

# Table of Contents

File 1993-0097

Name: Moses Subdivision - Preliminary Plan -2666 Paradise Drive

<b>P r e s e n t</b>	<b>S c a n n e d</b>	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the 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.</p> <p>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>
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X	X	<b>Table of Contents</b>
		<b>*Review Sheet Summary</b>
X	X	<b>*Application form</b>
		Review Sheets
X		Receipts for fees paid for anything
X	X	<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
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		Other bound or non-bound reports
		Traffic studies
X	X	<b>*Review Comments</b>
X	X	<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>

**DOCUMENT DESCRIPTION:**

X	X	Planning Commission Minutes - 9/7/93, Agenda 1-5/93 - **		
X		Planning Commission - Notice of Hearing mail-out - 8/27/93		
X		American Land Title Association Loan Policy - 7/23/93		
X	X	Preliminary Drainage Report - 8/1/93		
X		E-mails		
X	X	Correspondence		
X	X	City Council Minutes/Agenda for 10/20/93 - **		
X	X	Composite Utility Plan		
X		Paradise Hills Area - Paradise Hills pamphlet addressing annexation questions - 9/21/93		
X	X	Gasline Map		
X	X	Taps Map		
X	X	Revised Preliminary Plan		
X	X	Composite Utility Plan		
X	X	Geologic Map - (poor copy)		



Original  
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Saccamano Girls Trust  
1st National Bank  
P.O. Box 608  
Grand Junction Co. 81506

Riney & Josephine Wilbert  
834 Catalina Ct  
Grand Junction Co. 81506

Stephen & Julie Heacock  
820 Jamaica  
Grand Junction Co. 81506

Scott & Carol Barker  
823 26½ Rd.  
Grand Junction Co. 81506

John & Margo Cheney  
833 Catalina Ct.  
Grand Junction Co. 81506

John & Barbara Prouty  
2673 Paradise Dr.  
Grand Junction Co. 81506

Rodney & Susan Martinez  
2662 Catalina Dr.  
Grand Junction Co. 81506

Vincent & Sheila Tonc  
835 Catalina Ct.  
Grand Junction Co. 81506

L.J. Pavetti & Co.  
822 Jamaica  
Grand Junction Co. 81506

Glenn & Karen McClelland  
838 26½ Rd.  
Grand Junction Co. 81506

Richard & Marilyn Lytle  
2661 Catalina Dr.  
Grand Junction

Roger & Carole Benson  
2665 Paradise Dr.  
Grand Junction Co. 81506

Thomas & Lori Towner  
840 26 ½ Rd.  
Grand Junction Co. 81506

Willaim & Shari Bird  
2659 Catalina Dr.  
Grand Junction Co. 81506

James Arnott  
2669 Paradise Dr.  
Grand Junction Co. 81506

John & Rita Finley  
2671 Caribbean Dr.  
Grand Junction Co. 81506

Joseph & Janet Steinkirchner  
2670 Paradise Dr.  
Grand Junction Co. 81506

Michael Clayton  
2671 Paradise Dr.  
Grand Junction Co. 81506

William & Joy Raley  
2669 Caribbean Dr.  
Grand Junction Co. 81506

Harvey & Lestella Allen  
2670 Bahamas Way  
Grand Junction Co. 81506

Stephen & Laurie Mc Call  
2657 Paradise Dr.  
Grand Junction Co. 81506

Kent & Francine Kohl  
2667 Caribbean Dr.  
Grand Junction Co. 81506

Larry & Carmen Fuller  
2672 Bahamas Way  
Grand Junction Co. 81506

Micholas P. Lupfer  
16338 Goldenrod Way  
Parker Co. 80134

Mark & Judith Thomas  
2667 Catalina Dr.  
Grand Junction Co. 81506

Lester & Delores Fam. Trust  
2664 Bahamas Way  
Grand Junction Co. 81506

Mamie Joyce Brown  
2655 Paradise Dr.  
Grand Junction Co. 81506

Rene Landry  
836 Catalina Ct.  
Grand Junction Co. 81506

Patricia Streeter  
2666 Bahamas Way  
Grand Junction Co. 81506

Lawrence & Byrnadine Wagoner  
2654 Paradise Dr  
Grand Junction Co. 81506

Donna LaCount  
2656 Paradise Dr.  
Grand Junction Co. 81506

Randolph & Karolyn Admire  
826 26½ Rd.  
P.O. Box 401  
Grand Lake Co. 80447

Richard & Marion Pond  
2662 Paradise Dr.  
Grand Junction Co. 81506

Marguerite Dowd  
2660 Paradise Dr.  
Grand Junction Co. 81506

# SUBMITTAL CHECKLIST

## MAJOR SUBDIVISION: PRELIMINARY

Location: 2666 PARADISE Drive

Project Name: MOSES Subdivision

ITEMS		DISTRIBUTION																				TOTAL REQD.						
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>Grand Valley</i>	Drainage District <i>Grand Jct</i>	Water District <i>WTE</i>	Sewer District	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	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	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.

*Approved by Planning Commission 10-5-93 (5-0) vote*

PRE-APPLICATION CONFERENCE

Date: 6-22-93
Conference Attendance: Shayla & Lance Moses, Dave Thornton
Proposal: Major Subd. - 7 lots
Location: 2666 Paradise Drive

Tax Parcel Number:
Review Fee: \$ 715.00
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required? 26 1/2 Road - money in escrow at final
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? AT FINAL Estimated Amount:
Recording fees required? AT FINAL Estimated Amount:
Half street improvement fees required? AT FINAL Estimated Amount:
Revocable Permit required? NO
State Highway Access Permit required? NO

Applicable Plans, Policies and Guidelines

Located in identified floodplain? FIRM panel #

Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? AREA of Influence

Avigation Easement required? YES

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Screening/Buffering, Land Use Compatibility, Drainage, Landscaping, Traffic Generation, Floodplain/Wetlands Mitigation, Availability of Utilities, Geologic Hazards/Soils, Other

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Shayla Moses
Signature(s) of Petitioner(s)

Shayla Moses
Signature(s) of Representative(s)

# DRAWING STANDARDS CHECKLIST

## PRELIMINARY PLAN

ITEM	GRAPHIC STANDARDS	OK	NA
SECTION VIII	A Scale: 1" = 20', 30', 40', or 50', or 100'		
	B Drawing size: 24" x 36"		
	C There are no primary features on this drawing		
	D Notation: All non-construction text		
	E Line weights of existing and proposed features per City standards		
	G Horizontal control: Subdivisions tied to Section aliquot corners		
	H Vertical control: Benchmarks on U.S.G.S. datum if public facilities other than SW are proposed		
	I Orientation and north arrow		
	K Title block with names, titles, preparation and revision dates	X	
	M Legend of symbols used		
	N List of abbreviations used		
	P Multiple sheets provided with overall graphical key and match lines		
	Q Contouring interval and extent	X	
	R Neatness and legibility		
ITEM	FEATURES	OK	NA
DRAINAGE INFO.	1 Name of subdivision, and total site acreage.	X	
	2 Show subdivision perimeter boundaries.		
	3 Identify utility vendors to the site.	X	
	4 Show existing and proposed lots, parcels, tracts, ROW, and easements on and adjacent to site. For perimeter streets, show roadway width from curb to curb or edge of pavement to edge of pavement, ROW width, and the monument or section line.	X	
	5 Show and identify proposed ownership and use of common and public tracts.		
	6 Show existing and proposed drainage systems, including retention/detention basins and location of inflow to and outflow from the site, and directional flow arrows on streets and channels.	X	
	7 Show existing contours and any major proposed changes to site grading.	X	
	8 Show location of or reference to arterial and/or collector roads.		
	9 Show 100-year floodplains per pervious studies or reports.		
	10 Show other existing natural or man-made drainageways, wetlands, ponds, etc. (culvert)	X	
ADD'L INFO.	11 Indicate land use breakdown by percentage (lots, tracts, ROW), and number of lots.		
	12 Show adjacent properties and identify zoning and use.	X	
	13 Show and identify buildings and use which are on and adjacent to the site.	X	
	14 Number lots and blocks consecutively. (and/or immediately)		
	15 Show and identify streets, and identify proposed City standard street section.		
DIM.	16 Show and size existing and proposed water and sewer (not services) and irrigation facilities.	X	
	17 Show other existing utilities, including power, telephone, gas, and cable TV.	X	
	18 Dimension (approximate only) lot and tract boundaries and street and ROW widths.		

### COMMENTS

- 1 Items 1-10 may be used as a base for the Major Basin Drainage Map.
- 2 Items 1-17 may be used (as subsequently revised) for the Composite Plan.

PRELIMINARY DRAINAGE REPORT

August 1, 1993

W. Lance Moses

Original  
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From Office

97 93



I GENERAL LOCATION AND DESCRIPTION

1. 26½ Road, Catalina Drive, and Paradise Drive
2. area already developed Paradise Hills Subdivision

B.

1. 7.197 acres
2. ground cover previously agricultural - alfalfa
3. soil types sandy loam, silty clay loam, and gravelly loam

II EXISTING DRAINAGE CONDITIONS

A. Major Basin Rice Wash

B. previously established drainage due to established subdivision (see map)

III PROPOSED DRAINAGE CONDITIONS

A. No major changes in drainage

IV DESIGN CRITERIA AND APPROACH

A. drainage studies done when Paradise Hill Subdivision was first put in.

MOSES SUBDIVISION

Sept. 1, 1993

The proposed revisions presented to the City Planning Committee for the Moses Subdivision are in regards to your concerns about poor visibility on lot #4 off of 26 1/2 Road.

Your committee proposed a private driveway with an entrance from Catalina to access lot #4. When looking over this suggestion, we found this was not ideal, and would make the property harder to sell. During our inquiring into this development we discovered that the cost of this project is astounding due to what you are proposing for us to do in order to develop this property. In order to solve the visibility problem, and to help us to finance this project, we have restructured our lower property. Hopefully this will allow us to be able to develop our property.

UTE WATER

Composite map for Ute Water is unavailable .

Ute Water will not loan out their maps, and have  
no way of copying them there.

August 30 1993

Response to review comments

Preliminary plan - Moses Subdivision - File # 97-93

Location: Paradise Hills - E side of 26½ Rd. South of Catalina Drive.

Petitioner: Wilford D. Moses

Petitioner's Representative: W. Lance Moses

City Development Engineer: Gerald Williams

We will plan to pay the drainage fee.

U.S. West: Leon Peach

We understand, from Mr. Peach, that telephone fees will be necessary on the amount of cable run to each lot.

Police Department: Mark Angelo

Mr. Angelo's comments are well taken. We decided that none of the lots could access on to 26½ Rd. due to poor visibility. Therefore, we changed the lot plan to include a cul-de-sac accessing from Catalina. The access would be the same distance from 26½ Rd. as Paradise Dr. and Paradise Way is off Bahamas. Lots 9, 10, & 11 will have separate access from Paradise Drive.

Fire Department: George Bennett

We are submitting a utility composite. We found one fire hydrant 250 ft. from our property on Paradise Dr. and another about 500 ft. from our property on Catalina. We are not sure there are any others and anticipate the possibility of having to add another.

City Utility Engineer: Bill Cheney

We spoke with Mr. Cheney and found he just needs a utility composite which we are submitting.

Community Development: David Thornton

1. Answered in the comments to the police department.
2. We understand the fee will be required for new lots and will plan to pay when required.
3. Changes of lot size should still meet minimum requirements.
4. We find this grossly unfair unless there is a specified time when this will be done. To use our money for what might be many years or even never, is not right. Many properties much closer to the city center do not meet this requirement. Some have been in the city for years.
5. We understand this.



TO FILE #97-93, Moses Subdivision  
FROM DAVE THORNTON  
8/30/93

---

Wilford Moses, petitioner has requested that in order to accommodate the safety concerns with site distance on 26 1/2 Road for lot 4, that they be allowed to redesign their preliminary plan by increasing the number of lots from 7 to 11 and include a cul-de-sac in the design. I told them that we will have to pull them from the September agenda because of the magnitude of the changes and reschedule them for October. During the Month of September we will send out new review packets to the review agencies for their comments on the revised drawings. The Moses will submit their revised preliminary along with a check for \$50 to cover Legal Ad costs by Wednesday, September 1st. We will need to readvertise for the October hearing.

Community Development Department Review comments for Moses Sub - Preliminary

FILE: #97-93

DATE: September 20, 1993

STAFF: David Thornton

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Comments on revised plan submitted September 1st:

1. Additional information is needed by various review agencies to properly review this application. Please see Review Agency comments. This information must be provided by September 28th, 1993. If needed information is not received by the 28th, this proposal will be pulled from the agenda for another month.

2. At final plat, open space fees will be due (\$225.00/dwelling unit) for the 10 vacant single family lots. *2,250.00 is this refunded if this is turned down or we are unable to meet the requirements.*

3. Please submit lot sizes as proposed for our review. All 11 lots must meet the minimum (8500 sq ft) requirements of the RSF-4 City zoning bulk requirement for lots size.

4. Half street improvements in the form of a cash escrow will be required at Final Plat for that portion of this subdivision frontage which is adjacent to 26 1/2 Road. *When is final plat done.*

5. Submittal for Final Plat approval may not occur until after the annexation petition has been accepted by City Council.

*Fire Hydrants.*



2. Once utility and/or drainage easements are provided, Lot 1 will likely be of limited value. It would appear that it should be enlarge to offset easements that will be required on the 3 sides adjacent to R.O.W.

**CITY UTILITIES ENGINEER**

**Bill Cheney** **244-1590**

**GENERAL:**

1. Petitioner is required to submit a "Preliminary Plan" that adequately addresses the utilities around and adjacent to the proposed development. "Preliminary Plan" shall also show all other items required in SSID Mmanual, page IX-26.
2. The review of this project cannot be completed until information is submitted as required by the "Major Subdivision - Preliminary" as described on page IV-5 of the SSID Manual. Please contact this office if you are unfamiliar with what information is required.

**COMMUNITY DEVELOPMENT DEPARTMENT**

**Dave Thornton** **244-1447**

See Attached.

**GRAND JUNCTION DRAINAGE**

**John Ballagh** **242-4343**

The site of this development is outside the boundaries of the GJ Drainage District.

**PUBLIC SERVICE COMPANY**

**Dale Clawson** **244-2695**

Electric & Gas: Additional utility easements into individual lots as we previously requested will still be required.

**U.S. WEST**

**Leon Peach** **244-4964**

No further comments beyond previous ones of August 6, 1993 and what is stated on attached.

**UTE WATER**

**Gary R. Mathews** **242-7491**

See attached reviews 8-16-93.

Ute Water has a 6" and a 2" main in 26 1/2 Road, 6" in Catalina Dr. and a 4" in Paradise Dr. Domestic water service available for all lots.....

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



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**CITY UTILITIES ENGINEER**

**Bill Cheney** **244-1590**

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

## MOSES SUBDIVISION

### RESPONSE TO REVIEW COMMENTS ON PRELIMINARY PLAN FOR THE PROPOSED MOSES SUBDIVISION.

#### CITY FIRE DEPARTMENT

On the map provided we have labeled existing fire hydrants that now service the area and one proposed fire hydrant located on Catalina Drive to service the lots off of that street. If this is not adequate please inform us exactly what you require.

#### POLICE DEPARTMENT

There was a concern about driveways on lots 9, 10, and 11. Lot 11 already has a home and an existing driveway, and access to lot 9 from Paradise Drive, is approximately 25 feet. which should allow ample room for any emergency vehicles.

The name of the lower cul-de-sac is \_\_\_\_\_

#### DEVELOPMENT ENGINEER

Preliminary Plan revised on Sept. 28, 1993. On one of the enclosed maps you will find our intent for contouring this land by sloping lots 5, 6, and 7 to fill in low areas on lots 1, 2, and 8. You will also find an estimate of how much soil will have to be repositioned.

Drainage along natural slope will be directed to the street on proposed cul-de-sac off of Catalina Drive to then drain directly on to Catalina Drive. If this is not acceptable we have also shown an alternate plan of a collection pool on lot 1 and then have water drain via a pipe line to the culvert on the corner of Catalina and 26.5 road.

All buildings in this area are single family residential, with the exception of lot #002 west of this property across from 26.5 road which is undeveloped and believed to be agricultural.

Proposed irrigation is also noted on enclosed map, along with existing and proposed electric, gas, and telephone lines.

We hope this submittal will be sufficient to ok this preliminary plan. We realize that a more thorough plan done by an engineer will be needed, but, we were under the impression that that would be done on the final submittal.

CITY UTILITIES ENGINEER

Hopefully the enclosed map that outlines not only the existing utilities but our proposed utilities will be adequate.

PUBLIC SERVICE COMPANY

SAME AS UTILITIES ENGINEER

## STAFF REVIEW

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FILE: #97-93

DATE: September 29, 1993

STAFF: David Thornton

**ACTION REQUESTED:** Approval of a preliminary plan for 11 single family residential lots on 7.197 acres located at the SE corner of 26 1/2 Road and Catalina Drive, Paradise Hills Subdivision.

LOCATION: 2666 Paradise Drive

APPLICANTS: Wilford D. Moses  
Representative: Lance Moses

### EXECUTIVE SUMMARY:

The petitioner, Wilford Moses is requesting that Planning Commission approve the preliminary plan for a 11 lot subdivision on 7.197 acres located at 2666 Paradise Drive. The property is currently outside the City Limits, but will be a part of the Paradise Hills Annexation.

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EXISTING LAND USE: One single family home on 7.197 acres.

PROPOSED LAND USE: Total of 11 single family houses - 11 lots

### SURROUNDING LAND USE:

NORTH -- single family residential  
EAST -- single family residential  
SOUTH -- single family residential  
WEST -- agricultural

EXISTING ZONING: This parcel currently not in the City limits, but will be a part of the Paradise Hills annexation. The proposed zone of annexation will be RSF-4.

PROPOSED ZONING: See above.

### SURROUNDING ZONING:

NORTH -- Proposed Zone of Annexation will be RSF-4 (County zoning = R-2)  
EAST -- Proposed Zone of Annexation will be RSF-4 (County zoning = R-2)  
SOUTH -- Proposed Zone of Annexation will be RSF-4 (County zoning = R-2)  
WEST -- County Zoning = AFT

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**RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:** No Plan exists for this area.

**STAFF ANALYSIS:**

This site is currently outside the City limits, but will be a part of the Paradise Hills Annexation. The petitioner has requested that the City review this application for subdivision approval.

The proposal calls for 11 lots on 7.197 acres located at 2666 Paradise Drive. The 11 acre parcel has access from Paradise Drive, 26 1/2 Road and Catalina Drive. The current configuration has 3 lots accessing Paradise Drive and 8 lots accessing a proposed cul-de-sac that will access Catalina Drive. No direct vehicular access would be allowed from 26 1/2 Road for any of the lots.

Lot sizes proposed meet the minimum requirements for lot sizes in the RSF-4 zone. They also meet or exceed the majority of the existing lots in Paradise Hills Subdivision. As proposed, the lots range from approximately 14,000 sq ft to approximately 61,500 sq ft in size.

The petitioner has responded to review agency comments, but at the time this staff report is being written additional comments have not been received by staff from the review agencies. At the Planning Commission hearing Tuesday night staff will give Planning Commission a list of technical issues that will need to be made a part of the conditions of approval for this preliminary plan and be addressed by the petitioner when final plat is submitted.

**STAFF RECOMMENDATION:**

Staff recommends approval of the preliminary plan with conditions (to be given at P.C. hearing).

**PLANNING COMMISSION MOTION:**

Mr. Chairman, on item #97-93, I move that we approve this subject to the following conditions ....(conditions will be given at P.C. hearing)

Community Development Department Recommendation for Moses Sub - Preliminary

FILE: #97-93

DATE: October 5th, 1993

STAFF: David Thornton

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**STAFF RECOMMENDATION:**

Staff recommends approval of the preliminary plan with the following conditions:

1. At Final Plat the following be required:

a) Drainage fee of approximately \$4,380.00 be paid prior to recording the plat or the petitioner shall provide an engineered drainage report, on-site detention, and a metered outlet facility to the drainage channel.

b) Utilities shown in the right-of-way on the cul-de-sac on the preliminary plan, with the exception of water and sewer, shall be located in the 14 ft multi-purpose easement as outlined on the City Street Standards.

c) The proposed cul-de-sac shall meet current City construction standards.

d) An additional fire hydrant is required on Paradise Drive. All lots shall be provided adequate fire flow as per the adopted fire code. A fire hydrant on a minimum 6 inch line is required within 250 ft of each property.

e) Engineered plans will be required on final plat submittal along with an improvements agreement. Procedures in the "SSID" manual shall be followed.

f) Open space fees will be due (\$225.00/dwelling unit) for the 10 vacant single family lots and shall be paid prior to recording the plat.

g) Half street improvements in the form of a cash escrow will be required and paid prior to recording the plat for that portion of this subdivision frontage which is adjacent to 26 1/2 Road.

h) All recording fees shall be paid by the petitioner.

**PLANNING COMMISSION MOTION:**

Mr. Chairman, on item #97-93, I move that we approve this subject to Staff recommendations dated October 5th, 1993.

APPROVED 5-0

By PLANNING Commission 10/5/93

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

OCT 08 1993

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT  
OCTOBER 7, 1993

MOSES SUBDIVISION - PARADISE HILL AREA

To Whom it may concern,

On October 5, 1993 we attended the City Planning Meeting where our Preliminary Plan for the Moses Subdivision was approved. However, we would like to appeal several of the recommendations from the Planning Department.

FIRST Current city construction standards (sidewalks) around the proposed cul-de-sac. There are no sidewalks in the entire Paradise Hill Subdivision, and we feel that unless the entire subdivision was required to make these same improvements that we should not be expected to invest our money for such a small area.

SECOND Fire protection for Paradise Drive. The fire protection for that area is already inadequate according to current city standards. Again, we do not feel that we should be required to pay for improving this whole area, if this is required it would prevent us from being able to develop our own land.

THIRD Cash escrow for road improvements along 26.5 Road. We have been unable to get any idea from anyone involved as to what these improvements will be and when they are planned. The lots along this section of road will not benefit from these improvements any more than any other lot in this area due to the fact that not one lot will access to 26.5 road.

We appreciate your consideration in these matters, and are hopeful that you will waive these three appeals and therefore allow us to develop our land.

Sincerely,



W. Lance Moses

## STAFF REVIEW

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FILE: #97-93

DATE: October 20, 1993

STAFF: David Thornton

**ACTION REQUESTED:** Appeal of three of the conditions of preliminary plan approval made by Planning Commission for the Moses Subdivision located at 2666 Paradise Drive near Paradise Hills Subdivision.

LOCATION: 2666 Paradise Drive

APPLICANTS: Wilford D. Moses

Representative: Lance Moses

### EXECUTIVE SUMMARY:

The petitioner, Wilford Moses is appealing three conditions made a part of the preliminary plan approval by Planning Commission for Moses Subdivision, a 11 lot subdivision on 7.197 acres located at 2666 Paradise Drive. The three conditions are: requiring sidewalk around the proposed cul-de-sac, installing a fire hydrant on Paradise Drive, and requiring road improvements along 26 1/2 Road. The property is currently outside the City Limits, but is part of the Paradise Hills Annexation.

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EXISTING LAND USE: One single family home on 7.197 acres.

PROPOSED LAND USE: Total of 11 single family houses - 11 lots

### SURROUNDING LAND USE:

NORTH -- single family residential

EAST -- single family residential

SOUTH -- single family residential

WEST -- agricultural

EXISTING ZONING: This parcel is currently not in the City limits, but is a part of the Paradise Hills annexation. The proposed zone of annexation will be RSF-4.

PROPOSED ZONING: See above.

### SURROUNDING ZONING:

NORTH -- Proposed Zone of Annexation will be RSF-4 (County zoning = R-2)

EAST -- Proposed Zone of Annexation will be RSF-4 (County zoning = R-2)

SOUTH -- Proposed Zone of Annexation will be RSF-4 (County zoning = R-2)

WEST -- County Zoning = AFT

---



RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: No Plan exists for this area.

**STAFF ANALYSIS:**

Moses Subdivision consists of 11 lots on 7.197 acres located at 2666 Paradise Drive. The 11 acre parcel has frontage along Paradise Drive, 26 1/2 Road and Catalina Drive. The subdivision has 3 lots accessing Paradise Drive and 8 lots accessing a proposed cul-de-sac that will access Catalina Drive. No direct vehicular access will occur from 26 1/2 Road for any of the lots. There is one existing house on this parcel.

Lot sizes meet the minimum requirements for lot sizes in the RSF-4 zone. They also meet or exceed the majority of the existing lots in Paradise Hills Subdivision. As proposed, the lots range from approximately 14,000 sq ft to approximately 61,500 sq ft in size.

The petitioner is appealing to City Council the following conditions made a part of the preliminary plan approval: (see petitioner's letter dated Oct 7th)

1) The requirement to build to current City construction standards (sidewalks) around the proposed cul-de-sac since there are no sidewalks in the entire Paradise Hills Subdivision. [see c. below].

2) The requirement of providing a fire hydrant on Paradise Drive to meet the current fire code. The fire protection in this area does not currently meet City standards. Due to the expense of having to upgrade the existing 4 inch Ute water line on Paradise Drive in Paradise Hills Subdivision the petitioner does not feel that they should be required to pay for improving the whole area. [see d. below].

3) The requirement of providing a cash escrow for road improvements along 26 1/2 Road adjacent to this subdivision. The petitioner argues that they will not benefit from these improvements any more than any other lot in this area due to the fact that not one lot within the Moses subdivision will access directly to 26 1/2 Road. [see g. below].

Planning Commission approved this subject to the following conditions:  
At Final Plat the following be required:

a. Drainage fee of approximately \$4,380.00 be paid prior to recording the plat or the petitioner shall provide an engineered drainage report, on-site detention, and a metered outlet facility to the drainage channel.

b. Utilities shown in the right-of-way on the cul-de-sac on the preliminary plan, with the exception of water and sewer, shall be located in the 14 ft multi-purpose easement as outlined on the City Street Standards.

c. The proposed cul-de-sac shall meet current City construction standards.

d. An additional fire hydrant is required on Paradise Drive. All lots shall be provided adequate fire flow as per the adopted fire code. A fire hydrant on a minimum 6 inch line is required within 250 ft of each property.

e. Engineered plans will be required on final plat submittal along with an improvements agreement. Procedures in the "SSID" manual shall be followed.

C. 1442.14

f. Open space fees will be due (\$225.00/dwelling unit) for the 10 vacant single family lots and shall be paid prior to recording the plat.

g. Half street improvements in the form of a cash escrow will be required and paid prior to recording the plat for that portion of this subdivision frontage which is adjacent to 26 1/2 Road.

h. All recording fees shall be paid by the petitioner.

The petitioner is willing to abide by all of the Planning Commission's conditions of approval except c, d, and g listed above. Current City policy requires all new development to be responsible for upgrading streets to current City standards up to one-half of the road width for all adjacent streets to a development. All new fire hydrants required by new residential development are required to meet the current fire code regulations which requires fire hydrants to be served by a minimum 6 inch water line. The current City street standards require sidewalks on cul-de-sacs.

**STAFF RECOMMENDATION:**

Staff recommends that City Council deny the petitioner's request to waive any of the Planning Commission's conditions of approval.

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

OCT 08 1993

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT  
OCTOBER 7, 1993

MOSES SUBDIVISION - PARADISE HILL AREA

To Whom it may concern,

On October 5, 1993 we attended the City Planning Meeting where our Preliminary Plan for the Moses Subdivision was approved. However, we would like to appeal several of the recommendations from the Planning Department.

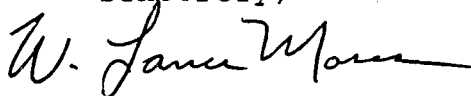
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Sincerely,



W. Lance Moses

Approximate Lot Sizes

Lot 1 = 52,000 sq ft = 1.19 Acres

Lot 2 = 12,000 sq ft = .28 Acres

Lot 3 = 118,851 sq ft = 2.73 Acres

Lot 4 = 39,000 sq ft = .90 Acres

Lot 5 = 27,950 sq ft = .64 Acres

Lot 6 = 29,900 sq ft = .69 Acres

Lot 7 = 33,800 sq ft = .78 Acres



City Council MOTION

Waive sidewalks on cul-de-sac but require them on CATALINA.

Divide development into PHASE A <sup>6 lots</sup> AND PHASE B <sup>3 lots</sup>  
PHASE A would be developed first, phase B would be developed within 5 years after the water upgrade. Fire flow

Require  $\frac{1}{2}$  payment (\$8,000) for 26 $\frac{1}{2}$  ROAD AND require \$1000 per lot AT building permit by lot owner.  
( $\frac{1}{8}$  of remaining  $\frac{1}{2}$  ROAD imp fee per lot)

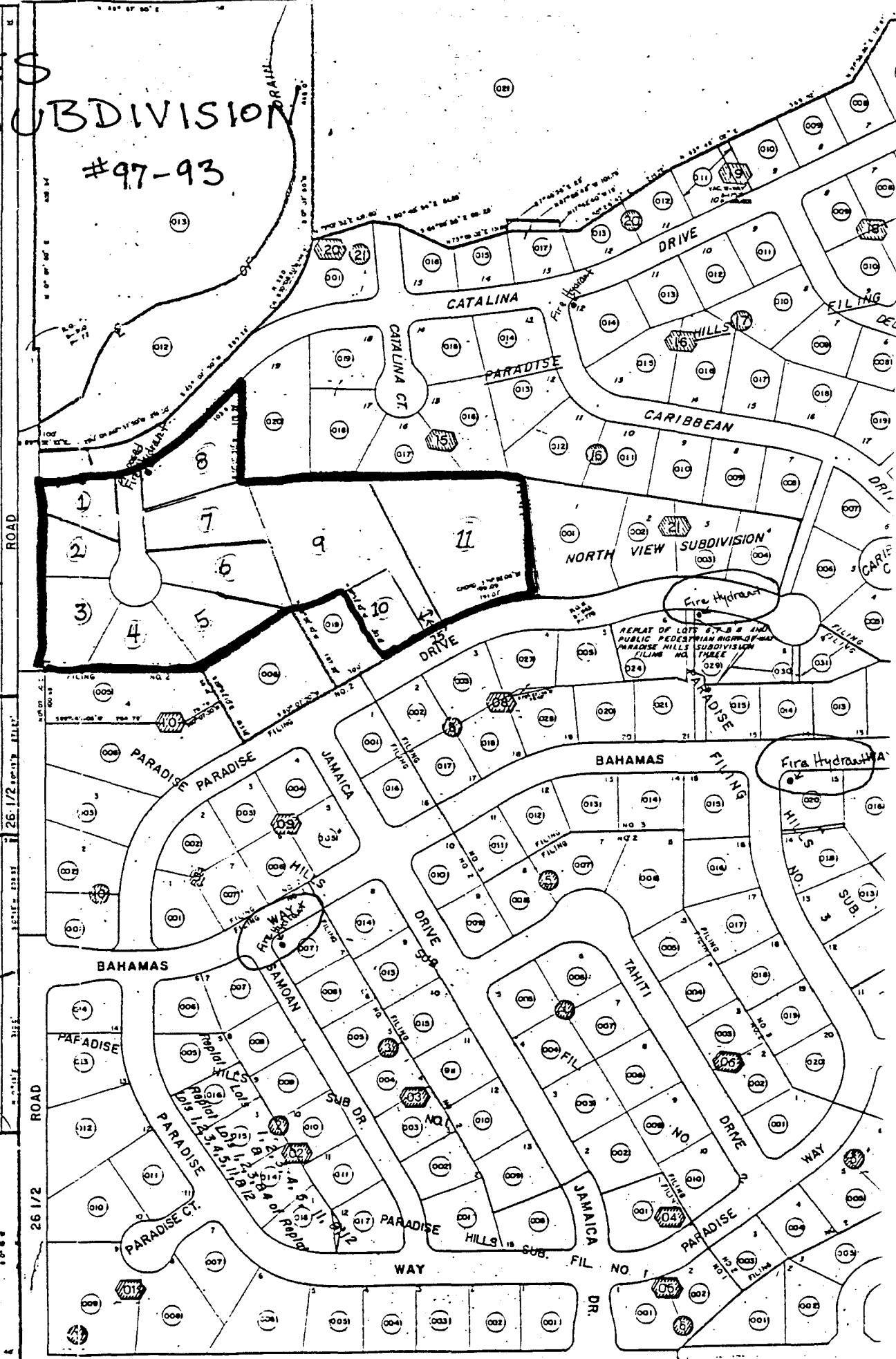
Approved 5-1

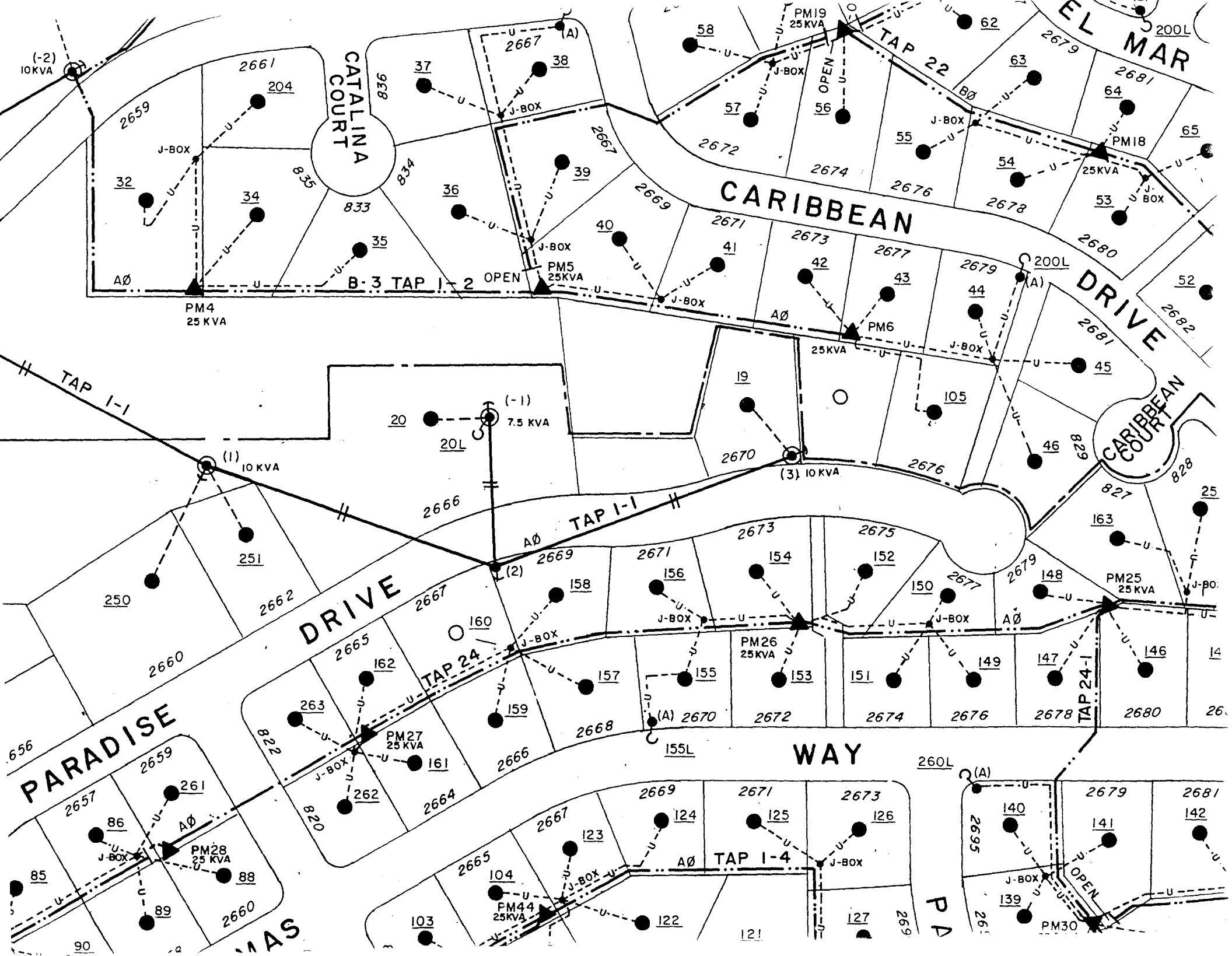
# MOSES SUBDIVISION

#97-93



LOT 002

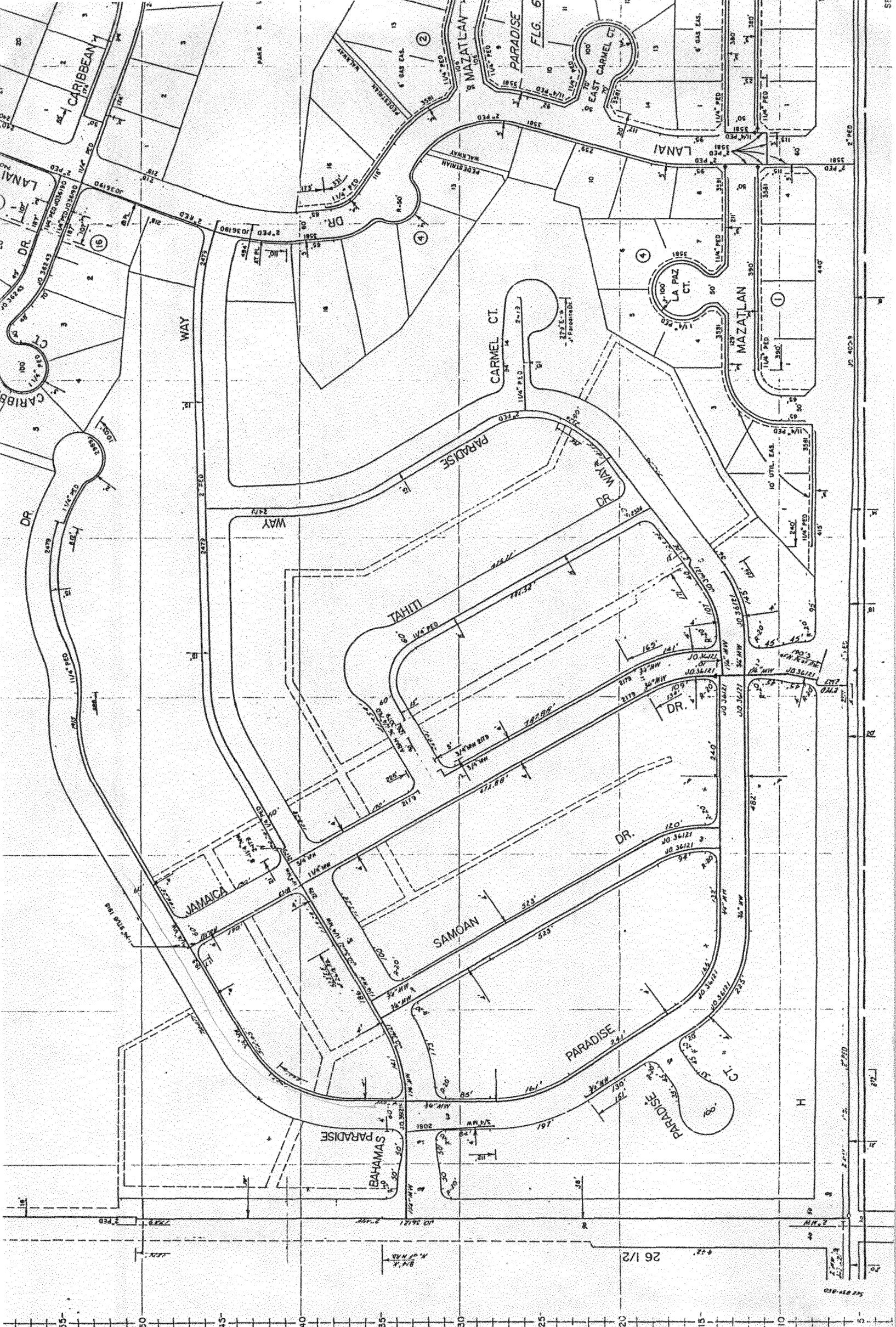












*Map -  
Sea Lines*

26 1/2

1/4" = 100'

1/4" = 100'

1/4" = 100'

1/4" = 100'

1/4" = 100'

1/4" = 100'

1/4" = 100'

ROA

26 1/2

B-3

B-3 TAP I-2

AØ B-3

TAP I-1

(10-33) Grid 93  
(10-38) Grid 3

PM4  
25 KVA

(-1)  
7.5 KVA

(1) 10KVA

AØ TAP I-1

(2)

(11) 10KVA

DRIVE

TAP 24

PM26  
25 KVA

WAY

(12) 10KVA

TAP I-3

PARADISE

PM28  
25 KVA

TAP I-4

PM44  
25 KVA

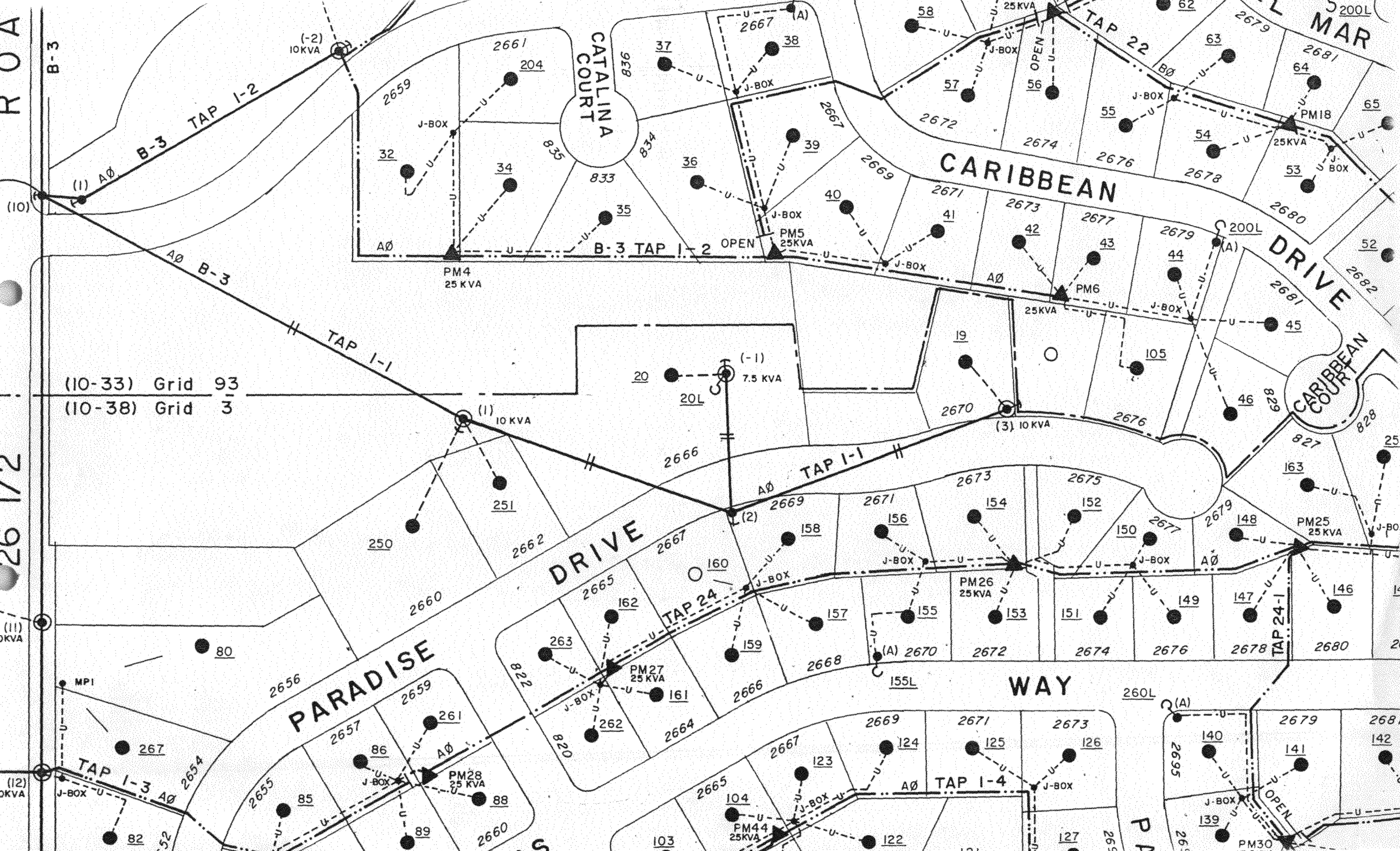
PM30

CATALINA COURT

CARIBBEAN

DRIVE  
CARIBBEAN COURT

PA



EL MAR

200L

2681

2680

2682

2681

2682

2681

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# MOSES SUBDIVISION

revised preliminary plan - 9/28/93

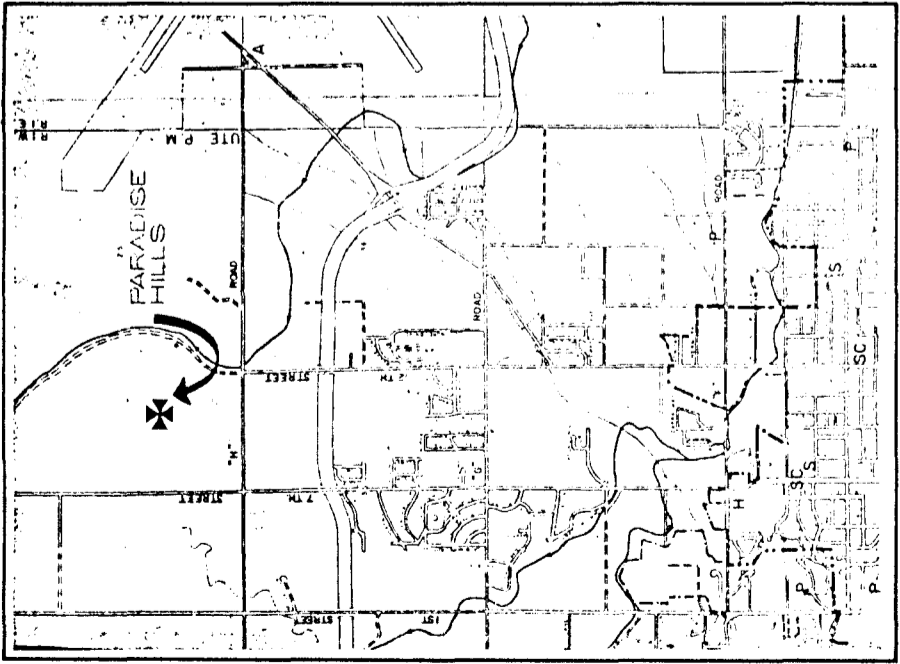
Approximate Sq. footage - Moses Subdivision	Approximate Sq. footage - Moses Subdivision
Lot #1 15,080 sq. ft.	Lot #7 18,512 sq. ft.
Lot #2 15,855 sq. ft.	Lot #8 20,950 sq. ft.
Lot #3 22,250 sq. ft.	Lot #9 46,875 sq. ft.
Lot #4 23,650 sq. ft.	Lot #10 14,000 sq. ft.
Lot #5 26,200 sq. ft.	Lot #11 61,500 sq. ft.
Lot #6 28,562 sq. ft.	

There will be 10,000 to 12,000 cu. yd. of soil taken from the hills on lots 5, 6, 7 & 8 to fill as much as 6 to 8 ft. in low areas of lots 1, 2 & 8.



LOT 002





LOCATION MAP

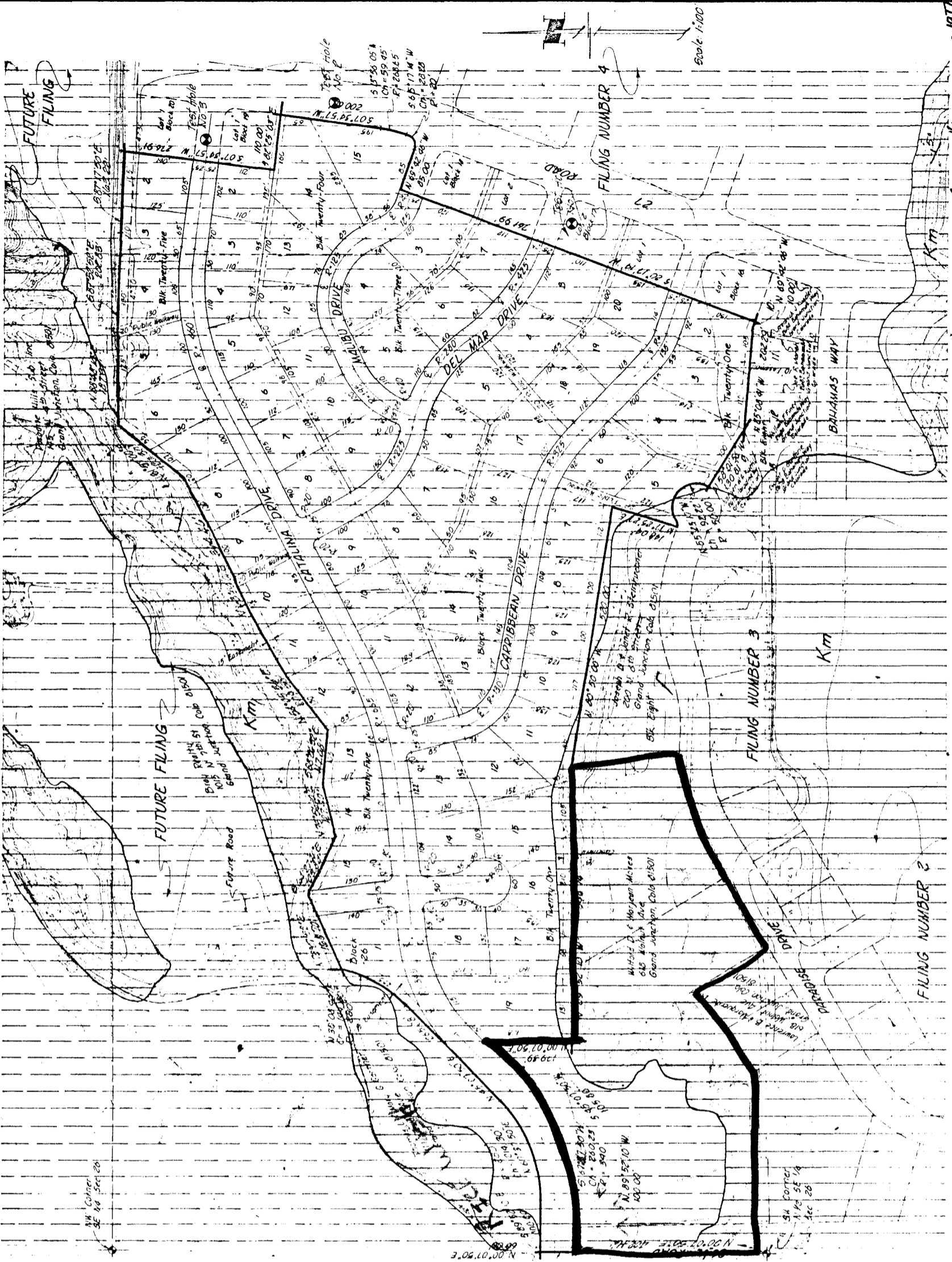
- LEGEND
- H Home
  - P Park
  - S School
  - SC Shopping Center
  - A Airport

GENERAL NOTES

- Denotes Test Holes
- ◻ Mancoos Shale Outcrop
- ◻ Mancoos Shale Inferred
- ◻ Areas Generally To Strip For Buildings Unless The Individual Site And Foundations Are Specifically Designed

897 93

Original  
Do NOT Remove  
From Office



MAP REVISED BY QUICK SEPT 29, 1976

57 570M	NELSON · HALEY · PATTERSON AND QUIRK	PARADISE HILLS - FILING 5	GEOLOGIC MAP	1
58 580M	ENGINEERS AND CONSULTANTS	MESA COUNTY, COLORADO		
59 590M	GRAND JUNCTION			
60 600M				
61 610M				
62 620M				
63 630M				
64 640M				
65 650M				
66 660M				
67 670M				
68 680M				
69 690M				
70 700M				
71 710M				
72 720M				
73 730M				
74 740M				
75 750M				
76 760M				
77 770M				
78 780M				
79 790M				
80 800M				
81 810M				
82 820M				
83 830M				
84 840M				
85 850M				
86 860M				
87 870M				
88 880M				
89 890M				
90 900M				
91 910M				
92 920M				
93 930M				
94 940M				
95 950M				
96 960M				
97 970M				
98 980M				
99 990M				
100 1000M				



GRAND VALLEY RURAL POWER

Jack Calvin

PUBLIC SERVICE CO. of COLORADO

Jack Ruff

MOUNTAIN BELL

Warren McKay

UTE WATER CONSERVANCY DIST.

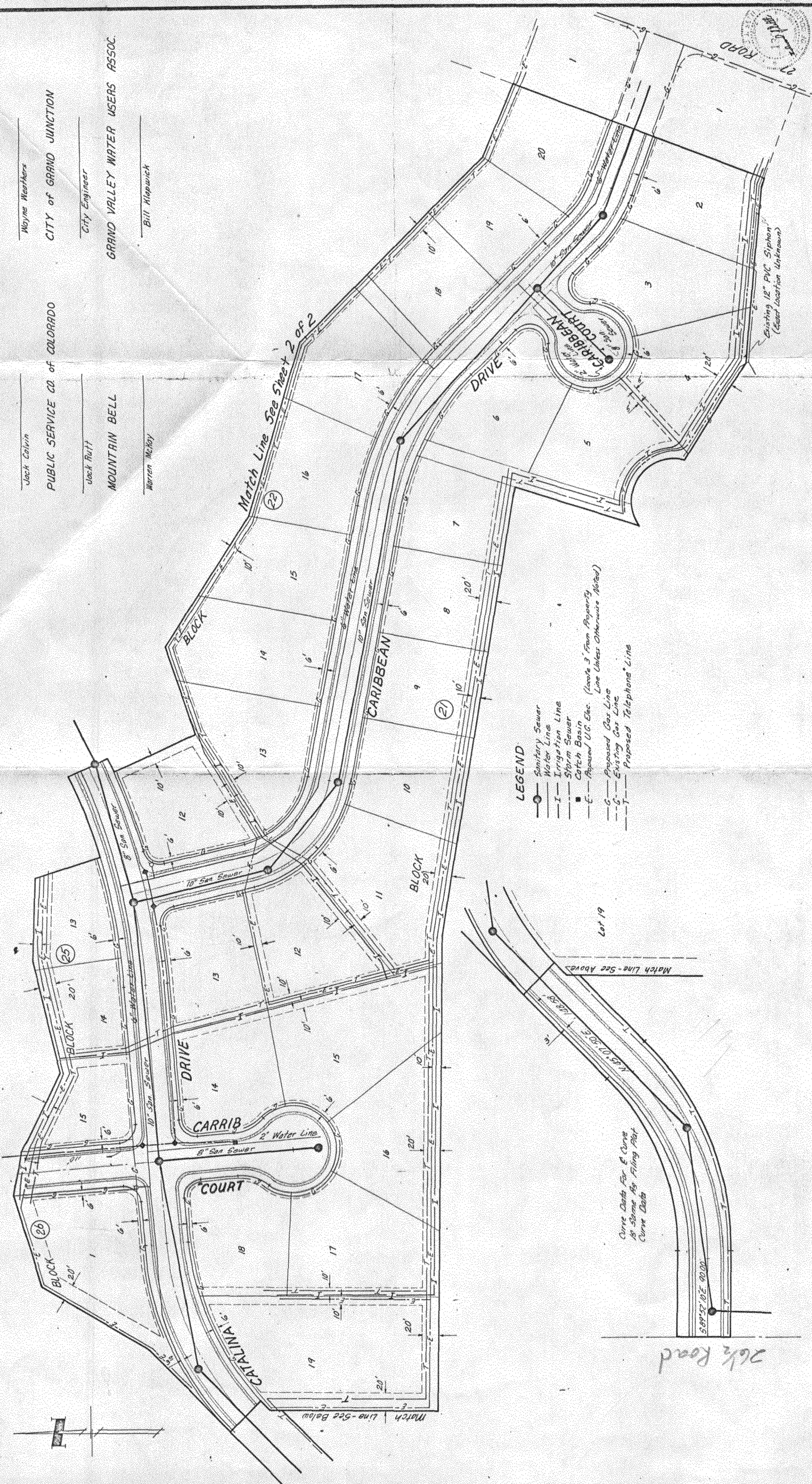
Wayne Weathers

CITY of GRAND JUNCTION

City Engineer

GRAND VALLEY WATER USERS ASSOC.

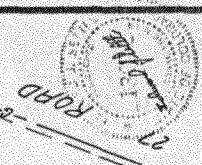
Bill Klapawick



- LEGEND**
- Sanitary Sewer
  - Water Line
  - |— Irrigation Line
  - |— Storm Sewer
  - Catch Basin
  - E— Proposed U.C. Elec. (Locate 3' From Property Line Unless Otherwise Noted)
  - G— Proposed Gas Line
  - G— Existing Gas Line
  - T— Proposed Telephone Line

Curve Data For E Curve  
As Same As Filing Plat  
Curve Data

26 1/2 Road



DATE	February 1977	SCALE	1"=30'	PROJECT NO.	E.V.S.
DRAWN BY	P.J.S.	PROJECT NO.	E.V.S.	PROJECT NO.	E.V.S.
CHECKED BY		PROJECT NO.	E.V.S.	PROJECT NO.	E.V.S.
APPROVED BY		PROJECT NO.	E.V.S.	PROJECT NO.	E.V.S.
NELSON - HALEY - PATTERSON AND QUIRK ENGINEERING CONSULTANTS					
PARADISE HILLS FILING 5 MESSA COUNTY, COLORADO			COMPOSITE UTILITY PLAN		
SHEET 2			OFFICE COPY		

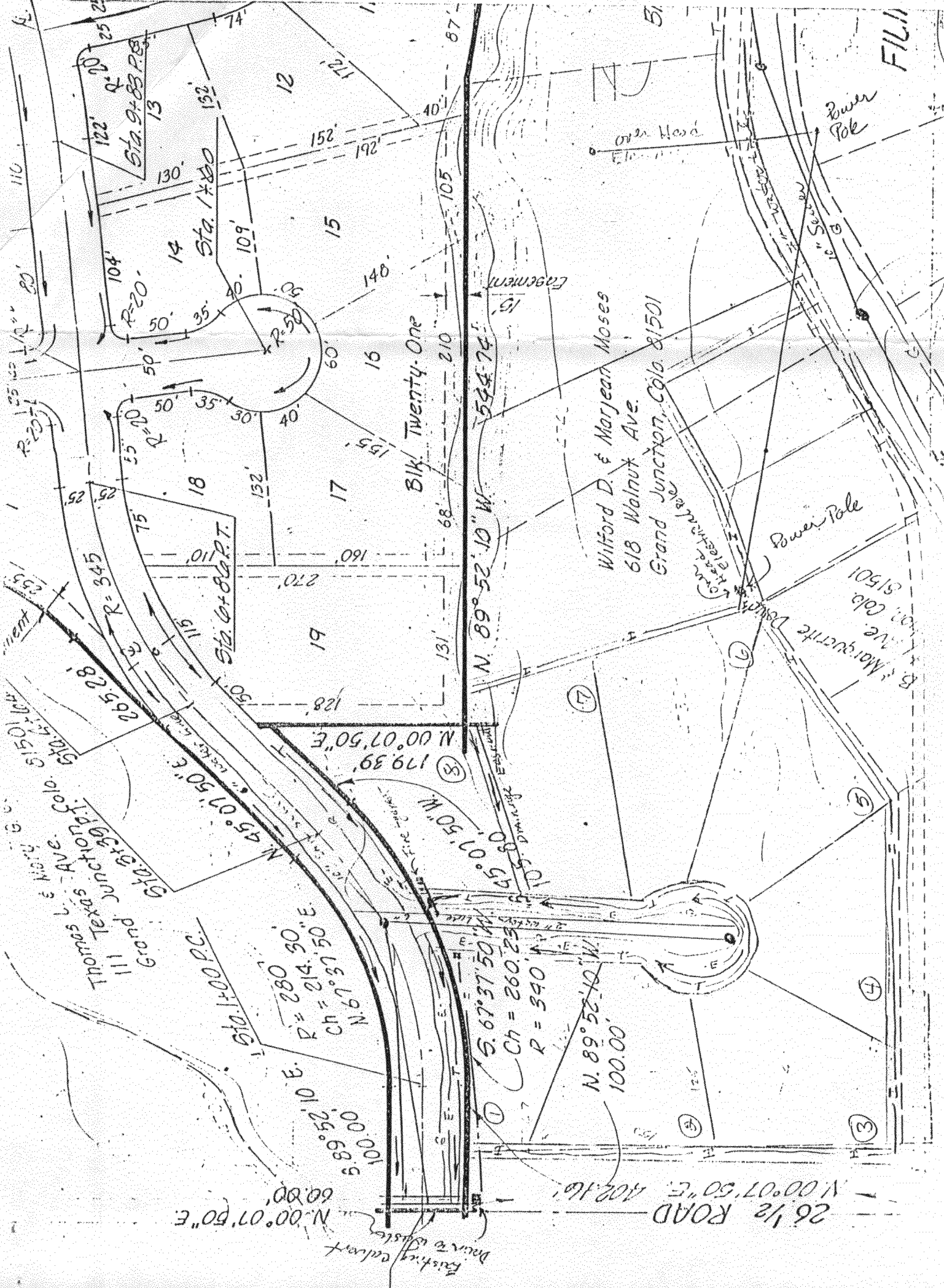


MOSES SUBDIVISION

COMPOSITE UTILITY PLAN

LEGEND

- Sanitary Sewer
- Water Line
- Irrigation Line
- Storm Sewer
- Catch Basin
- Proposed U.G. Elec. (Source 3' from Property Line Unless Otherwise Noted)
- Proposed Gas Line
- Existing Gas Line
- Proposed Telephone Line



Thomas & Marjear Moses  
 111 Texas Junction Road  
 Grand Junction, Colo.  
 Sta. 6+86.2 P.T.

Wilford D. & Marjear Moses  
 618 Walnut Ave.  
 Grand Junction, Colo. 81501

Marquette Development  
 81501 Ave. Colo.  
 81501

5.67° 52' 10" E.  
 100.00'  
 R = 280.30'  
 Ch = 214.50' E.  
 N. 67° 37' 50" W.  
 100.00'

5.67° 37' 50" W.  
 Ch = 260.23'  
 R = 340'  
 N. 89° 52' 10" W.  
 100.00'

N. 00° 07' 50" E.  
 179.39'

N. 00° 07' 50" W.  
 45.00'

26 1/2 ROAD  
 N. 00° 07' 50" E. 402.16'

Blk. Twenty-One

N. 89° 52' 10" W. 594.74'

Power Pole

Power Pole

Over Head  
 Electric

FILL

Existing culvert  
 Drain to waste

City Council MOTION

waive sidewalks on cul-de-sac but require them on CATALINA.

Divide development into PHASE A <sup>6 lots</sup> And PHASE B <sup>3 lots</sup>  
PHASE A would be developed first, phase B would be developed within 5 years after the water upgrade. Fire flow

Require  $\frac{1}{2}$  payment (\$8,000) for  $26\frac{1}{2}$  ROAD AND require \$1000 per lot AT Building Permit by lot owner.  
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Approved 5-1