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File ANX-1995-049

Date 7/31/99

P	S	A few items are denoted with a (*) are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.	
r	c	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.	
e	a	Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.	
s	n	X	X
e	e	*Summary Sheet – Table of Contents	
n	n		Application form
t	d		Receipts for fees paid for anything
			*Submittal checklist – Change of Use Review
			*General project report
			Reduced copy of final plans or drawings
X			Reduction of assessor's map
			Evidence of title, deeds
			*Mailing list to adjacent property owners
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			Record of certified mail
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			*Final reports for drainage and soils (geotechnical reports)
			Other bound or nonbound reports
			Traffic studies
			Individual review comments from agencies
			*Consolidated review comments list
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X	X	*Staff Reports – Board of Appeals	
		*Planning Commission staff report and exhibits	
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		*Summary sheet of final conditions	
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)	
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:			
X	X	X	X
		Letter to Linda Dannenberger from Kenneth & Renee Christensen and Terry & Debbie Newton – 2/13/95	Planning Commission Minutes – 5/4/95 - **
X	X	City Council Minutes – 5/3/95 - **	X
			Memo to Mark Achen, Ron Maupin from Kathy Portner – 5/12/95
X	X	Certification from Mesa County – 6/14/95	X
			Letter from Ken & Renee Christiansen to Larry Timm – 3/4/95
X	X	Letter from Renee Christensen to John Crouch – 1/26/95	X
			Letter from Kathleen Porter to Walid BouMatar <i>3/14/95</i>
X	X	Letter from Joseph Beilman to Jody Kliska – 2/17/95 re: Const. Plans	X
			Letter from Larry Timm to Terry & Debbie Newton – 3/10/95
X	X	Letter from Joseph Beilman to Mark Young, Rolland Engineering	X
			Letter to Kathy Portner from Terry & Debbie Newton – 3/13/95
X		Location Map	X
			Typical Sections
X		Street & Sewer Plan & Profile	X
			Form for approval of filing & recording of Subdivision Plats
		Developed Drainage Map	X
			Development Imp. Agreement-Moonridge Falls-recorded 6/14/95 -**

X	X	Moonridge Falls Subdivision Disbursement Agreement - 5/25/95	X	X	Letter to Larry T., Mark A., Mark Relph from Terry & Debbie Newton-3/3/95
X		Letter of Transmittal - 5/9/95	X	X	Letter from Mark Relph to Tom Rolland 3/3/95
X	X	ORDINANCE - PAMONIA PARK - MOONRIDGE FALLS SUB. TO PR-2.3			

STAFF REVIEW

FILE: #ANX-95-49
DATE: March 23, 1995
STAFF: Kathy Portner
REQUEST: Zone of Annexation to PR 2.3 and
Preliminary Plan for Moonridge Falls
LOCATION: South of G Road, West of 25 1/2 Road
APPLICANT: City of Grand Junction

EXISTING LAND USE: Single Family Residential and Undeveloped

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Leach Creek and Single Family Residential (approx.
1 unit per 2 acres)
SOUTH: Single Family Residential (2.6 units per acre)
EAST: Single Family Residential (approx. 1 unit per 5 acres)
and Agriculture
WEST: Grand Valley Canal and the proposed Country Crossings Sub.
(3.8 units per acre)

EXISTING ZONING: Mesa County PUD (2.3 units per acre)

PROPOSED ZONING: Planned Residential (PR) with a density not to exceed
2.3 units per acre)

SURROUNDING ZONING:

NORTH: RSF-R (Proposed with annexation)
SOUTH: PR 2.6 (Proposed with annexation)
EAST: County AFT
WEST: PR 3.8

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

Moonridge Falls, located south of Leach Creek and west of 25 1/2 Road, consists of 66 proposed lots on 29 acres. An Official Development Plan (ODP) for the entire subdivision was approved by the Mesa County Commissioners on August 17, 1993 (Resolution #MCM 93-113). Final plans for Filings 1 and 2 were approved by the Commissioners on August 17, 1993 and January 17, 1995 respectively (Resolutions #MCM 93-113 and MCM 95-10). Filing #1 has been recorded. Filing #2 is ready to be recorded.

Moonridge Falls was zoned PUD in the County. The City is proposing a Planned Residential (PR) zone with a density not to exceed 2.3 units per acre. The City is proposing to accept the County approval of the Official Development Plan as a Preliminary Plan for the remaining filings of the subdivision with some minor modifications. The Mesa County Commissioner's conditions of approval were as follows:

1. Designation of an interconnector to allow interaction between and a safe development of this property and the parcel to the south.
2. Consideration of redesign of the looped road in future phases.
3. Minor revisions to the covenants.
4. Submittal of an acceptable irrigation plan.
5. A soil test should be performed for each phase by a professional engineer and submitted with the preliminary/final plans.
6. An improved width of 25 1/2 Road of 36 feet with no curb, gutter and sidewalk and an acceptable drainage plan for 25 1/2 Road.
7. All other review agency comments.

The plans for Moonridge Falls were approved by Mesa County with internal streets meeting the urban street standard with the exception of sidewalk on one side of the streets. The City will require all internal streets, including those in filing #1, to have sidewalk on both sides of the streets. The additional sidewalk that was not a part of the original Mesa County approval will be paid for by the City up to the amount of credit that would have been applied to the Transportation Capacity Payments (TCP) for the lots based on the cost of the required widening of 25 1/2 Road. The City will reimburse the developer, up to that credit amount, for additional sidewalk put in with each phase. The City will then collect the full \$500 TCP on the lots to recover the cost of the sidewalk.

Design and construction of the private open space and trails will be as approved by Mesa County. All drainage facilities for each phase must meet City of Grand Junction standards. Future filings of the subdivision (other than filings 1 and 2) will require review and approval through the City Final Plan/Plat process.

The City proposes accepting the Mesa County approval of the ODP as stated above with the following additions and modifications:

1. The County ODP will be accepted as a Preliminary Plan.

2. Sidewalks will be installed on both sides of all internal streets, including the existing filings if sufficient ROW exists. The City will pay for the additional sidewalk not required by Mesa County, the cost of which will be recovered in the collection of the full TCP for the lots as they develop. Credit to the TCP will not be given for the widening done to 25 1/2 Road.
3. All drainage facilities shall meet the City of Grand Junction standards.
4. Future filings of the subdivision will require review and approval through the City's Final Plan/Plat process.

STAFF RECOMMENDATION:

Staff recommends approval of the zone of PR 2.3 and acceptance of the Mesa County approval of the ODP as a Preliminary Plan with staff conditions 1 through 4 as stated above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #ANX-95-49, I move we forward this onto City Council with a recommendation of approval of a zoning of Planned Residential with a density not to exceed 2.3 units per acre and that we approve the ODP as a Preliminary Plan subject to the conditions as stated in the staff recommendation.

STAFF REVIEW

FILE: #ANX-95-49

DATE: March 29, 1995

STAFF: Kathy Portner

REQUEST: Zone of Annexation to PR 2.3 and
Preliminary Plan for Moonridge Falls

LOCATION: South of G Road, West of 25 1/2 Road

APPLICANT: City of Grand Junction

EXISTING LAND USE: Single Family Residential and Undeveloped

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

- NORTH: Leach Creek and Single Family Residential (approx. 1 unit per 2 acres)
- SOUTH: Single Family Residential (2.6 units per acre)
- EAST: Single Family Residential (approx. 1 unit per 5 acres) and Agriculture
- WEST: Grand Valley Canal and the proposed Country Crossings Sub. (3.8 units per acre)

EXISTING ZONING: Mesa County PUD (2.3 units per acre)

PROPOSED ZONING: Planned Residential (PR) with a density not to exceed 2.3 units per acre)

SURROUNDING ZONING:

- NORTH: RSF-R (Proposed with annexation)
 - SOUTH: PR 2.6 (Proposed with annexation)
 - EAST: County AFT
 - WEST: PR 3.8
-

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

Moonridge Falls, located south of Leach Creek and west of 25 1/2 Road, consists of 66 proposed lots on 29 acres. An Official Development Plan (ODP) for the entire subdivision was approved by the Mesa County Commissioners on August 17, 1993 (Resolution #MCM 93-113). Final plans for Filings 1 and 2 were approved by the Commissioners on August 17, 1993 and January 17, 1995 respectively (Resolutions #MCM 93-113 and MCM 95-10). Filing #1 has been recorded. Filing #2 is ready to be recorded.

Moonridge Falls was zoned PUD in the County. The City is proposing a Planned Residential (PR) zone with a density not to exceed 2.3 units per acre. The City is proposing to accept the County approval of the Official Development Plan as a Preliminary Plan for the remaining filings of the subdivision with some minor modifications. The Mesa County Commissioner's conditions of approval were as follows:

1. Designation of an interconnector to allow interaction between and a safe development of this property and the parcel to the south.
2. Consideration of redesign of the looped road in future phases.
3. Minor revisions to the covenants.
4. Submittal of an acceptable irrigation plan.
5. A soil test should be performed for each phase by a professional engineer and submitted with the preliminary/final plans.
6. An improved width of 25 1/2 Road of 36 feet with no curb, gutter and sidewalk and an acceptable drainage plan for 25 1/2 Road.
7. All other review agency comments.

The plans for Moonridge Falls were approved by Mesa County with internal streets meeting the urban street standard with the exception of sidewalk on one side of the streets. The City will require all internal streets, including those in filing #1, to have sidewalk on both sides of the streets. The additional sidewalk that was not a part of the original Mesa County approval will be paid for by the City up to the amount of credit that would have been applied to the Transportation Capacity Payments (TCP) for the lots based on the cost of the required widening of 25 1/2 Road. The City will reimburse the developer, up to that credit amount, for additional sidewalk put in with each phase. The City will then collect the full \$500 TCP on the lots to recover the cost of the sidewalk.

Design and construction of the private open space and trails will be as approved by Mesa County. All drainage facilities for each phase must meet City of Grand Junction standards. Future filings of the subdivision (other than filings 1 and 2) will require review and approval through the City Final Plan/Plat process.

The City proposes accepting the Mesa County approval of the ODP as stated above with the following additions and modifications:

1. The County ODP will be accepted as a Preliminary Plan.

2. Sidewalks will be installed on both sides of all internal streets, including the existing filings if sufficient ROW exists. The City will pay for the additional sidewalk not required by Mesa County up to the amount credit that would have been applied to the TCP based on the cost of the improvements completed on 25 1/2 Road. The cost will be recovered in the collection of the full TCP for the lots as they develop. Credit to the TCP will not be given for the widening of 25 1/2 Road.
3. All drainage facilities shall meet the City of Grand Junction standards.
4. Future filings of the subdivision will require review and approval through the City's Final Plan/Plat process.
5. Failure to submit the next filing of the subdivision for review within one year of the Planning Commission approval will result in the Preliminary Plan approval lapsing. Subsequent filings of the subdivision must be submitted for review within one year of the previous filing approval to maintain the Preliminary Plan approval.

STAFF RECOMMENDATION:

Staff recommends approval of the zone of PR 2.3 and acceptance of the Mesa County approval of the ODP as a Preliminary Plan with staff conditions 1 through 4 as stated above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #ANX-95-49, I move we forward this onto City Council with a recommendation of approval of a zoning of Planned Residential with a density not to exceed 2.3 units per acre and that we approve the ODP as a Preliminary Plan subject to the conditions as stated in the staff recommendation.

STAFF REVIEW

FILE: #ANX-95-49

DATE: April 3, 1995

STAFF: Kathy Portner

REQUEST: Zone of Annexation to PR 2.3 and
Preliminary Plan for Moonridge Falls

LOCATION: South of G Road, West of 25 1/2 Road

APPLICANT: City of Grand Junction

EXISTING LAND USE: Single Family Residential and Undeveloped

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

- NORTH: Leach Creek and Single Family Residential (approx. 1 unit per 2 acres)
- SOUTH: Single Family Residential (2.6 units per acre)
- EAST: Single Family Residential (approx. 1 unit per 5 acres) and Agriculture
- WEST: Grand Valley Canal and the proposed Country Crossings Sub. (3.8 units per acre)

EXISTING ZONING: Mesa County PUD (2.3 units per acre)

PROPOSED ZONING: Planned Residential (PR) with a density not to exceed 2.3 units per acre)

SURROUNDING ZONING:

- NORTH: RSF-R (Proposed with annexation)
 - SOUTH: PR 2.6 (Proposed with annexation)
 - EAST: County AFT
 - WEST: PR 3.8
-

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

Moonridge Falls, located south of Leach Creek and west of 25 1/2 Road, consists of 66 proposed lots on 29 acres. An Official Development Plan (ODP) for the entire subdivision was approved by the Mesa County Commissioners on August 17, 1993 (Resolution #MCM 93-113). Final plans for Filings 1 and 2 were approved by the Commissioners on August 17, 1993 and January 17, 1995 respectively (Resolutions #MCM 93-113 and MCM 95-10). Filing #1 has been recorded. Filing #2 is ready to be recorded.

Moonridge Falls was zoned PUD in the County. The City is proposing a Planned Residential (PR) zone with a density not to exceed 2.3 units per acre. The City is proposing to accept the County approval of the Official Development Plan as a Preliminary Plan for the remaining filings of the subdivision with some minor modifications. The Mesa County Commissioner's conditions of approval were as follows:

1. Designation of an interconnector to allow interaction between and a safe development of this property and the parcel to the south.
2. Consideration of redesign of the looped road in future phases.
3. Minor revisions to the covenants.
4. Submittal of an acceptable irrigation plan.
5. A soil test should be performed for each phase by a professional engineer and submitted with the preliminary/final plans.
6. An improved width of 25 1/2 Road of 36 feet with no curb, gutter and sidewalk and an acceptable drainage plan for 25 1/2 Road.
7. All other review agency comments.

The plans for Moonridge Falls were approved by Mesa County with internal streets meeting the urban street standard with the exception of sidewalk on one side of the streets. The City will require all internal streets, including those in filing #1, to have sidewalk on both sides of the streets. The additional sidewalk that was not a part of the original Mesa County approval will be installed and paid for as per a separate agreement between the City and the developer. As per the agreement, the City will collect the full \$500 TCP on all lots.

Design and construction of the private open space and trails will be as approved by Mesa County. All drainage facilities for each phase must meet City of Grand Junction standards. Future filings of the subdivision (other than filings 1 and 2) will require review and approval through the City Final Plan/Plat process.

The City proposes accepting the Mesa County approval of the ODP as stated above with the following additions and modifications:

1. The County ODP will be accepted as a Preliminary Plan.
2. Sidewalks will be installed on both sides of all internal streets, including the existing filings if sufficient ROW exists. The installation and cost will be as per a separate agreement between the City and the developer. The City will collect the full \$500 TCP

on all lots.

3. All drainage facilities shall meet the City of Grand Junction standards.
4. Future filings of the subdivision will require review and approval through the City's Final Plan/Plat process.
5. Failure to submit the next filing of the subdivision for review within one year of the Planning Commission approval will result in the Preliminary Plan approval lapsing. Subsequent filings of the subdivision must be submitted for review within one year of the previous filing approval to maintain the Preliminary Plan approval.

STAFF RECOMMENDATION:

Staff recommends approval of the zone of PR 2.3 and acceptance of the Mesa County approval of the ODP as a Preliminary Plan with staff conditions 1 through 4 as stated above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #ANX-95-49, I move we forward this onto City Council with a recommendation of approval of a zoning of Planned Residential with a density not to exceed 2.3 units per acre and that we approve the ODP as a Preliminary Plan subject to the conditions as stated in the staff recommendation.

STAFF REVIEW

FILE: #ANX-95-49
DATE: April 11, 1995
STAFF: Kathy Portner
REQUEST: Zone of Annexation to PR 2.3 and
Preliminary Plan for Moonridge Falls
LOCATION: South of G Road, West of 25 1/2 Road
APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: Zoning property recently annexed to the City of Grand Junction, Moonridge Falls Subdivision, Planned Residential (PR) with a density not to exceed 2.3 units per acre.

EXISTING LAND USE: Single Family Residential and Undeveloped

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Leach Creek and Single Family Residential (approx.
1 unit per 2 acres)
SOUTH: Single Family Residential (2.6 units per acre)
EAST: Single Family Residential (approx. 1 unit per 5 acres)
and Agriculture
WEST: Grand Valley Canal and the proposed Country Crossings Sub.
(3.8 units per acre)

EXISTING ZONING: Mesa County PUD (2.3 units per acre)

PROPOSED ZONING: Planned Residential (PR) with a density not to exceed
2.3 units per acre)

SURROUNDING ZONING:

NORTH: RSF-R (Proposed with annexation)
SOUTH: PR 2.6 (Proposed with annexation)
EAST: County AFT
WEST: PR 3.8

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

Moonridge Falls, located south of Leach Creek and west of 25 1/2 Road, consists of 66 proposed lots on 29 acres. An Official Development Plan (ODP) for the entire subdivision was approved by the Mesa County Commissioners on August 17, 1993 (Resolution #MCM 93-113). Final plans for Filings 1 and 2 were approved by the Commissioners on August 17, 1993 and January 17, 1995 respectively (Resolutions #MCM 93-113 and MCM 95-10). Filing #1 has been recorded. Filing #2 is ready to be recorded.

Moonridge Falls was zoned PUD in the County. The City is proposing a Planned Residential (PR) zone with a density not to exceed 2.3 units per acre. The City is proposing to accept the County approval of the Official Development Plan as a Preliminary Plan for the remaining filings of the subdivision with some minor modifications. The Mesa County Commissioner's conditions of approval were as follows:

1. Designation of an interconnector to allow interaction between, and a safe development of, this property and the parcel to the south.
2. Consideration of redesign of the looped road in future phases.
3. Minor revisions to the covenants.
4. Submittal of an acceptable irrigation plan.
5. A soil test should be performed for each phase by a professional engineer and submitted with the preliminary/final plans.
6. An improved width of 25 1/2 Road of 36 feet with no curb, gutter and sidewalk and an acceptable drainage plan for 25 1/2 Road.
7. All other review agency comments.

The plans for Moonridge Falls were approved by Mesa County with internal streets meeting the urban street standard with the exception of sidewalk on one side of the streets. The City will require all internal streets, including those in filing #1, to have sidewalk on both sides of the streets. The additional sidewalk that was not a part of the original Mesa County approval will be installed and paid for as per a separate agreement between the City and the developer. As per the agreement, the City will collect the full \$500 TCP on all lots.

Design and construction of the private open space and trails will be as approved by Mesa County. All drainage facilities for each phase must meet City of Grand Junction standards. Future filings of the subdivision (other than filings 1 and 2) will require review and approval through the City Final Plan/Plat process.

STAFF RECOMMENDATION:

Staff recommends approval of the Planned Residential (PR) zoning with a density not to

exceed 2.3 units per acre and acceptance of the Mesa County approval of the ODP as stated above with the following additions and modifications:

1. The County ODP will be accepted as a Preliminary Plan.
2. Sidewalks will be installed on both sides of all internal streets, including the existing filings if sufficient ROW exists. The installation and cost will be as per a separate agreement between the City and the developer. The City will collect the full \$500 TCP on all lots.
3. All drainage facilities shall meet the City of Grand Junction standards.
4. Future filings of the subdivision will require review and approval through the City's Final Plan/Plat process.
5. Failure to submit the next filing of the subdivision for review within one year of the Planning Commission approval will result in the Preliminary Plan approval lapsing. Subsequent filings of the subdivision must be submitted for review within one year of the previous filing approval to maintain the Preliminary Plan approval.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission, at their April 4, 1995 hearing, recommended approval of the zone of PR 2.3 and acceptance of the Mesa County approval of the ODP as a Preliminary Plan with staff conditions 1 through 5 as stated above.

March 3, 1995

Mr. Mark Achen
City Manager
250 N. 5th Street
Grand Jct., CO 81501

Dear Mr. Achen:

On February 23rd there was a meeting to annex Moonridge Falls into the City of Grand Junction. Unfortunately, we were out of town and unable to attend.

We are writing to you today about our problem. What I am talking about is that we built our home at 2544 Moonridge Drive. We were told by the Developer, Mr. Walid BouMatar, that the garage would have to face west. This was no problem, and we did do this. However, later we learned that the road in front of our garage and driveway was in Phase II and wouldn't be finished right away. Everytime we tried to speak with Mr. BouMatar about this situation, all he would say was that he had to sell 8 lots or he'd tell us he didn't have the money to finish the road. This seemed pretty scary to us.

We bought our lot and built our home in good faith. We were in fact told by Mr. BouMatar that the road would be finished no later than early spring of 1995. Of course, this was when he was anxious to sell us a lot. Once the home was complete Mr. BouMatar did a complete turn around.

We are currently wanting to landscape our lot, but we don't want the improvements torn up once the road does go in. We think Mr. BouMatar should be held accountable for any damages and should pay to have anything repaired or replaced. We would also like money held in an escrow for these circumstances.

When Moonridge Falls is annexed and Mr. BouMatar files Phase II, we would like to request that the City of Grand Junction force Mr. BouMatar to finish our road immediately in one to two months. We would also like to request that sidewalks be put in on BOTH sides of the street. We have lived in the City for many years and feel this is a safety issue as well as a maintenance issue.

Thank you for your time,

Terry Newton Debbie Newton
Terry and Debbie Newton
2544 Moonridge Drive
Grand Jct., CO 81505

*LARRY TIMM
Please send them a response.
Thanks, LTT 3/6/95
c: City Council
Dawn
Davel
Jim S*

*3/6/95
c*

3/7

KT

*Please have a
response
prepared for
my signature &
Copies to*

*CC
DAN
DAVE
Jim S
MKA*

Thanks

LTT

March 4, 1995

Larry Timm
Grand Junction Community Development Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668

Dear Mr. Timm:

As per your suggestion, after the meeting concerning our annexation of property, I called Cathy Portner. We discussed our situation at our property in the Moonridge Falls Subdivision. To refresh your memory, our difficulty lies with one side of our lot being a phase one lot and the other side being in phase two. We purchased this lot last September for \$37,900.00. We were told that the road improvements to the West of our home would begin in early spring this year. We figured that it would take us about that long to build our home, so we figured that the absence of the road would not be a problem. The developer required that we have our driveway come off the West side that has no road. Our house plans were such that our entrance, also, was on the West side. After the home was underway, Mr. Bou-matar changed his mind and told us that he would begin phase two when he sold eight lots. At this time we started to worry. Again we approached him to discuss the road and he changed his mind to selling ten lots. We confronted him about his lack of commitment and he told us that it might be several years, or possibly never, that phase two will begin and a road will be constructed. He said that it was a mistake that the road was not completed around our lot and the Newton's lot across the road. He did not feel compelled to fix his mistake. The County did not catch the mistake, compounding our problem.

My husband and I feel that the best chance we have in obtaining a road for our lovely home is to make it a provision of annexation. He should be required to fix his mistakes at this time. Cathy has informed us that he has not filed for phase two yet. We were told that he would do so only if ten lots were sold. We are only halfway there, with five sold. Mr. Bou-matar has told me that subdivisions are more of a headache than he realized. This concerns me, because we are the ones that are paying the price of his mistake. Even with the grading by a loader we hired, the two loads of road base, and a load of washed rock, we have a mud hole for a front entrance.

Please help us deal with this situation. We feel the time to take care of it is now, during the annexation process. Please keep us informed of the progress and meetings that we can attend.

Sincerely,

Ken and Renee Christensen
243-3839

cc: Mr. Jim Shanks\Mr. Mark Achen\Ms. Cathy Portner
Members of City Council

March 10, 1995

Terry and Debbie Newton
2544 Moonridge Drive
Grand Junction, CO 81505

LT- for your review and
comment. I'll ~~do~~ do a
similar letter to the other
property owners involved.

KP

Dear Mr. and Ms. Newton:

This is in follow-up to your letter of March 3, 1995 concerning Moonridge Falls. As you know, Moonridge Falls is a part of the Pomona Park Annexation. The City will assume land use jurisdiction for this area as of March 15th. After that date all reviews and approvals for development will be by the City of Grand Junction rather than Mesa County.

entered
into

We are aware of your problem with incomplete street improvements adjacent to your home at 2544 Moonridge Drive. The City will be informing the developer that a development improvements agreement and guarantee for filing 2 of Moonridge Falls must be with the City of Grand Junction. In that agreement we will require the completion of the street improvements adjacent to your home and 2541 Moonridge Drive within 2 months of the approval date of the agreement. The developer has indicated that he will be ready to record filing 2 very soon. If it is not recorded within two months, the City will look at other options to complete the street.

There will be public hearings on the zoning and acceptance of prior County approvals for the area included in the annexation. This issue is scheduled for a hearing before the Planning Commission on April 4, 1995 at 7:00 p.m. There will be another public hearing before City Council on May 3rd at 7:30 p.m. Both hearings are in the City/County Auditorium at 520 Rood Avenue. You will have an opportunity to make your concerns known at those hearings.

We will do everything we can to resolve your problem in a timely manner. Thank you.

Sincerely,

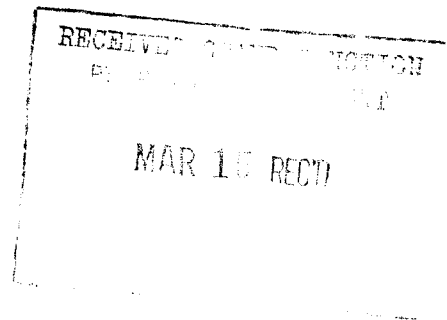
Larry Timm
Director of Community Development

orig to LT

1 copy of note →
to DAN W.

March 13, 1995

Kathy Portner
City of Grand Junction
250 N. 5th Street
Grand Jct., CO 81501



Dear Kathy:

We would appreciate it if you would send copies of any correspondence between the City of Grand Junction and Mr. Walid BouMatar. This would be in connection with Moonridge Subdivision.

Please direct to us at:

Terry and Debbie Newton
2544 Moonridge Drive
Grand Jct., CO 81501

Thank you,

A handwritten signature in cursive script, appearing to read 'Debbie Newton'. Below the signature, the name 'Debbie' is printed in a small, sans-serif font.

March 14, 1995

Mr. Walid BouMatar

RE: Moonridge Falls

Dear Mr. BouMatar:

This is in follow-up to our meeting on February 24, 1995 concerning the annexation of Moonridge Falls as a part of the Pomona Park Annexation. The City will assume land use jurisdiction for that area on March 15, 1995. After that date all reviews and approvals will be by the City of Grand Junction rather than Mesa County.

I understand that Moonridge Falls received approval of an ODP from Mesa County for 66 lots on 30 acres. Filing 1, consisting of 14 lots received final approval and has been platted. All improvements are complete for filing 1. Filing 2 also received final approval by Mesa County but has not been platted. At the time the City approves a zone for the annexation, staff will also make a recommendation on the acceptance, or acceptance with conditions, of the County approvals.

City staff would propose accepting the County approval of the ODP as a Preliminary Plan and the final approval of filing 1 with the following modifications:

1. All streets shall be built to the adopted City standards, including sidewalk on both sides. If sufficient right-of-way exists, sidewalk shall be installed on those sides of the streets in filing 1 where sidewalk currently does not exist. The cost of the new sidewalk in filing 1 shall be credited to the Transportation Capacity Payment (TCP) for the subdivision.
2. All pedestrian easements shall be a minimum of 10' wide with an 8' wide concrete path.
3. Drainage facilities shall be designed and built to City standards.
4. All City fees shall apply.
5. The Development Improvements and Guarantee for filing 2 must be with the City of Grand Junction. The completion of the street improvements adjacent to 2544 and 2541 Moonridge Dr. must be included in the improvements agreement/guarantee and must be completed within two months of the approval date of the agreement.

The City recommendation on the above conditions will be presented at a public hearing before Planning Commission on April 4th and City Council on April 19th and May 3rd. You or a representative should be present at the hearings.

If you would like to record filing 2 prior to the hearings, please submit a set of plans, including the plat, construction plans and an improvements agreement for our review. I am attaching the City's Improvements Agreement form for you to use.

Please contact me if you would like to discuss these issues further.

Sincerely,

Katherine M. Portner
Planning Supervisor

F. Kelly Stines



March 31, 1995

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

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

RE: Moonridge Falls Filing 2

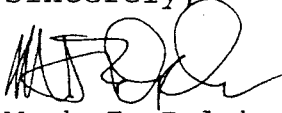
Dear Tom:

As a result of the City's review of the construction drawings for Filing 2 and our meeting on Thursday, March 30, I have listed the following items that need to be addressed:

1. The City standard drive over curb, gutter and sidewalk will be required on both sides of Moonridge Circle. Payment for the additional sidewalk will be in accordance with the letter of agreement that is being prepared separately.
2. The handicap ramp on the west side of Moonridge Circle will need to be relocated to align with the sidewalk and ramp on the north side of Moonridge Drive.
3. Two City standard street lights will be required at the locations shown on the construction sketch provided by Public Service Company.
4. A stop sign and City standard street name signs are required at the intersection of Moonridge Drive and Moonridge Circle.
5. The grading and drainage plan needs to be revised to show elevations and details of drainage facilities that will convey storm runoff from the ends of the street improvements to Leach Creek. The plan must also include BMPs to be used to control storm water pollution (erosion) and dust from the construction site.
6. Details are needed for grading and surfacing of the temporary cul-de-sacs at both ends of Moonridge Circle.
7. Curb radii and curve data need to be shown at intersection corners and at the cul-de-sac located from station 4+18 to 5+24 on the north side of Moonridge Circle.

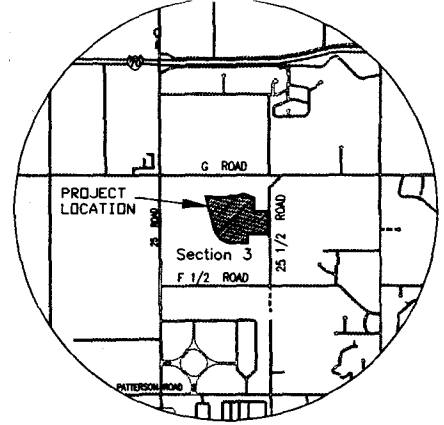
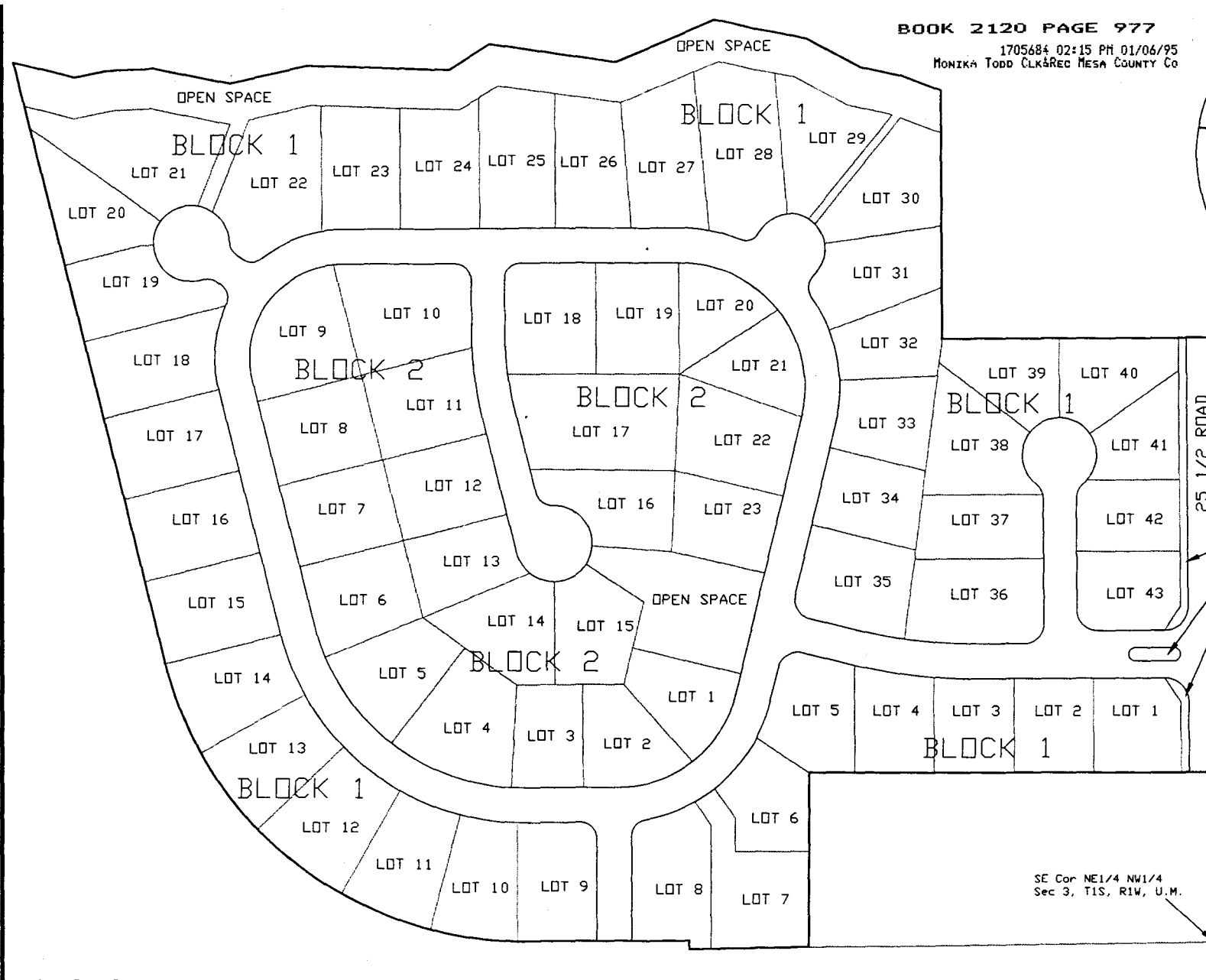
It is our understanding that you are modifying the construction drawings to address the issues noted above rather than trying to incorporate them into the agreement noted previously. Once the drawings are complete, please resubmit them to the Community Development Department for final review. We look forward to working with you during the construction of this subdivision.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark J. Relph', written over a horizontal line.

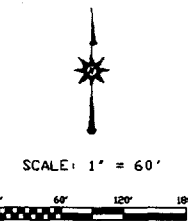
Mark J. Relph
Public Works Manager

c: Don Newton
Jody Kliska
Kathy Portner
file:moon.331



LOCATION MAP

OPEN SPACE/LANDSCAPING AREA



CORRECTING BOOK 2000, PAGE 29

SE Cor NE1/4 NW1/4
 Sec 3, T1S, R1W, U.M.

	OFFICIAL DEVELOPMENT PLAN			
	MOONRIDGE FALLS			
LOCATED IN NE1/4 NW1/4 Section 3, T1S, R1W, U.M., MESA COUNTY, CO.				
ROLLAND ENGINEERING 400 Ridgely Blvd Grand Jct, CO 81503 (303) 243-8300	Designed: MBY	Checked: TBR	DDP: DWG	Sheet: 1
CFD	Date: 11/94	RV: 1/4/95		

660-83