

**PROJECT NARRATIVE FOR:
V A L L E Y M E A D O W S
OCTOBER, 1993**

Prepared For:
Don Haase, et. al.
563 Village Way, Grand Junction, CO 81503
(303) 242-8621

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PROJECT NARRATIVE FOR: VALLEY MEADOWS

INTRODUCTION - The accompanying narrative statement and maps will provide sufficient data to assess the merits of the requested Official Development Plan (ODP) and Final Plan for Filing One application.

LOCATION - Valley Meadows contains approximately 11.4 acres. The subject property is located in the Mesa Mall area of Mesa County, west of 25 1/2 Road and north of the Grand Valley Canal. The property is located in part of the NE 1/4 of Section 3, Township One South, Range One West, of the Ute Meridian.

EXISTING LAND USE - The site is currently of any dwellings or structures. The property is currently being used as irrigated crop land. Topography of the property is considered to be "flat" in nature and slopes towards the southwest at a average rate of less than one percent. The subject property is presently zoned PR 7.8 by Mesa County.

SURROUNDING LAND USE -The surrounding land use in the vicinity of the subject property is considered to be of moderate intensity. Predominate uses include single family dwellings on acerage tracts. Agricultural production is limited in the vicinity of Valley Meadows. Two new subdivisions, which are currently in the County's approval process, adjoin the site to the north and southeast. A major industrial park and employment center, known as Foresite Industrial Park is located less than 1/4 mile south of the Valley Meadows site. The Grand Junction City Limits adjoin the northwest corner of the subject property. The attached Location Map depicts the configuration of various properties in the area surrounding Valley Meadows.

PROPOSED LAND USE - The proposal calls for the ultimate development of 29 single family building sites on 11.4 acres. The resulting density is 2.8 dwelling units per acre.

LAND USE SUMMARY		
USE	AREA	% of TOTAL
LOTS	9.1	79.8
STREETS	2.3	20.2
TOTAL	11.4	100.0
TOTAL UNITS	29	
DENSITY: 2.8 du/ac		

The accompanying Official Development Plan depicts the relationship of each lot to the property boundary, roadway access, and other features of the proposed development. Building setback requirement as depicted on the following chart:

MINIMUM SETBACK REQUIREMENTS	
PRINCIPAL BUILDING	
FRONT	20 ft.
SIDE	10 ft.
REAR	20 ft.
ACCESSORY BUILDING	
FRONT	rear 1/2 of lot
REAR	5 ft.
SIDE	5 ft.

In addition to the individual lot development standards presented herein, strict architectural controls will be adopted to protect the development from undesirable influences. To achieve this, a set of covenants, conditions and restrictions (C.C. & R's) will be adopted to insure ongoing protection to the future residents of Valley Meadows and surrounding property owners. The C.C. & R's will also include provisions for ownership and maintenance of the irrigation system. A draft copy of the

proposed C.C. & R's have been transmitted to the Mesa (Division under seperate cover.

ACCESS - Primary access to Valley Meadows will be from 25 is designated as Collector road by Mesa County. Revi companying Location Map reveals that access is available major east/west arterial. F Road which is also an atrerri located about one-half mile south of the site. The prop the "stubbing" of a local street to the north which ultimate for a future second access to Valley Meadows.

Proposed roadway improvements call for the construction of 1700 feet of new public street within Valley Meadows. Cul- will be constructed in accordance with the County's current "Local Streets" with less than 250 average daily trips. The of-way will also serve as a utility corridor.

According to Mesa County, approximately 287 average tota would occur after site development is complete. In 1989 the Junction measured 550 average daily trips along 25 1/2 Ro: the site.

UTILITY SERVICE

DOMESTIC WATER - All lots within Valley Meadows will be serv domestic water distribution system. New 8 inch water main to be extended within 25 1/2 Road from G Road and F 1/2 F land owners, the proposal calls for the connection of each mains by the Valley Meadows development. New mains will l within the development in order to provide new water ser protection to all lots. The new water mains will be owned by the Ute Water Conservancy District. Fire hydrants w throughout the development. Sufficient flows and pres provide adequate water supply for fire protection.

SANITARY SEWER - A new sanitary sewage collection sy

constructed to serve all lots within Valley Meadows. Sewer service is jointly administrated by Mesa County and the City of Grand Junction. It is estimated that peak sewage flows generated by the lots within the development will be 7250 gallons per day.

ELECTRIC, GAS, PHONE & CATV - Electric, gas, and communication lines will be extended to each lot within the development from existing lines located adjacent to the proposed development. Proposed natural gas, electric, and communication lines will be located in a "common trench" adjacent to the dedicated road right-of-way.

IRRIGATION WATER - Irrigation water is delivered to the northeast property corner through a series of ditches and pipelines. A gravity flow, underground, irrigation water delivery system will be provide to each lot within Valley Meadows.

DRAINAGE - A "Conceptual Drainage Report" which evaluates the impacts on existing drainage patterns has been submitted to the County's Engineering and Planning Divisions. Stormwater generated within the development is carried on the ground surface to the proposed street system and ultimately to a new outlet control structure which will be constructed near the southwest corner of the development. The outlet control structure will be constructed in a manner which controls the amount of developed storm water flows to be discharged from the devleopment.

SOILS AND GEOLOGY - The Soil Conservation Service (SCS) identified single soil type within the boundary of the property, Billings Silty Clay Loam (Class IIs). Even though the SCS has identified soil limitations a severe for local roads and streets, these limitation can be overcome with sound engineering practices coupled with detailed sub-surface soils investigations.

No apparent geologic hazards exist on the property.

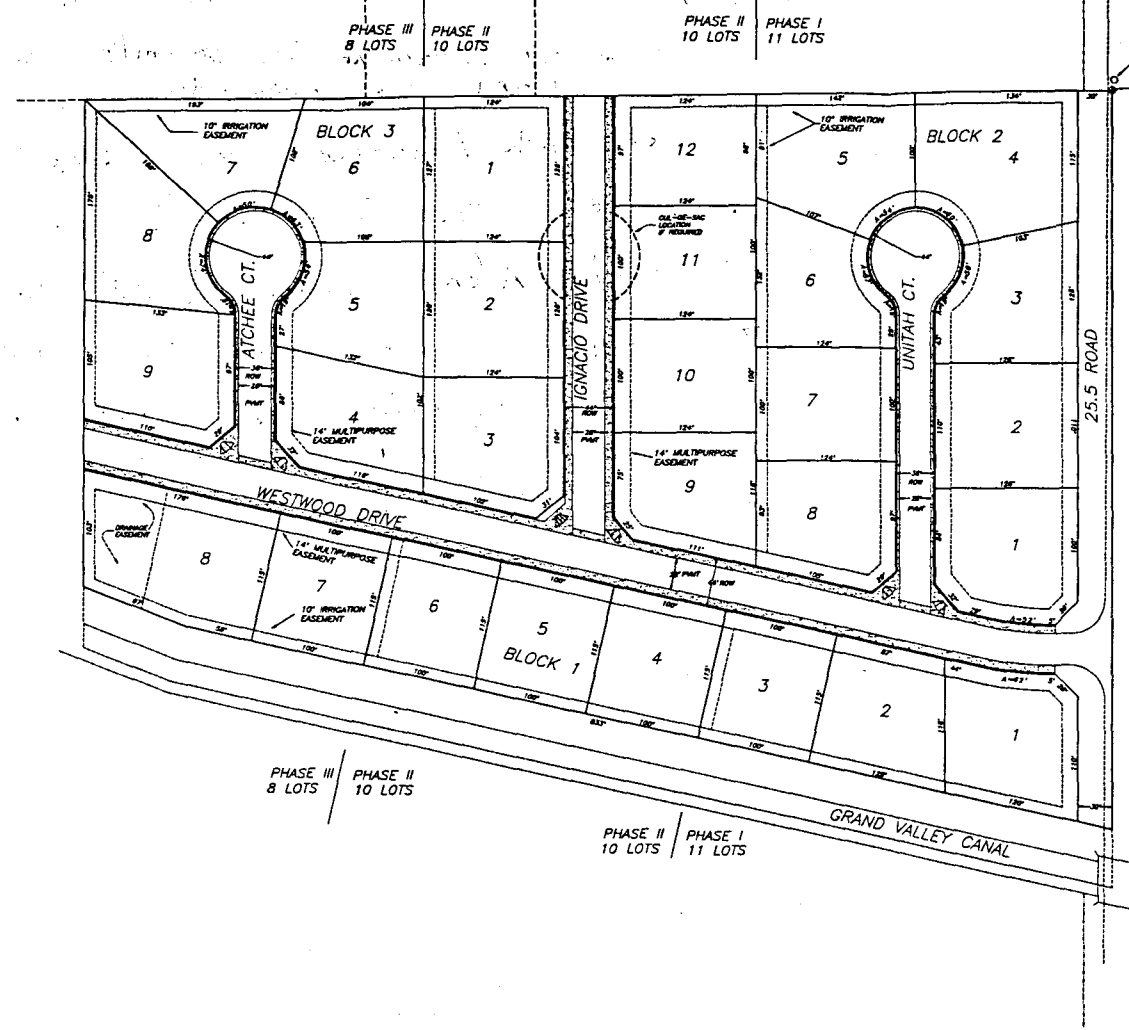
DEVELOPMENT SCHEDULE - The rate at which development of Valley Meadows, will occur is dependent upon the County's future growth and housing needs. Therefore, the proposal calls for phased development. At this point in time it is anticipated that site development will begin within Filing One during the spring of 1994.

Following is a Land Use Summary Chart for Filing One:

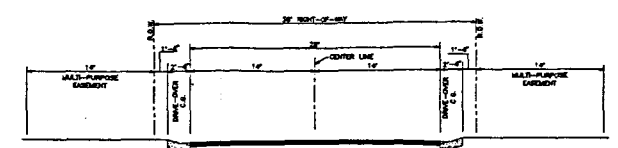
LAND USE SUMMARY CHART FOR FILING ONE		
USE	AREA	% of TOTAL
LOTS	3.4	82.9
STREETS	0.7	17.1
TOTAL	4.1	100.0
TOTAL UNITS	11	
DENSITY: 2.8 du/ac		

DEVELOPMENT SCHEDULE CHART		
PHASE	NO. OF LOTS	YEAR
I	11	Spring 1994
II	10	Spring 1995
III	8	Fall 1995

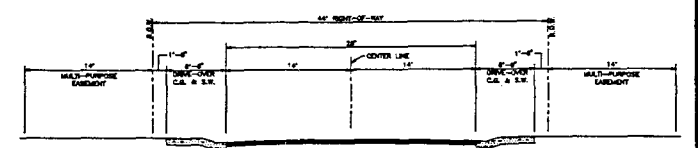
MOONRIDGE FALLS SUBDIVISION
(IN PROCESS)



EXIST. MH 4 RW ELEV.
4808.77 NE COR. SW 1/4
NW 1/4 SEC. 3
T. 1 S. R. 1 W.
U. M.



TYPICAL CUL-DE-SAC STREET



TYPICAL STREET

LAND USE SUMMARY		
USE	AREA	% OF TOTAL
LOTS	9.1	79.8
STREETS	2.3	20.2
TOTAL	11.4	100.0
TOTAL UNITS	29	
DENSITY: 2.8 du/ac		

MINIMUM SETBACK REQUIREMENTS	
PRINCIPAL BUILDING	
FRONT	20 ft.
SIDE	10 ft.
REAR	20 ft.
ACCESSORY BUILDING	
FRONT	PROP. 1/2 OF LOT
REAR	5 ft.
SIDE	5 ft.



SCALE 1" = 50'

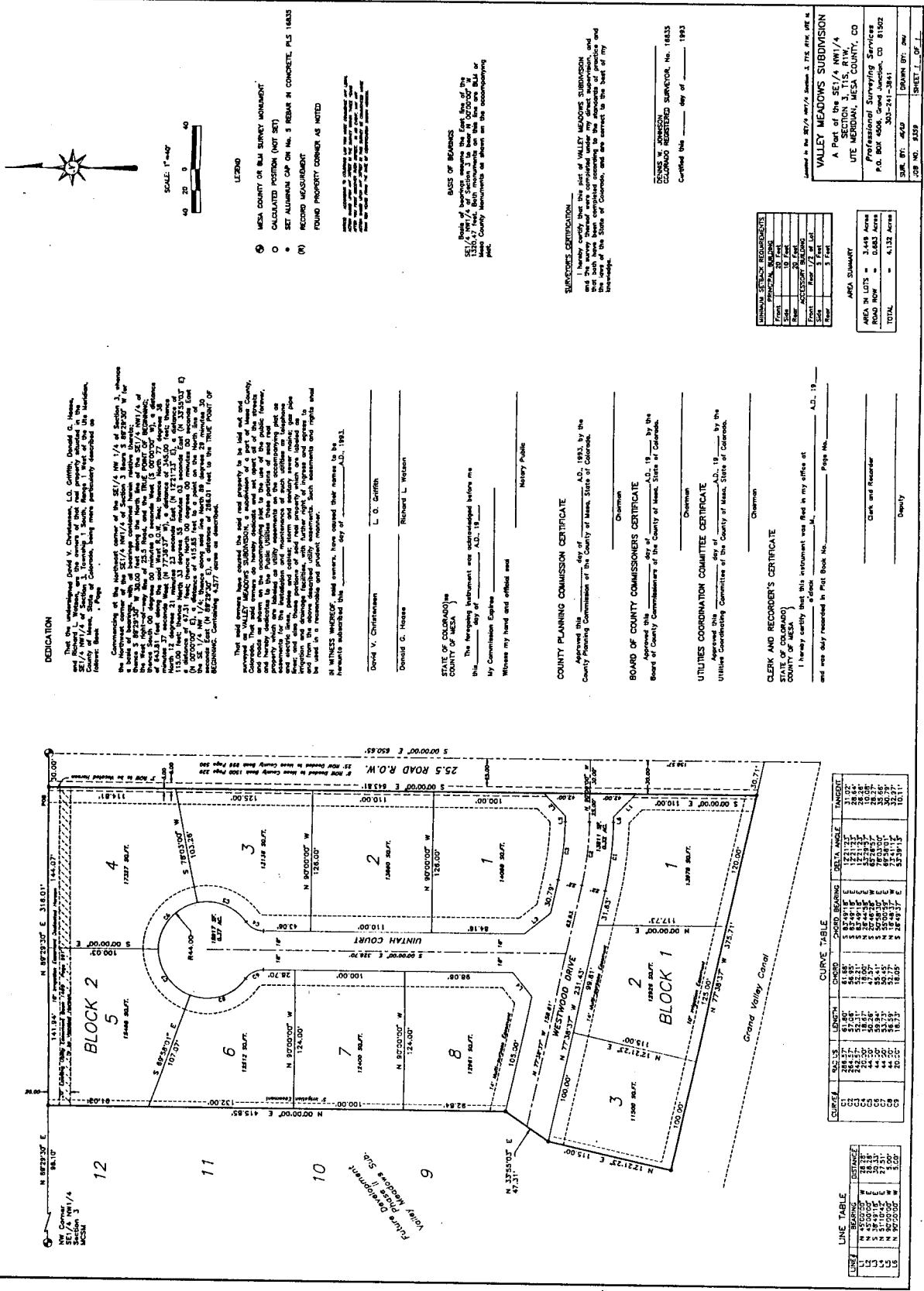
BENCH MARK IS THE MANHOLE #4 RW AT 4808.77

SITE DEVELOPMENT PLAN
VALLEY MEADOWS

TAL THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANT

PROJECT NO. CV VALUAC 27829 SHEET 2 OF 4
DATE: OCTOBER 1991

VALLEY MEADOWS SUBDIVISION



DEDICATION

This the undersigned David V. Christensen, L.O. Griffith, Donald C. Hease, and Richard L. Watson, Surveyors, being duly sworn, do hereby certify that the SE 1/4 NW 1/4 of Section 3, Township 33 North, Range 10 West, County of Mesa, State of Colorado, being more particularly described in the accompanying plat, is hereby dedicated to the public use of the State of Colorado, and that the same shall be held in trust for the people of the State of Colorado, and that the same shall be subject to the same laws and regulations as other public lands of the State of Colorado.

The accompanying plat of the SE 1/4 NW 1/4 of Section 3, Township 33 North, Range 10 West, County of Mesa, State of Colorado, shows the following: A. A portion of the SE 1/4 NW 1/4 of Section 3, Township 33 North, Range 10 West, County of Mesa, State of Colorado, containing 4.132 acres, more or less, as shown on the accompanying plat, which is hereby dedicated to the public use of the State of Colorado, and that the same shall be held in trust for the people of the State of Colorado, and that the same shall be subject to the same laws and regulations as other public lands of the State of Colorado. B. A portion of the SE 1/4 NW 1/4 of Section 3, Township 33 North, Range 10 West, County of Mesa, State of Colorado, containing 0.883 acres, more or less, as shown on the accompanying plat, which is hereby dedicated to the public use of the State of Colorado, and that the same shall be held in trust for the people of the State of Colorado, and that the same shall be subject to the same laws and regulations as other public lands of the State of Colorado.

The undersigned David V. Christensen, L.O. Griffith, Donald C. Hease, and Richard L. Watson, Surveyors, being duly sworn, do hereby certify that the SE 1/4 NW 1/4 of Section 3, Township 33 North, Range 10 West, County of Mesa, State of Colorado, being more particularly described in the accompanying plat, is hereby dedicated to the public use of the State of Colorado, and that the same shall be held in trust for the people of the State of Colorado, and that the same shall be subject to the same laws and regulations as other public lands of the State of Colorado.

David V. Christensen
Donald C. Hease
L. O. Griffith
Richard L. Watson

STATE OF COLORADO
COUNTY OF MESA

This foregoing instrument was subscribed before me
this _____ day of _____ A.D. 19____
by Commissioner
Whose my hand and official seal
Henry Public

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this _____ day of _____ A.D. 19____, by the
County Planning Commission of the County of Mesa, State of Colorado.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this _____ day of _____ A.D. 19____, by the
Board of County Commissioners of the County of Mesa, State of Colorado.

UTILITIES COORDINATION COMMITTEE CERTIFICATE

Approved this _____ day of _____ A.D. 19____, by the
Utilities Coordinating Committee of the County of Mesa, State of Colorado.

CLERK AND RECORDER'S CERTIFICATE

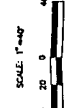
I hereby certify that this instrument was filed in my office at
_____ A.D. 19____
and was duly recorded in Plat Book No. _____ Page No. _____

LINE TABLE

LINE	BEARING	DISTANCE
1	N 50°00'00" W	124.00'
2	S 89°57'00" E	103.35'
3	N 77°35'37" W	231.45'
4	N 90°00'00" W	126.00'
5	N 90°00'00" W	124.00'
6	N 90°00'00" W	124.00'
7	N 90°00'00" W	124.00'
8	N 90°00'00" W	124.00'
9	N 90°00'00" W	124.00'
10	N 90°00'00" W	124.00'
11	N 90°00'00" W	124.00'
12	N 90°00'00" W	124.00'

CURVE TABLE

CURVE	ARC	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
1	124.00'	124.00'	0°00'00"	0°00'00"	0.00'
2	103.35'	103.35'	89°57'00"	89°57'00"	0.00'
3	231.45'	231.45'	77°35'37"	77°35'37"	0.00'
4	126.00'	126.00'	90°00'00"	90°00'00"	0.00'
5	124.00'	124.00'	90°00'00"	90°00'00"	0.00'
6	124.00'	124.00'	90°00'00"	90°00'00"	0.00'
7	124.00'	124.00'	90°00'00"	90°00'00"	0.00'
8	124.00'	124.00'	90°00'00"	90°00'00"	0.00'
9	124.00'	124.00'	90°00'00"	90°00'00"	0.00'
10	124.00'	124.00'	90°00'00"	90°00'00"	0.00'
11	124.00'	124.00'	90°00'00"	90°00'00"	0.00'
12	124.00'	124.00'	90°00'00"	90°00'00"	0.00'



LEGEND

- MESA COUNTY OR BLM SURVEY MONUMENT
- CALCULATED POSITION (NOT SET)
- SET ALUMINUM CAP ON NO. 5 REBAR IN CONCRETE PLS 16433
- (M) RECORD MEASUREMENT
- (P) FOUND PROPERTY CORNER AS NOTED

These monuments are shown on the accompanying plat. The monument shown on the accompanying plat is shown in the position in which it was found. The monument shown on the accompanying plat is shown in the position in which it was found. The monument shown on the accompanying plat is shown in the position in which it was found.

BASE OF MARKS

SE 1/4 NW 1/4 of Section 3, Township 33 North, Range 10 West, County of Mesa, State of Colorado, being more particularly described in the accompanying plat. The monument shown on the accompanying plat is shown in the position in which it was found. The monument shown on the accompanying plat is shown in the position in which it was found. The monument shown on the accompanying plat is shown in the position in which it was found.

SURVEYOR'S CERTIFICATION

I hereby certify that the plat of VALLEY MEADOWS SUBDIVISION and the survey thereon were completed under my direct supervision, and that the same are true and correct in all particulars, and that the same are in accordance with the laws and regulations of the State of Colorado, and that the same are in accordance with the laws and regulations of the State of Colorado.

REGISTERED SURVEYOR
COLORADO REGISTERED SURVEYOR No. 18433
Certified this _____ day of _____ 19____

MINIMUM CHECK REQUIREMENTS

REQUIREMENT	REQUIREMENT
Front Boundary	10 Feet
Side	10 Feet
Rear	10 Feet
Corner	10 Feet
Area	10 Feet

AREA SUMMARY

AREA IN LOTS	= 3,448 Acres
ROAD ROW	= 0.883 Acres
TOTAL	= 4,332 Acres

Valley Meadows Subdivision
A Part of the SE 1/4 NW 1/4
SECTION 3, TOWNSHIP 33 NORTH,
RANGE 10 WEST, COUNTY OF MESA,
COLORADO
Professional Surveying Services
P.O. Box 4000, Durango, CO 81302
SAR, INC. 4620 DRAWING BY: PWS
JOB NO. 8539 SHEET 1 OF 1

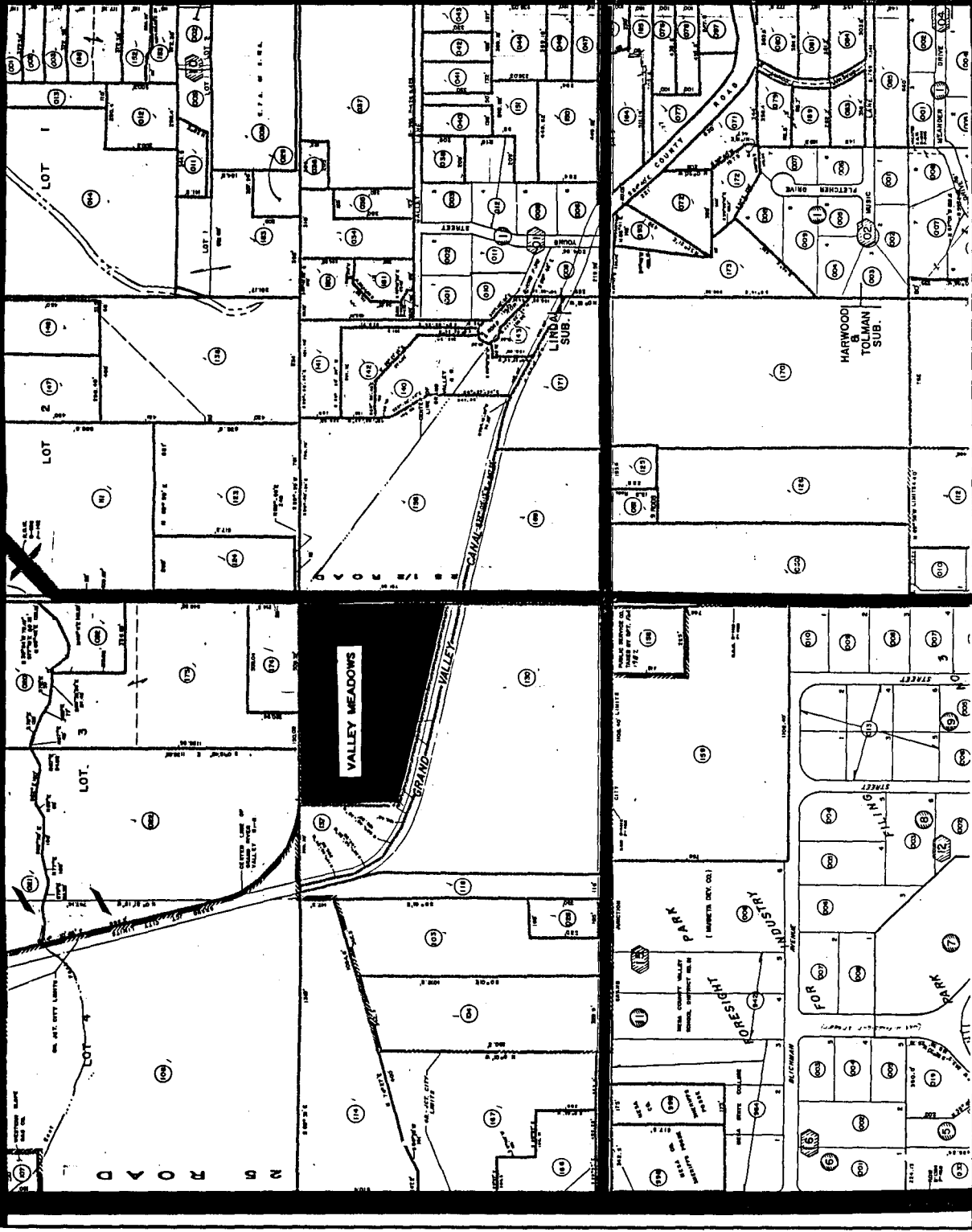
G R O A D

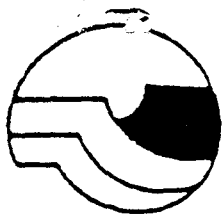
N G R O A D

F 1/2 R O A D

SHEET LABEL	1
OFFICIAL DEVELOPMENT PLAN	ST-1
SHEET TITLE	ST-2
LOCATION AND VICINITY MAP	MS-1
SITE DEVELOPMENT PLAN	MS-2
SITE UTILITY PLAN	MS-3
EROSION CONTROL PLAN	MS-4
STORMWATER MANAGEMENT PLAN	MS-5
ILLUSTRATIVE DETAILS	MS-6
FINISH PLAN	MS-7
STREET PLAN & PROFILE	MS-8
UTILITY COMPOSITE	MS-9
WATER AND SEWER PLAN	MS-10
DOMESTIC WATER DETAILS	MS-11
SANITARY SEWER DETAILS	MS-12
IRRIGATION PLAN & DETAILS	MS-13
IRRIGATION DETAILS	MS-14

LOCATION MAP
VALLEY MEADOWS
 THOMAS A. LOGUE
 AND DEVELOPMENT CONSULTANTS, P.C.
 PROJECT NO. C-14348A-92-317
 DATE: OCTOBER, 1992





send to Parks

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

FILE

MESA COUNTY
REVIEW AGENCY COMMENT SHEET

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.

MCCPC Hearing: 11-18-93 MCC Hearing: 12-07-93

Project: C104-93 VALLEY MEADOWS SUBDIVISION-REZONE/ODP/PRELIMINARY FINAL PLAN
Petitioner: Don Haase
Location: West side of 25 1/2 Road, north of Grand Valley Canal, North Grand Junction Area

A request for approval of a rezone from Planned Residential (7.8 lots per acre to Planned Residential (2.8 lots per acre) and an official development plan for 29 lots on 11.4 acres and a preliminary/final plan for Filing 1 (11 lots). If you have any questions or concerns, please contact Matt Osborn at 244-1724.

Review Agency Comments: (please type)


- 1/2 Road improvements for 25 1/2 Road must be required
- All roads must meet City standards, including the cul-de-sacs with sidewalks.
- Adequate setbacks should be required along 25 1/2 Road.
- Ignacio Drive must line up with the dedicated road in Moonridge Falls Sub. and must have the same name.
- An easement should be provided along the Grand Valley Canal for pedestrian/cyclist access.
- Drainage Easement on lot 8 should be a common tract to be maintained by the homeowners assoc.

Reviewing Office: J.J. Community Development

Reviewed by: Kathy Fortson Date: 11/15/93

Failure to object or comment by 11-17-93 shall constitute approval by your office.

TO: Mesa County Planning

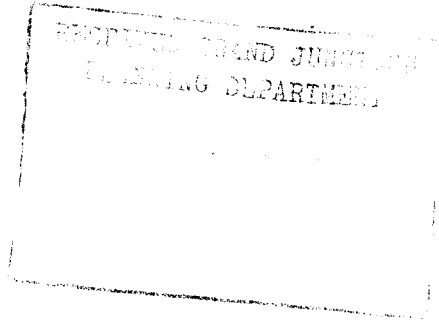
FROM: Don Hobbs 
Grand Junction Parks & Recreation

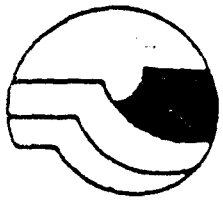
DATE: November 16, 1993

RE: Valley Meadows Subdivision

This department concurs with the recommendation of Grand Junction Community Development that an easement be dedicated adjacent to the Grand Valley canal for the purpose of future trail construction. It is also our recommendation that the easement on lot 8 be a homeowners common tract. However, the ability to connect a trail from the canal onto Westwood Drive should be provided for.

cc: Ted Novack
Kathy Portner





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

MESA COUNTY
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Petitioner: Don Haase
Location: West side of 25 1/2 Road, north of Grand Valley Canal,
North Grand Junction Area

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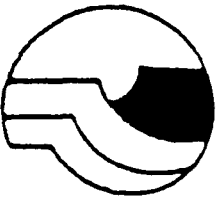
Review Agency Comments: (please type)

See Attached.

Reviewing Office: City Public Works

Reviewed by: Bill Cheney - Utility Eng Date: 11-2-93

Failure to object or comment by 11-17-93 shall constitute approval by your office.



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

MESA COUNTY
REVIEW AGENCY COMMENT SHEET

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Reviewing Office: G. J. Community Development

Reviewed by:

Kathy Poston

Date: 11/15/93

Failure to object or comment by 11-17-93 shall constitute approval by your office.

STAFF REVIEW

FILE: #ANX-95-50

DATE: March 23, 1995

STAFF: Kathy Portner

REQUEST: Zone of Annexation to PR 2.6 and
Preliminary Plan for Valley Meadows

LOCATION: West of 25 1/2 Road and North of Grand Valley Canal

APPLICANT: City of Grand Junction

EXISTING LAND USE: Single Family Residential and Undeveloped

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Single Family Residential, 2.3 units per acre
SOUTH: Grand Valley Canal and Undeveloped
EAST: Single Family Residential, 3.8 units per acre
WEST: Proposed Country Crossing Subdivision
(3.8 units per acre)

EXISTING ZONING: Mesa County PUD (2.6 units per acre)

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

SURROUNDING ZONING:

NORTH: PR 2.3 (Proposed with annexation)
SOUTH: County AFT
EAST: PR 3.8 (Proposed with annexation) and County AFT
WEST: PR 3.8

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

Valley Meadows Subdivision, located west of 25 1/2 Road and north of the Grand Valley Canal, consists of 29 proposed lots on 11.4 acres for a density of 2.6 units per acre. An Official Development Plan (ODP) for the entire subdivision was approved by the Mesa County Commissioners on December 14, 1993 (Resolutions #MCM 93-173). At the same time, the final plan was approved for filing 1 consisting of 11 lots on 4.13 acres. Filing 1 has been recorded.

Valley Meadows was zoned PUD in the County. The City is proposing a Planned Residential (PR) zone with a density not to exceed 2.6 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. Establish a maximum building height not to exceed 30'.
2. No direct driveway access onto 25 1/2 Road.
3. Complete road improvements, including sidewalk, curb and gutter for a half section urban collector for 25 1/2 Road.
4. Submit a landscaping plan for property along 25 1/2 Road.
5. The location of the interconnector to the north will have to be changed by working with the developer of Moonridge Falls and staff prior to the final plan submittal for Filing 2 of either subdivision.
6. If required by the U.S. Postal Service, the location of the common mail boxes must be approved by the Mesa County Traffic Division.
7. A subsurface soil investigation be conducted prior to the design and construction of foundations.
8. Provision for maintenance of the detention facility and a landscaping plan for this area must be submitted with the final plan submittal for Phase II.
9. The applicant submit a revised Improvements Agreement and Guarantee to cover all required improvements.
10. Review Agency comments with the exception of the Grand Junction requirement to construct sidewalks on cul-de-sacs.

Filing 1 has been recorded and built. The cul-de-sac was approved and built without sidewalk. There is not sufficient ROW for sidewalk to be installed. The City will require sidewalk on both sides of all internal streets in future filings. There will be a credit to the Transportation Capacity Payment for the lots in the subdivision based on the cost of the improvements completed on 25 1/2 Road. All drainage facilities for future phases must meet City of Grand Junction standards. Future filings of the subdivision will require review and approval through the City Final Plan/Plat process. For any future filings that abut the Canal, the City will work with the developer to obtain a trail easement along the canal.

STAFF RECOMMENDATION:

The City recommends approval of the zone of PR 2.6 and acceptance of the Mesa County approval of the ODP as a Preliminary Plan with the following additions and modifications:

1. Sidewalks will be required on both sides of all internal streets in future filings.
2. The cost of the required improvements to 25 1/2 Road will be a credit to the TCP.
3. All drainage facilities for future phases must meet City of Grand Junction standards.
4. Future filings of the subdivision will require review and approval through the City Final Plan/Plat process.
5. For any future filings that abut the Canal, the City will work with the developer to obtain a trail easement along the canal.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #ANX-95-50, 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 2.6 units per acre and that we approve the ODP as a Preliminary Plan subject to the staff recommendation.

STAFF REVIEW

FILE: #ANX-95-50

DATE: March 29, 1995

STAFF: Kathy Portner

REQUEST: Zone of Annexation to PR 2.6 and
Preliminary Plan for Valley Meadows

LOCATION: West of 25 1/2 Road and North of Grand Valley Canal

APPLICANT: City of Grand Junction

EXISTING LAND USE: Single Family Residential and Undeveloped

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Single Family Residential, 2.3 units per acre
SOUTH: Grand Valley Canal and Undeveloped
EAST: Single Family Residential, 3.8 units per acre
WEST: Proposed Country Crossing Subdivision
(3.8 units per acre)

EXISTING ZONING: Mesa County PUD (2.6 units per acre)

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

SURROUNDING ZONING:

NORTH: PR 2.3 (Proposed with annexation)
SOUTH: County AFT
EAST: PR 3.8 (Proposed with annexation) and County AFT
WEST: PR 3.8

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

Valley Meadows Subdivision, located west of 25 1/2 Road and north of the Grand Valley Canal, consists of 29 proposed lots on 11.4 acres for a density of 2.6 units per acre. An Official Development Plan (ODP) for the entire subdivision was approved by the Mesa County Commissioners on December 14, 1993 (Resolutions #MCM 93-173). At the same time, the final plan was approved for filing 1 consisting of 11 lots on 4.13 acres. Filing 1 has been recorded.

Valley Meadows was zoned PUD in the County. The City is proposing a Planned Residential (PR) zone with a density not to exceed 2.6 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. Establish a maximum building height not to exceed 30'.
2. No direct driveway access onto 25 1/2 Road.
3. Complete road improvements, including sidewalk, curb and gutter for a half section urban collector for 25 1/2 Road.
4. Submit a landscaping plan for property along 25 1/2 Road.
5. The location of the interconnector to the north will have to be changed by working with the developer of Moonridge Falls and staff prior to the final plan submittal for Filing 2 of either subdivision.
6. If required by the U.S. Postal Service, the location of the common mail boxes must be approved by the Mesa County Traffic Division.
7. A subsurface soil investigation be conducted prior to the design and construction of foundations.
8. Provision for maintenance of the detention facility and a landscaping plan for this area must be submitted with the final plan submittal for Phase II.
9. The applicant submit a revised Improvements Agreement and Guarantee to cover all required improvements.
10. Review Agency comments with the exception of the Grand Junction requirement to construct sidewalks on cul-de-sacs.

The setbacks that were approved by the County are as follows:

Front Yard--20'
Side Yard--10'
Rear Yard--20'
25 1/2 Road--30'

Maximum Building Height--30'

Filing 1 has been recorded and built. The cul-de-sac was approved and built without sidewalk. There is not sufficient ROW for sidewalk to be installed. The City will require sidewalk on both sides of all internal streets in future filings. There will be a credit to the Transportation

Capacity Payment for the lots in the subdivision based on the cost of the improvements completed on 25 1/2 Road. All drainage facilities for future phases must meet City of Grand Junction standards. Future filings of the subdivision will require review and approval through the City Final Plan/Plat process. For any future filings that abut the Canal, the City will work with the developer to obtain a trail easement along the canal.

STAFF RECOMMENDATION:

The City recommends approval of the zone of PR 2.6 and acceptance of the Mesa County approval of the ODP as a Preliminary Plan with the following additions and modifications:

1. Sidewalks will be required on both sides of all internal streets in future filings.
2. The cost of the required improvements to 25 1/2 Road will be a credit to the TCP.
3. All drainage facilities for future phases must meet City of Grand Junction standards.
4. Future filings of the subdivision will require review and approval through the City 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.
6. For any future filings that abut the Canal, the City will work with the developer to obtain a trail easement along the canal.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #ANX-95-50, 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 2.6 units per acre and that we approve the ODP as a Preliminary Plan subject to the staff recommendation.

STAFF REVIEW

FILE: #ANX-95-50

DATE: April 11, 1995

STAFF: Kathy Portner

REQUEST: Zone of Annexation to PR 2.8 and
Preliminary Plan for Valley Meadows

LOCATION: West of 25 1/2 Road and North of Grand Valley Canal

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: Zoning property recently annexed to the City of Grand Junction, Valley Meadows Subdivision, Planned Residential (PR) with a density not to exceed 2.8 units per acre.

EXISTING LAND USE: Single Family Residential and Undeveloped

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Single Family Residential, 2.3 units per acre
SOUTH: Grand Valley Canal and Undeveloped
EAST: Single Family Residential, 3.8 units per acre
WEST: Proposed Country Crossing Subdivision
(3.8 units per acre)

EXISTING ZONING: Mesa County PUD (2.6 units per acre)

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

SURROUNDING ZONING:

NORTH: PR 2.3 (Proposed with annexation)
SOUTH: County AFT
EAST: PR 3.8 (Proposed with annexation) and County AFT
WEST: PR 3.8

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

Valley Meadows Subdivision, located west of 25 1/2 Road and north of the Grand Valley Canal, consists of 29 proposed lots on 11.4 acres for a density of 2.6 units per acre. An Official Development Plan (ODP) for the entire subdivision was approved by the Mesa County Commissioners on December 14, 1993 (Resolutions #MCM 93-173). At the same time, the final plan was approved for filing 1 consisting of 11 lots on 4.13 acres. Filing 1 has been recorded.

Valley Meadows was zoned PUD in the County. The City is proposing a Planned Residential (PR) zone with a density not to exceed 2.6 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. Establish a maximum building height not to exceed 30'.
2. No direct driveway access onto 25 1/2 Road.
3. Complete road improvements, including sidewalk, curb and gutter for a half section urban collector for 25 1/2 Road.
4. Submit a landscaping plan for property along 25 1/2 Road.
5. The location of the interconnector to the north will have to be changed by working with the developer of Moonridge Falls and staff prior to the final plan submittal for Filing 2 of either subdivision.
6. If required by the U.S. Postal Service, the location of the common mail boxes must be approved by the Mesa County Traffic Division.
7. A subsurface soil investigation be conducted prior to the design and construction of foundations.
8. Provision for maintenance of the detention facility and a landscaping plan for this area must be submitted with the final plan submittal for Phase II.
9. The applicant submit a revised Improvements Agreement and Guarantee to cover all required improvements.
10. Review Agency comments with the exception of the Grand Junction requirement to construct sidewalks on cul-de-sacs.

The setbacks that were approved by the County are as follows:

Front Yard--20'
Side Yard--10'
Rear Yard--20'
25 1/2 Road--30'

Maximum Building Height--30'

Filing 1 has been recorded and built. The cul-de-sac was approved and built without sidewalk. There is not sufficient ROW for sidewalk to be installed. The City will require sidewalk on both sides of all internal streets in future filings. There will be a credit to the Transportation Capacity Payment for the lots in the subdivision based on the cost of the improvements completed on 25 1/2 Road. All drainage facilities for future phases must meet City of Grand Junction standards. Future filings of the subdivision will require review and approval through the City Final Plan/Plat process. For any future filings that abut the Canal, the City will work with the developer to obtain a trail easement along the canal.

At the Planning Commission hearing the developer requested the Planning Commission consider recommending a density of 2.8 instead of 2.6. The 2.6 units per acre fits the ODP as was approved by Mesa County. The developer indicated that they were considering a final plan for the balance of the property that added 2 or 3 more lots to the original plan. Staff concurs with Planning Commission recommendation to allow a density of up to 2.8 units per acre.

STAFF RECOMMENDATION:

Staff recommends approval of the zone of PR 2.8 and acceptance of the Mesa County approval of the ODP as a Preliminary Plan with the following additions and modifications:

1. Sidewalks will be required on both sides of all internal streets in future filings.
2. The cost of the required improvements to 25 1/2 Road will be a credit to the TCP.
3. All drainage facilities for future phases must meet City of Grand Junction standards.
4. Future filings of the subdivision will require review and approval through the City 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.
6. For any future filings that abut the Canal, the City will work with the developer to obtain a trail easement along the canal.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission, at their April 4, 1995 hearing recommended approval of the zone of PR 2.8 and acceptance of the Mesa County approval of the ODP as a Preliminary Plan with staff conditions 1 through 6 as stated above.

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. _____
ZONING A PORTION OF THE POMONA PARK ANNEXATION
VALLEY MEADOWS SUBDIVISION TO PR-2.8

Recitals:

Valley Meadows Subdivision, located west of 25 1/2 Road and north of the Grand Valley Canal, was annexed as a part of the Pomona Park Annexation. The subdivision, consisting of 29 proposed lots on 11.4 acres, received Official Development Plan approval by Mesa County prior to annexation. Filing 1 has been recorded and built. The developer requested an increase in the approved density from 2.6 units per acre to 2.8 units per acre to accommodate slight modifications to future filings.

Planning Commission, at their April 4, 1995 hearing, recommended approval of a City zone of Planned Residential (PR) with a density not to exceed 2.8 units per acre and accepted the County approval of the Official Development Plan as a Preliminary Plan.

The City Council has duly considered the matter and the recommendation of the Planning Commission and finds the PR zoning to be appropriate.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the following described property is hereby zoned Planned Residential (PR) with a density not to exceed 2.8 units per acre:

LOTS 1-3, BLK 1, VALLEY MEADOWS SUB., SEC.3, T1S, R1W; AND ALSO LOTS 1-8, BLK 2, VALLEY MEADOWS SUB., SEC.3, T1S, R1W; AND ALSO A PARCEL OF LAND SITUATE IN THE SE 1/4 NW 1/4, SEC.3, T1S, R1W, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF THE SE 1/4 NW 1/4, THENCE SOUTH ALONG THE EAST LINE OF SAID SE 1/4 NW 1/4 A DISTANCE OF 650.65 FEET; THENCE N 77°38'37" W A DISTANCE OF 833.25 FEET; THENCE N 69°02'20" W A DISTANCE OF 97.49 FEET; THENCE NORTH A DISTANCE OF 483 FEET; THENCE N 89°29'30" E A DISTANCE OF 904.96 FEET TO THE POINT OF BEGINNING, EXCEPT VALLEY MEADOWS SUBDIVISION AND EXCEPT THE EAST 30 FEET FOR ROAD R.O.W.

The setbacks shall be as follows:

Front Yard--20'
Side Yard--10'
Rear Yard--20'
25 1/2 Road--30'

Maximum Building Height--30'

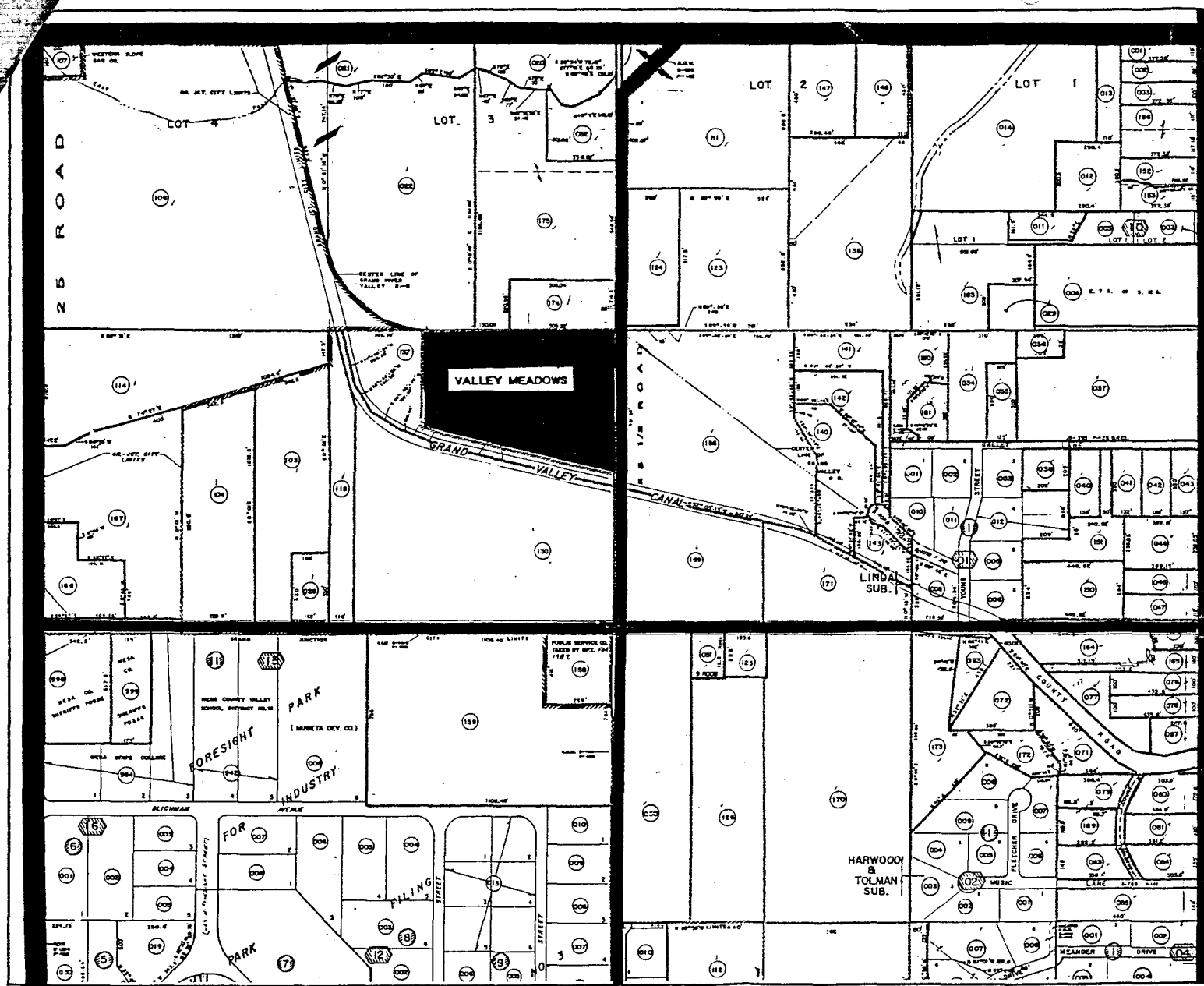
Introduced on first reading this 19th day of April, 1995.

PASSED and ADOPTED on second reading this ____ day of _____, 1995.

ATTEST:

President of the City Council

City Clerk



G R O A D

2 6 R O A D

F I V E R O A D

SHEET (002)	
OFFICIAL DEVELOPMENT PLAN	SHEET NO.
LOCATION AND VICINITY MAP	1 of 4
SITE DEVELOPMENT PLAN	2 of 4
SITE UTILITY PLAN	3 of 4
GRADING & DRAINAGE PLAN	4 of 4
FILING NO. ONE	
FINAL PLAN	1
STREET PLAN & PROFILE	ST-1
STREET DETAILS	ST-2
UTILITY COMPOSITE	UC-1
WATER AND SEWER PLAN	WS-1
DOMESTIC WATER DETAILS	WS-2
SANITARY SEWER DETAILS	WS-3
IRRIGATION PLAN & DETAILS	IR-1
IRRIGATION DETAILS	IR-2



LOCATION MAP
VALLEY MEADOWS

TAL THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANTS

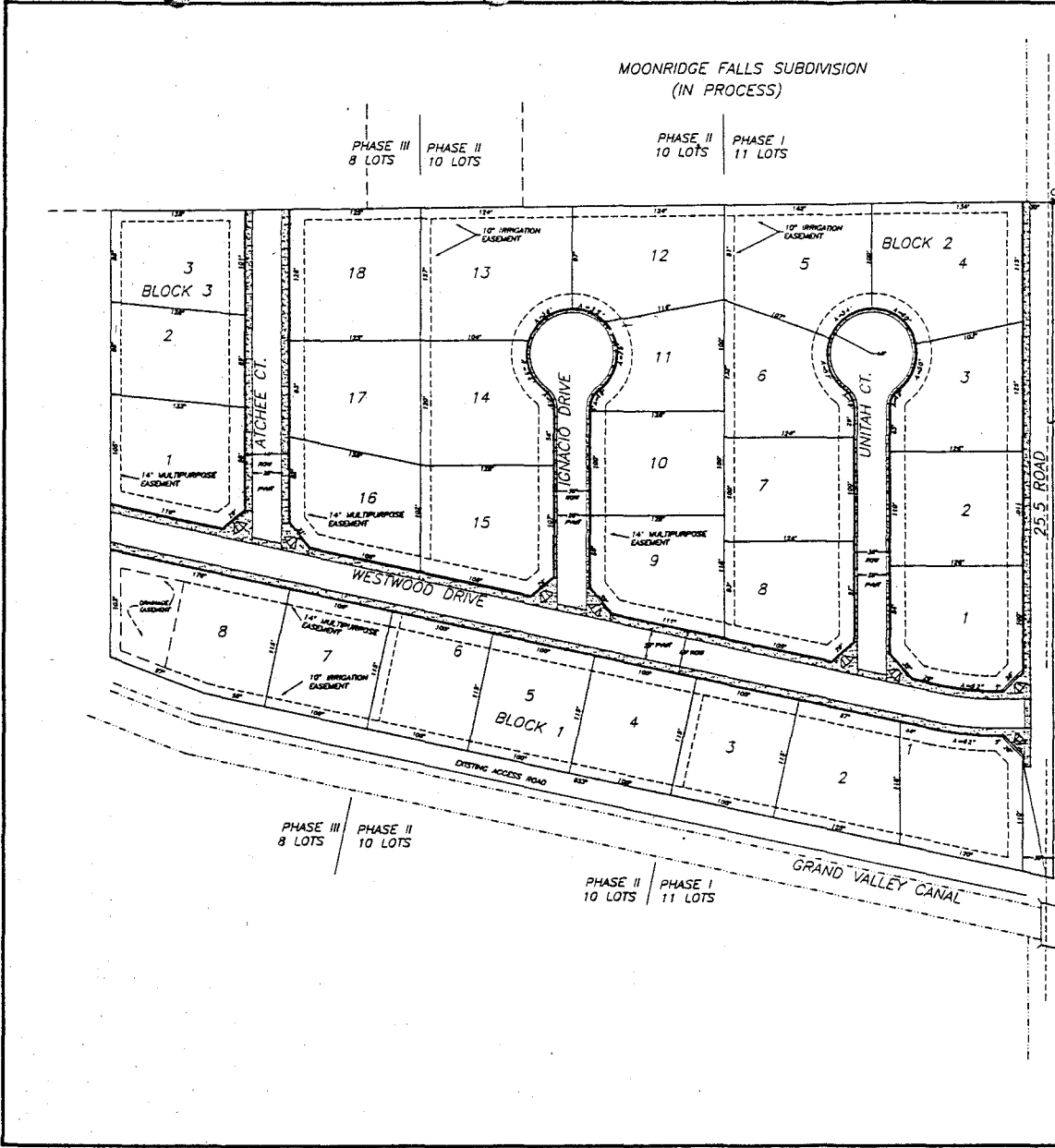
PROJECT NO. 027A/V002-417 SHEET OF
DATE: OCTOBER, 1993 1 4

MOONRIDGE FALLS SUBDIVISION
(IN PROCESS)

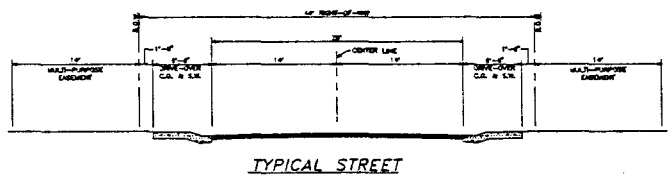
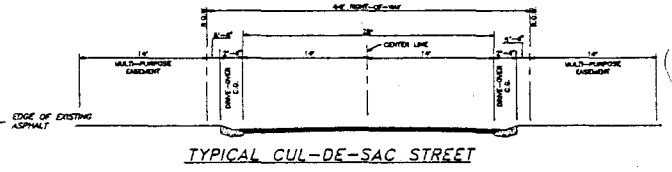
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VALLEY MEADOWS

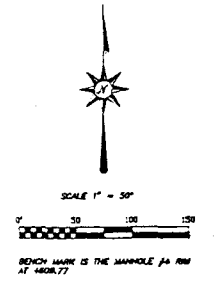


EXIST. 1/4" 4' RM. ELEV.
1408.77 NE COR. SW 1/4
NW 1/4 SEC. 3
T. 1 S. R. 1 W.
U. 4 E.



LAND USE SUMMARY		
USE	AREA	% OF TOTAL
LOTS	9.1	79.8
STREETS	2.3	20.2
TOTAL	11.4	100.0
TOTAL LOTS	28	
DENSITY: 2.0/AC		

MINIMUM SETBACK REQUIREMENTS	
PRINCIPAL BUILDING	
FRONT	20 FT.
SIDE	10 FT.
REAR	20 FT.
ACCESSORY BUILDING	
FRONT	7' OR 1/2 OF LOT
SIDE	5 FT.
REAR	5 FT.



OFFICIAL SITE DEVELOPMENT PLAN
VALLEY MEADOWS

TAL THOMAS A. LOGUE
LAND DEVELOPMENT CONSULTANT

REVISION: JANUARY, 1994

PROJECT NO. 02/14/93 SHEET 2 OF 4
DATE: OCTOBER, 1993