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File 1994-0155

Name: Canyon View and Preliminary Plan/Zone of Annexation South Camp

<b>P r e s e n t</b>	<b>S c a n n e d</b>	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. 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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### DOCUMENT DESCRIPTION:

X	X	Correspondence			
X	X	Resolution MCM 94-11 – Mesa County Resolution – Bk 2043/Pg 329			
X	X	Agreement between John Thomas/Sun Inc. - **			
X		Staff Review - Mesa County Dept. of Public Works Planning – 12/16/93			
X		Canyon View Subdivision Preliminary Plan (not scanned – very large and hard to separate) – 10/11/93			
X	X	Ordinance No. 2783 - **			
X		E-mails			
X	X	City Council Minutes – 10/19/94 - **			
X	X	Planning Commission Minutes – 10/11/94 - **			
X	X	Ingress/Egress Agreement – Bk 2153/Pg 877 - **			
X	X	Summary of Canyon View files			
X	X	Canyon View Subdivision Map – GIS Historical Maps - **			

MESA COUNTY  
REVIEW AGENCY COMMENT SHEET

FILE

The attached application has been sent to your office for your review and comment. Please return to the Mesa County Planning Division, P.O. Box 20000, Grand Junction, CO 81502-5022.

MCPD Hearing: 9-23-93    MCC Hearing: 10-19-93    UCC: n/a

Project: *C82-93 LA CASA VISTA - ODP*

Petitioner: *John Thomas*

Location: *One mile south of South Broadway on the west side of South Camp, Redlands*

*A request for approval of an official development plan for 85 single-family residential lots on 49.25 acres in a Planned Residential zone (PR 4.5) in the Planned Development Overlay zone. If you have any questions or concerns, please contact Linda Dannenberger at 244-1771.*

Review Agency Comments: (please type)

*See Attached*

Reviewing Office: *Public Works- Utilities*

Reviewed by: *Bill Cheney- Utility Eng.* Date: *9-9-93*

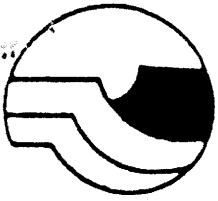
Failure to object or comment by *9-21-93* shall constitute approval by your office.

**LA CASA VISTA - ODP**

**Review Comments**

**Bill Cheney - Utility Engineer, City of Grand Junction**

1. Sewer as described in the narrative, should be available to the proposed project in the summer of 1994. Development fees for sewer shall be required prior to filing the plat for the development. If the development is phased the fees could possibly be prorated on the number of lots being platted at each phase, however the sewer layout for the entire project will require approval prior to the filing of the first phase.
2. The review of proposed sewer and water installations is not possible at this time without the benefit of a sewer/water plan. All plans and profiles relating to water and sewer will be reviewed at the time of final submittal.
3. It is suggested that the developer contact City Public Works to discuss the South Camp sewer extension alignment prior to preliminary and final engineering of the sewer system.
4. Stubouts of sewer lines and easements for future sewer extensions may be required as part of the final submittal approval.



Mesa County Department of Public Works  
Current Planning and Development Section

(303) 244-1636

750 Main Street • P.O. Box 20,000 • Grand Junction, Colorado 81502-5022

STAFF REVIEW  
DECEMBER 16, 1993

- A. **PROJECT DESCRIPTION:** C82-93-2 CANYON VIEW SUBDIVISION - REZONE/ODP/PRELIMINARY/FINAL PLAN  
Petitioner: John Thomas  
Location: One mile south of South Broadway on the west side of South Camp Road, Redlands  
A request for approval of a zone change from ~~Planned Residential 4.5 (units/acre) to Planned Unit Development with a density of 2.0 lots per acre~~ and to eliminate 4.5 acres of dedicated public open space adjacent to Wingate School. The application also includes a preliminary plan for 26 lots on 15.5 acres and a final plan for 11 lots on 6.8 acres. The parcel was formerly named La Casa Vista. Reviewed by: Matt Osborn, Planner *MO*
- B. **SURROUNDING LAND USE AND ZONING:** R2 zoning surrounds these 2 parcels on the west side of South Camp Road (except the lot immediately west). PR3 and PR1 zones further south are in place for the Monument Valley Subdivision. The east side of South Camp is classified as PR3 and PR4. Wingate School property is located adjacent to the southeast corner of this proposal. The South Camp corridor has been in the process of transitioning from irrigated crop lands to subdivided lots from 1/2 acre to 4 acres in size.
- C. **STAFF COMMENTS:**

Background Information: The subject parcel has received two previous approvals on Development Applications. An outline development plan and zone change for this property was approved by the Board of County Commissioners on January 18, 1983. A density of 4.5 units per acre was settled upon after much citizen protest to the 5.75 units proposed. The zone change required adequate sewer, water, irrigation and drainage for the site, enforcement of architectural and design controls to ensure compatibility with the landscape and views of the National Monument, dedication of 4.5 acres adjacent to Wingate Elementary School for a district park, and investigation of the possibility of a fire station to be built in the Redlands. The plan included condominium, townhome and single-family units with large buffers of open space. The plan was lapsed on April 4, 1989 but the zoning was retained.

PROJECT REVIEW C82-93-2

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On October 19, 1993, an Official Development Plan was approved by the Board of County Commissioners for 85 lots on 49.25 acres. This reflected a significant decrease in density from 4.5 lots per acre to 1.73 lots per acre. Included in the application was the developer's intent to eliminate the previous open space dedication requirement of 4.5 acres. The 10/19/93 approval required that a final application be coordinated with the School District in order to determine the need for the dedication of previously required open space.

Redlands Goals and Policies: These policies represent 5-acre densities within 1000 feet of the Colorado National Monument. If the parcel to the west is to be considered as another phase of this development, those guidelines will be applied to its review. Some of that density may be transferred toward the east.

The architecture and color of the buildings should blend with the surrounding landscape. Non-irrigated desert land should be treated carefully when construction takes place. The policies also recommend the provision of 30 percent open space in planned unit developments and that schools be used as active recreation areas.

The previous zoning approval for this property required a 4.5 acre dedication of land adjacent to Wingate School to add to the only active public recreation site on South Camp Road. This dedication would eliminate the requirement for the \$150.00 per lot development impact fee as per Section 4.3.5 Standard for Land Dedication, "Dedication of land for school and/or park purposes shall be required of any development if such development includes within it land which is necessary for implementing an adopted park, bikeway, open space or school plan. In all other cases, payment of the fee required....". Two other recent developments on South Camp Road, Monument Valley and South Camp Meadows have contributed to public recreation with trail connections.

Topography, Soils and Geology: The land north of Wingate School is in natural grasses at this time. A small orchard exists in the center of the west half of the proposal. In addition, there are numerous mature trees on the site. The land angles to the north from areas at the south end with up to 10 percent slopes to those with less than 5 percent toward the north.

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The Geotechnical Report identifies some soil problems, re. swell potential, but has recommendations to mitigate potential problems. The developer should follow the recommendations of the Geotechnical Report.

Utilities: Ute Water will serve the subdivision with domestic water and pressure and line size will be adequate for fire flow. The applicant is committed to participation in sewer line extension costs and use for sewage disposal. In addition, electricity, gas, telephone and cable are also available along South Camp Road. Utility easements appear to be sufficient with the exception of Lot 12 in Phase 2. City utilities is requesting a 20' easement for sewer.

Fire Protection: The subject parcel is located within the urbanizing area. Adequate fire flow is required. An 8" water line is proposed throughout the development. This should meet minimum fire flow requirements. Fire hydrant locations must be approved by the Grand Junction Rural Fire District.

Drainage and Irrigation: The Colorado Geological Survey indicates a flash floodway along the west side of the South Camp Road. This drainage carries stormwater runoff from the National Monument north along South Camp and crosses to the east across South Camp Meadows. The applicant submitted a drainage report with a design for detention of on-site runoff. The proposed detention facility appears to be sufficient for the first two filings. However, the overall on-site drainage plan needs to be clarified.

In addition, the drainage report does not indicate the 100 year floodplain. The floodplain administrator has concerns regarding alteration of the historic stormwater flow in the entire drainage basin. According to the Mesa County Floodplain administrator, "mapping the 100 year floodplain and/or backwater effects of constrictions to drainage along South Camp" is required.

A lined ditch cuts through the property and provides water for only the area north of the school. The petitioner is sensitive to the maintenance of the arid land and proposes desert landscaping and minimal disturbance in that area. The developer proposes a gravity flow irrigation system. This should be piped to minimize seepage in the subdivision. No detailed irrigation plans were submitted with the application. An irrigation plan must be approved by the County Engineer.

The applicant states that 80 shares of water are available to the site, but the Redlands Water and Power Company review refutes that claim. Any interference with their canals must be coordinated with the Redlands Water and Power office. In addition, a telephone conversation with Redlands Water and Power indicates that the current ditch has inadequate flow. A piped improvement may be required.

~~Access/Traffic and Road Design: For the preliminary/final plan, one access is provided, Canyon View Drive with two cul-de-sacs branching off of Canyon View Drive. Canyon View Drive is designed as a subcollector street with 44 feet of right-of-way. Curb, gutter and sidewalks are required. The applicant proposes sidewalks on one side. The right-of-way for Canyon View Court and the two cul-de-sacs will be 42' and sidewalks are not required due to low traffic volumes. However, staff recommends a sidewalk extending from Canyon Court south to the Canyon Rim Drive. This will provide improved pedestrian circulation within the neighborhood and allow a shorter route for school children travelling to Wingate Elementary School. With the next filing, a pedestrian connection to Wingate Elementary School will be provided. With the sidewalk/bicycle path on South Camp Road and a sidewalk connection to Canyon Rim Drive, staff considers the construction of a sidewalk on one side of Canyon View Drive to be acceptable. However, the City of Grand Junction is asking for sidewalks on both sides of the street since the area will be annexed.~~

An access easement is provided to serve parcels located to the west. An easement agreement allows the easement to be moved in order to allow the various phases of the development to occur without restricting the access.

South Camp Road is classified as a minor arterial street. It is currently substandard. Therefore, road improvements will be required. Improvements are proposed to South Camp Road to improve drainage swales, widen the mat and provide the 8' path.

The proposal includes a common mailbox delivery area near the entrance to the subdivision on South Camp Road. Mesa County Traffic considers this location to be too close to the intersection, resulting in too many potential conflicts between passing vehicles and vehicles picking up mail.

Open Space: The 1983 Development Application approval required the dedication of 4.5 acres of open space adjacent to Wingate Elementary School for a district park. The current application seeks to eliminate the park dedication requirement due to the substantial decrease in density.

Section 4.3.5 of the Mesa County Land Development Code "Standard for Land Dedication" states that dedication of Land for school and/or park purposes shall be required of any development if such development includes within it land which is necessary for implementing an adopted park, bikeway, open space or school plan. Since the dedication of park land is part of the City of Grand Junction Parks, Recreation and Open Space Master Plan, staff recommends the dedication of park land. In addition, School District 51 and the City of Grand Junction Parks Department strongly support the dedication requirement. With the dedication of open space, the developer should consider higher density in the remaining filings.

Design: The developer's goal is to create a development with an "open feel and access to views". In addition, the developer is proposing "consistency of materials, colors and style" in the covenants. Staff supports the developer's goal. An Architectural Control Committee will review architectural plans in order to ensure compliance with the adopted covenants.

The setbacks proposed are 30' from right-of-way, 15' side and 30' rear. Staff has no objection to this proposal. In addition, the increased rear and front distances and restriction of solid fencing will help to open up the views of the area. Setbacks from South Camp Road will be 80' from the centerline and 50' from the top elevation of the wash flow per the Redlands Policies.

The proposal states that the developer/builder will retain as many of the mature trees on each building site as possible using the guidance of a landscape architect. Tree planting is proposed along South Camp Road, but vegetation placed there should allow the long-range view of the Monument from the road. Open fencing is suggested with only the enclosure of the patio area allowed. A precedent has been set with both South Camp Meadows and Monument Valley to place homes away from the road with lot depths of at least 125 feet. The emphasis has been to present a different environment than the urban, F Road corridor and to preserve the spectacular views of the National Monument. The lots along the road should maintain a consistent appearance with other developments.



PROJECT REVIEW C82-93-2

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The materials discussed for use conform to the recommendations in the Redlands Policies: natural and of earth tone colors. Staff applauds the commitment of the applicant sensitivity to site design and energy efficient construction.

Planned Unit Development Criteria: Staff feels that with the recommended conditions, the application will meet the Planned Unit Development Criteria, Section 5.1.4. of the Code, relating to availability of services, compatibility and the conformity of the proposal with other provisions of the Code.

D. **STAFF RECOMMENDATION:** Approval of the Rezone/Preliminary/Final Plan subject to the following conditions:

- OK 1. The recommendations of the Geotechnical Report be followed prior to construction of foundations.
- OK 2. A 20' utility easement for Lot 12 of Phase 2 be provided for sewer.
- OK 3. The location of fire hydrants must be approved by the Grand Junction Rural Fire District.
- OK 4. The Drainage Report must be amended to include mapping the 100 year floodplain and/or backwater effects of constrictions to drainage along South Camp Road.
- OK 5. A complete irrigation plan must be submitted and approved by the Mesa County Engineer.
- OK 6. Provide evidence of irrigation water shares.
- OK 7. A sidewalk connection between Canyon View Court and Canyon Rim Drive shall be provided.
- OK 8. Half street road improvements shall be constructed on South Camp Road.
- OK 9. The location of the mailbox delivery area must be approved by the Mesa County Traffic Analyst.
- OK 10. Homes are single-story in height along South Camp Road.
- OK 11. The applicant dedicate 4.5 acres of park land.
- OK 12. Review agency requirements consistent with the Code.

E. **MCPC RECOMMENDATION:** (5 to 0 vote) 12/16/93, approval subject to staff and agency review comments eliminating Condition #11 (park land dedication) and #8 changing the 8' pedestrian/bicycle path to 6'.  
N2.

canyon/mjo

# Canyon View Subdivision

## Project Narrative

Canyon View Subdivision, formerly La Casa Vista, a single family residential development, is requesting a Re-zone from PR 4.5 to PR 2, Preliminary Plan approval for 26 lots on 15.5 acres by Mesa County. In addition, we are seeking approval for Final Plan for 11 lots on 6.8 acres to constitute the first phase.

### THE DEVELOPER

The property is in the process of being purchased by Mr. John Thomas, a resident of Quail Estates which is a neighboring development to this proposed subdivision. A letter of intent from the present owners is included in this report as Exhibit 1.

Mr. Thomas has been a custom home builder in Eastern Utah and Western Colorado for the past 15 years. His emphasis is on energy efficient homes. Mr. Thomas's innovative design and construction techniques have earned him an outstanding reputation in energy efficient home construction, including awards commending two of his homes as being the 5th and 8th most energy efficient homes in the state in 1990.

### THE PROPERTY

The 49.29 acre property is located approximately one mile south of the intersection of South Broadway and South Camp Road. It shares the north and west property line of Wingate Elementary school. It is situated north of Buffalo Drive, a neighborhood of 1/2 acre to 5 acre home sites, most of which have been or are now being built. The properties to the north and northwest are zoned R-2 and are undeveloped. The parcel to the east is zoned PR-3 but is yet undeveloped. The parcel to the west was at one time part of the original La Casa Vista subdivision and holds the PR 4.5 zoning.

The property is located approximately one mile south of the intersection of South Broadway and South Camp Road. The first 26 lots lie in the north east corner of the parcel, the east property line abutting South Camp Road, and the north property line abutting the Flemming property.

This portion of the subdivision lies within the former irrigated cropland. Trees have grown up along the east property line, and a few large shade trees remain from the old homestead.

The site slopes to the north, with drainage accumulating in the north east corner, where the site drainage meets the drainage swale which follows South Camp Road.

Views from the entire site encompass the Colorado National Monument from the south to the northwest, and provide a dynamic focus for the home sites.

The site is traversed by an access easement that serves the Schnickmann property to the northwest and other properties to the west and southwest.. This easement is accompanied by an agreement (Exhibit 2 in this report) which allows it to be adjusted so that development can take place while maintaining access to these properties. The phasing of the proposed development will allow this easement transition to take place in a smooth and accommodating fashion.

## THE DEVELOPMENT

The re-zone and ODP accepted in 1983 was for 4.5 units per acre, with a mix of condominiums, townhomes and single family housing. The plan proposed a total build-out of 383 units. The plan also dedicated 4.5 acres of open space. This plan was reverted in 1989, but the Pr 4.5 zoning and 4.5 acre land dedication were retained. Mr. Thomas proposes 86 units on 49.3 acres, or 1.75 units per acre. His portion of the open space would equate to 2.64 acres. Drainage basins account for .4 acres, reducing the perceived requirement to 2.24 acres. We do not feel the land dedication applies to this development and request it be deleted from the zone. We feel the open space necessary for the proposed development is provided on the individual lots, allowing the homeowner to develop and maintain that open space within the restrictions and intent of the covenants. We also feel the 15 acre neighborhood park area provided by Wingate Elementary School meets the requirements of the Mesa County Parks Masterplan, with no additional acreage being called for in the masterplan. The reduced density of the proposed development and compatibility with the surrounding zoning and land uses, we find the proposed plan meeting the intent of the code and policies of Mesa County.

The re-zone request is required to allow the development of this property in 1/2 acre lots without the 4.5 acres of open space dedicated with the re-zone completed in 1983.

This Preliminary Plan Submittal includes 750' of the north entry (Canyon view Drive), and the internal courts named Canyon View Court, East Canyon View Court, West Canyon View Court, with a total of 26 lots for homes, 2 dedicated open space parcels.

The Final Plan Submittal includes 750' of Canyon View Drive, 168' of Canyon View Court, and the 11 platted lots for homes and the detention facility, mail station, and entry as dedicated open space.

Mr. Thomas is subdividing 11 1/2 acre lots in this phase and building spec homes. He does not plan on selling lots, just finished homes. Mr. Thomas hopes this approach will enable him to provide an energy efficient home with the feel of a custom home for the average home buyer.

With Mr. Thomas constructing the homes, a consistency of materials, colors and style will be maintained. This is supported with covenants, included in this submittal as Exhibit 3, including a homeowner's association with an architectural control committee.

A major concern of Mr. Thomas is keeping the open feel and access to the views. This has led to the concept of restricting privacy fences to areas adjacent to the homes, with lower fences extending further from the home. This will allow for enclosure for pets, small children, and garden spaces, while minimizing the stockade feel of interlocking 6' privacy fencing. This also maintains the openness to adjacent property owners who have had this property as a visual corridor.

The lot size of one half acre, with a minimum of 100' lot width, is meant to retain the open rural nature of the property. The majority of the lots have been oriented facing the street to the north or south, allowing the home to take advantage of the views to the south and the solar orientation essential to energy efficient design.

The open rural feeling is also desired in the street itself. A 28' wide asphalt mat with 2'6" drive over curb and gutter is proposed. The mat width allows the roadway capacity necessary, and the curb and gutter controls the drainage as well as protects the edge of the

asphalt from degradation. A sidewalk will be provided on one side for the main roads, allowing safe travel on the more used streets.

The street layout was designed to minimize the excavation needed in their construction as well as the construction of drainage facilities. This "minimum disturbance" technique follows through the home construction Mr. Thomas employs, designing the home to work with existing grades and restricting construction activity to the pad and drive areas. This allows the existing vegetation to remain, minimizes compaction of landscapable areas, loss of vegetative cover and topsoil. This practice controls and minimizes the effects on erosion, water quality, and dust, as well as offering the homeowner the opportunity to incorporate these native plants, apricot trees, or shade trees into the landscape. These restrictions are supported in the covenants (Exhibit 3)

#### UTILITIES AND SERVICES

The site is served by a 12" Ute Water line, adequate to provide drinking water and fire protection for the development. The service will be extended with an 8" main to serve home and fire hydrants.

An existing Ute water line and access easement now bisects the property to serve the Schickmann Property to the west. The phasing of the project shall accommodate the transition of this existing service to coordinate with the proposed service lines and the abandonment of the easement.

Fire protection in this area is served by the Grand Junction Rural Fire District, operated by the City of Grand Junction. This site would be serviced from Station #1, located in Downtown Grand Junction. Proposals are under review to establish another station to serve this area in the vicinity of the South Camp/Broadway intersection. This station, if approved and funded, would be in service in 1995.

This development falls within the 201 service area of the Grand Valley Sewer service is to be provided by Grand Valley Sewer District. The new South Camp line is to be installed in the spring of 1994, and completed by the summer of 1994, and participation in the costs of this interceptor are anticipated.

Site drainage is to be accumulated in the northeast corner of the property. The drainage reports title "A Drainage Report for Canyon View Subdivision", included in this report as Exhibit 4, describes the drainage patterns, rates of flow, and detention structure.

The South Camp Drainage flows north along the west side of South Camp Road. The Off Site Drainage Report for La Casa Vista Subdivision, included with the drainage report, describes the drainage basin, rates of runoff, and volume of this drainage. The swale designed for the existing drainage alignment mitigates any negative effect this drainage may pose to this development.

The property now has 80 shares of Redlands Water and Power irrigation water. The proposed development would apply irrigation water through a gravity system to this portion of the development.

Existing irrigation water rights beyond this development will be accommodated and Mr. Thomas will provide these users with their water right.

## THE IMPACTS

### Traffic

The occupants of this neighborhood will increase the use of South Camp road, Monument Road and the Redlands Parkway. Its location does allow the division of traffic based on destination, with those traveling to the downtown area or south using Monument Road, and those traveling west , to the Mesa Mall, or to Interstate 70 using Redlands Parkway. These choices should disperse traffic quickly.

Proximity to Wingate Elementary for primary education as well as park facilities, 1.4 mile drive to Redlands Middle School, access to the Colorado National Monument, addition of the South Camp Bike Path, should minimize auto use.

### Community Improvements

The developer will participate in the cost sharing for the installation of the South Camp line. This cost will be determined by the number of units served, with the term of payment and fee determined following discussion with the district.

The developer will also improve the South Camp Road section. These improvements may consist of mat widening, construction of a roadside swale for the South Camp Storm water, and construction of an 8' asphalt bike path parallel to South Camp Road adjacent to this neighborhood.

The developer will pay the Development Impact Fee in lieu of providing open space.

### Parks & Recreation:

Proximity to Wingate Elementary School will provide the neighborhood with neighborhood park facilities. The addition of a portion of the South Camp Bikeway with the construction of this project will begin to link sections of bike trail together. The extension of this bikeway and the overall expansion of the bike trail system in the Grand Valley as proposed in the Multi-Modal Transportation Study will someday connect the South Camp Bikeway to the Redlands Parkway bike trail, and thus access to the Riverfront Trail. A connection with the proposed Monument Road Bikeway will provide access to Colorado National Monument, Tabegauche Trail and downtown. With the recreational emphasis on biking, jogging, walking, and skating, this access will provide numerous choices for recreation activities directly adjacent to the neighborhood.

Neighbors: The proposed development is an increase in the density of the of existing surrounding land use. The Buffalo Drive area to the south is zoned at the same density, but was developed to an overall density below its zoning. Two specific subdivisions, Long View Estates Filing 2 and Longview East were subdivided into 1/2 acre lots.

The Redlands Policies state that the Redlands is to be developed in low density (0-4 dwelling units/acre) to medium density (4-10 dwelling units/acre) residential interspersed with a few remaining farms and orchards. This development falls within the low density development designation. The policy also states that it is desirable to develop density in the Redlands along the sewer lines. This parcel is situated directly along to the proposed South Camp line, and thus meets the guidelines established by the Redlands policies.

The surrounding zoning is all residential and of of greater density than this parcel. The density will provide a transition from the proposed PR-3 east of South Camp Road to the large parcels adjacent to the Colorado National Monument.

In Summary, this proposal meets the intent of the policies established by Mesa County, the desires of the landowner, and the home buyer market that Mr. Thomas has targeted.

Comm. Dev.

Rec'd 2/29/94

KP

C. L. ...  
MCA  
Jim S  
Don't  
Ted N  
3/1/94  
cf

February 28, 1994

Thomas & Sun, Inc.  
John M. Thomas  
321 Quail Drive  
Grand Junction, CO.  
81503

Dan Wilson  
250 North Fifth Street  
Grand Junction, CO.

need w/m

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
MAR 2 1994

Re: Canyon View Subdivision-dedication of land to the City of  
Grand Junction

Dear Mr. Wilson,

As required by the Mesa County Board of Commissioners per their resolution dated January 18, 1994, the developers of Canyon View Subdivision are in the process of dedicating 4.5 acres of land to the city for use as park land. The revised Official Development Plan was submitted to Don Hobbs of the City Parks and Recreation Department for review on February 22. In order to facilitate the process of dedication and in anticipation of annexation of the property into the City in the near future, we ask that you consider the following in the approval process.

First, the Board of Commissioners has agreed to let the landowners make a gift of the land to the City. Since the gift of the property is to be completed this year, we must describe the boundary and deed the land to the city to complete the gift in 1994. The ODP shows boundaries for the park land based on one design concept for the balance of the developable land. Without more planning being done, it is difficult to say that this would be the optimum design. For instance, road design to provide better traffic flow to the property to the west might lead us all to prefer a different boundary, or the developer might find that he can make better use of the remaining lands if the boundaries were modified. What I propose is that the developer make a binding dedication of the acreage immediately, that the developer work with city planners to arrive at a mutually agreeable solution to the boundary issue, and that in return, the city assist the developer in assuring the County that the requirement is being met so that construction of phase 1 of the development can begin in a timely manner. Since the City will have the dedication and will control the development process in this area shortly, the City has no risk in this. To this end, I have made an appointment with Katherine Portner of City Planning for March 1 to begin the planning process. I believe this solution allows the City and the developer to work together in an orderly planning process with enough time to arrive at the best result. The alternative would be to arbitrarily describe a boundary now and then to have to revisit the issue down the road.

Another issue we wish you to consider is what I might call the entirety of the dedication. We control the thirty two acre parcel of land to the west, described as tax schedule number 2947-351-00-059. This land together with the two parcels composing Canyon View Subdivision were all included together in the 82 acre La Casa Vista Subdivision which was in the Mesa County planning process in 1983. The zoning requirement to dedicate land for parks was attached to all of the parcels at that time and was clearly intended to satisfy the requirement for all three parcels. We ask the City to formally recognize that the requirement for park land and open space for parcel 059 has been met and that more land will not be taken at the time parcel 059 is developed. In considering this, please note that parcel 059 is significantly impacted by the Monument Zoning Condition, and that much of this parcel will have to be developed in sites 2 acres or larger.

Lastly, at the Board of Commissioners hearing, development impact fees for the entire subdivision were waived in recognition that the dedicated land represented 10% of the development's assets, that the land was very valuable and that the land was taken without compensation. We would ask the City to grant the same exemption from DIF fees after the property is annexed. After all the City has received something of greater value, there is precedent which would indicate that the waiver would not conflict with policy and this is exactly the type of situation for which the waiver was intended. The waived fees certainly do not cover even the original cost of the land to the landowners, but would be a reasonable step the City could take to ease the financial burden of making one developer bear the cost of something that clearly benefits everyone in the area.

Thank you for your attention to this matter. If you have questions please call me at 245-1195.

Sincerely,



John Thomas



STAFF REVIEW (Final)

FILE: #155-94

DATE: September 28, 1994

STAFF: Tom Dixon

REQUEST: Preliminary Plat/Plan approval from Mesa County and a Zone of Annexation of PR-2 (Planned Residential, 2 units per acre)

LOCATION: One mile south of South Broadway on the west side of South Camp Road, Redlands

APPLICANT: John Thomas

EXISTING LAND USE: Mostly undeveloped, residential units under construction

PROPOSED LAND USE: Single-family Residential

SURROUNDING LAND USE:

NORTH: Undeveloped

SOUTH: Institutional (Wingate School)

EAST: Undeveloped

WEST: Agricultural/undeveloped

EXISTING ZONING: PR-4 (Mesa County)

PROPOSED ZONING: PR-2

SURROUNDING ZONING:

NORTH: R-2 (Mesa County)

SOUTH: R-2 (Mesa County)

EAST: PR3 (Mesa County)

WEST: R-2 (Mesa County)

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:

This site is subject to the Redlands Goals and Policies. As recommended in this adopted document, the petitioner will construct residences with exterior finishes of natural and earth tones. The placement of fences will be restricted in order to maintain open views of the area and to preserve vistas of the nearby Colorado National Monument.

STAFF ANALYSIS:

The annexation of the Canyon View Subdivision (formerly La Casa Vista) to the City of Grand Junction became effective in August, 1994. The Official Development Plan (ODP) for Canyon View was approved by Mesa County on October 19, 1993. The ODP was for 85 lots on 49.25 acres. Preliminary and Final Plat/Plan approval was granted for 26 lots on 15.5 acres.

The annexation agreement between the City of Grand Junction and the petitioner calls for acceptance of the ODP as a Preliminary Plan. All future phases will proceed directly to Final Plat/Plan. It should be noted that the annexation agreement includes a pedestrian/bicycle way easement which will provide connection through two future lots in Phase IV although no means of improvements have been specified. There is some discrepancy about where that easement is and should be located. Determination of that location is presently being investigated.

The purpose of this review is City acceptance of this Preliminary Plat/Plan.

STAFF RECOMMENDATION:

To accept the approved ODP for Canyon View Subdivision as an approved Preliminary Plan and to recommend to City Council a zone of annexation of PR-2, with the following condition:

1) The pedestrian easements within the subdivision shall be improved with a 10-foot wide concrete surface.

SUGGESTED PLANNING COMMISSION MOTIONS (2):

Mr. Chairman, on item #155-94, I move that we approve the ODP as a Preliminary Plan for Canyon View Subdivision.

Mr. Chairman, on item #155-94, I move that we recommend to City Council a zone of annexation of PR-2 for Canyon View Subdivision.

STAFF REVIEW

FILE: #155-94

DATE: October 13, 1994

STAFF: Tom Dixon

ACTION: 1) Ordinance for Zone of Annexation of PR-2 (Planned Residential, 2 units per acre), and,  
2) Motion to grant an exception to reduce the minimum pavement width of a pedestrian/bicycle easement from eight (8) to six (6) feet.

LOCATION: One mile south of South Broadway on the west side of South Camp Road, Redlands

APPLICANT: John Thomas

EXISTING LAND USE: Mostly undeveloped, residential units under construction

PROPOSED LAND USE: Single-family Residential

SURROUNDING LAND USE:

NORTH: Undeveloped  
SOUTH: Institutional (Wingate School)  
EAST: Undeveloped  
WEST: Agricultural/residential

EXISTING ZONING: PR-2 (Mesa County)

PROPOSED ZONING: PR-2

SURROUNDING ZONING:

NORTH: R-2 (Mesa County)  
SOUTH: R-2 (Mesa County)  
EAST: PR-3 (Mesa County)  
WEST: R-2 (Mesa County)

EXECUTIVE SUMMARY:

The Canyon View Subdivision was the subject of an annexation agreement between the City of Grand Junction and the developer, John Thomas. Terms of that agreement include that the City acknowledge the Outline Development Plan (ODP) approved by Mesa County and that a 4.5-acre parcel adjoining Wingate Elementary School be deeded to the City no later than January 1, 1998. This subdivision was brought into the City with Mesa County zoning of PR-2 which was established at the time of ODP/Preliminary Plan approval by the

Mesa County Commissioners. The ODP was approved by the City of Grand Junction Planning Commission at its hearing on October 11, 1994. A zone of annexation of PR-2 was recommended in conjunction with that approval.

The Planning Commission approval included the condition that all pedestrian/bicycle easements be improved with only six feet of hard surface. The minimum City standard for such improvements is eight feet. Therefore, a motion must be passed by the City Council to allow this exception.

#### RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:

This site is subject to the Redlands Goals and Policies. As recommended in this adopted document, the petitioner will construct residences with exterior finishes of natural and earth tones. The placement of fences will be restricted in order to maintain open views of the area and to preserve vistas of the nearby Colorado National Monument.

#### STAFF ANALYSIS:

The annexation of the Canyon View Subdivision (formerly La Casa Vista) to the City of Grand Junction became effective in August, 1994. The ODP for Canyon View was approved by the Mesa County Commissioners on October 19, 1993. The Rezone/ODP/Preliminary Plan was for 85 lots on 49.25 acres. Preliminary and Final Plat/Plan approval was granted for 26 lots on 15.5 acres. The approved Rezone was from PR-4.5 to PR-2.

The annexation agreement between the City of Grand Junction and the petitioner calls for acceptance of the ODP as a Preliminary Plan. The effective density of that area is just over 2 units per acre calculated on the assumption that 4.5 acres of land will be deeded to the City for park use by January 1, 1998.

#### STAFF RECOMMENDATION:

Approval of a zone of annexation of PR-2.

#### PLANNING COMMISSION RECOMMENDATION:

Approval of a zone of annexation of PR-2.

CITY IN

NO.

CANYON VIEW SUB

NO.

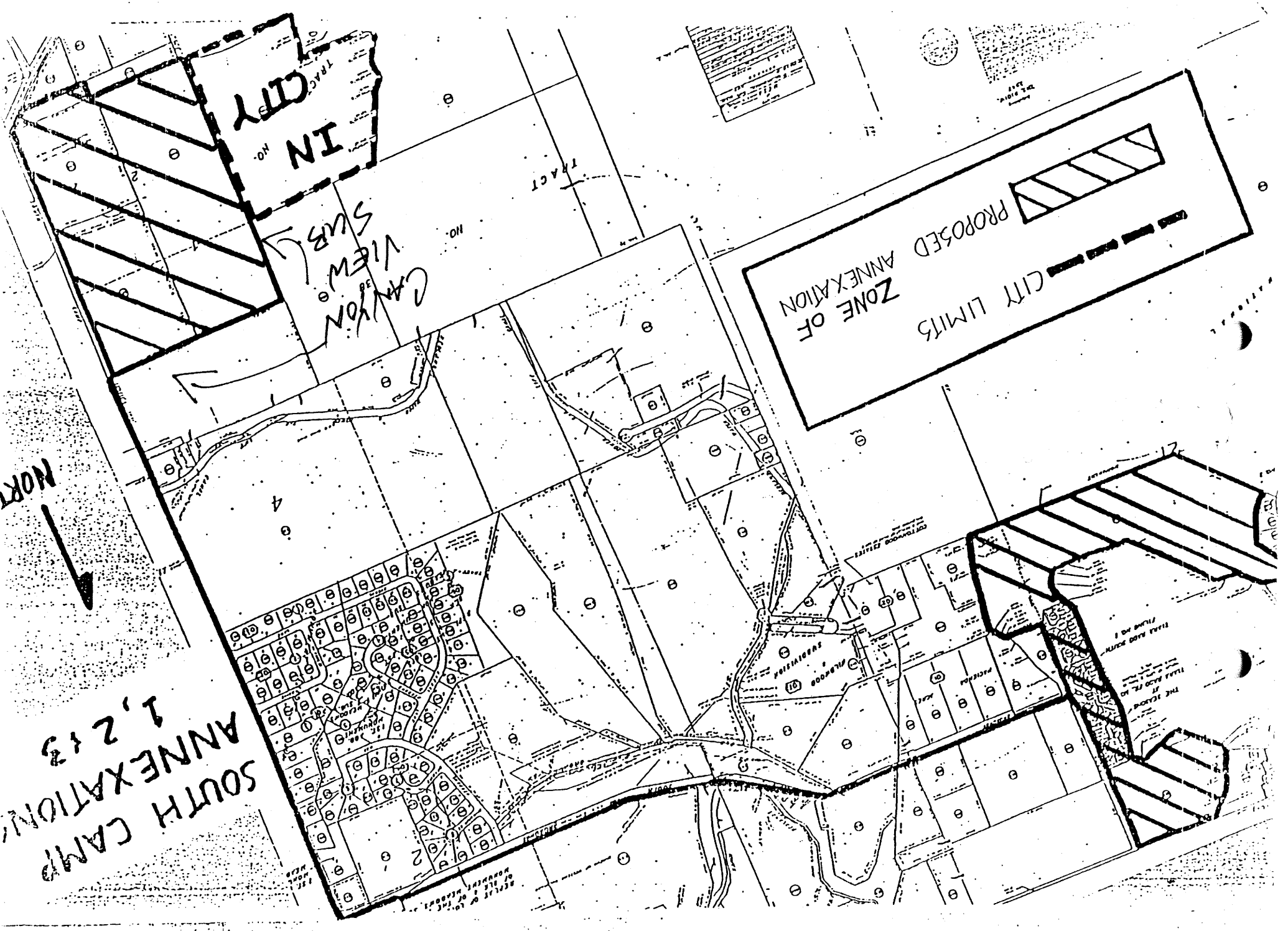
TRACT

ZONE OF PROPOSED ANNEXATION

CITY LIMITS

NORTH

SOUTH CAMP ANNEXATION 1, 2 & 3



January 11, 1995



Mr. John Thomas  
Thomas & Sun  
321 Quail Dr.  
Grand Junction, CO 81503

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

Subject: Canyon View Filing 1 Subdivision

Dear Mr. Thomas:

A final inspection of the streets and drainage facilities in Canyon View Filing 1 Subdivision was conducted on 12-1-94. As a result of this inspection, a list of remaining items was given to Jim Langford for completion. These items were reinspected on 1-6-95 and found to be satisfactorily completed.

"As Built" record drawings and required test results for the streets and drainage facilities were received on 12-1-94. These have been reviewed and found to be acceptable.

In light of the above, the streets and drainage improvements are accepted for future maintenance by the City of Grand Junction.

This acceptance is subject to a warranty of all materials and workmanship for a period of one year beginning December 1, 1994.

Thank you for your cooperation in the completion and acceptance of this project.

Sincerely,

A handwritten signature in cursive script that reads "Jody Kliska".

Jody Kliska, P.E.  
City Development Engineer

cc: Don Newton  
Doug Cline  
Walt Hoyt  
Tom Dixon ✓  
Jim Langford

Summary of Canyon View Subdivision Files

- File #
1. 43-92 Zone of Annexation for Ridges & other properties.  
  
According to Dave Thornton some other areas were later deannexed, but this area (**encompassing Phases V and VI of Canyon View**) remained in the city. Zoning of 1du/35 acres was imposed.
  2. 155-94 Zone of Annexation for South Camp/Canyon View & Preliminary Plan.  
  
Zone of annexation to PR-2; annexation agreement; approval of ODP for phases I-III, final plan for phase 1,  
  
6' wide concrete surface for interior ped/bike trails decided by Planning Commission
  3. 214-94 Final Filing #2, ODP for 37 acres to the west (zoned 1du/35 ac) but no change of zone requested.
  4. FPP-96-28 Final filing #3, revised ODP for 37 acres to the west and phase IV, ~~change to PR-2 for 37 acres to the west~~

BIN 2-16-96