENTS**  
272 Linden Ct.  
Grand Junction, CO 81503-4933

**CORN LARRY**  
Post Office Box 1240  
Grand Junction, CO 81502-1240

**HENDERSON OPAL MAE**  
2031 Aspen  
Grand Junction, CO 81503

**ROPER HAROLD E**  
2680 B 3/4 Road  
Grand Junction, CO 81503-1977

**MCNEW PAUL D**  
659 - 29½ Road  
Grand Junction, CO 81504

**FUCHS MARY**  
2011 Aspen Street  
Grand Junction, CO 81503-1919

**CO PRAIRIE STATES LIFE INSURANCE**  
Post Office Box 2730  
Rapid City, SD 57709-2730

**WIED WILLIAM V**  
2911 Sunridge Road  
Grand Junction, CO 81503-2483

**SMITH ANNA MAE**  
830 UnawEEP  
Grand Junction, CO 81503-1862

**BAKKE WILLIAM R**  
2030 Aspen  
Grand Junction, CO 81503-1920

**SAWYER BENITO R**  
735 W. Main Street  
Grand Junction, CO 81505-1642

**PAULSON VICTOR A**  
2942 Shelly Drive  
Grand Junction, CO 81503-2356

**GRAHAM JAMES A**  
2026 Aspen Avenue  
Grand Junction, CO 81503-1920

**SILVER "C" INVESTMENTS**  
308 Willowbrook Drive  
Grand Junction, CO 81506

**HALL D M**  
430 Chipeta Avenue #17  
Grand Junction, CO 81501-2569

**BAKER LEE**  
840 Hwy. 50  
Grand Junction, CO 81503-1940

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from C-100

#84 93

# SUBMITTAL CHECKLIST

#84 93

## MAJOR SUBDIVISION: PRELIMINARY

Location: So. of Hwy.50/W. of Linden St. Project Name: Heritage Hills Sub.

ITEMS		DISTRIBUTION																				TOTAL REQ'D.						
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Police	County Planning	Walker Field	School Dist. #51	Irrigation District <i>O.M.</i>	Drainage District	Water District <i>UTE</i>	Sewer District <i>O.M.</i>	U.S. West	Public Service	GVRP		CDOT	Corps of Engineers	Colorado Geological Survey	US Postal Service	Persigo WWTF	
● Application Fee	VII-1	1																										
● Submittal Checklist*	VII-3	1																										
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Assessor's Map <i>(11x17)</i>	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1		1			1																					
● Names and Addresses	VII-3	1																										
● Legal Description	VII-2	1		1																								
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Location Map <i>(FULL SIZE ASS'S)</i>	IX-21	1																										
● Preliminary Plan	IX-26	1	2	1	1																							
● 11"x17" Reduction of Prelim. Plan	IX-26	1			1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Preliminary Drainage Report	X-12	1	2																									

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

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#84 93

# GENERAL PROJECT REPORT

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HERITAGE HILLS SUBDIVISION  
GRAND JUNCTION, COLORADO

MAJOR SUBDIVISION - PRELIMINARY

PETITIONER:

ORCHARD MESA VENTURE  
1021 MAIN STREET  
GRAND JUNCTION, COLORADO 81501  
(303) 243-7887

JUNE 30, 1993



American Consulting  
Engineers Council  
Member

# BANNER

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BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & SURVEYORS  
2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • (303) 243-2242  
605 E. MAIN • SUITE 6 • ASPEN, CO 81611 • (303) 925-5857

## **GENERAL PROJECT REPORT MAJOR SUBDIVISION - PRELIMINARY HERITAGE HILLS SUBDIVISION**

Heritage Hills Subdivision is located on Orchard Mesa south of U.S. Highway 50 with Linden Street situated at the east boundary of the parcel. The entire parcel is located in the N½ of Section 26, Township 1 South, Range 1 West, Ute Principal Meridian. It is approximately 22.4 acres in size and presently the site is being used for agricultural purposes. This proposed development is to subdivide the parcel into approximately 74 Single Family lots with one Commercial lot along the frontage with U.S. Highway 50. The zoning designation for the residential lots will be RSF-8 and the commercial lot will be designated H.O. The H.O. zoning is currently in place along the highway and the RSF-8 zoning conforms to the current zoning along Aspen Street and Palmer Street that are at the north side of the project.

The Grand Junction city limits currently run along the north boundary of the parcel and through a portion of the project at Highway 50. This creates the situation where the parcel is located in both the City and the County. The developer is pursuing annexation of the remainder site into the City, therefore, this submittal is being processed through their review process. The portion of Heritage Hills Subdivision that lies within the city limits was platted with the Orchard Mesa Heights Subdivision and is that portions of Blocks 25 and 26 that lie south of Highway 50. The petitioner, along with the Preliminary Plan submittal, is seeking to vacate the right-of-ways of the alleys for Blocks 25 and 26 as well as the portion of Palisade Street south of Highway 50. Street improvements do not currently exist, as it is agricultural, and the existing right-of-ways would serve no purpose with current and proposed development.

Current land uses in the area included the Southgate Commons apartments complex located adjacent to the southeast corner of the parcel, small commercial parcels along Highway 50, including the Dairy Queen Restaurant which is adjacent the northeast corner. Green Acres Trailer Park and Talbot's Trailer Park are located to the northwest and single family lots, zoned RSF-8, exist at the north boundary along Aspen and Palmer Streets. Remaining surrounding land, south of the highway, consist of agricultural parcels.

Access to the site would be by extending Aspen Street into a short cul-de-sac, minimizing impact to the existing homes in the area. Palmer Street would be extended as a residential collector into the subdivision and intersect with a new road, Rivera Avenue, that would be constructed in a east-west direction. Rivera

Avenue would also be designated as a residential collector and would intersect with Linden Street to the east providing for two entrances into the project. The bulk of the traffic in the area, other than the highway, is along Linden Street. Traffic on Palmer Street is virtually non-existent as it currently serves only one property. Signage and design of roads will be as per City of Grand Junction standards.

The availability of utilities exist at several locations around the property and appear to pose no problems of extending them into the site. Since there are no utilities within the site, the extensions will be designed and constructed as per approved standards for each district involved. No special or unusual demands will be imposed on these utilities.

There are no anticipated adverse effects on public facilities by this proposed subdivision. It is compatible with adjacent areas which are currently being served. This project would be constructed in phases which would introduce this population increase gradually rather than as a sudden impact. This would allow for various public facilities to monitor the growth in the area.

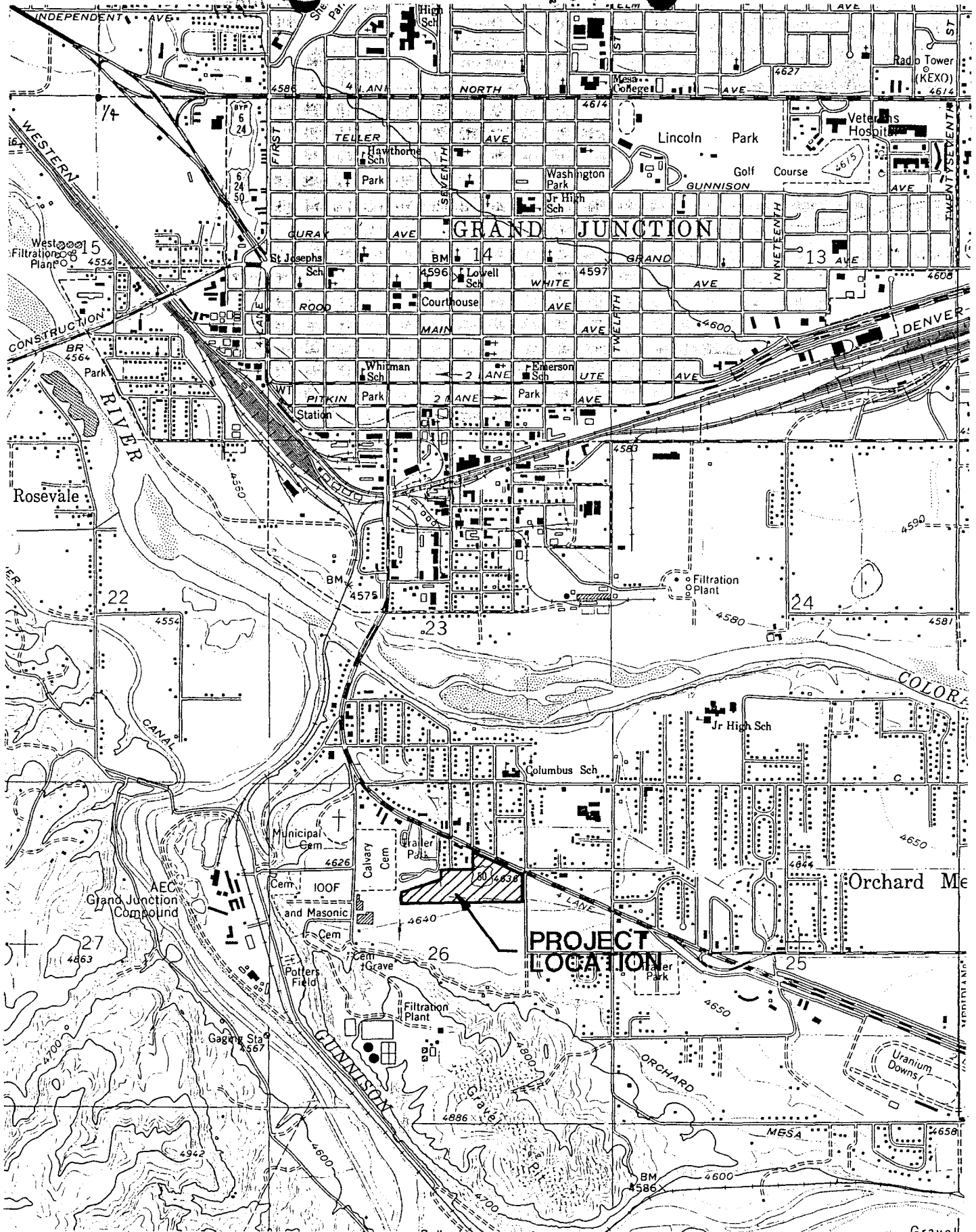
Investigating the soil type at this site, as per the Soil Conservation Service, it is classified as a Hinman clay loam (Ha and Hb). This type of soil may have some limitations as per their information, however, a complete soil investigation will be performed for final design work. Based on visual observation there are no geological hazards at the site.

There are two large drainage ditches that are located on or near the site. One currently exists where Rivera Avenue is planned. Due to the requirements that would have to be met for operation and maintenance if it was to be left open, it is proposed to pipe the flow in this ditch within the right-of-way of Rivera Avenue. In conversations with Orchard Mesa Irrigation District, which maintains the ditch, they seem to be receptive to this plan. The other ditch, which is located along the north property line with Green Acres Trailer Park, would be left unchanged.

As stated previously the project would be constructed in phases, avoiding a sudden impact to the area. The developers believe that this project is beneficial to the public as their research shows that there is a need for this type of a development. It also is a development that appears to be logical for growth in the area and will help improve the aesthetics for the region.



84



## VICINITY MAP

From Office

84 93

# PRELIMINARY DRAINAGE REPORT

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HERITAGE HILLS SUBDIVISION  
GRAND JUNCTION, COLORADO

MAJOR SUBDIVISION - PRELIMINARY

PETITIONER:

ORCHARD MESA VENTURE  
1021 MAIN STREET  
GRAND JUNCTION, COLORADO 81501  
(303) 243-7887

JUNE 30, 1993



American Consulting  
Engineers Council  
Member

## BANNER

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BANNER ASSOCIATES, INC. ● CONSULTING ENGINEERS & SURVEYORS  
2777 CROSSROADS BOULEVARD ● GRAND JUNCTION, CO 81506 ● (303) 243-2242  
605 E. MAIN ● SUITE 6 ● ASPEN, CO 81611 ● (303) 925-5857

## **PRELIMINARY DRAINAGE REPORT MAJOR SUBDIVISION - PRELIMINARY HERITAGE HILLS SUBDIVISION**

As stated in the General Project Report, Heritage Hills Subdivision is located on Orchard Mesa, south of U.S. Highway 50 and west of Linden Street. The 22.4 acre parcel is currently, and historically, being used for agricultural purposes. A Vicinity Map and general topography of the area is included as Exhibit A. Further information regarding the site and adjacent areas can be found by referring to the General Project Report.

The existing drainage pattern at the site is for surface flow to travel from the southeast to the northwest with grades varying from 0.5% to 1.0%. The main feature that exists at the site is a large drainage ditch that flows from east to west and is located near the south boundary line. It proceeds west from Linden Street for approximately 1250 feet at which point it turns to the north and continues past the limits of this project and ultimately makes it way to what is known as the Duck Pond, now a city park. The drainage ditch picks up the drainage from what is called Orchard Mesa Canal No. 2 at a point near the utmost northwest corner of the parcel. The Orchard Mesa Canal No. 2 makes up the northwest property line between this parcel and Green Acres Trailer Park. Refer to Exhibit B for a layout of the project with existing contours shown. Because of these ditches, and their location, there is no contributing runoff from adjacent property except for the west 660 feet along the south boundary of the parcel. Both of the ditches serve to pick up irrigation water as it is discharged from area fields as well as to convey runoff from adjacent land, most notably the Southgate Commons apartment complex. These ditches belong to, and are maintained, by the Orchard Mesa Irrigation District.

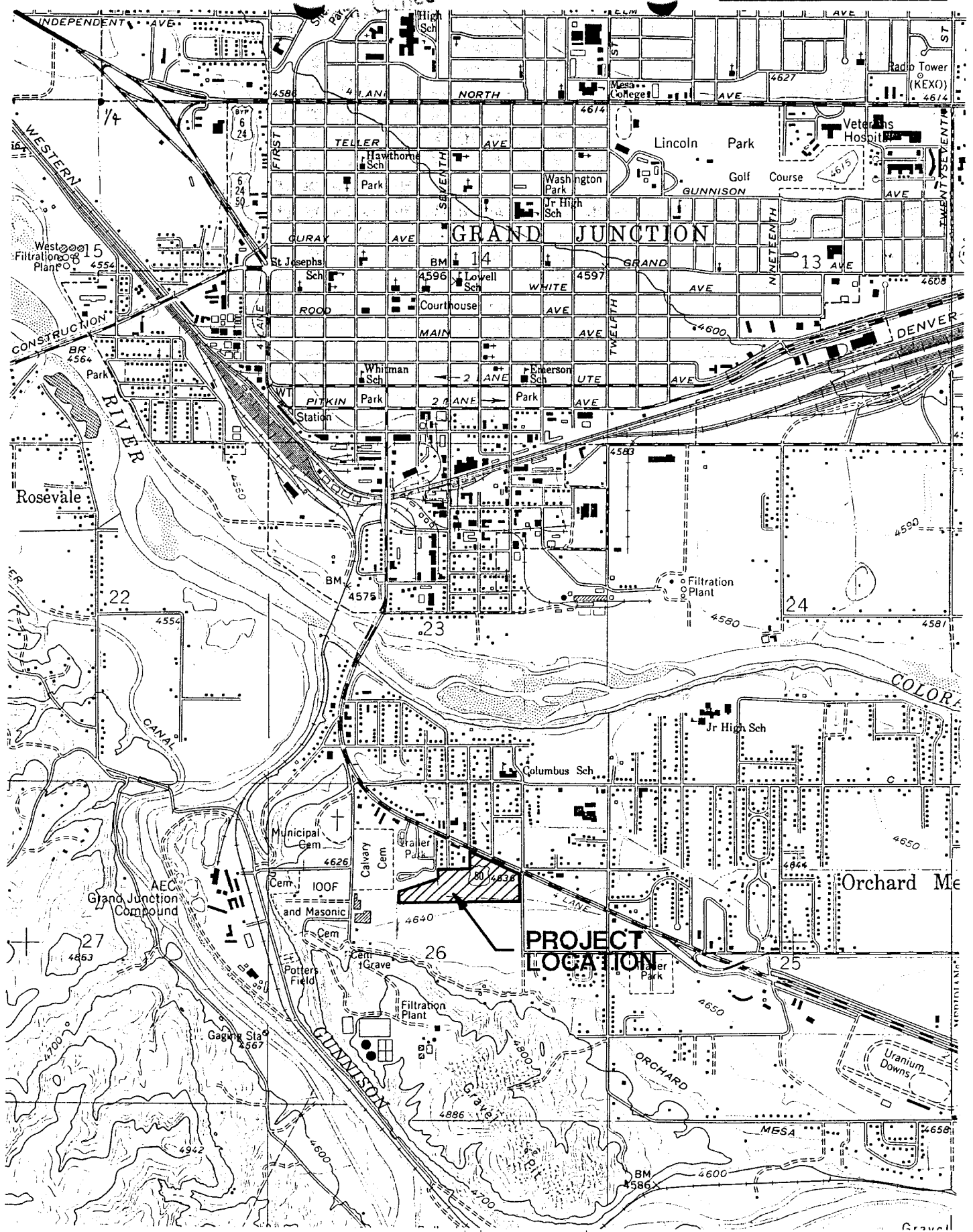
As shown on Exhibit B, Rivera Avenue is being proposed in the location of the east-west drainage ditch. The road improvements for Rivera Avenue would include the construction of pipeline to carry the existing flow in this ditch, this would allow the developer to utilize the property more effectively. In discussions with the Orchard Mesa Irrigation District they are receptive to this proposal. If the ditch was to be left open, the District would require a 25 foot easement along the top of the ditch bank for maintenance and access. This area would also be used as a spoil area during periodic cleaning, therefore road improvements could not be included in the 25 foot easement. The option of leaving the ditch open would delete approximately 20 lots from the development which then, most probably, make the venture financially unfeasible. The ditch at the northwest lot line would be left unchanged.

It is the preliminary drainage plan to grade the individual cul-de-sacs, shown on Exhibit B, to drain back to the south and to Rivera Avenue. Rivera would then be graded to the west to either Anza Court or the open space corridor between Anza Court and Palmer Street. This would provide a drainage path for runoff to reach the open space just north of Anza Court which would also be designed a detention facility to limit discharge to that of the 100-year historical amount. Although this plan would reverse some of the existing flow directions, the discharge from the site would be at the same location. With this method of drainage anticipated to be primarily surface flow, maintenance of the system should be minimal.

With the site being used for agricultural purposes, a Runoff Coefficient for historic condition would be expected to be in the range of 0.35. Using the anticipated area breakdown once the development is completed, the Runoff Coefficient is expected to be near 0.60 for the site.

In researching the FEMA Floodplain Study, the site is well outside the 100-year floodplain for either the Colorado or Gunnison Rivers.

Drainage calculations, that will be required for the final design, will be in accordance with the Mesa County Storm Drainage Criteria Manual and the Interim Outline of Grading and Drainage Criteria.



## VICINITY MAP

# REVIEW COMMENTS

Page 1 of 5

FILE #84-93

TITLE HEADING: Preliminary Plan & Right-of-way  
Vacation - Heritage Hills

LOCATION: South of Highway 50 and West of Linden Street

PETITIONER: Orchard Mesa Venture

PETITIONER'S ADDRESS/TELEPHONE: 1021 Main Street  
Grand Junction, CO 81501  
243-7887

PETITIONER'S REPRESENTATIVE: Banner Associates

STAFF REPRESENTATIVE: Karl Metzner

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NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS  
REQUIRED ON OR BEFORE 5:00 P.M., JULY 27, 1993.

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**PARKS & RECREATION DEPARTMENT**  
**Don Hobbs**

**7/6/93**  
**244-1542**

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Open space fees are based upon project report of 6/30/93. Fees will be calculated when final plans are reviewed.

Commercial site - A certified appraisal must be submitted for determination of a 5% open space fee.

Residential units - 74 units at \$225 each = \$16,650 due in open space fees.

**U.S. WEST**  
**Leon Peach**

**7/8/93**  
**244-4964**

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New or additional telephone facilities necessitated by this project may result in a "contract" and up-front monies required from developer, prior to ordering or placing of said facilities. For more information, please call Leon Peach 244-4964.

**CITY SOLID WASTE MANAGEMENT DIVISION**  
**Rob Laurin**

**7/9/93**  
**244-1570**

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No concern.

**U.S. POSTAL SERVICE**  
**D. Mestros**

**7/13/93**  
**244-3407**

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No concern at this time.

**CITY POLICE DEPARTMENT**  
**Martyn Currie**

**7/15/93**  
**244-3563**

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No comments.

**CITY UTILITY ENGINEER**  
**Bill Cheney**

**7/16/93**  
**244-1590**

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WATER - Ute Water

SEWER - Sewer lines which tie into lines in Aspen Street and Palmer Street shall be served by the City and not Orchard Mesa Sanitation District. Extensions off these lines shall be served by the City as long as the property being served is within the Grand Junction City limits or is annexed into the City prior to development.

**ORCHARD MESA SANITATION DISTRICT**  
**Deborah Davis**

**7/19/93**  
**245-0033**

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As the proposed project lies within the District's boundaries the following items need to be addressed by the developers:

1. The District's Sewerline Extension Application and Agreement will need to be submitted with final design plans.
2. If the project is to be phased as indicated in narrative, please have petitioner indicate proposed phases on Preliminary Plan.

**ORCHARD MESA IRRIGATION DISTRICT**  
**Jim Roohs**

**7/19/93**  
**464-7885**

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DRAINAGE - The open ditch along Rivera Avenue and Anza Court will either need to be left open with adequate right-of-way for future maintenance, a minimum of 25 feet from the top edge of the drain, or the drain may be piped at developers expense to a design approved by the City of Grand Junction and Orchard Mesa Irrigation. The piped drain maintenance will become responsibility of the party that assumes street maintenance in the development. A method for the tail water to enter piped drain from the ground south of proposed development needs to be included in piped design.

IRRIGATION - An engineered irrigation system designed to supply water to each lot in proposed development, along with a signed agreement for a new headgate, measuring inlet structure and underground supply line for canal to subdivision will be required. The irrigation designs will need to be approved by Orchard Mesa Irrigation District. A homeowners association will need to be formed to manage and maintain the irrigation system.

**CITY DEVELOPMENT ENGINEER**  
**Gerald Williams**

**7/13/93**  
**244-1591**

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See attached comments and drawings.

**UTE WATER**  
**Gary Mathews**

**7/15/93**  
**242-7491**

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Ute Water has an 18" main line on the east side of Linden Street. This main runs West from Linden on the South side of the large drainage ditch proposed as Rivera Avenue. Ute also has a vault and 10" main running North to Aspen Street from the drainage ditch area, proposed as Rivera Avenue. All lines must be located before construction.

Policies and fees in effect at the time of application will apply.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Karl Metzner**

**7/19/93**  
**244-1439**

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It would be advisable to increase the depth of the H.O./Commercial area from Highway 50 to allow more flexibility for parking and circulation for future business uses. Rivera Avenue should have right-of-way line moved to the south boundary of this property. The Zoning & Development Code does not permit reserving a strip of land to control access to a public right-of-way. A traffic impact study should be accomplished at the final stage to determine need for a traffic light. Recommend Aspen Court be reversed to eliminate need for Aspen Street improvements. Requested right-of-way vacations are appropriate.

**GRAND JUNCTION FIRE DEPARTMENT**  
**George Bennett**

**7/19/93**  
**244-1400**

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The water line in Rivera Avenue is to be looped - it exceeds the allowable limits for a dead-end line.

The fire hydrant at lots 9 & 10, block 1, is to be moved to between lots 8 & 9, block 1. The fire hydrant at the north end of lot 4, block 4, is to be moved to between lots 3 & 4, block 4.

The radius of the cul-de-sacs is to be adequate for fire department vehicles to turn around.

Provide written documentation that the required flows can be met.

**PUBLIC SERVICE COMPANY**  
**Dale Clawson**

**7/20/93**  
**244-2695**

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Electric & Gas: Require 14' front lot line easements.



# RESPONSE TO REVIEW COMMENTS

**TITLE:** Preliminary Plan and Right-of-Way Vacation  
Heritage Hills Subdivision

**LOCATION:** South of Highway 50 and West of Linden Street

**PETITIONER:** Orchard Mesa Venture

**PETITIONER's ADDRESS/TELEPHONE:** 1021 Main Street  
Grand Junction, CO 81501  
(303)243-7887

**PETITIONER's REPRESENTATIVE:** Banner Associates, Inc.

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## PARKS & RECREATION DEPARTMENT

- No response necessary

## U.S. WEST

- No response necessary

## CITY SOLID WASTE MANAGEMENT DIVISION

- No response necessary

## U.S. POSTAL SERVICE

- No response necessary

## CITY POLICE DEPARTMENT

- No response necessary

## CITY UTILITY ENGINEER

- No response necessary

## ORCHARD MESA SANITATION DISTRICT

1. The developer will complete the Sewerline Extension Application and Agreement to submit with the final design plans.

2. The proposed phases for construction of this project would correspond closely with the outline of the blocks, i.e. Block One would be Phase One, Block Two would be Phase Two, etc.

#### **ORCHARD MESA IRRIGATION DISTRICT**

1. It is proposed that the ditch along Rivera Avenue and Anza Court will be piped within these roadway right-of-ways. The design and details will be submitted for approval with final plans. Maintenance and tail water from surrounding land will be outlined in the final design.
2. An engineered irrigation system will be designed with the requirements of the District being met.

#### **CITY DEVELOPMENT ENGINEER**

- 1P. The 40-foot wide right-of-ways and 6-foot wide front lot easements will be revised to conform to City standards.
- 2P. The developers are discussing the improvements of Palmer Street in conjunction with annexation into the City and exploring their options. However, the drainage situation at Palmer Street will be addressed during the design of the final plan and Drainage Report.
- 3P. Aspen Street currently serves as access to eight single family lots and at least two commercial lots. It is a dead end street with no turn-around in place. This development provides an ideal opportunity to construct a cul-de-sac at the end of Aspen Street which, by the City's standard, should be in place. However, for providing access to only five additional single family lots, the developer's feel that it would be unfair for them to upgrade this entire road for the benefit for those other property owners. This issue is also being addressed in the annexation discussions, but if a solution can not be worked out, that the developers feel is fair, they are prepared to reverse the layout so as to access off Palmer Street as recommended.
- 4P. It is realized that the waterline shown on the plans in Aspen Street and north of the Green Acres Trailer Park is a 18" Ute line. A loop in the waterline will be designed in the final plans that will connect the waterlines in Anza Court and Aspen Street.
- 5P. Easements will be provided in Open Space areas as required.
- 6F. The possible use of PRV's will be verified with Ute during final design.
- 7F. A Traffic Impact Study will be completed as required. The developer is finalizing the agreement regarding the installation of a signal along Highway 50 in conjunction with annexation.

- 8P. The drainage alternatives that are available have been discussed with the City Development Engineer. The flow requirements have been reviewed with him and these requirements will, in all likelihood, determine final drainage patterns that will be proposed.
- 9P. Here again several drainage alternatives are available for the H.O. area. It is initially conceived that drainage from the H.O. zone will be piped for full runoff to the west into the detention facility that is planned in the Open Space. However, if unforeseen problems are encountered, a drainage plan, that may differ somewhat, will be submitted that will conform to City requirements
- 10F. The runoff coefficient shown on the Preliminary Plan is approximate. More accurate values will be computed during the final design.
- 11F. Reference will be to the City drainage manual.
- 12P. Routing of pipe for the drainage ditch will follow existing flowline and will be shown in detail along with final plans.

#### UTE WATER

1. All waterlines and vault will be located during final design.

#### COMMUNITY DEVELOPMENT DEPARTMENT

1. The right-of-way for Rivera Avenue will be moved to south boundary. In doing so the lots will also be shifted allowing for additional depth at the H.O./Commercial area.
2. A Traffic Impact Study will be completed.
3. As discussed in the response to Development Engineers comments, the issue of Aspen Street is being investigated.

#### GRAND JUNCTION FIRE DEPARTMENT

1. The waterline in Rivera Avenue will be looped.
2. The fire hydrant locations will be revised as recommended.
3. The radius of cul-de-sacs will be in accordance with City standards.
4. Documentation regarding fire flows will be provided.

#### PUBLIC SERVICE COMPANY

1. The 14-foot front lot easements will be provided.

STAFF REVIEW

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FILE # 84-93

DATE: July 28, 1993

STAFF: Karl Metzner

REQUEST: Preliminary Plan and Right of Way Vacation- Heritage Hills

LOCATION: South of Hwy 50 and west of Linden St.

APPLICANT: Orchard Mesa Venture

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EXISTING LAND USE: Agricultural

PROPOSED LAND USE: Residential and Business

SURROUNDING LAND USE:

NORTH: Business  
EAST: Business and residential  
SOUTH: Agricultural  
WEST: Residential and Cemetery

EXISTING ZONING: County R-2 and T (Tourist)

PROPOSED ZONING: City RSF-8 and H.O. (see below)

SURROUNDING ZONING:

NORTH: H.O.  
EAST: B (Business) and Planned Residential  
SOUTH: R-2 (County)  
WEST: R-2, PZ, and PMH (Planned Mobile Home)

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RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: None applicable to this property.

STAFF ANALYSIS: The proposed Heritage Hills development consists of 74 single family lots on 16.5 acres and 3.3 acres of proposed business uses. The majority of this property is not yet annexed to the City. The owners are currently negotiating a preannexation agreement prior to submitting a petition for annexation. They have chosen to proceed with preliminary plan approval under the city process while negotiations are underway. This has been reviewed and approved by the City Attorney's office. Zoning of this property will be done under the zone of annexation process once a petition has been submitted. The proposed single family lots are appropriate to the character and density of the area. There are currently no specific proposals for uses in the proposed business area. The petitioner has expressed a desire to limit the uses in the business area to protect the residential use. Staff has recommended that the petitioner

consider a Planned Business zoning instead of H.O. and develop a specific list of acceptable uses and development standards. This is being considered as part of the preannexation agreement. The petitioner has satisfactorily responded to all review agency comments. Prior to final approval an annexation petition will have to be accepted by city council. The rights of way requested for vacation have not been improved and are not needed for access or circulation in the area. All the rights of way are currently within the city, therefore any vacation is not subject to the annexation process. The requested vacations meet the criteria set forth in the Zoning and Development Code and are appropriate independent of the proposed development.

**STAFF RECOMMENDATION:** Recommend approval of the preliminary plan subject to all staff and review agency comments. Recommend approval of the right of way vacations.

*file copy*

**STAFF REVIEW**

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FILE # 84-93

DATE: August 13, 1993

STAFF: Karl Metzner

ACTION REQUESTED: Approval of an Ordinance to vacate street and alley rights-of-way South of Hwy 50 and West of Linden Ave. on Orchard Mesa

LOCATION: South of Hwy 50 and west of Linden St.

APPLICANT: Orchard Mesa Venture

EXECUTIVE SUMMARY: The petitioners are requesting the vacation of a right-of-way for Palisade Street and two alley rights-of-way platted as part of the Orchard Mesa Heights Subdivision in the late 1800's. These rights-of-way have never been developed and there are no plans for future development of the street or alleys. This request is part of a subdivision proposal approved by Planning Commission.

EXISTING LAND USE: Agricultural

PROPOSED LAND USE: Residential and Business

SURROUNDING LAND USE:

- NORTH: Business
- EAST: Business and residential
- SOUTH: Agricultural
- WEST: Residential and Cemetery

EXISTING ZONING: County R-2 and T (Tourist)

PROPOSED ZONING: City RSF-8 and H.O. (see below)

SURROUNDING ZONING:

- NORTH: H.O.
- EAST: B (Business) and Planned Residential
- SOUTH: R-2 (County)
- WEST: R-2, PZ, and PMH (Planned Mobile Home)

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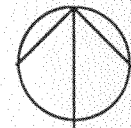
RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: None applicable to this property.

STAFF ANALYSIS: The proposed Heritage Hills development consists of 74 single family lots on 16.5 acres and 3.3 acres of proposed business uses. The majority of this property is not yet annexed to the City. The owners are currently negotiating a preannexation agreement prior to submitting a petition for annexation. They have chosen to proceed with preliminary plan

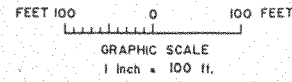
approval under the city process while negotiations are underway. This has been reviewed and approved by the City Attorney's office. Zoning of this property will be done under the zone of annexation process once a petition has been submitted. The proposed single family lots are appropriate to the character and density of the area. There are currently no specific proposals for uses in the proposed business area. The petitioner has expressed a desire to limit the uses in the business area to protect the residential use. Staff has recommended that the petitioner consider a Planned Business zoning instead of H.O. and develop a specific list of acceptable uses and development standards. This is being considered as part of the preannexation agreement. The petitioner has satisfactorily responded to all review agency comments. Prior to final approval an annexation petition will have to be accepted by city council. The rights of way requested for vacation have not been improved and are not needed for access or circulation in the area. All the rights of way are currently within the city, therefore any vacation is not subject to the annexation process. The requested vacations meet the criteria set forth in the Zoning and Development Code and are appropriate independent of the proposed development.

**STAFF RECOMMENDATION:** Recommend approval of the preliminary plan subject to all staff and review agency comments. Recommend approval of the right of way vacations.

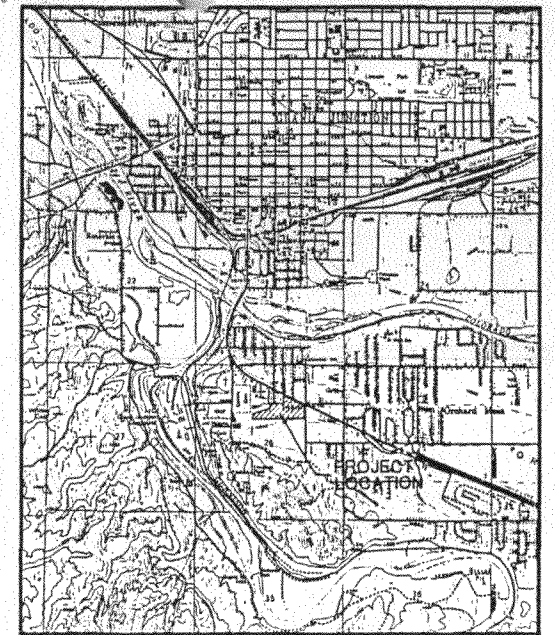
**PLANNING COMMISSION RECOMMENDATION:** Planning Commission unanimously (5-0) approved the preliminary plan and recommended approval of the right-of-way vacation.



NORTH



84 93



VICINITY MAP  
NOT TO SCALE



**AREA BREAKDOWN**

LOTS:		
RESIDENTIAL	12.0 Ac.	53.6%
COMMERCIAL	3.3 Ac.	14.7%
ROADS	4.5 Ac.	20.1%
OPEN SPACE	2.6 Ac.	11.6%
<b>TOTAL</b>	<b>22.4 Ac.</b>	<b>100.0%</b>

**LOT INFORMATION**

TOTAL No. OF LOTS	74
AVERAGE LOT SIZE	7042 s.f.
MINIMUM LOT SIZE	5400 s.f.
Lots 2-4, Block 2	
MAXIMUM LOT SIZE	11861 s.f.
Lot 11, Block 4	

- AGRICULTURAL -

**PUBLIC FACILITIES:**  
 ORCHARD MESA SANITATION DISTRICT  
 UTE WATER CONSERVANCY DISTRICT  
 PUBLIC SERVICE CO. OF COLORADO  
 US WEST COMMUNICATIONS  
 ORCHARD MESA IRRIGATION DISTRICT  
 TCI-UNITED ARTISTS CABLE OF WEST. COLO.

**LEGEND**

- CITY LIMITS BOUNDARY
- PROPOSED SUBDIVISION BOUNDARY
- EXISTING SANITARY SEWERLINE/MANHOLE
- PROPOSED SANITARY SEWERLINE/MANHOLE
- EXISTING DOMESTIC WATERLINE/FIRE HYDRANT
- PROPOSED DOMESTIC WATERLINE/FIRE HYDRANT
- PROPOSED OPEN SPACE
- PROPOSED COMMERCIAL LOT
- RIGHT-OF-WAY VACATION BEING REQUESTED

**NOTES:**

1. ALL PROPOSED SEWERLINES ARE TO BE 8" SDR-35 PVC.
2. ALL PROPOSED WATERLINES ARE TO BE 8" C-900 PVC.
3. EASEMENTS ALONG BACK LOT LINES ARE TO BE 10 FT. WIDE FOR UTILITIES AND IRRIGATION. EASEMENTS ALONG FRONT LOT LINES ARE TO BE 6 FT. UTILITY EASEMENTS.

SW CORNER  
 SE 1/4 NE 1/4  
 SECTION 26  
 T. 1 S., R. 1 W.  
 UTE P.M.

Original  
 Do NOT Remove  
 From Office

DRAWN BY:	DEC
DESIGNED BY:	DEC
CHECKED BY:	DEC
REVIEWED:	FOR
DATE:	FOR BANNER ASSOCIATES, INC.



**BANNER**  
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 2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • (303) 243-2242  
 606 E. MAIN • SUITE 6 • ASPEN, CO 81611 • (303) 925-5857

REVISION	DATE	DESCRIPTION	BY	CHKD

ORCHARD MESA VENTURE  
 GRAND JUNCTION, COLORADO  
 PRELIMINARY PLAN  
 HERITAGE HILLS SUBDIVISION

SCALE:	1" = 100'
JOB NO:	8289-01
DATE:	06-29-93
SHEET NO:	1 of 1



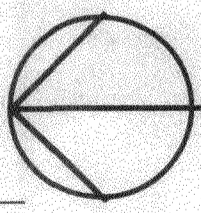
U.S.

DOMINIQUEZ AVENUE

PALMER STREET

ASPEN STREET

TALBOT'S TRAILER PARK



NORTH

FEET 100 0 100 FEET

GRAPHIC SCALE

1 inch = 100 ft.

CONTOUR INTERVAL = 2'

GREEN ACRES TRAILER PARK

END OF ORCHARD MESA CANAL No.2 OF THE ORCHARD MESA IRRIGATION DISTRICT.

CHAFFEE COURT

SURFACE FLOW

PALMER STREET

SURFACE FLOW

ASPEN COURT

OPEN SPACE DETENTION FACILITY

OPEN SPACE

SURFACE FLOW

ANZA COURT

CARSON COURT

SURFACE FLOW

RIVERA AVENUE

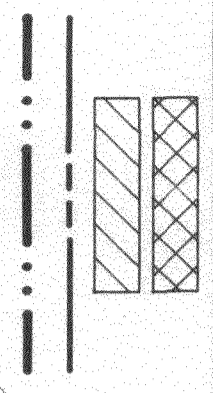
RIVERA

1960.0'

4634

AGRICULTURAL

CITY PRO PRO RIGH



200.0'

CITY LIMITS

285.5'

530.0'

695.0'

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SCALE: 1" = 100'	JOB NO: 8289-01	DATE: 06-30-93	SHEET NO: 1 OF 1
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ORCHARD MESA VENTURE GRAND JUNCTION, COLO

### EXHIBIT B

# BANNER

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 605 E. MAIN • SUITE 6 • ASPEN, CO 81611 • (303) 925-5857

**NOTE:**  
 CONTOUR INFORMATION IS BASED ON ORTHOPHOTO  
 MAP, SHEET 346, PREPARED BY THE BUREAU OF  
 RECLAMATION, APRIL, 1975.

