

Table of Contents

File 1994-0086

Name: Sundance Meadows – Highway 50 / Linden Street

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</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	Table of Contents
		*Review Sheet Summary
X	X	*Application form
X		Review Sheets
		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
X	X	*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Preliminary Plan		
X	X	Traffic Impact Study		
X		Posting of Public Notice Signs – 5/20/94		
X	X	Warranty Deed – Bk 1965 / Pg 47		
X	X	Planning Commission – Notice of Public Hearing		
X	X	Preliminary Drainage Report		
X	X	Subdivision Plat – GIS Historical Maps - **		



DEVELOPMENT APPLICATION

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

Original
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Receipt 1188
 Date 5-3-94
 Rec'd By MP
 File No. 86 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				
<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				
<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
<u>Orchard Mesa Venture</u>	<u>Orchard Mesa Venture</u>	<u>Banner Associates, Inc.</u>
Name	Name	Name
<u>1021 Main Street</u>	<u>1021 Main Street</u>	<u>2777 Crossroads Blvd.</u>
Address	Address	Address
<u>Gr. Jct., CO 81501</u>	<u>Gr. Jct., CO 81501</u>	<u>Gr. Jct., CO 81506</u>
City/State/Zip	City/State/Zip	City/State/Zip
<u>(303) 243-7887</u>	<u>(303) 243-7887</u>	<u>(303) 243-2242</u>
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] Banner Associates, Inc. 05-02-94
 Signature of Person Completing Application Date

X [Signature]

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

Original
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#86

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

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

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

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

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

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

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

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

CALVARY CEMETARY
Grand Junction, CO 81501

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

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

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

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

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

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

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

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

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

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

HENDERSON OPAL MAE
2031 Aspen
Grand Junction, CO 81503

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

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

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

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

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

SMITH ANNA MAE
830 Unaweep
Grand Junction, CO 81503-1862

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

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

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

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

#86 94

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

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

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

SUBMITTAL CHECKLIST

MAJOR SUBDIVISION: PRELIMINARY

Location: S. of HWY 50/W. of Linden St.

Project Name: Sundance Meadows

ITEMS		DISTRIBUTION																				TOTAL REQ'D.						
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 seats)	City Downtown Dev. Auth.	City Police	County Planning	Walker Field	School Dist. #51	Irrigation District <i>O.M.</i>	Drainage District	Water District <i>W.C.</i>	Sewer District <i>O.M.</i>	U.S. West	Public Service	GVRP		CDOT	Corps of Engineers	Colorado Geological Survey	US Postal Service	Persigo WWTF	
● Application Fee <i>\$610 plus \$15/acre</i>	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	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.

PRE-APPLICATION CONFERENCE

Date: 4/26/94
Conference Attendance: David Chan, Paul Hershman, Don McBer, Vince Gray, Kathy P., Jody K.
Proposal: Mason Sub.
Location: Hwy 50 & Linden

Tax Parcel Number:
Review Fee: \$610 plus \$15/acre
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? ?
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: \$225/unit + appraised 5% of value of comm.
Recording fees required? at final Estimated Amount:
Half street improvement fees required? at final Estimated Amount:
Revocable Permit required?
State Highway Access Permit required? for comm. div.

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?

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.

X Janis McBer
Signature(s) of Petitioner(s)
Orchard Mesa Venture

X David Chan
Signature(s) of Representative(s)
Banner Associates, Inc.

REPORT CHECKLIST AND OUTLINE

TRAFFIC IMPACT STUDY

CHECKLIST	OK	NA
Typed text		
Size: 8½ x 11" format		
Bound: Use bar or spiral binder or staple. Do not use a notebook.		
Title Page: a) Name of report and preparer, date of preparation and revision (if any)		
b) Professional's seal and signature		
Table of Contents: For text and appendices		
Exhibits: Maximum 11" high and 32" wide, bound in report and folded as required to 8½ x 11" size		

OUTLINE

- A. Introduction
 - 1. Land Use, Site and Study Area Boundaries (provide map)
 - 2. Existing and Proposed Site Uses
 - 3. Existing and Proposed Uses in Vicinity of Site (provide map)
 - 4. Existing and Proposed Roadways and Intersections (provide map) EXISTING GEOMETRY, SPACING OF EXISTING SIGNALS
- B. Trip Generation and Design Hour Volumes (provide table)
- C. Trip Distribution (provide figure)
- D. Trip Assignment (provide figure)
- E. Existing and Projected Traffic Volumes (provide figure for each item)
 - 1. A.M. Peak Hour Site Traffic (including turning movements)
 - 2. P.M. Peak Hour Site Traffic (including turning movements)
 - 3. A.M. Peak Hour Total Traffic Including Site Generated Traffic and Projected Traffic
 - 4. P.M. Peak Hour Total Traffic Including Site Generated Traffic and Projected Traffic
 - 5. Any Other Peak Hour Necessary for Complete Analysis
 - 6. Total Daily Existing Traffic for Street System in Study Area
 - 7. Total Daily Existing Traffic for Street System in Study Area and New Site Traffic
 - 8. Total Daily Existing Traffic for Street System in Study Area plus New Site Traffic and Projected Traffic from Build-out of Study Area Land Uses
- F. Capacity Analysis (Existing and 20 year projection -- provide analysis sheets in appendices)
- G. Traffic Signal Warrants Study (provide analysis sheets in appendices)
- H. Traffic Accidents (optional) Provide collision diagrams and accident rates
- I. Conclusions
- J. Recommendations
 - 1. Proposed Recommended Improvements (provide sketches of improvements)
 - 2. Volume/Capacity Analysis at Critical Points (provide analysis sheets in appendices)
 - 3. Traffic Volume Proportions

→ HWY 50 & PALMER
 HWY 50 & LINDEN
 LINDEN & CORONA

PROVIDE ANALYSIS OF LEFT-TURN STORAGE NEEDS AT HWY. APPROACHES, LOCATION OF ACCESS POINTS FOR COMMERCIAL SITE.

COMMENTS

1. Information required on figures may be combined provided that the information is clearly legible.

GENERAL PROJECT REPORT

**SUNDANCE MEADOWS SUBDIVISION
GRAND JUNCTION, COLORADO**

MAJOR SUBDIVISION - PRELIMINARY

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PETITIONER:

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

MAY 2, 1994



American Consulting
Engineers Council
Member

BANNER

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

**GENERAL PROJECT REPORT
MAJOR SUBDIVISION - PRELIMINARY
SUNDANCE MEADOWS SUBDIVISION**

Sundance Meadows Subdivision is a project that was submitted to the City in the fall of 1993 under the name Heritage Hills Subdivision. This project is located on Orchard Mesa south of U.S. Highway 50 with Linden Street situated at the east boundary of the parcel. The entire parcel is located in the N½ of Section 26, Township 1 South, Range 1 West, Ute Principal Meridian. The size of the project is approximately 22.4 acres and is currently being used for agricultural purposes. The majority of the parcel is currently within the jurisdiction of Mesa County, however a small portion of the site does fall within the Grand Junction city limits. The city limits currently follows the north property line of the project and then through a portion of the site as the city limits intersects with Highway 50. The developer is submitting this proposal through the City review process as annexation of the remainder of the parcel will be pursued.

The Preliminary Plan of Heritage Hills was approved for 74 single family residential lots and one commercial lot that would remain along Highway 50. The plan was for the site to be straight zoned RSF-8, except the commercial lot which would remain H.O. zoning. This RSF-8 zoning matched that proposed plan and the surrounding areas. The revised layout, now to be known as Sundance Meadows Subdivision, will be a Planned Unit Development. The number of lots will remain relatively the same with 78 lots being proposed along with the same commercial lot. The lot sizes for the new plan have been developed to have better conformity with less disparity between the largest and smallest lots. In proposing this PUD, some of the lots will have "zero lot lines" to accommodate duplex lots. The Preliminary Plan outlines those "zero lot line" lots. The current land uses in the area include the Southgate Commons apartment complex located to the southeast, small commercial parcels located along Highway 50 and residential areas to the north and west. These residential areas include Green Acres Trailer Park, Talbot's Trailer Park and numerous single family lots fronting Aspen Street and Palmer Street. The remaining area to the south is currently used for agricultural purposes.

Access to the project would be accomplished by extending Palmer Street into the subdivision and intersecting with a new street, Corona Drive, that would be designed to intersect with Linden Street at the east side of the subdivision. Another street, Sun Catcher Drive, would be developed to provide access within the subdivision and be terminated at the south property line for future access to the adjacent property in anticipation of its' development. All of the new streets are being proposed as Urban Residential Subcollectors with 44 foot right-of-ways. These streets will be constructed to the City of Grand Junction standards and specifications. It is proposed that an additional five feet of right-of-way will be required to be dedicated along Linden Street. This, along with the existing 20 feet, will conform to the 25 feet half street right-of-way recorded for the Southgate Commons complex.

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

There are no adverse effects on public facilities anticipated by this development. It is compatible with adjacent areas which are currently being served. The developers realize that with the highway and current land uses, traffic volumes in the area are a concern with amny people believing that there are current traffic problems in the area. The developers have agreed to have a Traffic Study done at the same time the final design of the subdivision takes place. This study will address the current situation and the impact of this project on traffic in the area. It will also address possible mitigating solutions that could possibly be implemented. The development of Sundance Meadows would be done in phases. In doing so, the impact of the development would be a gradual one rather than a sudden impact if it were constructed all at once. This would also allow the various public facilities to monitor growth in the area.

In preparing a Preliminary Drainage Report, the soil conditions at the site were investigated. From information gathered at the Soil Conservation Service, the soil at this site is classified as a Hinman clay loam (Ha and Hb). This type of soil may have some limitations in regards to development, however a complete on-site soils investigation will be done to determine any limitations and the design parameters necessary to complete construction. This investigation will be done concurrently with final design. From visual observations at the site, there appears to be no geological hazards at the site. The only prominent features at the site are two large open ditches. One ditch is used for drainage from agricultural and developed uses in the area. The other ditch is used to convey the unused irrigation water from the Orchard Mesa Irrigation District. These two ditches join together in the northeast portion of the site and continues to flow to the north off the parcel. The ditches will remain as they are with only improvements proposed at necessary crossings.

As stated previously the development of Sundance Meadows Subdivision will be done in phases. The phasing that is anticipated is shown on the Preliminary Plan and consists of three phases. The developers have spent a great deal of time researching and monitoring the market for this type of development. They believe that this project is beneficial to the area and conforms to logical growth in the region.

PRELIMINARY DRAINAGE REPORT

**SUNDANCE MEADOWS SUBDIVISION
GRAND JUNCTION, COLORADO**

MAJOR SUBDIVISION - PRELIMINARY

PETITIONER:

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

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MAY 2, 1994



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

**PRELIMINARY DRAINAGE REPORT
MAJOR SUBDIVISION - PRELIMINARY
SUNDANCE MEADOWS SUBDIVISION**

As stated in the General Project Report, Sundance Meadows Subdivision was previously submitted to the City for review in 1993 and was known at that time as Heritage Hills Subdivision. This project is situated on Orchard Mesa, south of U.S. Highway 50 and west of Linden Street. The 22.4 acre site is currently, and historically, being used for agricultural purposes. A Vicinity Map and general topography is included in this report as Exhibit A. Additional introductory information and history of this project can be obtained by referring to the General Project Report.

The existing drainage, and irrigation, pattern at the site is for surface flow to travel from the southeast to the northwest at grades varying from 0.5% to 1.0%. Two open ditches are located on the parcel, one is a drainage ditch and the other is a ditch for irrigation water. The drainage ditch is located near the south property line and proceeds west from Linden Street approximately 1250 feet at which point it turns to the north. It continues north past the limits of this project, under Highway 50 and ultimately to the old Duck Pond area which is now a city park. From information gather from the Orchard Mesa Irrigation District which maintains both ditches, the irrigation ditch is at the end of what is called Orchard Mesa Canal No. 2. It carries unused irrigation water and connects into the previously described drainage ditch in the northwest region of the site. This Orchard Mesa Canal No. 2 is located along the west and northwest limits of the parcel. Refer to Exhibit B of this report for a preliminary layout of this proposed subdivision along with site topography showing these two ditches. Irrigation water that would discharge from this site is collected in small ditches along the northern property lines and conveys it to the larger drainage ditch. In the area along the highway, drainage is also conveyed by a series of culverts, varying in size. In addition to conveying drainage and irrigation water, these two large open ditches also serve to intercept surface runoff from adjacent land. Therefore, due to the location of these ditches, there is no contributing runoff from the adjacent properties except the west 660 feet along the south boundary.

As shown on Exhibit B, the layout of the project is such as to leave the open ditches as they are. These ditches, along with the width necessary to maintain them, would remain in areas of open space. The preliminary drainage plan for development is to follow the existing drainage patterns. Streets will be graded to take runoff from the southeast to the northwest to the historic discharge point at the drainage ditch. It is proposed to locate a tract of open space at this discharge point on which it will be possible to construct a detention facility. This detention facility would probably be landscaped to allow its use for recreation by the subdivision residents. It would be maintained by a Homeowners Association that would be created. However, we realize that in designing this subdivision, it may not be feasible to carry all the runoff to this point while complying with the requirements dictated in the City of Grand Junction Grading and Drainage Manual. If a portion of the runoff will need to be intercepted prior to this point, one or more storm inlets will be placed where required and piping installed to discharge into the drainage ditch. No cross-pans are planned except those required at street intersections.

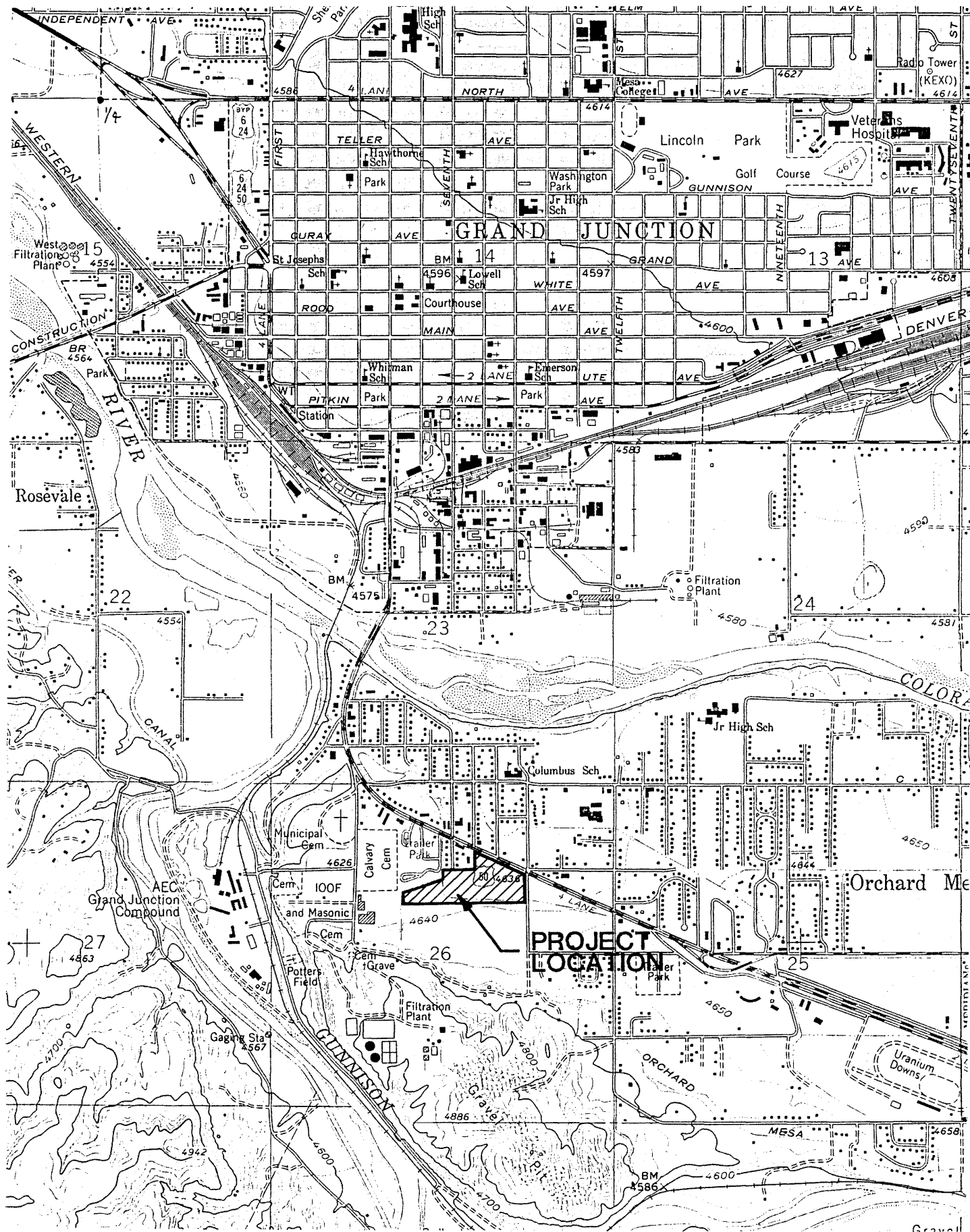
No development of the commercial lot is currently planned therefore it is difficult to determine the best way to provide drainage in this area. For the short term, while it remains undeveloped, it is proposed to allow the runoff to exit the site using historic patterns, which consist of the roadside ditch and culverts along the highway. Once this area is developed, whether as one use or as several, it is clear that it will most probably require a separate drainage plan from that of the residential area. Although the western portion of the commercial area possibly could drain into improvements required for Palmer Street, it may be better to make improvements along the highway for the drainage in the commercial area. Because there are a number of different uses that could be located in this commercial area, there are also a number of varying degrees of impact from drainage. It is recommended that the City review the drainage plan for the commercial area at the time that it is proposed for development. A fair judgement could then be done depending on the type and extent of development being proposed.

Preliminary soils investigation was done by gathering information available at the Grand Junction office of the Soil Conservation Service. This information is included in this report in Appendix A. The soil type that occurs at the site, from this information, is called Hinman Clay and/or Hinman Clay Loam. It may vary from severe limitations to no limitations at all. Prior to final design of any roads or buildings, a site specific Sub-surface Soils Investigation will be performed to accurately define the soil type and design parameters that will be necessary to complete the project.

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

The Final Drainage Report and necessary calculations that will be required for the final design of Sundance Meadows Subdivision, will be done in accordance with the City of Grand Junction Grading and Drainage Manual. If necessary, the Mesa County Storm Drainage Criteria Manual or other publications may be used for reference.

EXHIBIT A



VICINITY MAP

EXHIBIT B

APPENDIX A

S 16-2

MESA

map not to scale

A 9.5

60

A

14.6

A

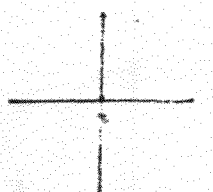
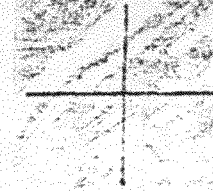
11.6

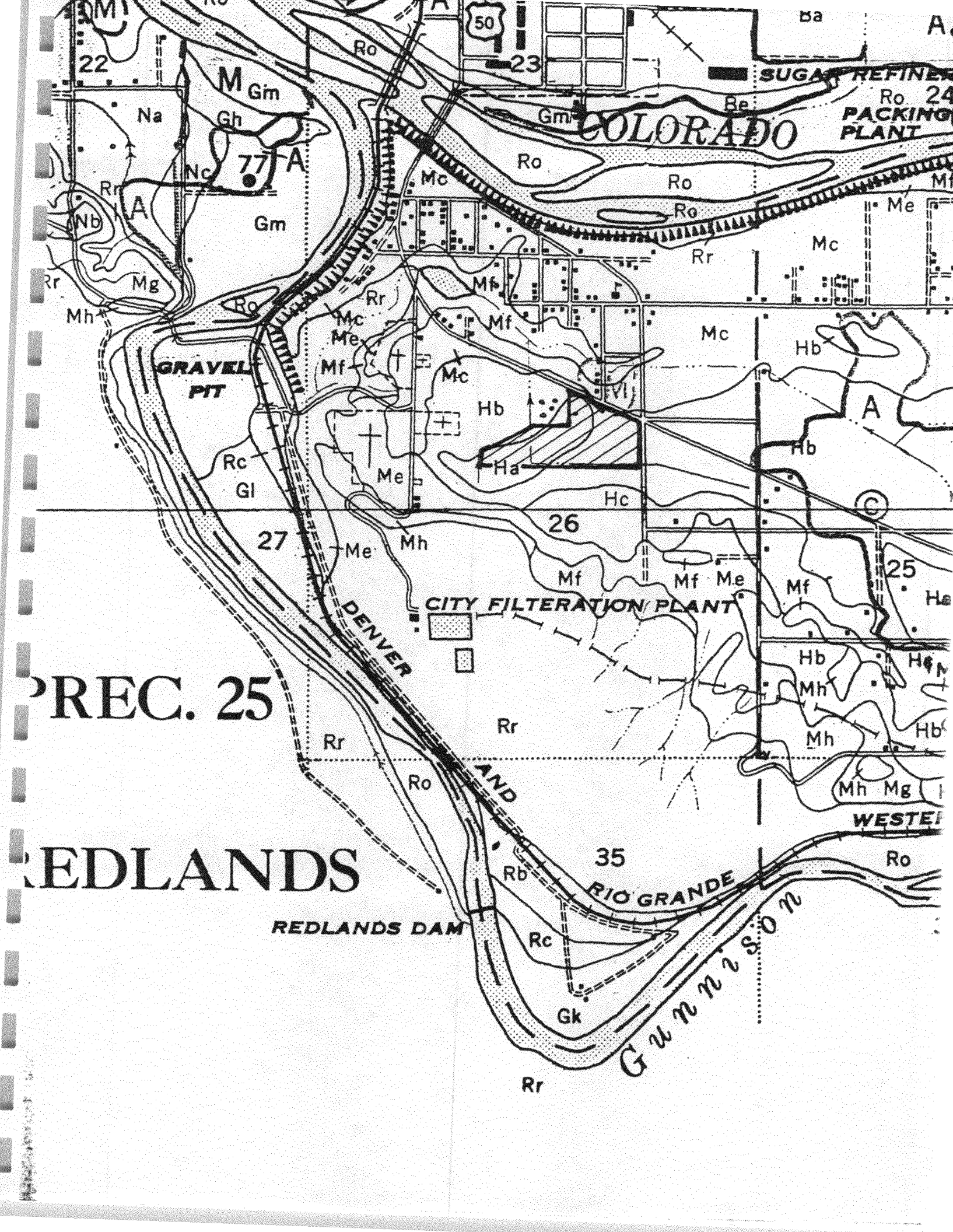
B

26

14

A





PREC. 25

REDLANDS

REDLANDS DAM

RIO GRANDE

GUNNISON

COLORADO

SUGAR REFINERY

PACKING PLANT

CITY FILTRATION PLANT

GRAVEL PIT

WESTERN

50

23

22

77A

27

26

25

35

HINMAN CLAY, 0 to 1 percent slopes, Class IIIs Land (Ha)

This soil material consists largely of deposits of finer clay particles settled from backwaters during former high flood stages of the Colorado River. The alluvium, 7 to 10 feet thick, overlies a cobbly stratum, which, in turn, overlies Mancos shale. The alluvium is derived largely from acid igneous materials.

The 8- or 9-inch surface soil consists of pale-brown or yellowish-brown clay that is low in organic matter. Despite its calcareous nature, this layer is hard and somewhat blocky when dry. Even when systematically cropped, this layer is more cloddy than the corresponding one in Hinman clay loam soils. At a depth of 14 to 16 inches, the very pale-brown to light yellowish-brown clay generally shows a few faint limy specks or a tendency toward splotching, but in some places these specks or splotches are not noticeable within depths of 2 to 2½ feet. The splotching of lime material is less pronounced than in Mesa clay loam soils and generally occurs at greater depths. Below depths of 4 feet, the very pale-brown to yellow clay generally is more friable when moist, even though lime splotching is less conspicuous than in the upper subsoil horizons. Pieces of gravel or cobblestones in the soil profile are rare. At depths below 7 to 10 feet cobblestones are more or less common, but the stratum containing these stones is not so thick as the corresponding one underlying Mesa clay loam soils.

Because this soil is nearly level and fine textured, surface runoff is slow and internal drainage is very slow. A high water table, with accompanying slight to strong salinity, occurs in places. Ditching of the lower lying places has greatly improved drainage. Regardless of ditching, however, this soil tends to puddle or bake after irrigation.

Soil limitations are classified as severe for local roads and streets (shrink-swell, low strength), dwellings with basements (shrink-swell), dwellings without basements (shrink-swell), sanitary landfill (clayey), and septic tank absorption fields (percs slowly).

HINMAN CLAY LOAM, 0 to 2 percent slopes, Class II: Land (Hb)

This soil differs from Mesa clay loam, 0 to 2 percent slopes, mainly in having developed on alluvium that is deeper to the layers of gravel and cobblestones and also finer textured. Lime splotching occurs at deeper levels and generally is not so conspicuous. The old alluvium is derived from the same mixture of acid igneous rocks, sandstone, and shale as that for the Mesa soil, but over it there lies a comparatively recent shallow accumulation of wash brought down from higher positions.

In cultivated fields the 8- or 10-inch surface soil consists of a slightly hard pale-brown to light-brown calcareous clay loam. The subsurface layer is nearly the same as the surface soil. The subsoil beginning at depths below 12 to 15 inches, is very pale-brown to reddish-yellow, medium blocky, calcareous, heavy clay loam that is hard when dry. At depths of 2 or 3 feet, the subsoil is friable when moist and exhibits some limy spots, pale streaks, or a very slight tendency toward splotching.

The substratum, to an average depth of 60 inches, is very pale-brown to reddish-yellow or yellow heavy clay loam that contains many limy specks and spots and some light-gray streaks or poorly defined splotches. Below depths of 60 to 90 inches, layers of gravel and cobblestones are common. These may vary from a few feet to 10 to 15 feet in thickness. There are only a few cobblestones and pieces of gravel in the soil profile, however. The limy subsoil is sufficiently permeable for root penetration and adequate underdrainage.

No severe limitations exist for this soil type.

REVIEW COMMENTS

Page 1 of 3

FILE #86-94

TITLE HEADING: Preliminary Plan/Plat - Sundance
Meadows Subdivision

LOCATION: South of Highway 50 & West of Linden

PETITIONER: Orchard Mesa Ventures

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

PETITIONER'S REPRESENTATIVE: Banner Associates

STAFF REPRESENTATIVE: Tom Dixon

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS
REQUIRED ON OR BEFORE 5:00 P.M., MAY 27, 1994.

U.S. WEST 5/4/94
Leon Peach 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 or placing of said facilities. For more information, please call: Leon Peach, 244-4964.

U.S. POSTAL SERVICE 5/4/94
Cheryl Fiegel 244-3435

1. Centralized delivery is preferred and will be extended immediately.
2. If curbside, or behind the sidewalk, is chosen the filing must be 50% improved prior to delivery beginning.

GRAND VALLEY RURAL POWER 5/4/94
Perry Rupp 242-0040

Not in Grand Valley Rural Power service area.

CITY UTILITY ENGINEER 5/9/94
Bill Cheney 244-1590

No comments at this time.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

5/6/94
244-1400

Submit a utility composite for scale for our review and approval.

ORCHARD MESA IRRIGATION DISTRICT
James D. Rooks

5/11/94
464-7885

The petitioner for this project has discussed the proposal with Orchard Mesa Irrigation District management. An irrigation system design is to be submitted to OMID for its approval. The developer is aware of the required setbacks and easements required for OMID to maintain the open drain ditch.

MESA COUNTY PLANNING
Karl G. Metzner

5/6/94
244-1867

1. Final should show adequate buffering and screening between residential and commercial uses.
2. Is the commercial area included in the PUD rezoning? If so, what are the proposed uses.
3. We note that the traffic study is to be provided at final and reserve comments on the turn lanes and/or traffic control pending receipt of that study.
4. Annexation should include the full right-of-way width of Linden Avenue.
5. Proposed phasing should be indicated on the preliminary plan.

PARKS & RECREATION DEPARTMENT
Don Hobbs

5/12/94
244-1542

1. We will need an appraisal for the commercial lots in order to determine Open Space fees.
2. Open Space fee for residential units based upon 78 units at \$225 = \$17,550 due.

GRAND JUNCTION POLICE DEPARTMENT
Dave Stassen

5/16/94
244-3587

To combat transient traffic problems from Southgate and Highway 50, I would recommend that the entrance from Linden be reconsidered. By limiting vehicle traffic to Palmer Street, less desirable traffic of non-residents may be avoided.

ORCHARD MESA SANITATION DISTRICT
D. Davis

5/13/94
245-0033

District has no objection to the proposal plan; however, developer needs to contact District office regarding de-annexation process.

UTE WATER
Gary R. Mathews

5/16/94
242-7491

Ute Water has an 18" main line running east to west through this project. Also a 10" main running north to Aspen Street off the 18" main. Construction plans must be approved before approval by Ute Water. Water mains must be located by Ute Water and verified by the developer.

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

MESA COUNTY SCHOOL DISTRICT #51
Lou Grasso

5/16/94
242-8500

See attached comments.

COLORADO DEPARTMENT OF TRANSPORTATION
R. Perske / J. Nail

5/17/94
248-7232

An access permit is required for Linden Street.

CITY UTILITY ENGINEER
Jody Kliska

5/18/94
244-1591

See attached comments, red-lined text and red-lined drawings.

COMMUNITY DEVELOPMENT DEPARTMENT
Tom Dixon

5/19/94
244-1447

See attached comments.

PUBLIC SERVICE COMPANY
Dale Clawson

5/19/94
244-2695

ELECTRIC & GAS: Require 14' front lot line multi-purpose easement to be added to the following lots:

- The westerly 14 feet of Lot 1, Block 1
- The easterly 14 feet of Lot 1, Block 2
- The southerly 14 feet of Lot 8, Block 2

RESPONSE TO REVIEW COMMENTS

FILE: #86-94

TITLE HEADING: Preliminary Plan/Plat
Sundance Meadows Sub.

LOCATION: South of Highway 50 & West of Linden St.

PETITIONER: Orchard Mesa Venture

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

PETITIONER'S REPRESENTATIVE: Banner Associates

STAFF REPRESENTATIVE: Tom Dixon

U.S. WEST

No response necessary.

*Applicants will
be charged*

U.S. POSTAL SERVICE

No response necessary.

*\$50.00 for
re-notification
when file is
submitted. TD*

GRAND VALLEY RURAL POWER

No response necessary.

CITY UTILITY ENGINEER

No response necessary.

GRAND JUNCTION FIRE DEPARTMENT

The Preliminary Plan submitted included the utilities shown at a 100 scale. However a complete Utilities Composite will be submitted at Final.

ORCHARD MESA IRRIGATION DISTRICT

No response necessary.

MESA COUNTY PLANNING

1. Final submittal will show proposed buffering and screening.
2. The commercial area will not be included in the PUD, however it is in an area that is currently zoned commercial. As of this date there is no proposed use for the commercial area, it is simply being retained as it is currently zoned to provide for a buffer between the residential area and the highway. Any future proposed use of the area will be required to be reviewed by the City at that time.
3. No response necessary.
4. No response necessary.
5. Proposed phasing will be added to the Preliminary Plan.

PARKS & RECREATION DEPARTMENT

1. The commercial area will be left out of this PUD submittal, therefore the appraisal will not be necessary.
2. No response necessary

GRAND JUNCTION POLICE DEPARTMENT

Although eliminating the Linden Street entrance may reduce the transient traffic within the subdivision, it may be contrary to the Engineering Department's wishes to provide two access locations for a development. We would be willing to discuss this option further with the Engineering and Community Development Departments.

ORCHARD MESA SANITATION DISTRICT

No response necessary.

UTE WATER CONSERVANCY DISTRICT

Information regarding the location of existing waterlines will be incorporated into the layout of this project.

MESA COUNTY SCHOOL DISTRICT #51

All streets will be constructed with concrete sidewalks on both sides of street.

COLORADO DEPARTMENT OF TRANSPORTATION

An access permit will be obtained for Linden Street.

CITY DEVELOPMENT ENGINEER

1. It is proposed to complete a Traffic Impact Study for this project. The developer would like to discuss placing a traffic signal at Palmer Street versus Linden Street and how it will impact the development. If a signal is necessary the developers request that the cost of installing a signal be paid by the formation of an improvement district compiled of area residents and businesses that also will be benefitted from the installation of a signal. The study will also include the analysis of turn lanes and access into the commercial area.
2. The developers would like to meet with the City Engineering Department to discuss alternatives in the layout, and design, of streets that will satisfy their concerns.
3. The Final Drainage Report will discuss the drainage issue around Palmer Street and Highway 50.

COMMUNITY DEVELOPMENT DEPARTMENT

1. As previously stated the developers will meet with the City staff to discuss the alternatives for the layout of the road system.
2. The developers will also meet with the City to discuss the commercial area vs. the proposing of any multi-family units.
3. The developers will be meeting with the City Attorney to discuss annexation and any agreements for annexation. At the appropriate time the Power of Attorney will be signed, notarized and returned to initiate the annexation process.

PUBLIC SERVICE COMPANY

The easements requested for will be added.

STAFF REVIEW

FILE: 86-94

DATE: 4-26-94

REQUEST: Preliminary Plan/Plat

LOCATION: South of Highway 50 and west of Linden Street

APPLICANT: Orchard Mesa Venture and Banner Associates, Inc.

EXISTING LAND USE: Vacant land

PROPOSED LAND USE: Residential and Commercial

SURROUNDING LAND USE:

NORTH: Commercial and Residential

SOUTH: Agricultural

EAST: Commercial and Residential

WEST: Residential

EXISTING ZONING: HO Highway-Oriented (north portion)

PROPOSED ZONING: HO and PR Planned Residential

RELATIONSHIP TO COMPREHENSIVE PLAN: No plan exists for this area presently.

STAFF ANALYSIS:

1) Palmer Street should extend through the site in order to connect to the vacant parcel south of the proposed subdivision. The preliminary plan for Heritage Hills Subdivision proposed to do this. Subdivision plat should be re-designed to achieve this.

2) The proposed commercial area fronting Highway 50 appears to be too narrow on its eastern end for anything other than strip commercial. A preferred zoning pattern would create a multi-family zone designation of the corner of Highway 50 and Linden Street and extend to proposed Corona Drive. This would allow increased density on the site, and would provide a better buffer between some of the commercial uses along the highway and the proposed single-family residential area to the south.

3) A Power of Attorney (POA) form will have to be signed, notarized and returned. The POA will initiate the annexation process which is necessary since part of the site is within the City limits and because the proposal will be reviewed under City zoning and development regulations.

STAFF RECOMMENDATION: Review a modified plan that addresses items #1 and 2, above.

~~SUGGESTED PLANNING COMMISSION MOTION:~~

STAFF REVIEW

FILE: 86-94

DATE: 4-26-94

REQUEST: Preliminary Plan/Plat for 78 residential lots (28 detached and 50 attached). A re-zone is also proposed from Mesa County R-2 and T zoning to PR and HO zoning.

LOCATION: South of Highway 50 and west of Linden Street

APPLICANT: Orchard Mesa Venture and Banner Associates, Inc.

~~EXISTING LAND USE: Vacant land~~

PROPOSED LAND USE: Residential and Commercial

SURROUNDING LAND USE:

NORTH: Commercial and Residential

SOUTH: Agricultural

EAST: Commercial and Residential

WEST: Residential

EXISTING ZONING: HO Highway-Oriented (north portion, within the City limits), R-2 Residential District (south portion, outside City limit), T Tourist District (northeast corner, outside City limit)

PROPOSED ZONING: HO and PR Planned Residential

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: No plan exists for this area presently. However, the site is within the boundaries of the proposed Orchard Mesa Master Plan.

STAFF ANALYSIS:

1) The site is a flat, undeveloped parcel of land bordered by U.S. Highway 50 to the north, Linden Street to the east, a drainage ditch to the south, and a mobile home park to the west. The majority of the site is outside the City limits but annexation is being requested for the entire project.

2) There was a previous proposal on the site, File # 84-93, a preliminary plan for Heritage

Hills Subdivision. This proposal was for a phased subdivision with 74 single-family residential lots and a 3.3 acre area of commercial/business zoning along U.S. 50 between Linden and Palmer Streets. This proposal also petitioned for right-of-way vacations for a section of Palisade Street south of U.S. 50 and the alleyways paralleling the street. The subdivision was never reviewed for final platting but the right-of-way vacations have been approved.

3) Under the previous proposal, Heritage Hills Subdivision, Palmer Street extended through the subdivision in order to connect to the vacant parcel south of this site. Sundance Meadows Subdivision does not provide for this kind of through connection. Based on comments from the City Engineer and because of the need to create efficient land divisions to meet present and future circulation and access needs, Sundance Meadows would have to be re-designed to achieve the desired extension of Palmer Street or some acceptable alternative.

4) The proposed re-zoning would create a continuation of the HO zoning along the highway which would allow highway-oriented commercial development to occur. Concerns have been expressed by staff that the proposed commercial zoning on the eastern end of the site would be too narrow for any kind of development other than strip commercial. Consideration should be given to creating a multi-family residential zone on the northeast portion of the site (see Exhibit A). This suggested zoning pattern could accomplish several things: 1) it would allow the possibility of a low-level multi-family development similar to the Southgate Commons Apartment complex to the southeast, 2) it would create a buffer between the highway with its associated commercial development and the proposed single-family residential area, and 3) it would allow sufficient density to support a neighborhood-type commercial use along the highway which would be easily accessible to the immediate residential area as well as highway traffic.

5) No phasing of development has been indicated by the applicants. The phasing sequence should be identified on a re-submitted preliminary plat.

6) A landscaping/screening for separating the commercial and residential areas is needed. This will have to be submitted and reviewed as part of the second review of the preliminary plat.

7) The portion of the property in unincorporated Mesa County will have to be annexed in order to be developed under City standards and to receive City services. A Power of Attorney (POA) form has been given to the applicant's representative.

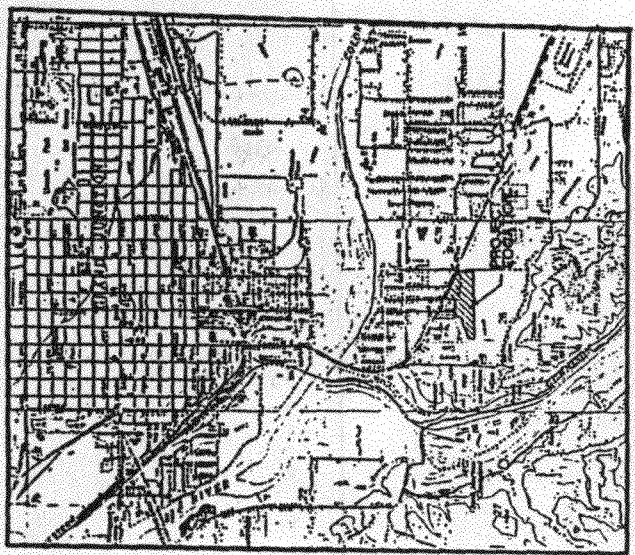
8) Agency comments have been reviewed as they pertain to this subdivision proposal. The City Engineer will require a Traffic Impact Study to evaluate traffic factors resulting from this proposal, including the need for a new traffic signal on U.S. 50 at the intersection with either Palmer or Linden Streets. In addition, the City Engineer will require direct access through the subdivision via a direct extension of Palmer Street or an acceptable alternative route. This through route is intended to provide access for the vacant property to the south for future development.

STAFF RECOMMENDATION: Require a re-submittal of a preliminary plat which addresses issues discussed above. This will necessitate a re-designed subdivision layout that illustrates the following:

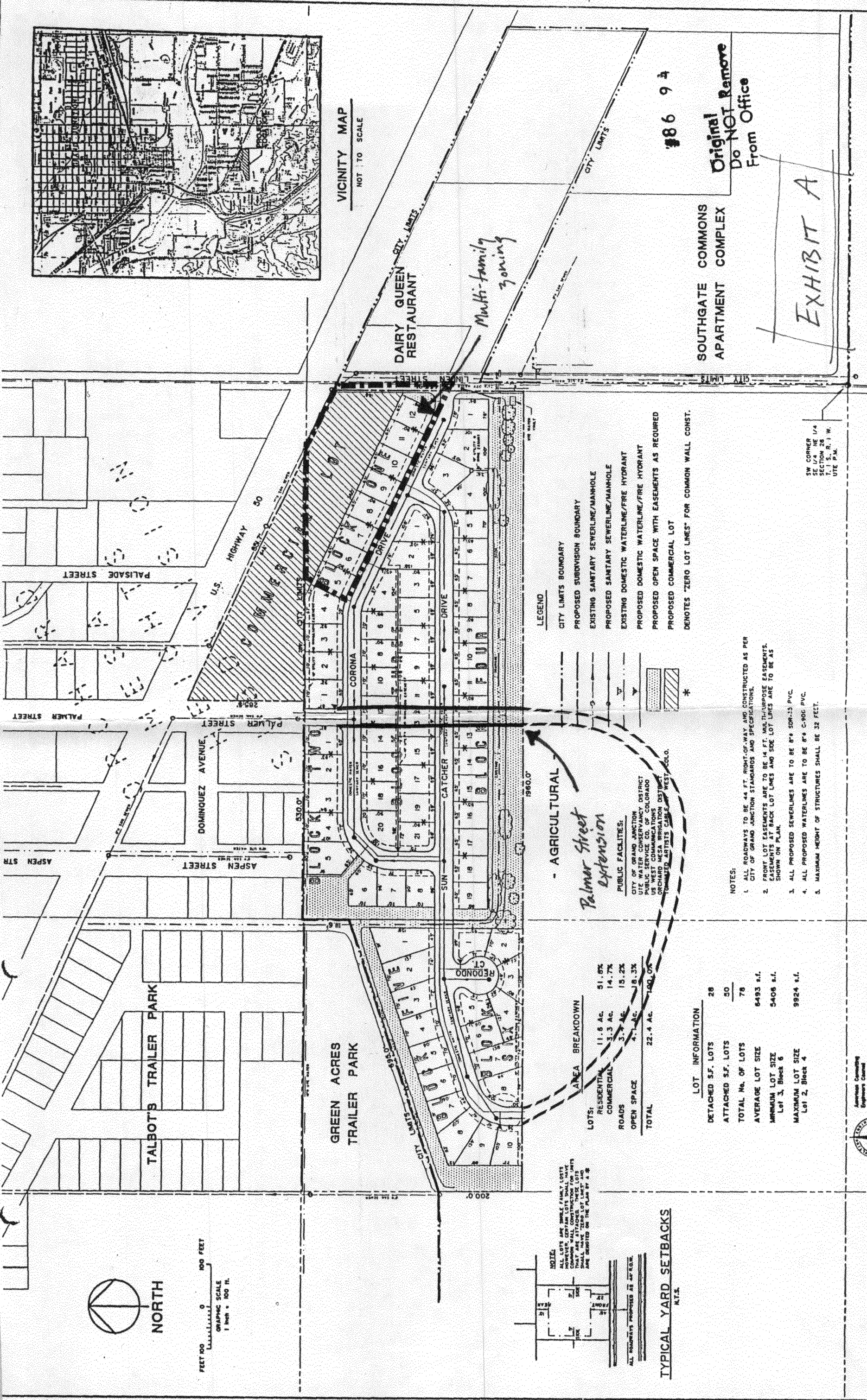
- a) A through street (either Palmer or Aspen Street) which provides connection between U.S. Highway 50 and the vacant parcel to the south.
- b) A multi-family zone placed on the northeast portion of the site or an alternative area such as the eastern side of the site along the entire frontage of Linden Street. If multi-family zoning is located along the total frontage of Linden Street then Corona Drive shall be designed to eliminate connection between Palmer and Linden Streets.
- c) A landscaping/screening plan which indicates how the residential areas will be separated from the commercial.
- d) A Power of Attorney form will have to be signed, notarized and returned or a separate annexation agreement between the City and the developer will have to be made.
- e) A Traffic Impact Study will have to be conducted and submitted to the City for review prior to final plat approval.

SUGGESTED PLANNING COMMISSION MOTION:

Require a re-submitted preliminary plat as recommended by staff.



VICINITY MAP
NOT TO SCALE



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From Office

EXHIBIT A

PRELIMINARY PLAN
SUNDANCE MEADOWS SUBDIVISION

DATE: 08-03-14
SHEET NO. 1 of 1

- LEGEND**
- CITY LIMITS BOUNDARY
 - PROPOSED SUBDIVISION BOUNDARY
 - EXISTING SANITARY SEWERLINE/MAINHOLE
 - PROPOSED SANITARY SEWERLINE/MAINHOLE
 - EXISTING DOMESTIC WATERLINE/FIRE HYDRANT
 - PROPOSED DOMESTIC WATERLINE/FIRE HYDRANT
 - PROPOSED OPEN SPACE WITH EASEMENTS AS REQUIRED
 - PROPOSED COMMERCIAL LOT

DENOTES "ZERO LOT LINES" FOR COMMON WALL CONST.

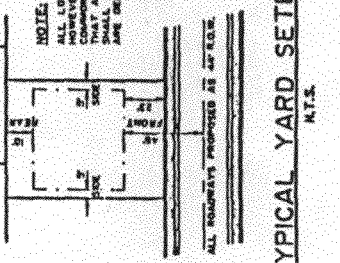
- NOTES:**
1. ALL ROADWAYS TO BE 44 FT. RIGHT-OF-WAY AND CONSTRUCTED AS PER CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS.
 2. FRONT LOT EASEMENTS ARE TO BE 14 FT. MULTIPURPOSE EASEMENTS. EASEMENTS AT BACK LOT LINES AND SIDE LOT LINES ARE TO BE AS SHOWN ON PLAN.
 3. ALL PROPOSED SEWERLINES ARE TO BE 8" SDR-35 PVC.
 4. ALL PROPOSED WATERLINES ARE TO BE 6" C-90C PVC.
 5. MAXIMUM HEIGHT OF STRUCTURES SHALL BE 32 FEET.

AREA BREAKDOWN

LOTS:	RESIDENTIAL	11.6 AC.	51.6%
	COMMERCIAL	3.3 AC.	14.7%
	ROADS	3.4 AC.	15.2%
	OPEN SPACE	4.1 AC.	18.3%
	TOTAL	22.4 AC.	100.0%

LOT INFORMATION

DETACHED S.F. LOTS	28
ATTACHED S.F. LOTS	50
TOTAL NO. OF LOTS	78
AVERAGE LOT SIZE	6493 s.f.
MINIMUM LOT SIZE	5406 s.f.
MAXIMUM LOT SIZE	9924 s.f.

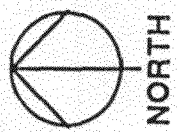


NOTE: ALL ROADWAYS PROPOSED AS 44' R.O.W.
ALL ROADWAYS TO BE 44 FT. RIGHT-OF-WAY AND CONSTRUCTED AS PER CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS.

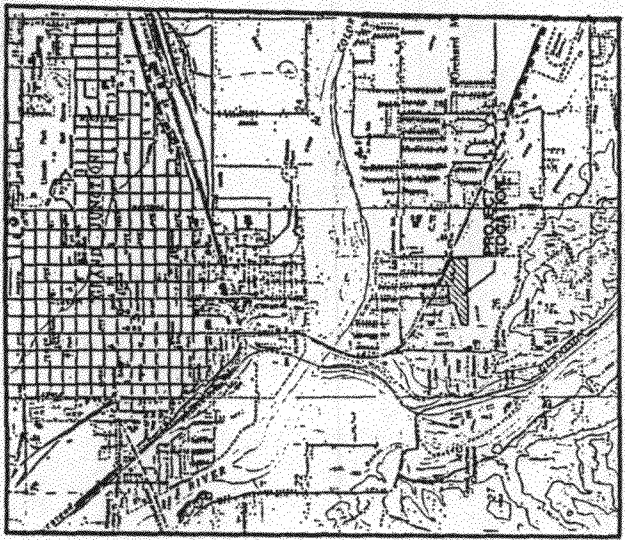
BANNER
ENGINEERS & SURVEYORS
2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • (303) 243-2242
605 E. MAIN • SUITE 6 • ASPEN, CO 81611 • (303) 923-9657

Approved by:
Professional Engineer
Professional Surveyor

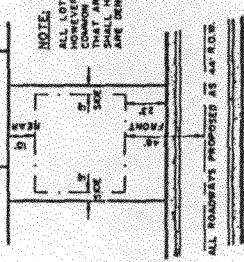
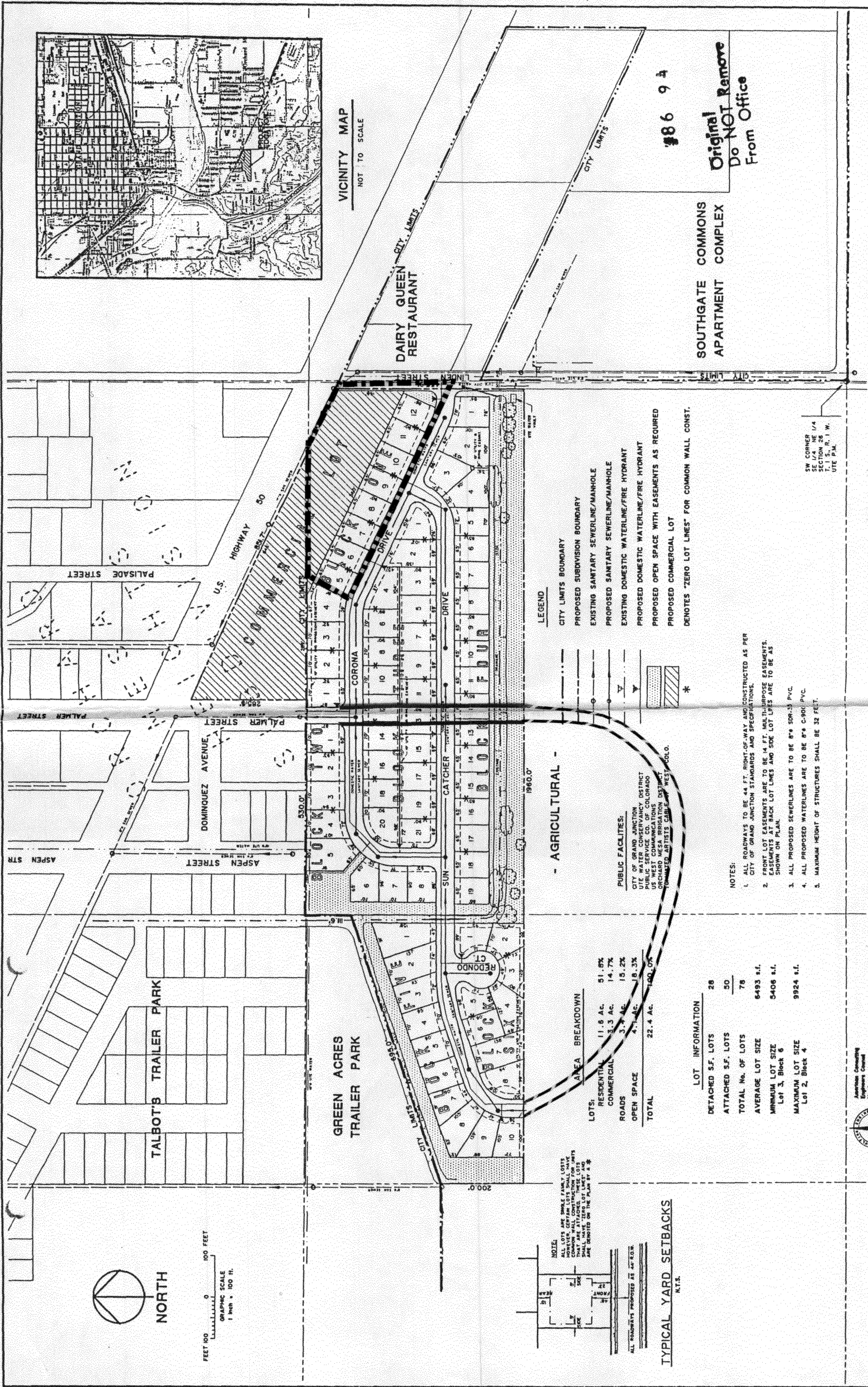
DRAWN BY:	DEC	REVIEWED BY:	DATE:
DESIGNED BY:	DEC	APPROVED BY:	DATE:
CHECKED BY:	DEC	FOR BANNER ASSOCIATES, INC.	



FEET 100 0 100 FEET
GRAPHIC SCALE
1 inch = 100 ft.



VICINITY MAP
NOT TO SCALE



TYPICAL YARD SETBACKS
N.T.S.

NOTE:
ALL LOTS ARE SINGLE FAMILY UNITS
ALL LOTS CERTAIN LOTS SHALL HAVE
COMMON WALL CONSTRUCTION FOR UNITS
THAT ARE ATTACHED TO THE LOT UNIT AND
ARE DENOTED ON THE PLAN BY A *

LOTS:

RESIDENTIAL	11.6 AC.	51.6%
COMMERCIAL	3.3 AC.	14.7%
ROADS	3.4 AC.	15.2%
OPEN SPACE	4.1 AC.	18.3%
TOTAL	22.4 AC.	100.0%

LOT INFORMATION

DETACHED S.F. LOTS	28
ATTACHED S.F. LOTS	50
TOTAL No. OF LOTS	78
AVERAGE LOT SIZE	6493 s.f.
MINIMUM LOT SIZE	5406 s.f.
Lot 3, Block 6	
MAXIMUM LOT SIZE	9924 s.f.
Lot 2, Block 4	

PUBLIC FACILITIES:
CITY OF GRAND JUNCTION
WATER CONSERVANCY DISTRICT
UTAH WATER CONSERVANCY DISTRICT
WEST COMMUNICATIONS
ORCHARD MESA IRRIGATION DISTRICT
TOWN OF ARTISTS CABLE TV WEST COLO.

LEGEND
CITY LIMITS BOUNDARY
PROPOSED SUBDIVISION BOUNDARY
EXISTING SANITARY SEWERLINE/MANHOLE
PROPOSED SANITARY SEWERLINE/MANHOLE
EXISTING DOMESTIC WATERLINE/FIRE HYDRANT
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PROPOSED OPEN SPACE WITH EASEMENTS AS REQUIRED
PROPOSED COMMERCIAL LOT
DENOTES "ZERO LOT LINES" FOR COMMON WALL CONST.

- NOTES:
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 - FRONT LOT EASEMENTS ARE TO BE 14 FT. AND PURPOSE EASEMENTS, SIDE LOT EASEMENTS, BACK LOT LINES AND SIDE LOT LINES ARE TO BE AS SHOWN ON PLAN.
 - ALL PROPOSED SEWERLINES ARE TO BE 8" SDR-35 PVC.
 - ALL PROPOSED WATERLINES ARE TO BE 8" C-900 PVC.
 - MAXIMUM HEIGHT OF STRUCTURES SHALL BE 32 FEET.

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

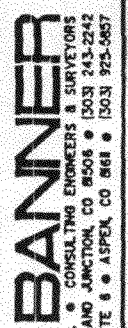
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SOUTHGATE COMMONS
APARTMENT COMPLEX
Original
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From Office

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

BY: DD	ORCHARD MESA VENTURE	DATE: 05-01-94
SCALE: 1" = 100'	PROJECT NO. 86-94	SHEET NO. 1 of 1

PRELIMINARY PLAN
SUNDANCE MEADOWS SUBDIVISION
GRAND JUNCTION, COLORADO



BANNER ASSOCIATES, INC. CONSULTING ENGINEERS & SURVEYORS
2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • (505) 243-2242
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