



# SUBMITTAL CHECKLIST

## ODP

*Central Park*

Location: *Fox Estates 28 Road*

Project Name: *Fox Estates*

ITEMS		DISTRIBUTION																						
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Fire Dept.	City Police	County Planning	Walker Field	School Dist #51	Irrigation District <i>Grand Valley</i>	Drainage District	Water District <i>Ute</i>	Sewer District <i>Central CV</i>	U.S. West	Public Service	GVRP	Post Office	Irrigation District	
● 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
● Application Form*	VII-1	1	1	1	1	1	1	8	X	1	1	1	1	1	1	1	X	1	1	1	1	1	1	1
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	8	X	1	1	1	1	1	1	X	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	8	X	1	1	1	1	1	1	X	1	1	1	1	1	1	1	1
● ODP Drawing	IX-22	1	2	1	1																			
● 11"x17" Reduction of ODP Dwg	IX-22	1			1	1	8	X	1	1	1	1	1	1	1	X	1	1	1	1	1	1	1	1

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.

PRE-APPLICATION CONFERENCE

Date: 2-15-94
Conference Attendance: Tom Burke
Proposal: ODP - PR-12.5
Location: 28 Rd & F1/2 Rd.

Tax Parcel Number:
Review Fee: \$310.00
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required?
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? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?

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?

Avigation Easement required? Yes - at final

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.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)



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

Receipt 992  
 Date 3-4-94  
 Rec'd By mp  
 File No. 34 94

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 type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input checked="" type="checkbox"/> Planned Development	<input checked="" type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final	67.4 Acres	28 & F <sup>1</sup> / <sub>2</sub> Roads		
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement
<input type="checkbox"/> PROPERTY OWNER		<input type="checkbox"/> DEVELOPER		<input type="checkbox"/> REPRESENTATIVE	

Nisson Farms	Central Park Joint Venture	Tom Burke
Name % Ben Carnes	Name	Name
2499 Highway 6 & 50	336 Main Street Suite 201	336 Main Street
Address	Address	Address
Grand Junction, CO 81505	Grand Junction, CO 81501	Grand Junction, CO 81501
City/State/Zip	City/State/Zip	City/State/Zip
303-243-0456	303-243-0564	303-243-0564
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.

Ben E. Carnes Feb 24 1994  
 Signature of Person Completing Application Date

Discroy 76 as General Partner of Valley Land and Seven Land  
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary Grant Duley 2 Pcs.

John J Kammerer  
Janeen Ann  
2714 Hawthorne Ave.  
Grand Junction, CO 81506

B & G Investments etal  
P.O. Box 9088  
Grand Junction, CO 81501

Steven & Sheryl Poust  
3230 Beechwood St.  
Grand Junction, CO 81506

Terance & Ann Beyrer  
P.O. Box 361  
Grand Junction, CO 81502

David & Janet Terry  
3120 Beechwood St.  
Grand Junction, CO 81506

Norman & Alice Hack  
2635 Beech Ct.  
Grand Junction, CO 81506

Sherman & Betsy Straw  
3640 Senna Way  
Grand Junction, CO 81506

Patricia & Dennis Hill  
2614 Hawthorne Ave.  
Grand Junction, CO 81506

Bretn & Susan Uilenberg  
2640 Beech Ct.  
Grand Junction, CO 81506

N Keith & Betty Coombe  
2510 Ridge Drive  
Grand Junction, CO 81506

James McConnell  
2624 Hawthorne Ave.  
Grand Junction, CO 81506

Charles & Marinelle Green  
2630 Beech Ct.  
Grand Junction, CO 81506

Pamela & Robert Fox  
2520 Wintergreen Drive  
Grand Junction, CO 81506

David & Cathleen Horen  
3425 Beechwood St.  
Grand Junction, CO 81506

Carl & Juanita Pinson  
3410 Beechwood St.  
Grand Junction, CO 81506

Discovery 76 Corp.  
Ben E. Carnes  
2499 Highway 6 & 50  
Grand Junction, CO 81505

Stephen & Tami Witsken  
3415 Beechwood St.  
Grand Junction, CO 81506

Gilbert L. Martin  
3420 Beechwood St.  
Grand Junction, CO 81506

Earl & Julianne Cogdill  
2715 Hawthorne Avenue  
Grand Junction, CO 81506

V William & Mary Kohl  
3405 Beechwood St.  
Grand Junction, CO 81506

F. Gretchen Clemens  
3430 Beechwood St.  
Grand Junction, CO 81506

Richard & Vickey Hittle  
2615 Hawthorne Ave.  
Grand Junction, CO 81506

Charles & Priscilla Riggs  
3325 Beechwood Street  
Grand Junction, CO 81506

Daniel & Joan Lacy  
3310 Beechwood St.  
Grand Junction, CO 81506

Jarrel & Violet Doudy  
2625 Hawthorne Ave.  
Grand Junction, CO 81506

Adolfo Torrez etal  
3210 Beechwood St.  
Grand Junction, CO 81506

Tedford & Beverly Hendrickson  
3330 Beechwood St.  
Grand Junction, CO 81506

John & Joan Ellis  
1920 N 7th St.  
Grand Junction, CO 81501

Rudolph & Betty Hansen  
3220 Beechwood St.  
Grand Junction, CO 81506

Merlin Zimmet  
3205 Beechwood St.  
Grand Junction, CO 81506

Bill & Joanne Ferguson  
3215 Beechwood St.  
Grand Junction, CO 81506

William & GA Woodworth  
684 28 Road  
Grand Junction, CO 81506

Patrick & Susan Mills  
3615 Beechwood St.  
Grand Junction, CO 81506

E.C. & P.B. Loshbaugh  
662 28 Road  
Grand Junction, CO 81506

Joseph & Rebecca Tonozzi  
3605 Beechwood St.  
Grand Junction, CO 81506

Charles & Marilyn Scott  
674 28 Road  
Grand Junction, CO 81506

David & Ramona Schumacher  
3610 Beechwood St.  
Grand Junction, CO 81506

Paul & Henriette Thorpe  
668 28 Road  
Grand Junction, CO 81506

Amrei Ungaro  
3620 Beechwood St.  
Grand Junction, CO 81506

Norma Cozzette  
664 28 Road  
Grand Junction, CO 81506

Brian & Madalyn Haut  
3630 Beechwood St.  
Grand Junction, CO 81506

Edward & Paula Loshbaugh  
662 28 Road  
Grand Junction, CO 81506

Deborah Showalter  
3535 Beechwood St.  
Grand Junction, CO 81506

Rick Lee & Peggy Jean Catlin  
656 28 Road  
Grand Junction, CO 81506

Thomas Hartford  
3525 Beechwood St.  
Grand Junction, CO 81506

Emma Louise McCreanor  
654 28 Road  
Grand Junction, CO 81506

Carolyn Glass  
3520 Beechwood St.  
Grand Junction, CO 81506

Elijah & Oleta Hitchcock  
652 28 Road  
Grand Junction, CO 81506

James Fleming  
3530 Beechwood St.  
Grand Junction, CO 81506

Kenneth & Thelma Matchett  
2844 "F" Road  
Grand Junction, CO 81506

**PROJECT NARRATIVE**

FOR

**CENTRAL PARK ODP**

**PROJECT DESCRIPTION:** The project is located directly east of 28 Road and falls roughly between F 1/4 and G Roads should they intersect if they were through streets. The parcel consists of two separate deeds and totals approximately 66.6 acres. The proposed use would be residential in nature with a mixture of traditional single family units, both attached and detached.

**BENEFIT:** Based on current demand lot production will be high in 1994. This development is responsive to the direction of growth and density reduction.

**COMPLIANCE, COMPATIBILITY, AND IMPACT:** The property is currently located outside the city of Grand Junction boundaries with a zoning of 12.5 units to the acre. It is our intention to annex prior to construction and reduce current densities by almost 25%.

- The surrounding neighborhoods are all residential. Vacant land to the east is currently under option and when developed will also be residential in nature.
- Access will be from Patterson to 28 Road from the south, east and west, and from Cortland Avenue via Horizon Drive to the north.
- All utilities are available and according to Bill Cheney with the city of Grand Junction, of sufficient size to accommodate the proposed densities. Additional fire hydrants may be required and will be included at time of final.
- Soils at this point do not appear to indicate any problems, nor do we anticipate any geologic hazards.
- Entrance sign features will exist at both accesses from 28 Road.

**DEVELOPMENT:** This development calls for a phasing type schedule with roughly 50 lots being developed annually for the first two phases.

## DEVELOPMENT GUIDELINES FOR THE MATCHETT PROPERTY

General An overall master plan for the area must be submitted for review by the Planning Commission. Such a plan must have the consent of all property owners and specify the location of proposed land uses (by major type), densities or intensities of development and overall traffic circulation.

Site Access Site access from Patterson Road and 28 Road shall conform to the following:

- 1) No more than one access per 1/4 mile. Only Collector roadways will be allowed to access onto the Arterials;
- 2) Access points should align with existing intersections. Offsets are discouraged, but if necessary and allowed, they must have a minimum offset from centerline to centerline of 300 feet; and
- 3) Intersections shall be perpendicular except for one-way decel/accel lanes.
- 4) Access to Patterson at 28 1/4 Road will require the upgrading of the traffic signal. The developer may also be required to contribute toward a future traffic signal at 28 Road.

Internal Streets On-site streets shall conform to the following:

- 1) Provide an adequate street hierarchy system, with the major collector entering the site opposite 28 1/4 Road.
- 2) The major collector shall be consistent in design form for its full length;
- 3) Streets shall be wide enough to allow on-street parking unless other adequate parking is provided;
- 4) Fire lanes (paved non-parking area) shall be 20-foot minimum in width to conform with fire regulations unless otherwise approved by the fire department;
- 5) Parking stalls may not be designed so that backing onto public streets is required; and
- 6) Auto Courts may be allowed if the designs provide adequate traffic safety, the lanes are 20' wide as a minimum unless the fire department approves otherwise, and they are private and located in platted access tracts. Adequate parking must also be provided.
- 7) The entire area must be considered in an overall traffic and circulation plan for motorized vehicles, bicycles and pedestrians.
- 8) Proposed street sections that are different than the adopted standards must adequately address provision of on-street parking (or some alternative), emergency vehicle access and pedestrian/bicycle safety. Curbing might also be considered essential, especially along the proposed center median of the Collector.
- 9) The proposed center median trail is a concern in regards to safe access. A detached path in front of or behind houses might be considered.



Drainage Drainage design and facilities must conform with the following:

- 1) The "Interim of Outline Grading and Drainage Criteria" shall be followed until replaced with the "Stormwater Management Manual " (SWMM), which will likely be in effect for all projects after the first of the year;
- 2) Per (1) above, the entire project area must be considered in a drainage master plan at the preliminary level prior to submittal of final plans for any portion thereof;
- 3) In conformance with Best Management Practices, detention/retention basins and facilities capable of conveying runoff to them should be in place before all other work, and
- 4) Obtain NPDES permit and address water quality requirements.

Sewer and Water Visit with Bill Cheney about possibilities and requirements regarding water and sewer. Sizing and location of all utilities should take into account the needs of the entire area.

School Site The proposed project would potentially house a large number of children, which, when added to the neighboring Spring Valley subdivision and other surrounding areas, would likely produce the need for another school. We request that the school board be approached with the matter. If a school is planned on-site, pedestrian traffic should be given proper consideration. A school bus stop should also be a part of the design.

Park Site A neighborhood park of 6-10 acres might be considered in this area. The developer should continue discussions with the Parks and Recreation Department.

Design Cluster development of units is encouraged to retain as much private open space as possible.

# REVIEW COMMENTS

Page 1 of 3

FILE #34-94

TITLE HEADING: Outline Development Plan -  
Central Park Subdivision

LOCATION: 28 & F 1/2 Roads

PETITIONER: Central Park Joint Venture

PETITIONER'S ADDRESS/TELEPHONE: 336 Main Street, Suite 201  
Grand Junction, CO 81501  
243-0564

PETITIONER'S REPRESENTATIVE: Tom Burke

STAFF REPRESENTATIVE: Dave Thornton

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., MARCH 28, 1994.**

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**GRAND VALLEY RURAL POWER** 3/3/94  
**Perry Rupp** 242-0040

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Not in Grand Valley Rural Power area.

**CITY UTILITY ENGINEER** 3/3/94  
**Bill Cheney** 244-1590

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**WATER** - Ute Water

**SEWER** - City/County sewer is available via the extension across 28 Road from Ridge Drive. It is not know if the topography will allow all flows from the proposal to gravity flow into this line. If not, provisions will have to be made to provide for sewer connection at another location in addition to the Ridge Drive extension.

**CENTRAL GRAND VALLEY SANITATION DISTRICT** 3/9/94  
**Stephen LaBonde** 247-7076

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The proposed development is not located within the present District boundaries. If the proposed method of sewer service is to be provided through any of the existing District lines, it will be necessary for the petitioner to annex into the district. It would appear from the preliminary layout that all sewer service would be provided by the City of Grand Junction.

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

**3/7/94**  
**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 at 244-4964.

**GRAND JUNCTION POLICE DEPARTMENT**  
**Mark Angelo**

**3/10/94**  
**244-3587**

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1. In Phase IV, make street a cul-de-sac not dumping onto 28 Road. I really would like to see how this fits with the proposed development to the east.
2. What type of park is proposed? What type of equipment for children will be available? Does this tie into another park to the east? Wouldn't it make more sense to have single family residences closer to the park? Is the area around the pond open space like a park? Maybe you can put the pond in the center of the large neighborhood park with a walking trail around it with workout stations like Sherwood Park.
3. What is going to be in the landscape buffer? And who is going to take care of it and the park? I would suggest a privacy fence on concrete wall instead of the landscaped buffer. Increase the lot size to take in the landscaped buffer so the homeowner will take care of it as part of their yard.

**UTE WATER**  
**Gary R. Mathews**

**3/11/94**  
**242-7491**

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Ute Water has an 18" main line on the east side of 28 Road. Sufficient fire flow requirements exist from this main. Policies and fees in effect at the time of application will apply.

**U.S. POSTAL SERVICE**  
**Cheryl Fiegel**

**3/14/94**  
**244-3435**

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This is City delivery. Centralized delivery can be extended immediately. Behind the sidewalk or curbside delivery cannot be extended until 50% completion.

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

**3/14/94**  
**244-1542**

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We anticipate that the park will be built jointly with the Matchett park and that the minimum size should be at least 5 acres from each developer for a total of 10 acres. Park site, design and development shall be to City standards and specifications. Approval shall come from the Parks & Recreation Department.

**CITY DEVELOPMENT ENGINEER**  
**Jody Kliska**

**3/15/94**  
**244-1591**

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1. The street network as shown is not sufficient. Street geometrics must meet minimum standards for horizontal curvature; intersections should meet at 90°; and must meet minimum spacing criteria.

2. The overall plan must fit with street plans to the east. Major streets and park site need to be planned in conjunction with adjacent development.
3. Traffic impacts on 28 Road and on Patterson intersection need to be assessed for the full buildout.
4. Attached are guidelines provided to the developer of Matchett Farms. Most are applicable to this development as well.

**SCHOOL DISTRICT #51**  
**Lou Grasso**

**3/10/94**  
**242-8500**

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See attached comments.

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

**3/15/94**  
**244-2695**

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ELECTRIC & GAS: Public Service Company will review details when Final Plat is designed.

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

**3/14/94**  
**244-1400**

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Fire hydrants will be required - submit a utility composite to scale when submitting for plans review. The water lines must be capable of providing the required fire flows and shall not be less than 6 inches in diameter.

**GRAND VALLEY WATER USERS**  
**G.W. Klapwyk**

**3/16/94**  
**242-5065**

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See attached comments.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Dave Thornton**

**3/18/94**  
**244-1447**

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See attached comments.

**WALKER FIELD AIRPORT AUTHORITY**  
**Mike Sutherland**

**3/16/94**  
**244-9100**

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This proposal falls within the designated Airport Area of Influence, so aviation easements are required for each phase, and should be recorded at or before the time of subdivision plat filing. Please provide a copy of the recorded easement to Walker Field Airport Authority.

It is our recommendation that due to this residential development's proximity to Walker Field, additional soundproofing insulation, as well as planned landscape features, be designed into each residence and site.

## STAFF REVIEW

FILE: #34-94 Central Park ODP  
DATE: March 18, 1994  
STAFF: Dave Thornton

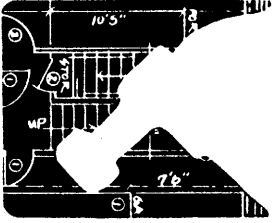
### REVIEW COMMENTS:

1. Need 5 acres as per Parks and Recreation Department comments for a park site. You need to coordinate with the developers of the property to the East to ensure a site large enough.
2. Multi-family densities may occur on adjacent properties to the East and South, therefore you may want to coordinate with the developers of those properties to look for ways to mitigate incompatibilities. Screening and landscaping may be part of the solution and may be required.
3. A street connection to the church property to the South needs to be considered.
4. Final design for the high density areas shall minimize surface parking area. This may be accomplished by adding additional screening, berming and landscaping.
5. Multi-family areas shall have usable private open space for residents.
6. A transportation network for bicycles and pedestrians shall be required throughout this development. The preliminary plan shall address locations and minimum standards that will apply.
7. All transportation and other infrastructure proposals need to be discussed and coordinated with the developers of the properties to the East and South to ensure that the overall systems are integrated.
8. The Ridge Drive/F 1/2 Road Corridor shall be maintained through this development and to the East. If proposed park remains at this location, then the F 1/2 Road corridor needs to curve up around the park, then head East.
9. The Cortland Avenue/F 3/4 Road corridor will also be needed as part of the overall transportation network for this area bounded by 28 Road, 29 Road, Patterson Road, and the Interstate. This proposal needs to provide a linkage to the future F 3/4 Road and at final plan may be required to dedicate land along the northern edge for F 3/4 Road.

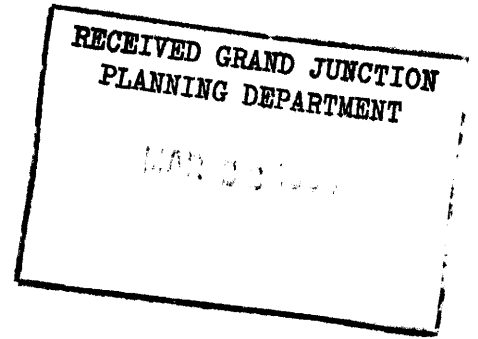
— ON MATCHETT Property  
Have Don talk w/ School DISTRICT FOR Commitment  
& BACKING.

— Burke Property  
Link to NORTH  
MAINTAIN F  $\frac{1}{2}$  CORRIDOR  
PARK extend to the South

— MAINTAIN <sup>collectors</sup> F  $\frac{1}{2}$  CORRIDOR & 28  $\frac{1}{4}$  ROAD CORRIDOR  
sub-collector — F  $\frac{3}{4}$  ROAD



**BURKE CONSTRUCTION CO.**  
336 Main Street, Suite 201  
Grand Junction, CO 81501  
(303) 243-0564



March 21, 1994

Mr. Dave Thornton  
Community Development  
City of Grand Junction  
250 N. 5th  
Grand Junction, CO 81501

RE: CENTRAL PARK ODP

Dear Dave,

Pursuant to our phone conversation please  
table our ODP request for 30 days.

We will let you know when we are ready to  
reactivate the file on this project.

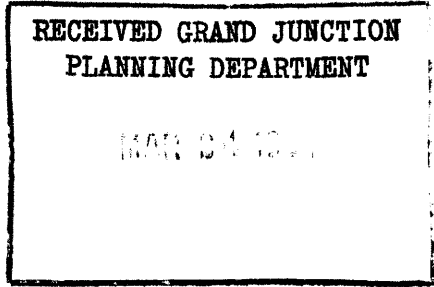
Sincerely,

Thomas Burke  
Central Park Joint Venture

TMB/ecm

cc: Ben Carnes  
Frank Nisley

Frank Nisley, Jr.  
519 Grand Avenue  
Grand Junction, CO 81501



March 22, 1994

Mr. David Thorton  
Community Development Department  
City of Grand Junction  
250 North 5th Street  
Grand Junction, CO 81501

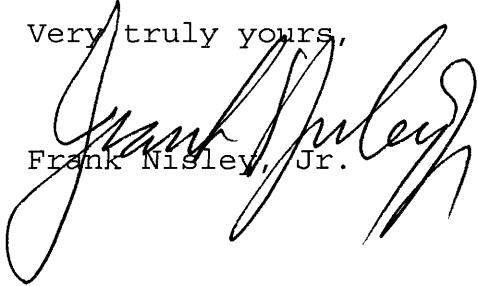
Dear Mr. Thorton:

Attached to this letter is a copy of a development application that was apparently filed with your office by Tom Burke. You will note that I signed off on this application in behalf of a company known as "Discovery 76 Corporation" which is the general partner for two other companies, "Valley Land" and "Seven Land." Those particular entities are half owners of the property in question as shown on the attached development application.

This is to advise you that at the time it was requested that I sign off on the development application, the group I represent had made a proposal to a development group consisting of Tom Burke and other individuals. The proposal was to be reduced to two contracts, and the proposal further stated that the property in question would be taken off the market for only 30 days, commencing January 24, 1994. The proposal was never reduced to contracts and the "Development Group" never paid any money down on the property. At the expiration of the 30 days, a contract was entered into with another party for the sale of the property in question. Accordingly, it is our position that Mr. Burke's development group has no further authority from me or the group I represent to proceed with the development application.

If you have any questions, please call me at my office, phone number 242-8076.

Very truly yours,

  
Frank Nisley, Jr.



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Exhibit "A"

The following properties all in Section 6, Township 1 South, Range 1 East, Ute Meridian:

NE1/4 SW1/4 NW1/4; SE1/4 SW1/4 NW1/4; <sup>IN CITY</sup> NW1/4 SW1/4; SW1/4 SW1/4 NW1/4;

EXCEPT beginning at a point being the W1/2 of Section 6, Township 1 South, Range 1 East, Ute Meridian; thence North 536.25 feet; thence East 165.0 feet; thence South 210.25 feet; thence 261.8 feet along the arc of a 50 foot radius curve to the right, the chord of which bears South 50 feet; thence South 276.0 feet to the South line of the NW1/4 of Section 6, Township 1 South, Range 1 East, Ute Meridian; thence West 165.0 feet to the point of beginning; AND EXCEPT property as conveyed in instrument recorded January 30, 1962, in Book 818 at Page 360.

MESA COUNTY, COLORADO

#34 94

OUTSIDE OF CITY LIMITS

NE 1/4 SW 1/4 NW 1/4

SE 1/4 SW 1/4 NW 1/4

SW 1/4 NW 1/4

# CENTRAL PARK OFFICIAL DEVELOPMENT PLAN



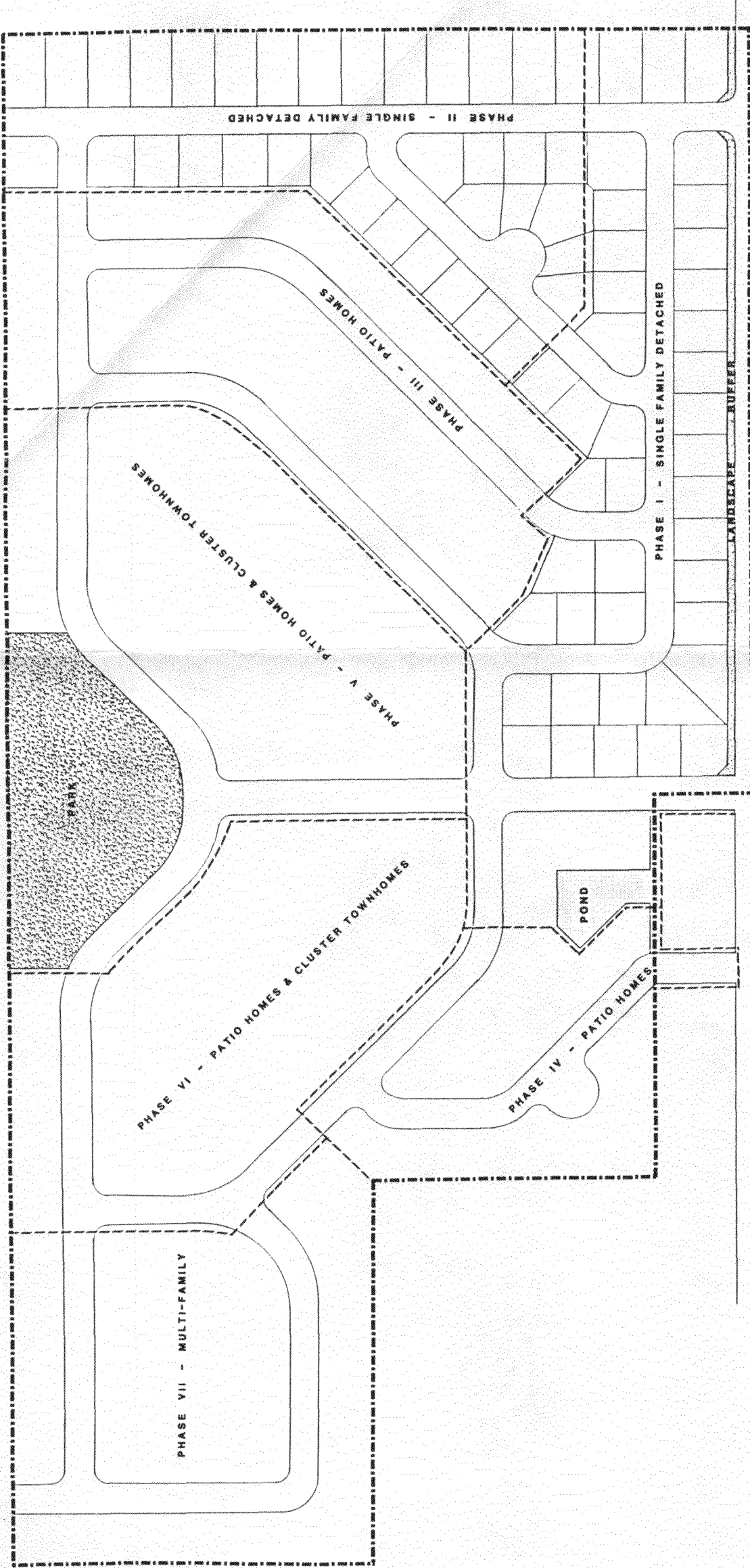
North

1" = 100'  
Scale

2/25/94  
Date Issued

Date Revised

Sheet



**PHASING SUMMARY**

PHASE	LOT ACRES	ROW ACRES	NET DENSITY	TOTAL UNITS
I	6.97	3.28	7.0 U/AC	48
II	7.31	2.04	7.0 U/AC	51
III	7.16	2.64	10.0 U/AC	71
IV	3.35	1.30	10.0 U/AC	33
V	8.06	2.09	12.5 U/AC	100
VI	8.16	1.06	12.5 U/AC	102
VII	7.54	1.82	12.5 U/AC	94
<b>TOTAL</b>	<b>48.55</b>	<b>14.23</b>		<b>499</b>

OVERALL GROSS DENSITY = 7.48 UNITS PER ACRE  
OVERALL NET DENSITY = 10.28 UNITS PER ACRE

**LAND USE SUMMARY**

LOT AREA	48.55 ACRES
ROAD ROW AREA	14.23 ACRES
PUBLIC PARK	3.00 ACRES
COMMON AREA	.82 ACRES
Landscape Buffer	.44 acres
Irrigation Pond	.39 acres
<b>TOTAL</b>	<b>66.60 ACRES</b>

34 94