



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

Receipt 993
 Date 3-2-94
 Rec'd By MP
 File No. #35 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 checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input checked="" type="checkbox"/> Major <input type="checkbox"/> Resub	Approx 20 Acres	24 3/4 and G Roads	PR-12	Residential
<input type="checkbox"/> Rezone				From: To:	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input checked="" type="checkbox"/> Prelim <input type="checkbox"/> Final				RESIDENTIAL
<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 checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
G Road LLC	G Road LLC	ROLLAND ENGINEERING
Name	Name	Name
22 Pyramid Road	1401 N. 1st	405 Ridges Blvd.
Address	Address	Address
Aspen, CO 81611	Grand Junction, CO 81501	Grand Junction, CO 81503
City/State/Zip	City/State/Zip	City/State/Zip
(303)241-4000(REMAX)	Chris Carnes (303)241-4000(REMAX)	(303)243-8300
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.

X [Signature] Signature of Person Completing Application 2/23/94 Date

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

PRE-APPLICATION CONFERENCE

Date: 2-18-94

Conference Attendance: TOM ROLLIN, DAVE THORNTON, CHRIS CARNES, TREVOR BROWN

Proposal: PRELIMINARY PLAN

Location: _____

Tax Parcel Number: _____

Review Fee: 630.00 plus average fees = \$ 930.00

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? Yes on 24 3/4 Road

Adjacent road improvements required? Yes

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? * N/A *

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? N/A

Avigation Easement required? N/A

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

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.

Chris Carnes
Signature(s) of Petitioner(s)

Trevor Brown 2/25/94
Signature(s) of Representative(s)

~~2701-334-05-078
LAMBERT & MADELINE DIETRICH
3154 LAKESIDE DR. APT 103
GRAND JUNCTION, CO. 81506~~

~~2701-334-05-056
LAMBERT & MADELINE DIETRICH
3154 LAKESIDE DR. APT. 103
GRAND JUNCTION, CO. 81506~~

~~2701-334-00-118
BONNY AUSTIN
743 24 3/4 RD
GRAND JUNCTION, CO 81505-9503~~

~~2701-334-05-066
FOUNTAINHEAD DEV CORP
1133 PATTERSON RD # 1
GRAND JUNCTION, CO 81506-8848~~

~~2701-334-05-067
FOUNTAINHEAD DEV CORP
1133 PATTERSON RD # 1
GRAND JUNCTION, CO 81506-8848~~

~~2701-334-05-064
FOUNTAIN HEAD DEV. CORP.
1133 PATTERSON RD. #1
GRAND JUNCTION, CO. 81506~~

2701-334-11-071
Payton & Barbara Roberson
717 24 3/4 Road
Grand Junction, CO 81505

2701-334-05-076
LAMBERT J DIETRICH
MADELINE R
3154 LAKESIDE DR APT 103
GRAND JUNCTION, CO 81506-2839

~~2701-334-05-077
LAMBERT J DIETRICH
MADELINE R
3154 LAKESIDE DR APT 103
GRAND JUNCTION, CO 81506-2839~~

2701-334-07-001
FOUNTAINHEAD DEV CORP
1133 PATTERSON RD # 1
GRAND JUNCTION, CO 81506-8848

~~2701-334-07-002
FOUNTAINHEAD DEV CORP
1133 PATTERSON RD # 1
GRAND JUNCTION, CO 81506-8848~~

~~2701-334-07-003
FOUNTAINHEAD DEV CORP
1133 PATTERSON RD # 1
GRAND JUNCTION, CO 81506-8848~~

2701-334-12-002
DANNY L GILLESPIE
STARLYN R
712 24 3/4 RD
GRAND JUNCTION, CO 81505-9504

2701-334-12-003
PHILLIP E HAGEN
MARGIE C
714 24 3/4 RD
GRAND JUNCTION, CO 81505-9504

2701-334-13-002
ETHEL A BOYDSTUN
2454 G RD
GRAND JUNCTION, CO 81505-9502

~~2701-334-05-061
FOUNTAINHEAD DEV CORP
1133 PATTERSON RD # 1
GRAND JUNCTION, CO 81506-8848~~

~~2701-334-05-062
FOUNTAINHEAD DEV CORP
1133 PATTERSON RD # 1
GRAND JUNCTION, CO 81506-8848~~

~~2701-334-05-063
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FOUNTAINHEAD DEV CORP
1133 PATTERSON RD # 1
GRAND JUNCTION, CO 81506-8848~~

~~2701-334-05-070
FOUNTAINHEAD DEV CORP
1133 PATTERSON RD # 1
GRAND JUNCTION, CO 81506-8848~~

~~2701-334-08-001
Fountainhead Dev Corp
1133 Patterson Rd #1
Grand Junction, CO 81506-8848~~

2701-334-05-051
LAMBERT J DIETRICH
MADELINE R
3154 LAKESIDE DR APT 103
GRAND JUNCTION, CO 81506-2839

2701-334-05-052
LAMBERT J DIETRICH
MADELINE R
3154 LAKESIDE DR APT 103
GRAND JUNCTION, CO 81506-2839

2701-334-05-053
LAMBERT J DIETRICH
MADELINE R
3154 LAKESIDE DR APT 103
GRAND JUNCTION, CO 81506-2839

2701-334-05-054
LAMBERT J DIETRICH
MADELINE R
3154 LAKESIDE DR APT 103
GRAND JUNCTION, CO 81506-2839

2701-334-05-055
LAMBERT J DIETRICH
MADELINE R
3154 LAKESIDE DR APT 103
GRAND JUNCTION, CO 81506-2839

2701-334-05-057
LAMBERT J DIETRICH
MADELINE R
3154 LAKESIDE DR APT 103
GRAND JUNCTION, CO 81506-2839

2701-334-05-058
LAMBERT J DIETRICH
MADELINE R
3154 LAKESIDE DR APT 103
GRAND JUNCTION, CO 81506-2839

2701-334-05-059
LAMBERT J DIETRICH
MADELINE R
3154 LAKESIDE DR APT 103
GRAND JUNCTION, CO 81506-2839

2701-334-05-060
FOUNTAINHEAD DEV CORP
1133 PATTERSON RD # 1
GRAND JUNCTION, CO 81506-8848

2701-334-00-031
ONA DAWSON
1509 W SHERWOOD DR
GRAND JUNCTION, CO 81501-2142

2701-334-00-035
ALTON E PETTYJOHN
736 24 3/4 RD
GRAND JUNCTION, CO 81505-9513

2701-334-00-046
LINDA A YEAGER
2466 G RD
GRAND JUNCTION, CO 81505-9502

2701-334-00-048
CLARENCE A CHAMBLEE
MYRNA V
720 24 1/2 RD
GRAND JUNCTION, CO 81505

2701-334-00-070
TRACY R STEELE
735 24 3/4 RD
GRAND JUNCTION, CO 81505-9503

2701-334-00-115
GEORGE EULER
CARRIE
720 24 3/4 RD
GRAND JUNCTION, CO 81505-9504

2701-334-00-119
KLARA W NICHOLSON
ADRIAN BAUMGARTNER
PO BOX 55382
GRAND JUNCTION, CO 81505-5382

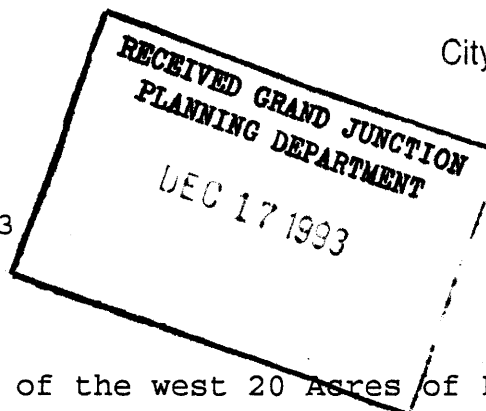
2701-334-00-123
CARL L BOYDSTUN
DEBBIE D
562 COURT RD
GRAND JUNCTION, CO 81501-4928

December 17, 1993



Mr. Tom Rolland
Rolland Engineering
405 Ridges Blvd.
Grand Junction, CO 81503

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599



RE: Proposed Development of the west 20 Acres of Fountainhead.

Dear Tom:

I am writing this letter in response to our meeting of December 13, 1993, and the questions that were raised concerning the City requirements for 24-3/4 Road.

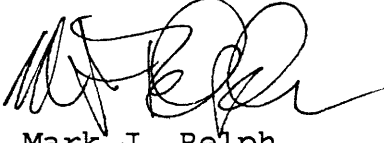
The section of 24-3/4 Road south of the development to G Road would require improvement once the ADT of the road exceeds 1000 vehicles per day. Prior to this, no improvements would be required. The ADT must take into account the existing traffic that is presently accessing the street. The pavement section would have to be designed based upon the characteristics of the existing soil and pavement. For estimating purposes, I would assume a 2 inch HBP overlay.

The existing pavement section is approximately 24 feet wide and would have to be widened once the ADT exceeds 1000. The width of the road section would have to be 36 feet at the intersection to accommodate a left-turn lane. North of the intersection to the proposed development would be 32 feet wide. Curb, gutter, and sidewalk would not be required.

The street section that would be required adjacent to the development would be a residential collector section for a ADT greater than 1000 vehicles, and a residential section for an ADT less than 1000 vehicles. This requirement would be based upon the development plan of the entire parcel. In addition, this would require curb, gutter and sidewalk adjacent to the development, with a minimum of 22 feet of pavement surface regardless of the ADT.

If you have any additional questions, please feel free to give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark J. Relph', written in a cursive style.

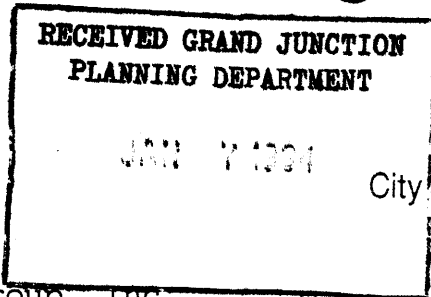
Mark J. Relph
Public Works Manager

c: Jim Shanks, Public Works & Util. Dir.
Dan Wilson, City Attorney
Larry Timm, Comm. Dev. Dir.
Don Newton, City Engineer
file:fouthd.rol

Kary Genin



January 7, 1994



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

Mr. Chris Carnes
Grand Junction Real Estate Group, Inc.
1401 N. 1st Street
Grand Junction, CO 81501-2105

RE: Proposed Development of the west 20 Acres of Fountainhead

35 94

Dear Chris:

As a result of your meeting on December 29 with Jody Kliska, I am now responding to a series of questions that you requested additional clarification. You are only entitled to rely on any statements by City staff if you annex the property to the City, or enter into an annexation agreement, during 1994. If such does not occur, you are not entitled to rely, or make plans based on, any of this information or statements.

[a] Responsibility for 24-3/4 Road south of Fountainhead to G road:

If your development together with the then existing traffic exceeded 1000 v/d, then you would be required to pay a share of the cost of improving the roadway based upon the percentage of your ADT versus the then total ADT. The roadway section would be as described in my previous letter to Tom Rolland dated December 17, 1993.

If the then total ADT of that road, together with your development's ADT, was less than 1000 v/d, then you would not be expected to pay for any improvements on 24-3/4 Road south of your development under current rules.

[b] Additional pavement width adjacent to the development:

As a condition of plat approval, all developments are required to provide safe ingress and egress to the property. A pavement width of 22 feet is a minimum standard that provides safe movement of two-way traffic. This has been a consistent standard required in the past and will be required with this development. This requirement is independent of, may be in addition to, any requirement in [a] above.

If the east part of Fountainhead accesses to 24-3/4 Road after your development is completed and if a 1/2 street improvement fee is collected from the east development, then it could be used to reimburse you for the additional pavement width beyond the

residential section. A reimbursement agreement would have to be negotiated.

As I mentioned to you previously, City staff is anticipating to replace the 1/2 street improvement policy with a transportation impact fee this year. This would no longer require the 1/2 street improvement fee. If adopted, there would be no chance for a reimbursement agreement.

[c] Payback agreements for future developments south of your parcel along 24-3/4 Road:

If the improvements were required based upon the ADT as noted in paragraph [a], then there would be no reimbursement for future road improvements.

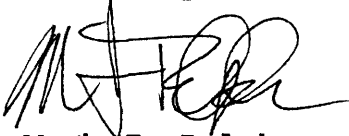
[d] Timing of the improvements:

Construction of the street improvements adjacent to your development would be required to be properly secured through an improvements agreement, or the improvements would have to be in place at the time of final plat approval.

If the construction of 24-3/4 Road improvements south of your development to G Road were found to be necessary, then the City would prioritize the improvements against the needs of the entire City and schedule construction accordingly.

I hope this provides you with the additional information you require. If you need additional assistance, please contact Jody Kliska at 244-1591.

Sincerely,



Mark J. Relph
Public Works Manager

c: Jim Shanks, Public Works & Utilities Dir.
Dan Wilson, City Attorney
Larry Timm, Community Development Dir.
Don Newton, City Engineer
Jody Kliska, Development Engineer
file:fouthd.car

FILE: NORTHVAL.SAM
02/26/94

**NORTH VALLEY SUBDIVISION
GENERAL PROJECT REPORT**

PREPARED FOR:

**G ROAD LLC
C/O MR. C. CARNES
1401 N. 1ST
GRAND JUNCTION, CO 81501**

PREPARED BY:

**ROLLAND ENGINEERING
405 RIDGES BOULEVARD
SUITE A
GRAND JUNCTION, CO 81503**

#35 94

FEBRUARY 26, 1994

PROJECT DESCRIPTION

North Valley Subdivision is an approximate 20 acre site located at 24 3/4 and G Roads. The site lies immediately north of Payton Subdivision and northwest of Fountainhead and Golden Meadows Estates Subdivisions. The proposed area is approximately 660 feet wide and 1320 feet long. North Valley is a proposed 35 lot, single family home, subdivision on the southern 10 acres with the northern 10 acres becoming one lot. Zoning is currently PR-12.

PUBLIC BENEFIT

Provides affordable housing lots to the northwest of the City of Grand Junction.

PROJECT COMPLIANCE, COMPATIBILITY, AND IMPACT

The surrounding land use is varied. Fountainhead Subdivision lies North of G Road and between 24 3/4 and 25 Roads. The Golden Meadows Estates Subdivision is located at G and 24 3/4 Roads with Payton Subdivision located West across 24 3/4 Road. The areas to the North and East are low density housing/agricultural in nature. Most of the surrounding homes, except for Fountainhead, reside on one to twenty acres.

Site access will be from 24 3/4 Road. Traffic flow is low volume. 24 3/4 Road is a typical two lane county road. We foresee no potential problems with ingress and egress to the site.

Utilities will be supplied by accessing existing utilities along G and 24 /34 Roads. Water, sewer, fire hydrant are located at G and 24 3/4 Road. Gas is located at the south end of the property in the middle of 24 3/4 Road. Electrical service can be accessed from existing lines along 24 3/4 Road.

There will be no unusual demands placed on utilities by the development of North Valley Subdivision. Fire and Police will have an additional area for patrol and enforcement. The Developer will be responsible for 1/2 road improvements on 24 3/4 Road adjacent to property. North Valley will adopt Covenants and they will control any community/public property usage and maintenance.

The site soils consist of a Fruita clay loam and Ravola sandy loam. A comprehensive geotechnical report will be handed in at Final Submittal.

We anticipate no impact to the site geology or potential geologic hazards.

North Valley Subdivision signage will be constructed at the entrance to the Subdivision.

DEVELOPMENT SCHEDULE AND PHASING

We anticipate construction beginning immediately upon acceptance of Final Plat. The lower one-quarter, approximately 5 acres, will be constructed first as Phase I.

STAFF REVIEW

FILE: #35-94
DATE: March 17, 1994
STAFF: Kathy Portner
REQUEST: North Valley Subdivision--Preliminary Plan
LOCATION: 24 3/4 Road, north of G Road
APPLICANT: G Road LLC

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH: Residential/Agriculture
SOUTH: Residential
EAST: Residential/Agriculture
WEST: Residential

EXISTING ZONING: PR-12

PROPOSED ZONING: No change

SURROUNDING ZONING:

NORTH:
SOUTH:
EAST:
WEST:

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for this area.

STAFF ANALYSIS:

1. A preliminary plan for entire 20 acres is required to better evaluate proposed traffic circulation and subdivision design.

2. It is unclear as to whether a ROW vacation is being requested with this application.
3. Half street improvements along 24 3/4 Road will be required for the entire length of the property with the first plat.
4. The subdivision should be designed to eliminate driveway access onto 24 3/4 Road.

STAFF RECOMMENDATION:

MESA COUNTY VALLEY SCHOOL DISTRICT NO.51

REVIEW AGENCY COMMENT SHEET

Date: 3/14/94 Project: 35-94 NORTH VALLEY

Comments:

- X Provide sidewalks/hard surface walkways that will allow access to adjacent developments.
- Y Provide sidewalks/hard surface walkways that will allow access to any roadway adjacent to the development.
- X Provide bus loading/unloading areas at each perimeter of the development where a roadway exists. The areas would be of sufficient length to allow a bus to enter and exit in a safe manner. Such areas would be a hard surface. The area should also provide space for students to congregate while waiting for a bus.

Note: Because a bus loading area exists, it does not guarantee a bus stop at that location. A number of factors determine the location of the stops and they are subject to change.

SCHOOL ENROLLMENT IMPACT:

<u>School</u>	<u>Current Status</u>	<u>Project Impact Estimate</u>
Ele.: <u>Appleton</u>	<u>253 CAP: 250</u>	<u>+9</u>
M.S.: <u>West</u>	<u>493 Cap: 500</u>	<u>+5</u>
H.S.: <u>Grand Tct.</u>	<u>1554 Cap: 1630</u>	<u>+6</u>

Other:

CAP: = Desired building capacity

REVIEW COMMENTS

Page 1 of 2

FILE #35-94(2)

TITLE HEADING: Preliminary Plan - North Valley
Subdivision

LOCATION: 24 3/4 Road & G Road

PETITIONER: G Road LLC

PETITIONER'S ADDRESS/TELEPHONE: c/o Remax
1401 N 1st Street
Grand Junction, CO 81501
241-4000

PETITIONER'S REPRESENTATIVE: Chris Carnes (Remax)
Rolland Engineering (Tom Rolland)

STAFF REPRESENTATIVE: Kathy Portner

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., APRIL 26, 1994.

CITY UTILITY ENGINEER 4/12/94
Bill Cheney 244-1590

A 6" water line loop may be adequate for the internal loops within the subdivision. No other comments at this time.

CITY DEVELOPMENT ENGINEER 4/14/94
Jody Kliska 244-1591

The final drainage plan and report needs to address the following:

1. The storm sewer pipe needs to be sized to carry the 2 year flow for the developed condition of the basin, not just this development.
2. The street section of 24 3/4 Road needs to be clarified to verify it will carry the 100 year storm in accordance with City guidelines.
3. The internal streets need to be checked too for carrying capacity and see if the number of proposed storm inlets are sufficient. Without having the street profiles, it looks like an additional inlet will be necessary at the southwesternmost cul-de-sac.

ROADS

1. Some connection to the north is needed and some continuation of Fountainhead Boulevard is needed to the west.
2. Phasing of improvements on 24 3/4 Road will be considered.

GRAND VALLEY RURAL POWER
Perry Rupp

4/13/94
242-0040

None at this time.

U.S. WEST
Leon Peach

4/14/94
244-4964

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

UTE WATER
Gary R. Mathews

4/14/94
242-7491

1. The proposed 8" water main from G Road needs ran to the far end of the project.
2. Also see File #35-94 for comments.
3. Policies and fees in effect at the time of application will apply.

GRAND JUNCTION DRAINAGE DISTRICT
John Ballagh

4/15/94
242-4343

There has been conversation - on site - with the engineer. The N 1/2 of the development is at the head of the drain. Surface runoff generated must be added to base flow and the total compared to the capacity of the downstream facilities. Detention may or may not be needed.

Comments about right-of-way and easements (i.e. width) still apply. If the drain which divides the site into north and south is to remain open then the existing ditch with 20' right-of-way on each side will be required! No structures, no storage, no cross fences will be allowed. No above ground utility structures will be allowed in the existing ditch and ditch bank roads.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

4/14/94
244-1400

Provide a utility composite for our review to determine if the fire hydrant placement is adequate. The composite must be scale. Roads are to meet city standards and must provide adequate turning radius for emergency vehicles.

COMMUNITY DEVELOPMENT DEPARTMENT
Kathy Portner

4/15/94
244-1446

See attached comments.

**ROLLAND ENGINEERING
(303) 243-8300**

405 RIDGES BLVD., GRAND JUNCTION, CO 81503

RESPONSE TO REVIEW COMMENTS

**NORTH VALLEY SUBDIVISION
PRELIMINARY PLAN
FILE #35-94
24 3/4 ROAD & "G" ROAD**

City Utility Engineer

The comments are so noted and will be incorporated into the final plan phase of the development.

Grand Valley Rural Power

We are discussing the need and location of additional easements.

U.S. West

We are aware of the requirements of U. S. West.

City Parks & Recreation Department

So noted.

Grand Junction Police Department

1. No comment.
2. Is access to a residential collector so bad?
3. All curve radii will meet city requirements.
4. We have met with Public Works to set the requirements for 24 3/4 Road.
5. None is proposed.
6. Sidewalks will be provided on all internal streets and improvements on 24 3/4 Road adjacent to the property.

City Development Engineer

1. See 2 above.
2. We will comply with this comment.
3. We are not proposing extending Fountainhead Blvd. through North Valley Subdivision.

Ute Water

1. We propose this extension.
2. The 8" main will be extended in 24 3/4 Road as the development is phased from South to North.
3. All fire lines will be 8".
4. So noted.

**ROLLAND ENGINEERING
(303) 243-8300**

405 RIDGES BLVD., GRAND JUNCTION, CO 81503

U.S. Postal Service

So noted.

Grand Junction Drainage District

The development of the property as shown will not have an adverse impact on the existing Mitchell Drain. Future expansion to the north will require addressing this issue.

School District #51

Sidewalks will be provided on both sides of the proposed new streets. A meeting has been scheduled with the School District to further discuss their needs.

Public Service

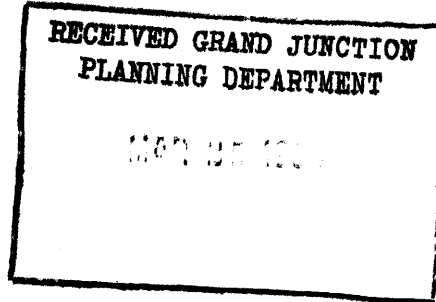
N/A

Community Development Department

1. Will have discussed some of our thoughts for the balance of the property; but are not able at this time to submit a plan.
2. No R.O.W. exists.
3. Previous discussions with Public Works indicated improvements on 24 3/4 Road frontage could be phased with development phases.
4. Again, is access to a residential collector so bad??



*Above
the
Crowd!*[®]



March 24, 1994

Kathy Portner
City of Grand Junction
Community Development Dept.
250 N. 5th Street
Grand Junction, CO 81501

Dear Kathy:

In the review comments dated March 3, 1994 for the preliminary plan for North Valley Subdivision, mention of "additional easements may be required" was made from Grand Valley Rural Power.

Per conversation from March 24, 1994 with Perry Rupp, this pertains only to potential easements that may be suggested between lots to save on installation costs within the boundaries of the subdivision, and has nothing to do with any off-site requirements.

Thank you,

Chris Carnes

CC: Tom Rolland
Perry Rupp

RE/MAX The Grand Junction
Real Estate Group, Inc.
1401 N. 1st Street
Grand Junction, Colorado 81501-2105
Phone: (303) 241-4000



Each Office Independently Owned and Operated



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

April 1, 1994

Chris Carnes
REMAX
1401 N. 1st Street
Grand Junction, CO 81501-2105

RE: File #35-94--North Valley Subdivision

Dear Mr. Carnes:

We have reviewed the response to review agency comments dated March 28, 1994 and find it to be deficient in that a plan for the north 10 acres is still not included as required. Section 7-5-1 of the Zoning and Development Code requires that an application for a Planned Development include an Outline Development Plan for the entire property or tract. Section 6-7-4 of the Code states "a submittal with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda by the Administrator". Therefore, item #35-94--North Valley Subdivision has been pulled from the Planning Commission's April 5, 1994 agenda.

For this item to be on the Planning Commission's May 3, 1994 agenda, five copies of an outline development plan for the north 10 acres must be received in our office no later than 5:00 p.m. April 11, 1994. A \$50.00 additional fee is also required at that time to cover the cost of re-advertising the legal notice for hearing. If you are proposing a redesign of the south 10 acres with the resubmittal, packets for all of the review agencies on the submittal checklist must be provided. Each packet must include a review agency cover sheet, a written description of the proposed changes and the new plan. If the revised plans are not received in our office by 5:00 p.m. on April 11th, further review of this project will require a complete resubmittal with the full review fee.

If you have questions you can call me at 244-1446.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

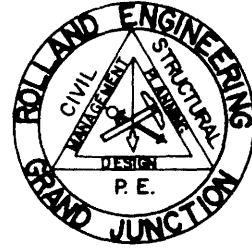
Katherine M. Portner
Planning Supervisor

xc: Mick Bennett
Tom Rolland

Receipt # 1120

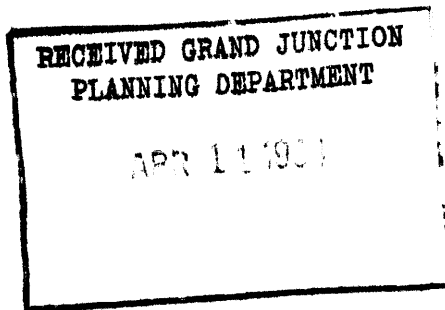
ROLLAND ENGINEERING

405 RIDGES BOULEVARD, SUITE A
GRAND JUNCTION, COLORADO 81503
(303) 243-8300



April 11, 1994

Ms. Kathy M. Portner
Planning Supervisor
Community Development
250 N. 5th Street
Grand Junction, CO 81501



Re: **REVISIONS - NORTH VALLEY SUBDIVISION**

Dear Kathy,

In response to your letter of April 1, 1994, please find the additional information you need in this packet. Also enclosed is the check for \$50.00 to cover the additional advertising costs.

If you have any questions, please call me.

Sincerely,

Thomas D. Rolland, P.E.
ROLLAND ENGINEERING

TDR/smp

NVALREVL.SAM

NORTH VALLEY SUBDIVISION
REVISED PROJECT DESCRIPTION

APRIL 11, 1994

As requested by Community Development, we are submitting a revised preliminary plan to include the entire 20 acre site. As a result of discussions of our original plan, principally accessing lots directly onto 24 3/4 Road, we also have made some significant revisions to the plan originally submitted. By accessing all lots bordering 24 3/4 Road directly onto 24 3/4 Road, we were able to generate more uniform lots and eliminate the sharp turn cul-de-sac street.

Another significant change is the elimination of site detention with the routing of storm water directly into Leach Creek. City Engineering has concurred that this is a good solution for the storm water management at this location (see the revised drainage report for additional information).

The resulting revised preliminary plan is for 74 lots on the 20 acres, yielding an average lot size of approximately 9,000 square feet. We still anticipate phasing the construction, starting with 4 to 5 acres in the southern portion of the site; then continuing north, in phases sized as the market dictates. This is the logical progression of the infrastructure improvements for drainage and sewer flows. We still request that 24 3/4 Road improvements be allowed to be phased with the same progression as the development, to help keep up-front costs reasonable and to allow us to maintain some flexibility with our final plans as we have hoped that we may react to the constantly changing market needs and provide desirable development for this area. Requiring all of 24 3/4 Road improvements up front will also trigger extending the sewer main and services; water main and services; and piping of the drainage ditch at the same time. We trust that you will recognize not only the economic impact of this but how the resulting developed lots along 24 3/4 Road would "commit" the site to this preliminary plan.

REVISED

**NORTH VALLEY SUBDIVISION
PRELIMINARY DRAINAGE REPORT**

PREPARED FOR:

**G ROAD LLC
C/O MR. C. CARNES
1401 N. 1ST
GRAND JUNCTION, CO 81501**

PREPARED BY:

**ROLLAND ENGINEERING
405 RIDGES BOULEVARD
SUITE A
GRAND JUNCTION, CO 81503**

**FEBRUARY 26, 1994
APRIL 11, 1994**

GENERAL LOCATION AND DESCRIPTIONS

North Valley Subdivision is an approximate 20 acre site located at 24 3/4 and G Roads. The site lies immediately north of Payton Subdivision and northwest of Fountainhead and Golden Meadows Estates Subdivisions. Access to the site is from 24 3/4 Road. The proposed area is approximately 660 feet wide and 1320 feet long. Grand Junction Drainage District controls a large drainage ditch that starts at the NE corner, runs south, and crosses the property, approximately in the middle, east to west. ROLLAND Engineering has talked with Grand Junction Drainage District concerning use of their drainage ditch for drainage of the northern half of the property. Grand Junction Drainage District perceives no major problems with future use of the drainage ditch.

The site has soils consisting of a Fruita clay loam and Ravola sandy loam.

EXISTING DRAINAGE CONDITIONS

The site has gentle slopes up to 2% to the south and west. There are no previously determined 100 Year floodplains in the basin. The north 1/2 of the site drains into the existing Grand Junction Drainage District ditch while the lower 1/2 of the site drains to the southwest corner to a tail water ditch that conveys the runoff to Leach Creek.

PROPOSED DRAINAGE CONDITIONS

After conversations with City Engineering, we are proposing revisions to the initial drainage scheme. The proximity of Leach Creek to the site makes conveyance of storm water directly into this major drainage course without site detention a viable option. City Engineering has indicated that a drainage fee instead of site detention is acceptable; and that the amount of this fee then can be credited towards the cost of installing an underground storm sewer system.

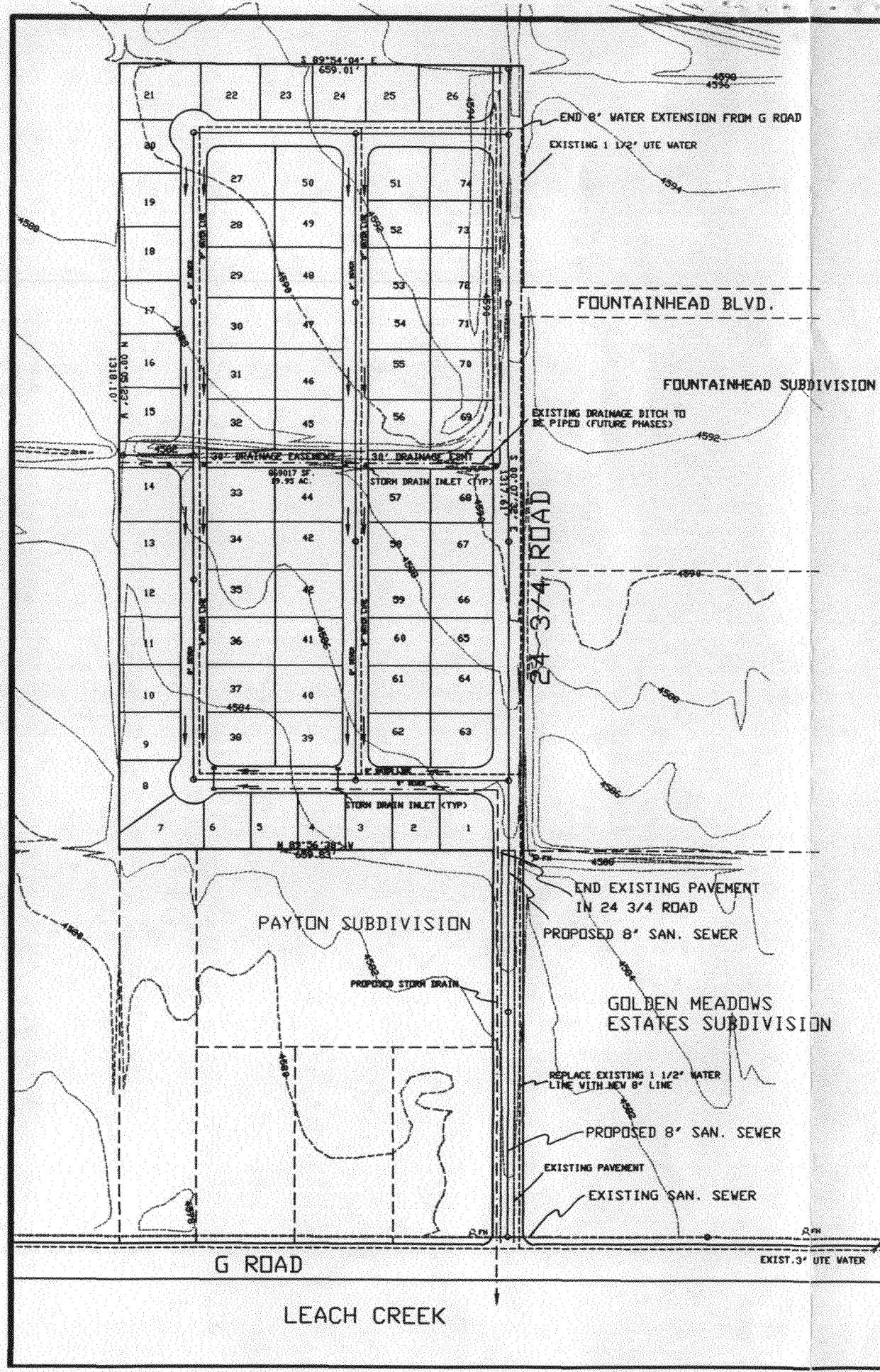
Our preliminary plan would be to collect and convey the run-off from the area south of the Grand Junction Drainage District's ditch to Leach Creek with a storm sewer along our southern most street and in 24 3/4 Road. The northern half of the site would still be collected and discharged into the Drainage District's ditch. The impact on downstream drainage structures in this ditch will need to be checked to assure safe conveyance.

DESIGN CRITERIA AND APPROACH

We are not aware of any Master Plan or any other limitations on this site.

The Hydrology and Hydraulic calculations conducted for this site will utilize the INTERIM OUTLINE OF GRADING AND DRAINAGE CRITERIA (JULY 1992) per the City of Grand Junction. The Rational Method will be used to perform the analysis for the 2 and 100-Year Design Events.

G. VAGNER & ASSOCIATES, INC. MoY Apr Yy 5y: 3y 199c CUBA AND ENGINEERING



STREETS AND R.O.W.

ALL INTERNAL STREETS WILL BE CITY STANDARD RESIDENTIAL SECTION WITH 14' MULTIPURPOSE EASEMENT ON BOTH SIDES.

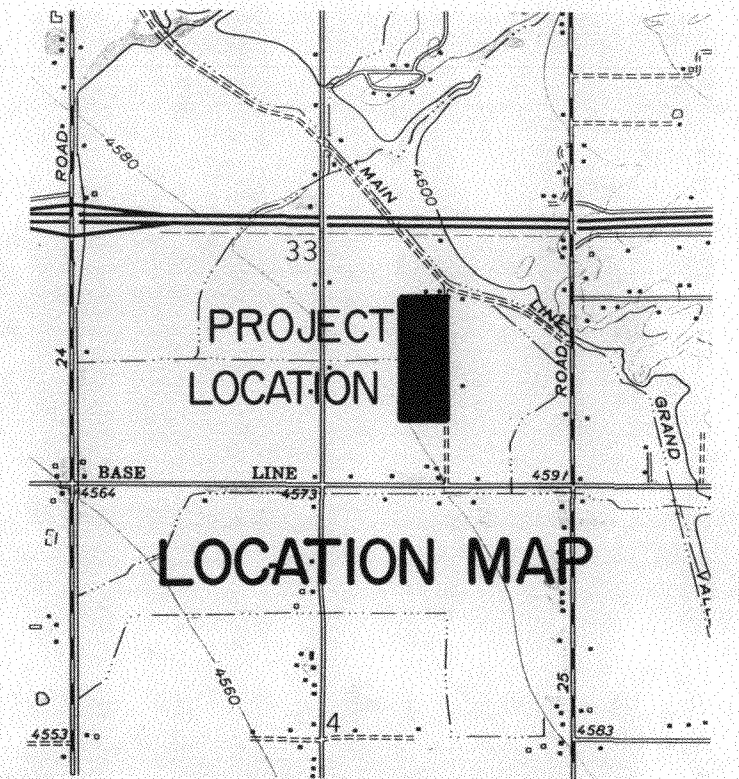
24 3/4 ROAD WILL BE IMPROVED HALF WIDTH FOR RESIDENTIAL COLLECTOR SECTION WITH ADDITIONAL PAVEMENT WIDTH FOR MIN. PAVEMENT WIDTH OF 22'

24 3/4 ROAD IMPROVEMENTS TO BE PHASED WITH INTERNAL PHASING OF IMPROVED LOTS

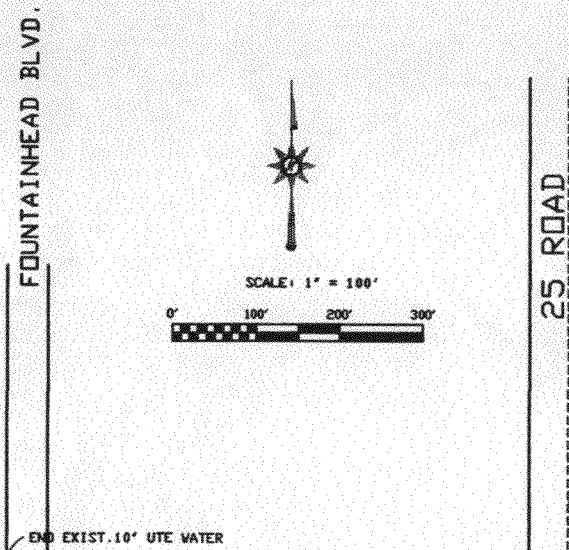
24 3/4 ROAD IMPROVEMENTS WILL BE MADE ON FRONTAGE OF SUBDIVISION ONLY

UTILITIES

WATER.....UTE WATER
SEWER.....CITY OF GR. JCT.
GASPUBLIC SERV.
TELEPHONE..... U.S. WEST
CABLE TV.....TCI
ELECTRIC.....GRAND VALLEY

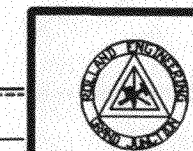


LOCATION MAP



LAND USE BREAKDOWN

AREA IN LOTS	15.8 AC	79%
AREA IN R.O.W.	4.2 AC	21%
TOTAL AREA	20 AC	100%
TOTAL NUMBER OF LOTS	= 74	



ROLLAND ENGINEERING
465 Ridges Blvd
Grand Jct., CO 81503
(303) 243-8300

**NORTH VALLEY
SUBDIVISION
PRELIMINARY PLAN**

Designed	TDR	Checked		Sheet	1
Drawn		Date	4/94	OF	1

STAFF REVIEW

FILE: #35-94

DATE: April 12, 1994

STAFF: Kathy Portner

REQUEST: North Valley Subdivision--Preliminary Plan

LOCATION: 24 3/4 Road, north of G Road

APPLICANT: G Road LLC

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH: Residential/Agriculture

SOUTH: Residential

EAST: Residential/Agriculture

WEST: Residential

EXISTING ZONING: PR-12

PROPOSED ZONING: No change

SURROUNDING ZONING:

NORTH:

SOUTH:

EAST:

WEST:

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for this area.

STAFF ANALYSIS:

The proposal is for preliminary plan approval for 74 lots on 20 acres for an overall density of 3.7 units per acre and an average lot size of 9,000 square feet. The property is not yet in the City limits and currently has a zoning of Planned Residential (PR) not to exceed 17 units per

acre. The petitioner is proposing to have lots access directly onto 24 3/4 Road which is acceptable as a residential collector. Allowing lots to front onto 24 3/4 Road will greatly improve the appearance of the corridor. This property was originally a part of the Fountainhead Subdivision and the assessor's map shows Fountainhead Blvd. as being platted through the property. However, the petitioner has indicated that plat has been vacated and there is no Right-of-Way to be vacated with this submittal. That will have to be verified before final.

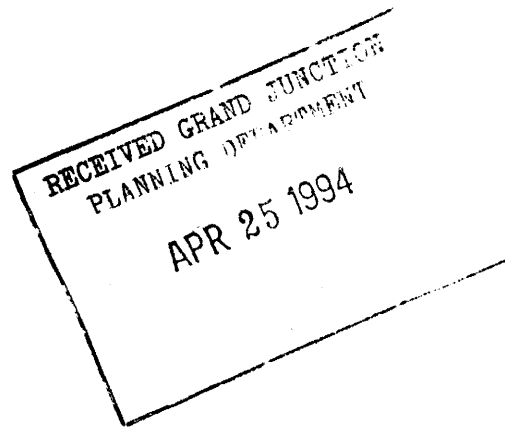
Issues/Comments

1. After further discussion with City Staff we must require that there be a east-west connection through the property that intersects with the platted Fountainhead Boulevard at 24 3/4 Road. The alignment through the North Valley Subdivision does not have to be a straight line.
2. A street stub to the north must be provided, preferably through lots 21 and 22.
3. A street stub to the west must remain.
4. Half street improvements along 24 3/4 Road will be required for the entire length of the property with the first plat.
5. The attached Power of Attorney (POA) for annexation must be completed and signed for the annexation of the property to proceed.

STAFF RECOMMENDATION:

April 25, 1994

Ms. Kathy Portner
Community Development
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501



Re: **RESPONSE TO REVIEW COMMENTS**
NORTH VALLEY SUBDIVISION FILE #35-94(2)

Dear Kathy:

Attached are our written responses to the review comments dated 4/12/94.

We have outlined the responses to coincide with your original comments. Please contact us if you have any questions or need additional information.

Sincerely,

Trevor Brown
ROLLAND ENGINEERING

cc: Chris Carnes

TAB

RESPONSE TO REVIEW COMMENTS

NORTH VALLEY SUBDIVISION
PRELIMINARY PLAN
FILE #35-94(2)
24 3/4 ROAD & "G" ROAD

City Utility Engineer

We will investigate if 6 inch water line will be compatible with the phasing of the project.

City Development Engineer

The Final Drainage plan and Report will address concerns 1 thru 3. The storm sewers and inlets will be designed to handle calculated flows. The 24 3/4 Road street section will be clarified as regards 100 Year Storm if the storm sewer is contained within 24 3/4 Road, however Final Drainage Report may show other options to convey water to Leach Creek.

ROADS

1) We agree that some type of road continuation to the west is desirable. However, after numerous discussions we aren't sure that a direct continuation of the "old" Fountainhead Boulevard is the most desirable solution. In our opinion, long continuous traffic flow patterns thru residential neighborhoods should be discouraged for safety reasons. The new Sports Complex area will add additional traffic thru the area and a straight shot along a road from 24 1/2 to 25 Road may not be desirable.

Stubbing a connection to the north thru lots 21 and 22 seems to be the most logical but further investigation and topographical survey will be needed.

2) Comment noted about phasing improvements on 24 3/4 Road.

Grand Valley Rural Power

No comments at this time from Grand Valley Rural Power.

U.S. West

We are aware of the requirements of U. S. West.

Ute Water

- 1) The proposed 8" water main from G Road will be extended to the far end of the project.
- 2) The 10" water main will be extended from Fountainhead Blvd. to 24 3/4 Road. Water main will be sized as necessary for fire protection.
- 3) Policy and fee item noted.

Grand Junction Drainage District

We are aware of the drainage concerns and these concerns will be addressed in the Final Drainage Report.

Any Drainage ditch concerns such as right-of-way easements (width) and construction concerns will be addressed.

Grand Junction Fire Department

A utility composite will be provided with fire hydrant placement. Roads will meet City Standards and will provide adequate turning radiuses for emergency vehicles.

Community Development Department

- 1) As noted in the answer for the City Development Engineer, we agree that an east-west connection thru the property is desirable but we do not believe that an extension of the "old" Fountainhead Boulevard is necessarily the best solution.
- 2) Stubbing a connection to the north thru lots 21 and 22 seems to be the most logical but further investigation and topographical survey will be needed.
- 3) Item noted about street stub.
- 4) As resolved per Mr. Rich Livingston and Mr. Dan Wilson, half street improvements along 24 3/4 Road will initially only be required to the northern boundary of the southern half to coincide with phased development.
- 5) Power of Attorney for annexation will be completed.

April 22, 1994

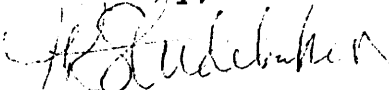
G Road L.L.C.
Chris Carnes
1401 N. 1st Street
Grand Junction, CO 81501

Dear Chris,

In response to your questions about Fountainhead Boulevard and the intersection with 24 3/4 Road, I would also like to see a break in the street alignment between 24.5 Road and 25 Road.

At this time, I can't commit to a final location of Fountainhead Boulevard because it may or may not be built in its current design.

Sincerely,



J.R. Studebaker

for Fountainhead
Development
Corp.

STAFF REVIEW

FILE: #35-94
DATE: April 27, 1994
STAFF: Kathy Portner
REQUEST: North Valley Subdivision--Preliminary Plan
LOCATION: 24 3/4 Road, north of G Road
APPLICANT: G Road LLC

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH: Residential/Agriculture
SOUTH: Residential
EAST: Residential/Agriculture
WEST: Residential

EXISTING ZONING: PR-12

PROPOSED ZONING: No change

SURROUNDING ZONING:

NORTH: AFT (County)
SOUTH: RSF-2
EAST: PR (Planned Residential)
WEST: AFT (County)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for this area.

STAFF ANALYSIS:

The proposal is for preliminary plan approval for 74 lots on 20 acres for an overall density of 3.7 units per acre and an average lot size of 9,000 square feet. The property is not yet in the City limits and currently has a zoning of Planned Residential (PR) not to exceed 17 units per

acre. The petitioner is proposing to have lots access directly onto 24 3/4 Road which is acceptable as a residential collector. Allowing lots to front onto 24 3/4 Road will greatly improve the appearance of the corridor. This property was originally a part of the Fountainhead Subdivision and the assessor's map shows Fountainhead Blvd. as being platted through the property. However, the petitioner has indicated that plat has been vacated and there is no Right-of-Way to be vacated with this submittal. That will have to be verified before final.

The petitioner's response to review comments, dated April 25, 1994, state that the petitioner agrees to all requirements as noted for the final submittal will the following exceptions or clarifications:

1. As agreed to between the petitioner and City staff, improvements along 24 3/4 Road will be phased with the recording of each of the two plats.
2. The petitioner does not agree with the staff comment that the east-west street through the subdivision should align with Fountainhead Boulevard.
3. The petitioner is not committing to the location of a street stub to the north.

STAFF RECOMMENDATION:

Staff recommends approval with the following conditions:

1. The east-west street through the subdivision must align with the platted Fountainhead Boulevard at its intersection with 24 3/4 Road. The alignment west of the intersection through the subdivision does not have to be a straight line; however, the right-of-way must be stubbed to the property to the west.
2. A right-of-way must be stubbed to the property to the north, preferably through lots 21 and 22.
3. All other review agency comments, as noted in the file, must be addressed with the final submittal(s).

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #35-94, preliminary plan for the North Valley Subdivision, I move we approve this subject to the staff recommendation as stated.

North Valley file

COLEMAN, JOUFLAS & WILLIAMS

ATTORNEYS AT LAW

2452 Patterson Road, Suite 200

P.O. Box 55245

Grand Junction, CO 81505

Joseph Coleman

Gregory Jouflas

John Williams

Telephone

(970) 242-3311

Telecopier

(970) 242-1893

May 4, 1995

Reford Theobald
R.T. Mantlo
Linda Afman
David Graham
Ron Maupin
Jim Baughman
Janet Terry
City Hall
250 North 5th Street
Grand Junction, CO 81501

Stephanie Nye
City Clerk
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Kathy Portner
City Planning
250 North 5th Street
Grand Junction, CO 81501

Dan Wilson, City Attorney
Mark Achen
City Hall
250 North 5th Street
Grand Junction, CO 81501

Ladies and Gentlemen:

I am closing my Chris Carnes/North Valley Subdivision file today. Before I do, I want to thank each of you for the courtesy and effort you extended to my client and me at an extremely late hour last night. I appreciate being treated well.

Please let me also comment about the May 3, 1995 City Council meeting generally. I was impressed with the hard work, demeanor, good cheer and effort of Council and the staff. I do not agree with all of your decisions, but I was impressed with your work ethic. I congratulate and commend each of you.

Thank you.

Sincerely,

COLEMAN, JOUFLAS & WILLIAMS

John Williams /WB

John Williams