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File **PP-1996-044**

Name: Valley Meadows East – East of 25 ½ Road – North of Grand Valley Canal

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. 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	City Council Minutes – 4/17/96, 5/1/96, - **		
X	X	Planning Commission Minutes – 4/9/96 - **		
X	X	Correspondence		
X		Notice of Public Hearing – sent 3/29/96		
X		Quit Claim Deed – Bk 2208 / Pg 90 – not conveyed to City		
X		Preliminary Drainage Report – 2/29/96		
X		Posting of Public Notice Signs – 3/18/96		
X	X	Preliminary Drainage Plan – 2/29/96		
X	X	List of Surrounding Subdivision Densities – 4/16/96		
X		Chicago Title Ins. Co. – Commitment for Title Insurance		
X	X	Preliminary Plan		
X		Location Map		



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. DP-96-44

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input checked="" type="checkbox"/> Major <input type="checkbox"/> Resub	~15 AC.	25 1/2 Rd + G.V. CANAL	RSF - A	RESIDENTIAL
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

GWHC, Inc.

GWHC, Inc.

ROLLAND Engineering

Name

Name

Name

2467 Commerce Blvd.

2467 Commerce Blvd.

405 Ridges Blvd., Suite A

Address

Address

Address

Grand Junction, CO 81505

Grand Junction, CO 81505

Grand Junction, CO 81503

City/State/Zip

City/State/Zip

City/State/Zip

(970) 242-1336

(970) 242-1336

(970) 243-8300

Business Phone No.

Business Phone No.

Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing Application

2/21/96
 Date

Signature of Property Owner(s) - attach additional sheets if necessary

FEB 26, 1996
 Date

SUBMITTAL CHECKLIST

MAJOR SUBDIVISION: PRELIMINARY

Location: _____

Project Name: _____

ITEMS		DISTRIBUTION																											
DESCRIPTION	SSID REFERENCE	<input type="checkbox"/> City Community Development	<input type="checkbox"/> City Dev. Eng.	<input type="checkbox"/> City Utility Eng.	<input type="checkbox"/> City Property Agent	<input type="checkbox"/> City Parks/Recreation	<input type="checkbox"/> City Fire Department	<input type="checkbox"/> City Attorney	<input type="checkbox"/> City G.J.P.C. (8 sets)	<input type="checkbox"/> City Downtown Dev. Auth.	<input type="checkbox"/> City Police	<input type="checkbox"/> County Planning	<input type="checkbox"/> Walker Field	<input checked="" type="checkbox"/> School District #51	<input checked="" type="checkbox"/> Irrigation District	<input type="checkbox"/> Drainage District	<input checked="" type="checkbox"/> Water District	<input type="checkbox"/> Sewer District	<input type="checkbox"/> U.S. West	<input type="checkbox"/> Public Service	<input type="checkbox"/> GVRP	<input type="checkbox"/> CDOT	<input type="checkbox"/> Corps of Engineers	<input type="checkbox"/> Colorado Geological Survey	<input checked="" type="checkbox"/> U.S. Postal Service	<input type="checkbox"/> Persigo WWTF	<input type="checkbox"/> TCI Cable	TOTAL REQ'D.	
✓ ● Application Fee <i>630 + 15 @ 15</i>	VII-1	1																											
✓ ● Submittal Checklist*	VII-3	1																											
✓ ● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
✓ ● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
✓ ● Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
✓ ● Evidence of Title	VII-2	1			1			1																					
✓ ● Names and Addresses	VII-2	1																											
✓ Legal Description	VII-2	1			1																								
✓ General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
✓ ● Location Map	IX-21	1																											
✓ ● Preliminary Plan	IX-26	1	2	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
✓ ● 11"x17" Reduction of Prelim. Plan	IX-26	1			1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
✓ ● Preliminary Drainage Report	X-12	1	2																										

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

PRE-APPLICATION CONFERENCE

Date: 2/21/96 (1/29/96)
Conference Attendance: DON HARVE, PHIL + BRIAN HART
Proposal: RESIDENTIAL DEVELOPMENT - SINGLE FAMILY HOMES
Location: 25 1/2 Rd + G.V. CANAL -> EAST OF 25 1/2 + NORTH OF G.V. CANAL

Tax Parcel Number: 2945-031-00-155
Review Fee: \$630.00 REVIEW PLUS \$15/ACRE @ 15 ACRES = \$855.00
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees/TCP required? Estimated Amount:
Revocable Permit required? NO
State Highway Access Permit required? NO
On-site detention/retention or Drainage fee required?

Applicable Plans, Policies and Guidelines CITY OF GRAND JUNCTION

Located in identified floodplain? FIRM panel # N/A
Located in other geohazard area? N/A
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? N/A
Avigation Easement required? N/A

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

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

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s) [Handwritten Signature]

Signature(s) of Representative(s) [Handwritten Signature]

OWNER ROSTER

2/21/96

OWNER ADDRESS	PROPERTY ADDRESS	SCHEDULE NUMBER
TONY PERRY 2558 JANECE DR GRAND JUNCTION, CO 81505-1408	658 BRENNNA WY	2945-031-28-001
MIDWEST NOTOR LODGES INC 2692 G 1/2 RD GRAND JUNCTION, CO 81506-1828	660 BRENNNA WY	2945-031-28-002
MIDWEST MOTOR LOGES INC 2692 G 1/2 RD GRAND JUNCTION, CO 81506-1828	2564 BRENNNA WY	2945-031-28-003
MARILYN K HILL 759 HORIZON DR STE A GRAND JUNCTION, CO 81506-8737	2562 BRENNNA WAY	2945-031-28-004
TONY PERRY 2558 JANECE DR GRAND JUNCTION, CO 81505-1408	2560 BRENNNA WY	2945-031-28-005
G D BUILDERS 241 THISTLE DR GRAND JUNCTION, CO 81503-3119	2558 BRENNNA WAY	2945-031-28-006
TONY PERRY 2558 JANECE DR GRAND JUNCTION, CO 81505-1408	2556 BRENNNA WY	2945-031-28-007
TERRY L LARSON 761 TULIP DR GRAND JUNCTION, CO 81506-1889	2554 BRENNNA WY	2945-031-28-008
TERRY LARSON 761 TULIP DR	2552 BRENNNA WY	2945-031-28-009

OWNER ROSTER

2/21/96

OWNER ADDRESS	PROPERTY ADDRESS	SCHEDULE NUMBER
GRAND JUNCTION, CO 81506-1889		
CONCEPT BUILDERS LLC 2641 CHESTNUT DR GRAND JUNCTION, CO 81506-8327	657 JANECE DR	2945-031-29-001
CONCEPT BUILDERS LLC 2641 CHESTNUT DR GRAND JUNCTION, CO 81506-8327	659 JANECE DR	2945-031-29-002
MIDWEST MOTOR LODGES INC 2692 G 1/2 RD GRAND JUNCTION, CO 81506-1828	2555 BRENNNA WY	2945-031-30-001
MIDWEST MOTOR LODGES INC 2692 G 1/2 RD GRAND JUNCTION, CO 81506-1828	2557 BRENNNA WY	2945-031-30-002
BOB SWANDER PO BOX 2301 GRAND JUNCTION, CO 81502-2301	2559 BRENNNA WAY	2945-031-30-003
ALLEN L MOORE 467 COTTONWOOD LAKE DR CLIFTON, CO 81520-8853	2561 BRENNNA WY	2945-031-30-004
WALID BOU-MATAR 677 25 1/2 RD GRAND JUNCTION, CO 81505-1001	677 25 1/2 RD	2945-032-00-174
DAVID L CAMPBELL 656 FENTON ST GRAND JUNCTION, CO 81505-1409	656 FENTON ST	2945-031-20-004

OWNER ROSTER

2/21/96

OWNER ADDRESS	PROPERTY ADDRESS	SCHEDULE NUMBER
LEAH E MILLIAS 653 FENTON ST GRAND JUNCTION, CO 81505-1409	2560 JANECE DR	2945-031-22-001
TONY PERRY 515 28 1/2 RD APT 7 GRAND JUNCTION, CO 81501-4965	2558 JANECE DR	2945-031-22-002
BOYD DEAN TAYLOR 2556 JANECE DR GRAND JUNCTION, CO 81505-1408	2556 JANECE DR	2945-031-22-003
ANTHONY J VALLADAO 581 RANCHITOS DEL SOL APTOS, CA 95003-9733	656 JANECE DR	2945-031-22-005
PATRICIA L MORAN 655 COUNCIL CREST CT KALAMA, WA 98625-9404		2945-031-00-123
MARC S LAIRD 686 25 1/2 RD GRAND JUNCTION, CO 81505-1002	686 25 1/2 RD	2945-031-00-124
GEORGE R JACHIM 2575 G RD GRAND JUNCTION, CO 81505-9548	2575 G RD	2945-031-00-138
BERNADINE R WILSON 2570 YOUNG CT GRAND JUNCTION, CO 81505-1417	2570 YOUNG CT	2945-031-00-140
LOUIS J MOTTS 2574 YOUNG CT GRAND JUNCTION, CO 81505-1417	2574 YOUNG CT	2945-031-00-141

OWNER ROSTER

2/21/96

OWNER ADDRESS	PROPERTY ADDRESS	SCHEDULE NUMBER
ROBERT R HUNT 2572 YOUNG CT GRAND JUNCTION, CO 81505-1417	2572 YOUNG CT	2945-031-00-142
JOHN R LAFFEY 2575 YOUNG CT GRAND JUNCTION, CO 81505-1417	2575 YOUNG CT	2945-031-00-143
JOHN A NELSON 2574 F 1/2 RD GRAND JUNCTION, CO 81505-1423	2574 F 1/2 RD	2945-031-00-171
CHARLES D HOLMES 3231 LAKESIDE DR GRAND JUNCTION, CO 81506-2860	2549 WESTWOOD DR	2945-032-24-001
DARRYL L HAYDEN 743 HORIZON CT STE 340 GRAND JUNCTION, CO 81506-8717	2547 WESTWOOD DR	2945-032-24-002
RODNEY E ENGLAND 668 UINTAH CT GRAND JUNCTION, CO 81505-1035	668 UINTAH CT	2945-032-25-001
P MICHAEL PAYNE 670 UINTAH CT GRAND JUNCTION, CO 81505-1035	670 UINTAH CT	2945-032-25-002
MICHAEL L TOMSIC 672 UINTAH CT GRAND JUNCTION, CO 81505-1035	672 UINTAH CT	2945-032-25-003
L O GRIFFITH 3094 C RD	674 UINTAH CT	2945-032-25-004

OWNER ROSTER

2/21/96

OWNER ADDRESS	PROPERTY ADDRESS	SCHEDULE NUMBER
---------------	------------------	-----------------

GRAND JUNCTION, CO 81503-9673

JACK J LOFLAND
675 UINTAH CT
GRAND JUNCTION, CO 81505-1035

675 UINTAH CT

2945-032-25-005

JEFFREY T JENSEN
2160 KENNEDY AVE
GRAND JUNCTION, CO 81501-6536

673 UINTAH CT

2945-032-25-006

KAMAL ZOABI
537 28 3/4 RD
GRAND JUNCTION, CO 81501-7114

671 UINTAH CT

2945-032-25-007

JAMES J HOPKINS
2772 1/2 MILO DR
GRAND JUNCTION, CO 81503-3828

669 UINTAH CT

2945-032-25-008

ROBERT G WILSON
PO BOX 60221
GRAND JUNCTION, CO 81506-8758

2945-032-00-130

VALLEY MEADOWS EAST SUBDIVISION

GENERAL PROJECT REPORT

PREPARED FOR:

GWHC, Inc.
2467 Commerce Blvd.
Grand Junction, CO 81505

PREPARED BY:

ROLLAND ENGINEERING
405 Ridges Boulevard
Suite A
Grand Junction, CO 81503

February 29, 1996

Valley Meadows East Subdivision (VME) is directly east, across 25 ½ Road, from the existing Valley Meadows Subdivision. The property, comprising of 15 acres, is located in the SW 1/4 NE 1/4, Section 3, Township One South, Range One West, of the Ute Meridian, Mesa County, Colorado. VME is located east of 25 ½ Road and north of the Grand Valley Canal.

The development site is currently planted with corn (last year's crop) on land that is considered "flat" in nature. The land slopes to the southwest at a grade of approximately 1 percent

The surrounding land use is almost all residential in nature. The land directly west of 25 ½ Road is already developed as Valley Meadows Subdivision, Filings #1 & 2. Moonridge Falls Subdivision is east of 25 ½ Road and North of Valley Meadows Subdivision. Kay Subdivision is located due south of VME, across the Grand Valley Canal. The area to the north and northeast of VME is residential in nature except for an approximate 10 acre tract and an approximate fifteen acre tract that are still zoned AFT County. The land to the east of VME is an older subdivision of large residential lots 3 to 5 acres in size. A major industrial park and employment center, Foresight Park, is located less than 1/4 mile to the south of the Valley Meadows East site.

The proposed land use for Valley Meadows East Subdivision is the development of approximately 52 single family residential units on 15 acres. The overall density of Valley Meadows East Subdivision will be approximately 3.4 units per acre. The City of Grand Junction zoning of RSF-4 allows up to 4 single family residential units per acre. VME will be similar in housing style to Valley Meadows Subdivision. The houses are expected to cost in the range of \$130,000.

Valley Meadows East Subdivision is a good infill project between Kay Subdivision and the Valley Meadows and Moonridge Falls Subdivisions. The housing at Kay Subdivision begins at approximately \$105,000 and houses in Valley Meadows Subdivision are priced up to \$180,000. Moonridge Falls Subdivision tends to have the highest cost of homes in the area with homes ranging from \$150,000 to \$200,000. The Valley Meadows East Subdivision offers a moderately priced home at a cost that is progressive as compared to the surrounding subdivisions. The original Valley Meadows Subdivision, Filing #1 and 2, sold very quickly. The vigorous sales of the lots at Valley Meadows Subdivision has prompted the developer to offer additional residential units in the immediate area.

Lot development standards will be per City of Grand Junction Standards. All development Improvements (Sewer, Water, Streets, Sidewalks, Etc.) will be per City of Grand Junction standards. Strict architectural controls will be maintained through the use of Covenants, Conditions, and Restrictions (CC&R's). The CC&R's will be similar to those used in the present Valley Meadows Subdivision. The CC&R's will protect the present property owners, in

Valley Meadows East and surrounding areas, and future property owners. The CC&R's include provisions for ownership and maintenance of the irrigation system.

Site access to Valley Meadows East will be from 25 ½ Road. The access to 25 ½ Road is from G Road or F ½ Road. F Road is located about ½ mile south of the site. The plans will stub a street to the north allowing future access to the approximate 10 parcel.

All utilities are available to the subdivision and are concentrated at the intersection of 25 ½ Road and Westwood Drive. This is the entrance to the existing Valley Meadows Subdivision. Fire hydrants will be spaced per City of Grand Junction Standards. We foresee no unusual problems regarding utilities.

No unusual demands will be placed on public facilities by this project.

A preliminary drainage report will be submitted to the City Engineering Department. We have had preliminary discussions with Grand Valley Irrigation Company (GVIC) and with the City of Grand Junction Engineering Department to allow storm drain water to flow directly into the Grand Valley Canal without any interim detention. It is our intention to have storm water drainage flow directly into the Grand Valley Canal with no interim detention. Direct runoff into the Grand Valley Canal is desirable due to the shallow grade of the property and no other drainage outlet preferable to the Grand Valley Canal. GWHC, Inc. is intending to enter into the same contracts, with GVIC and the City of Grand Junction, as it did for stormwater discharge at Valley Meadows Subdivision.

No apparent geologic hazards exist on the property.

We anticipate site development to begin in the spring of 1996.

PRELIMINARY DRAINAGE REPORT

VALLEY MEADOWS EAST SUBDIVISION

Presented to:
CITY OF GRAND JUNCTION

Prepared for:

GWHC, Inc.
2467 Commerce Blvd.
Grand Junction, CO 81505

Prepared by:

ROLLAND Engineering
405 Ridges Blvd., Suite A
Grand Junction, CO 81503

February 29, 1996

I. GENERAL LOCATION and DESCRIPTION

- A. Valley Meadows East Subdivision (VME) is located at 25 ½ Road just north of F ½ Road (north of the Grand Valley Canal). The surrounding land use is almost all residential in nature. The land directly west of 25 ½ Road is already developed as Valley Meadows Subdivision, Filings #1 & 2. Moonridge Falls Subdivision is east of 25 ½ Road and North of Valley Meadows Subdivision. Kay Subdivision is located due south of VME, across the Grand Valley Canal. The area to the north and northeast of VME is residential in nature except for an approximate 10 acre tract and an approximate fifteen acre tract that are still zoned AFT (Mesa County). The land to the east of VME is an older subdivision of large residential lots of approximately 3 to 5 acres. A major industrial park and employment center, Foresight Park, is located less than 1/4 mile to the south of the Valley Meadows East site.
- B. Valley Meadows East Subdivision contains 15.01 acres. The land is presently a corn field. The soil types are Billings Silty Clay Loam and Ravola Loam.

II. EXISTING DRAINAGE CONDITIONS

- A. The land gently slopes to the southwest at an approximate grade of 1 percent. The drainage pattern for the 15 acres is to southwest with a tailwater discharge pipe located at the southwest corner draining into the Grand Valley Canal. There is a concrete lined irrigation ditch along the entire length of the properties northern boundary. A few feet north of the concrete ditch is an earth ditch that is the tailwater ditch for the parcel of land to the north of this site. There is an earthen irrigation ditch along the eastern border that delivers water to properties on the south side of the Grand Valley Canal via a corrugated metal pipe. The western border of the property is adjacent to 25 ½ Road for its entire length with a tailwater ditch running along the western border and discharging thru the pipe at the southwestern corner into the Grand Valley Canal. The Grand Valley Canal flows to the west along the southern property boundary of the property.
- B. The historic drainage patterns for this property are dictated by the irrigation and tailwater ditches surrounding the property. The property does not receive any extra overland flow from surrounding parcels. The irrigation ditches to the north and east isolate the amount of outside influence from stormwater runoff. The discharge point for this property, which includes the tailwater ditch running along the western boundary, is a pipe at the southwest corner that drains into the Grand Valley Canal.

III. PROPOSED DRAINAGE CONDITIONS

- A. The proposed development of the site will not change the size of the drainage basin. The drainage basin is the 15 acres of the site. The external ditches running along the northern

and eastern boundaries will continue to exist and therefore isolate this parcel of property from outside drainage conditions. The tailwater ditch running along the western boundary will be modified because of half-road improvements to 25 ½ Road. The developed site will still retain a discharge pipe at the southwest corner where the existing discharge pipe is located. The site is located a great distance from any existing storm drain ditches. The site historically drains into the Grand Valley Canal but the lack of vertical differentiation between the ground and the surface of the water in the canal precludes the use of a detention facility. The attached Preliminary Drainage Map shows the expected flow directions of stormwater for the developed site. The site will be graded in such a way that most of the runoff from the residential development will be concentrated at the approximate middle of the southern boundary. This concentration point of water will then be discharged into the Grand Valley Canal. ***The proposed method of stormwater discharge will be undetained discharge into the Grand Valley Canal.*** This method was used in the Valley Meadows Subdivision on the West side of 25 ½ Road due to topographical constraints. The same type of constraints exist for the VME site. ***GWHC, Inc., The Developer, intends to sign contracts with The Grand Valley Irrigation Company and the City of Grand Junction that allow undetained stormwater discharge into the Grand Valley Canal.***

IV. DESIGN CRITERIA and APPROACH

- A. We are not aware of any Master Plan or any other limitations on this site. The Hydrology and Hydraulic calculations for this site will utilize the "Stormwater Management Manual" (June, 1994) for the City of Grand Junction, Colorado. The Rational Method will be used to perform the analysis for the 2-Year and 100-Year Storm Design Events. The 100-Year Developed Storm Runoff will be used to design the storm drain system.

WALID BOU-MATAR
2945-032-00-174

SUNSET VILLAGE
(MARC S. LAIRD)
(2945-031-00-124)

AFT
PATRICIA L. MORAN
2945-031-00-123

AFT
GEORGE R. JACHIM
2945-031-00-138

PROPOSED DRAINAGE DIRECTION



LOUIS J. MOTTS
2945-031-00-141
R1A

ROBERT G. HUNT
2945-031-00-142
R1A

BERNADINE R. WILSON
2945-031-00-140
R1A

PR-2.8
VALLEY MEADOWS SUBDIVISION

PR-3.8
KAY SUBDIVISION

ROBERT J. WILSON
2945-032-00-130

AFT

LAND USE SUMMARY

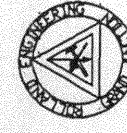
TOTAL LAND AREA: 15.01 ACRES 100%
TOTAL LOTS NUMBER: 32
TOTAL LOTS AREA: 11.55 ACRES 76.95%
TOTAL ROW AREA: 2.73 ACRES 18.15%
CANAL ROW AREA: 0.73 ACRES 4.85%
FILING NO. ONE AREA: 4.10 ACRES 27.32%
FILING NO. ONE LOTS NUMBER: 15
FILING NO. TWO AREA: 4.46 ACRES 29.71%
FILING NO. TWO LOTS NUMBER: 16
FILING NO. THREE AREA: 5.57 ACRES 37.11%
FILING NO. THREE LOTS NUMBER: 21

ON-SITE SOIL TYPES

B: BELMUS SILTY CLAY LOAM
R: RAVOLA LOAM
(FROM 20% SLOPED GRAND JUNCTION AREA)
(COLORADO BY UNITED STATES DEPARTMENT OF AGRICULTURE, SOCS. 1983)

UTILITIES

WATER: UTE WATER
ELECTRICITY: PUBLIC SERVICE COMPANY
GAS: PUBLIC SERVICE COMPANY
CABLE TV: TCI
TELEPHONE: US WEST
IRRIGATION: GRAND VALLEY IRRIGATION COMPANY
SANITARY SEWER: CITY OF GRAND JUNCTION
FIRE: GRAND JUNCTION FIRE DEPARTMENT

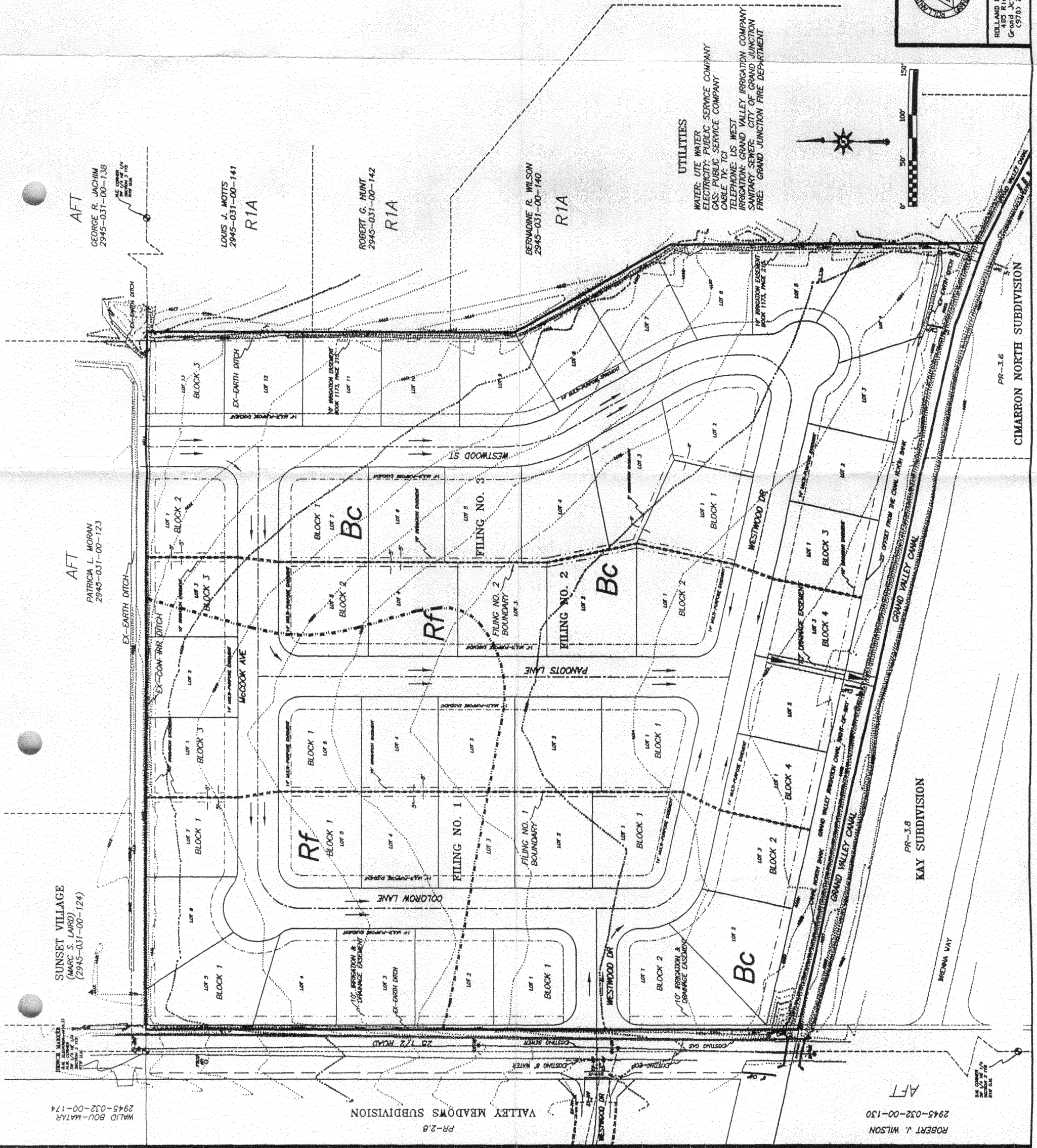


ROLLAND ENGINEERING
405 Ridgeway Blvd
Grand Jct., CO 81503
(970) 243-8300

FILE: C:\HAZE\11X17
VALLEY MEADOWS EAST
SUBDIVISION

PRELIMINARY DRAINAGE MAP

Designed	Checked	Date	Sheet
HAZE/JT	HAZE/JT	2/27/96	01



REVIEW COMMENTS

Page 1 of 3

FILE #PP-96-44

TITLE HEADING: Valley Meadows East

LOCATION: E of 25 1/2 Road; N of Grand Valley Canal

PETITIONER: GWHC, Inc.

PETITIONER'S ADDRESS/TELEPHONE: 2467 Commerce Boulevard
Grand Junction, CO 81505
242-1336

PETITIONER'S REPRESENTATIVE: Rolland Engineering

STAFF REPRESENTATIVE: Kathy Portner

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., MARCH 22, 1996.

U.S. WEST 3/5/96
Max Ward 244-4721

For timely telephone service, as soon as you have a plat and power drawing for your housing development, please.....

MAIL COPY TO: AND CALL THE TOLL-FREE NUMBER FOR:
U.S. West Communications Developer Contact Group
Developer Contact Group 1-800-526-3557
P.O. Box 1720
Denver, CO 80201

We need to hear from you at least 60 days prior to trenching.

GRAND VALLEY IRRIGATION 3/6/96
Phil Bertrand 242-2762

1. The 25 foot canal right-of-way from water's edge must be honored and respected (not encroached upon).
2. No irrigation delivery point will be allowed or established from our Mainline Canal that abuts the edge of the subdivision.
3. Drainage discharge agreement must be acknowledged and signed.
4. NO public use of the canal right-of-way will be allowed.
5. Because of the flat nature of this development, especially those southerly lots that abut the canal right-of-way, those lots must be landscaped, contoured, engineered, etc. to not cause undue damage or injury to the canal right-of-way.

EXAMPLE: Poor lot drainage, unusual retaining walls or lack of walls or correct fencing

U.S. POSTAL SERVICE

3/11/96

Mary Barnett

244-3434

Colorow Lane - name is unacceptable. There is presently a Colorow Drive in the Fruitvale area, 81504.

Mail delivery options:

1. Centralized - immediate service. USPS will provide equipment.
2. Paired boxes, curb side behind the sidewalk is available after 50% of homesites are developed - 26 in this plan. Street signs and house numbers must be in place.

CITY PROPERTY AGENT

3/12/96

Steve Pace

256-4003

No final plat to review.

PUBLIC SERVICE COMPANY

3/12/96

Jon Price

244-2693

Public Service Company may require 5' side lot easement on no more than 2 lots in Phase 1. Will contact owners when design is requested.

CITY FIRE DEPARTMENT

3/13/96

Hank Masterson

244-1414

The 8" water line shown as fire protection for this subdivision is required to be looped (fed from two directions). The line as proposed is fed from one direction off of the looped line in 25 1/2 Road. This line must be looped as future development occurs. Future looping can be achieved by stubbing out an 8" line to the north end of Westwood Street for future connection when the property to the north is developed. The final plan must show this stub out and hydrant locations. Hydrants must be placed at intersections and spaced at intervals no greater than 500'. All property frontages must be within 250' of a hydrant.

CITY DEVELOPMENT ENGINEER

3/14/96

Jody Kliska

244-1591

1. Preliminary approval for Sunset Village to the north included the construction of half of a residential collector street on the south of their property for future street to be used by the property immediately to the north. This means a residential collector street will be abutting the north part of this project for some length. Consideration of layout of this subdivision needs to take that into consideration, as it is possible the lots along McCook Street will eventually have double street frontage.
2. Half street improvements on 25 1/2 Road frontage will be required.
3. Drainage agreements for this project will be the same as required for Valley Meadows, Filing 2.

CITY POLICE DEPARTMENT

3/5/96

Dave Stassen

244-3587

There are no police related concerns with this proposal. The limited access that this development provides falls within current Crime Prevention Through Environmental Design (CPTED) standards.

TCI CABLEVISION

3/11/96

Glen Vancil

245-8777

See attached comments.

UTE WATER

3/12/96

Gary R. Mathews

242-7491

As-builts required showing water valve and fire hydrant locations before approval. This project is required to participate in an assessment program protecting the water mains in this area, charged at a per lot cost. Water mains shall be C-900, class 150. Installation of pipe fittings, valves and services including testing and disinfection shall be in accordance with Ute Water standard specifications and drawings. Developer is responsible for installing meter pits and yokes. Ute Water will furnish the meter pits and yokes. POLICIES AND FEES IN EFFECT AT THE TIME OF APPLICATION WILL APPLY.

CITY COMMUNITY DEVELOPMENT

3/15/96

Kathy Portner

244-1446

1. Is perimeter fencing proposed for the subdivision. If so, please indicate location and type.
2. Sunset Village, directly to the north, was approved with a street aligned along its south boundary that will eventually access the Moran property. Please show that alignment and how it could be incorporated into your design and/or how it impacts your design.
3. Confirm that all lot sizes conform to the minimum lot size of 8,500 s.f. in the RSF-4 Zone.

CITY COMMUNITY DEVELOPMENT

3/15/96

Rhonda Edwards

244-1430

Due to street alignment, Westwood Drive and Westwood Street may not be used. When a street changes direction, a new name shall be applied.

CITY UTILITY ENGINEER

3/15/96

Trent Prall

244-1590

SEWER - CITY

1. Horizontal alignment appears adequate.
2. For final plan, please note that sewer stub out to north shall have a steel fence post buried above plug and cap for future identification.

MESA COUNTY SCHOOL DISTRICT #51

3/14/96

Lou Grasso

242-8500

SCHOOL - CURRENT ENROLLMENT / CAPACITY - IMPACT

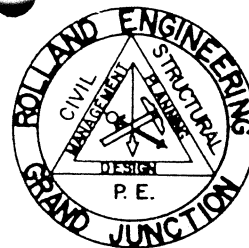
Pomona Elementary - 301 / 325 - 13

West Middle School - 531 / 500 - 6

Grand Junction High School - 1674 / 1630 - 9

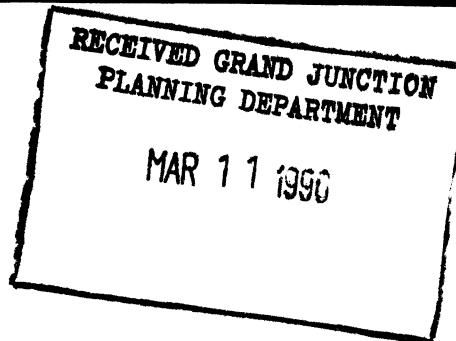
ROLLAND ENGINEERING

405 RIDGES BOULEVARD, SUITE A
GRAND JUNCTION, COLORADO 81503
(970) 243-8300



March 7, 1996

Mr. Phil Bertrand
Grand Valley Irrigation Company
688 26 Road
Grand Junction, CO 81501



Dear Mr. Bertrand,

I am writing on behalf of GWHC, Inc. (the Developer) who is developing Valley Meadows East Subdivision (VME). VME is located to the east of the present Valley Meadows Subdivision. It is to the north of the Grand Valley Canal and to the east of 25 ½ Road. The Developer wishes to enter into a stormwater discharge agreement with Grand Valley Irrigation Company (GVIC) similar to the agreement they signed at Valley Meadows Subdivision.

The site constraints for stormwater discharge at VME are similar to Valley Meadows Subdivision:

- The nearest drain ditch is the Beehive Drain which is approximately 800 feet to the east of the site. The Beehive Drain goes into the Independent Ranchman's Ditch. The Ranchman's Ditch is flowing at capacity. The VME stormwater discharge has not historically gone into either of the two drains mentioned above, it has historically drained into the Grand Valley Canal.
- Easements across two separate pieces of private property would be required to go in the direction of the Beehive Drain.
- The vertical topographic differences of the ground elevation at VME to water level in the Grand Valley Canal is too minimal for detention, especially after allowing for ½ to 1 foot of additional depth for road cuts within the subdivision.
- The VME site is an isolated tract of land in that it is surrounded by tailwater ditches and irrigation ditches. The surrounding area to VME, because of these ditches, is not considered as contributing additional stormwater flows to the VME site.

Because of the site constraints previously detailed, GWHC, Inc. requests that Grand Valley Irrigation Company allow the Valley Meadows East Subdivision to discharge stormwater runoff directly into the Grand Valley Canal without runoff detention. The tailwater ditch running along the western boundary of the property presently drains into the Grand Valley Canal at the southwest corner of the property. GWHC, Inc. wishes to continue draining into the canal at approximately the same location plus they wish to add an additional location centralized at the approximate middle of the southern boundary of the property. Easements will be platted for these two stormwater discharge locations. (See attached plan for locations).

GWHC, Inc. also proposes to create a Grand Valley Canal Right-of-Way along the entire southern boundary of the property for a width of approximately 25 feet. This area will be platted on the VME plat recorded at the County. (See attached plan).

Please contact either Trevor Brown of ROLLAND Engineering (243-8300) or Richard Watson of GWHC, Inc. (242-1336) about these two proposals.

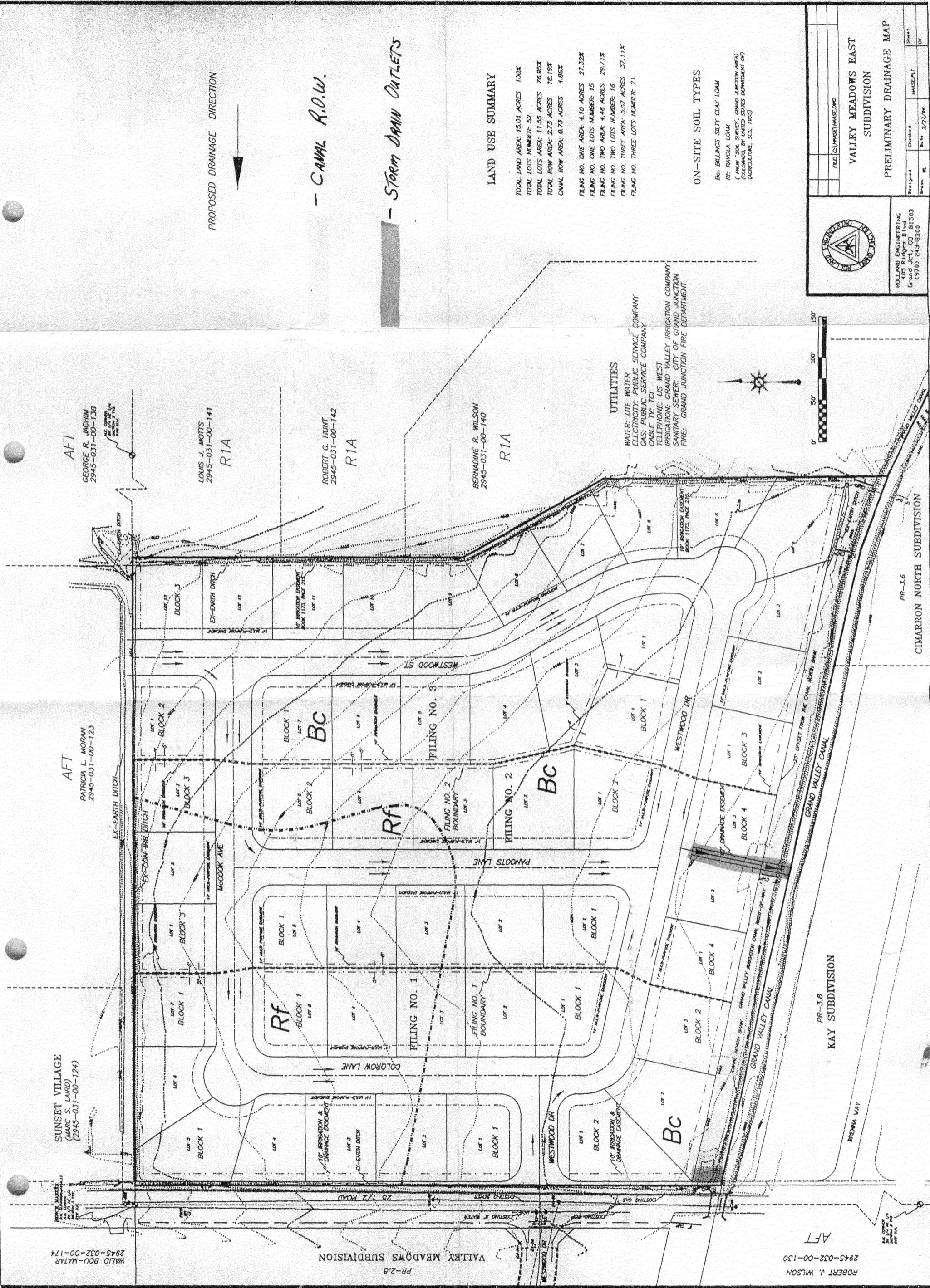
Sincerely,
ROLLAND Engineering



Trevor A. Brown

TAB

cc: GWHC, Inc.- Mr. Richard Watson
Jody Kliska, City Development Engineer
Bill Nebeker, Planner, City of Grand Junction
File



PROPOSED DRAINAGE DIRECTION



- CANAL R.O.W.

- STORM DRAIN OUTLETS

LAND USE SUMMARY

TOTAL LAND AREA: 15.01 ACRES 100%
 TOTAL LOTS NUMBER: 52
 TOTAL LOTS AREA: 11.55 ACRES 76.93%
 TOTAL ROW AREA: 2.75 ACRES 18.19%
 CANAL ROW AREA: 0.73 ACRES 4.86%
 FILING NO. ONE AREA: 4.10 ACRES 27.32%
 FILING NO. ONE LOTS NUMBER: 15
 FILING NO. TWO AREA: 4.46 ACRES 29.71%
 FILING NO. TWO LOTS NUMBER: 16
 FILING NO. THREE AREA: 3.37 ACRES 22.41%
 FILING NO. THREE LOTS NUMBER: 21

ON-SITE SOIL TYPES

BC: BELINGS SUTY CLAY LOAM
 R1: RAYOLA LOAM
 (FROM "SOIL SURVEY, GRAND JUNCTION AREA"
 (COLORADO, BY UNITED STATES DEPARTMENT OF
 AGRICULTURE, SEC. 1853)

UTILITIES

WATER: UTE WATER
 ELECTRICITY: PUBLIC SERVICE COMPANY
 GAS: PUBLIC SERVICE COMPANY
 CABLE TV: TCI
 TELEPHONE: US WEST
 IRRIGATION: GRAND VALLEY IRRIGATION COMPANY
 SANITARY SEWER: CITY OF GRAND JUNCTION
 FIRE: GRAND JUNCTION FIRE DEPARTMENT



ROLLAND ENGINEERING
 103 Ridgely Blvd
 Grand Jct., CO 81503
 (970) 243-8300

FILE: C:\HAASE\HAASE.DWG
 VALLEY MEADOWS EAST
 SUBDIVISION
 PRELIMINARY DRAINAGE MAP

Sheet No. 2/27/96
 Checked: HAASE/RT
 Drawn: RT

AFT
 GEORGE R. JACHIM
 2945-031-00-138

LOUIS J. MOTTS
 2945-031-00-141
 R1A

ROBERT G. HUNT
 2945-031-00-142
 R1A

BERNADINE R. WILSON
 2945-031-00-140
 R1A

AFT
 PATRICIA L. MORAN
 2945-031-00-123

SUNSET VILLAGE
 (MARC S. LAURO)
 (2945-031-00-124)

WALID BOU-MATAR
 2945-032-00-174

VALLEY MEADOWS SUBDIVISION
 PR-2.8

ROBERT V. WILSON
 2945-032-00-130
 AFT

PR-3.8
 KAY SUBDIVISION

PR-3.6
 CIMARRON NORTH SUBDIVISION



TCI Cablevision of Western Colorado, Inc.

March 14, 1996

Valley Meadows East Sub.
GWHC,
Inc.
% Community Development Department
250 North 5th Street
Grand Junction, CO 81501

Ref. No. CON19615

Dear Sir or Madame;

We are in receipt of the plat map for your new subdivision, **Valley Meadows East Sub.** We will be working with the other utilities to provide service to this subdivision in a timely manner.

I would like to take this opportunity to bring to your attention a few details that will help both of us provide the services you wish available to the new home purchasers. These items are as follows:

1. We require the developers to provide, at no charge to TCI Cablevision, an open trench for cable service where underground service is needed and when a roadbore is required, that too must be provided by the developer. The trench and/or roadbore may be the same one used by other utilities so long as there is enough room to accommodate all necessary lines.
2. We require developers to provide, at no charge to TCI Cablevision, fill-in of the trench once cable has been installed in the trench.
3. We require developers to provide, at no charge to TCI Cablevision, a 4" PVC conduit at all utility road crossings where cable TV will be installed. This 4" conduit will be for the sole use of cable TV.
4. Should your subdivision contain cul-de-sac's the driveways and property lines (pins) must be clearly marked prior to the installation of underground cable. If this is not done, any need to relocate pedestals or lines will be billed directly back to your company.
5. TCI Cablevision will provide service to your subdivision so long as it is within the normal cable TV service area. Any subdivision that is out of the existing cable TV area may require a construction assist charge, paid by the developer, to TCI Cablevision in order to extend the cable TV service to that subdivision.
6. TCI will normally not activate cable service in a new subdivision until it is approximately 30% developed. Should you wish cable TV service to be available for the first home in your subdivision it will, in most cases, be necessary to have you provide a construction assist payment to cover the necessary electronics for that subdivision.

Should you have any other questions or concerns please feel free to contact me at any time. If I am out of the office when you call please leave your name and phone number with our office and I will get back in contact with you as soon as I can.

Sincerely,

A handwritten signature in cursive script that reads "Glen Vancil".

Glen Vancil,
Construction Supervisor 245-8777

POSTING OF PUBLIC NOTICE SIGNS

The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

To expedite the posting of public notice signs the following procedure list has been prepared to help the petitioner in posting the required signs on their properties.

1. All petitioners/representatives will receive a copy of the Development Review Schedule for the month advising them of the date by which the sign needs to be posted. **IF THE SIGN HAS NOT BEEN PICKED UP AND POSTED BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.**
2. A deposit of \$50.00 per sign is required at the time the sign is picked up.
3. You must call for utility locates before posting the sign. Mark the location where you wish to place the sign and call 1-800-922-1987. You must allow two (2) full working days after the call is placed for the locates to be performed.
4. Sign(s) shall be posted in a location, position and direction so that:
 - a. It is accessible and readable, and
 - b. It may be easily seen by passing motorists and pedestrians.
5. Sign(s) **MUST** be posted at least **10 days** before the Planning Commission hearing date and, if applicable, shall stay posted until after the City Council Hearing(s).
6. **After the Public Hearing(s) the sign(s) must be taken down and returned to the Community Development Department within FIVE (5) working days to receive a full refund of the sign deposit.** For each working day thereafter the petitioner will be charged a \$5.00 late fee. After eight working days Community Development Department staff will retrieve the sign and the sign deposit will be forfeited in its' entirety.

The Community Development Department staff will field check the property to ensure proper posting of the sign. If the sign is not posted, or is not in an appropriate place, the item will be pulled from the public hearing agenda.

I have read the above information and agree to its terms and conditions.

[Signature]
SIGNATURE

3/18/96
DATE

FILE #/NAME PP 96-44 Valley Meadows East

RECEIPT # 3694

PETITIONER/REPRESENTATIVE: GWHC, Inc

PHONE # 242-1336

DATE OF HEARING: 4-2-96

POST SIGN(S) BY: 322-96

DATE SIGN(S) PICKED-UP 3-18-96

RETURN SIGN(S) BY: 4-9-96

DATE SIGN(S) RETURNED _____

RECEIVED BY: _____

Pulled by Mike 5-3-96

Response to Review Comments

VALLEY MEADOWS EAST

Date: March 22, 1996

City File: PP-96-44

Location: East of 25 ½ Road; North of Grand Valley Canal.

Petitioner: GWHC, Inc.
2467 Commerce Boulevard
Grand Junction, CO 81505
Phone: 242-1336

Representative: ROLLAND Engineering
405 Ridges Blvd., Suite A
Grand Junction, CO 81503
Phone: 243-8300

The following responses to the review comments are in the same order as the original REVIEW COMMENTS:

U.S. WEST

U.S. West will be provided with requested drawings during final submittal.

GRAND VALLEY IRRIGATION

Grand Valley Irrigation Company (GVIC) has been in close communication with GWHC, Inc. (The Developer) all during the preliminary design phase. GVIC agrees with the physical constraints of stormwater discharge pertaining to this site. GWHC, Inc. proposes to discharge stormwater runoff, undetained, directly into Grand Valley Canal. GVIC has already prepared a discharge agreement for GWHC, Inc. to sign. The discharge agreement is the same style contract that was signed for Valley Meadows Filing No. 2.

GRAND VALLEY IRRIGATION (continued)

1. 25 foot canal right-of-way from water's edge will not be encroached upon. Canal right-of-way will be dedicated to GVIC as shown on plan.
2. We note comment about irrigation delivery point.
3. Drainage discharge agreement will be acknowledged and signed.
4. Canal right-of-way is not considered a public use area.
5. Developer will work with GVIC to alleviate any concerns about possible damage to canal right-of-way.

U.S. POSTAL SERVICE

The street name of Colorow Lane will be changed to an acceptable street name during final submittal design. Mail delivery option will be chosen at final design.

CITY PROPERTY AGENT

No comments from Property Agent at this time.

PUBLIC SERVICE COMPANY

The necessary easements will be added to the plat.

CITY FIRE DEPARTMENT

All fire protection criteria will be met.

CITY DEVELOPMENT ENGINEER

1. Subdivision layout concerns noted. The Sunset Village one-half road improvements along their southern boundary runs for approximately 1/3 the length of VME northern boundary. The P.L. Moran property to the north of VME and the east of Sunset Village is accessed by a 15' wide flag drive between Sunset Village and VME. The time frame for the development of the Moran property is unknown at this time. The double lot frontage concern is a common occurrence and is no different than the lots between 25 ½ Road and the first streets of Valley Meadows Filing No.1, Moonridge Falls Filing No.1, or Sunset Village.
2. One-half street improvements will be completed along 25 ½ Road. The Developer wishes to have the same reimbursement agreement regarding Transportation Capacity Payment (TCP) Fees that was in place for Valley Meadows Filing No. 1. Completion of the 25 ½ Road improvements qualifies GWHC, Inc. to receive pay-back of the TCP Fees as building permits are issued.
3. GWHC, Inc. will sign the same type of drainage agreements for VME as were signed for Valley Meadows Filing No.2.

CITY POLICE DEPARTMENT

The comment is noted that the limited access of this development design falls within current Crime Prevention Through Environmental Design (CPTED) standards.

TCI CABLEVISION

TCI comments noted.

UTE WATER

Requirements and comments of Ute Water are noted and will be adhered to for this development.

CITY COMMUNITY DEVELOPMENT

(Kathy Portner Comments)

1. At this time, perimeter fencing is proposed only along the 25 ½ Road improvement. The fence will be the same style of white split-rail fence that is presently installed along 25 ½ Road along the border of Valley Meadows Subdivision.
2. The Sunset Village one-half road improvements along their southern boundary runs for approximately 1/3 the length of VME northern boundary. The P.L. Moran property to the north of VME and the east of Sunset Village is accessed by a 15' wide flag drive between Sunset Village and VME. The time frame for the development of the Moran property is unknown at this time. The Developer ascertains that there will not be any benefit from trying to design to a road alignment that may or may not be completely constructed, especially for the northern property boundary that continues east away from Sunset Village. The relatively limited extent of Sunset Village, coupled with the Moran flag drive, is not conducive for establishing any north/south street alignment with Sunset Village. The limited access design, as commented on by City Police, is preferable for crime prevention.
3. Square footage of each lot is indicated on the plan. All lots conform to the 8,500 s.f. minimum lot size in the RSF-4 Zone.

CITY COMMUNITY DEVELOPMENT (continued)

(Rhonda Edwards Comments)

The Westwood Street name will be changed. The Westwood Drive name for the entry street off of 25 ½ Road will be maintained. The Developer would like to keep the Westwood Drive name for the southern east-west road if possible because of similar alignment. Acceptable street names will be chosen during final submittal design.

CITY UTILITY ENGINEER

Comments about the preliminary adequacy of the horizontal street alignment and the requirement for a steel fence post above sewer stub-out are noted.

MESA COUNTY SCHOOL DISTRICT #51

Enrollment capacity and impact numbers are noted.

STAFF REVIEW

FILE: PP-96-44
DATE: March 26, 1996
STAFF: Kathy Portner
REQUEST: Preliminary Plan--Valley Meadows East
LOCATION: E of 25 1/2 Road, N of Grand Valley Canal
APPLICANT: GWHC, Inc.

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Single Family Residential, 3.4 units per acre

SURROUNDING LAND USE:

NORTH: Undeveloped and proposed single family residential, 4 units per acre
SOUTH: Single family residential, 3.8 units per acre
EAST: Large-lot single family residential
WEST: Single family residential,

EXISTING ZONING: AFT (County Agricultural/Forestry Transitional)

PROPOSED ZONING: RSF-4 (Residential Single Family, 4 units per acre)

SURROUNDING ZONING:

NORTH: RSF-4
SOUTH: PR-3.8 (Planned Residential, 3.8 units per acre)
EAST: AFT and R1B (Residential, 2 units per acre)
WEST: PR-2.8 (Planned Residential, 2.8 units per acre)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area. The Draft Growth Plan proposes this area as medium density residential, 4-7.9 units/acre.

STAFF ANALYSIS:

The proposed Valley Meadows East Subdivision is located east of 25 1/2 Road and north of the Grand Valley Canal. Subdivisions in the immediate area include Valley Meadows and Moonridge Falls west of 25 1/2 Road and Kay Subdivision directly south of the proposed Valley Meadows East. The property has a County zoning of AFT (Agricultural/Forestry Transitional) and is in the process of being annexed to the City of Grand Junction with a proposed zoning of RSF-4. The proposal is for 52 single family homes on approximately 15 acres for an overall density of 3.5 units per acre. All lots meet the minimum requirements of the RSF-4 zone. The applicant is proposing split rail perimeter fencing along 25 1/2 Road, similar to that along the perimeter of Valley Meadows Subdivision across 25 1/2 Road.

Full half street improvements to 25 1/2 Road adjacent to the property will be required. The cost of those improvements will be a credit to the TCP as per the current City policy. The developer proposes to discharge stormwater directly into the Grand Valley Canal. The applicant is working with Grand Valley Irrigation Company on a discharge agreement.

The design of the proposed Sunset Village Subdivision directly north of Valley Meadows East includes a residential street along the south boundary of Sunset Village. A 15' strip of property separates Valley Meadows East from the south boundary of Sunset Village, which will eventually be incorporated into the south section of the street to serve Sunset Village and the large parcel to the east of Sunset Village. However, at this time, Valley Meadows East does not have access to that street. The developer feels it is not necessary to incorporate the street into their design, and acknowledges that at least 3 of the northern lots, and possibly more, will have double frontage. It would be difficult to require that the street to the north be incorporated into this design since there currently is no legal access.

The property is bounded on the south by the Grand Valley Irrigation Canal. Prior to final platting, the City will determine whether a trail easement is needed on the north side of the canal and how the tract should be designated and dedicated on the final plat.

STAFF RECOMMENDATION:

Staff recommends approval of the preliminary plan for Valley Meadows East with the following conditions:

1. Street naming on the final plat shall conform to review agency recommendations.
2. A trail easement, acceptable to the City of Grand Junction, shall be provided along the Grand Valley Canal if deemed necessary by the City Parks and Recreation Department.
3. A note shall be included on the plat showing the location of the proposed F 3/4 Road to the north.

RECOMMENDED PLANNING COMMISSION MOTION:

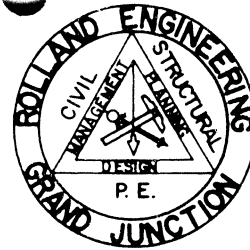
Mr. Chairman, on item PP-96-44, I move we approve the Preliminary Plan for Valley Meadows East subdivision subject to staff recommendation.

4/9/96 - PC - rec. 1-3

4. Add ~~privacy~~ security fence on East -
ie. 6' chain link at min.

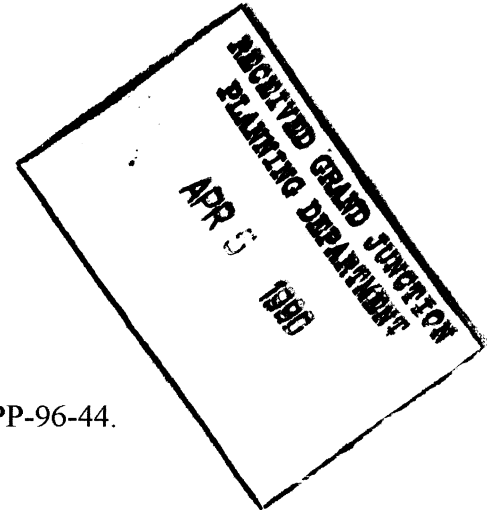
ROLLAND ENGINEERING

405 RIDGES BOULEVARD, SUITE A
GRAND JUNCTION, COLORADO 81503
(970) 243-8300



April 3, 1996

City of Grand Junction
Community Development
Kathy Portner, Planning Supervisor
250 N. 5th Street
Grand Junction, CO 81503



Regarding: Valley Meadows East - City Staff Review. File: PP-96-44.

Dear Kathy,

I am writing on behalf of GWHC, Inc., "The Developer". GWHC, Inc. is proposing to develop Valley Meadows East Subdivision located east of 25 ½ Road and north of the Grand Valley Canal (north of F ½ Road). The development is designed as 52 single-family residences on approximately 15 acres. ROLLAND Engineering responded to City comments regarding the preliminary subdivision design. **The City Staff, per Staff Review dated March 26, 1996, recommends approval of the Preliminary Plan for Valley Meadows East Subdivision** subject to three staff recommendations.

Recommendations #1 and #3 will be complied with on the final plat. Recommendation #1 regards street naming and recommendation #3 regards showing a note for proposed F 3/4 Road on the plat.

Recommendation #2 causes some concern with The Developer because it is an issue that The Developer has little, **if any**, control over. Recommendation #2 reads "A trail easement, acceptable to the City of Grand Junction, shall be provided along the Grand Valley Canal if deemed necessary by the City Parks and Recreation Department".

- * The Developer has design issues with Grand Valley Irrigation Company because of the fact that their property abuts the Grand Valley Canal along the property's southern boundary.
- * In the Review Comments for Valley Meadows East, Grand Valley Irrigation comment #4 states; "NO public use of the canal right-of-way will be allowed".

The Developer is caught in the middle of an issue that can only be solved between The City of Grand Junction and Grand Valley Irrigation Company. GWHC, Inc. understands the needs and requirements from The City of Grand Junction's viewpoint and also from the viewpoint of Grand Valley Irrigation Company. However, The Developer must continue to try to satisfy any requirements of The City of Grand Junction as-well-as any requirements from the Grand Valley Irrigation Company.

GWHC, Inc., The Developer, can only ask that the recommendation for an easement (Recommendation #2 of the City Staff Review) by the City not delay the development of Valley Meadows East Subdivision or impede the ability of The Developer to solve any design or platting issues brought up by Grand Valley Irrigation Company.

Sincerely,
ROLLAND Engineering



Trevor A. Brown

cc: GWHC, Inc., The Developer
Mr. Phil Bertrand, Grand Valley Irrigation Company

April 10, 1996

Community Development Department
Attn: Ms. Kathy Portner
250 N. 5th Street
Grand Junction, CO 81501

Re: Valley Meadows East
ANX 96-40
PP 96-44

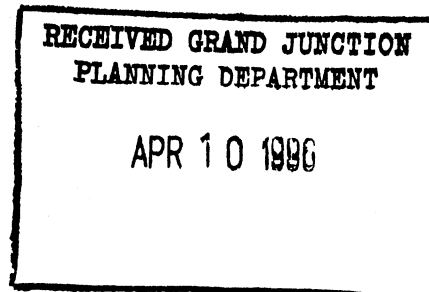
Dear Ms. Portner:

I would like to appeal the Planning Commission's decision on
April 9, 1996 regarding the above items.

Yours truly,



Mrs. Mary Oman
2547 Moonridge Dr.
Grand Junction, CO 81505
242-7779



STAFF REVIEW

FILE: PP-96-44
DATE: April 24, 1996
STAFF: Kathy Portner
REQUEST: Preliminary Plan--Valley Meadows East
LOCATION: E of 25 1/2 Road, N of Grand Valley Canal
APPLICANT: GWHC, Inc.

EXECUTIVE SUMMARY: Neighboring property owners have appealed the Planning Commission approval of the Preliminary Plan for Valley Meadows East Subdivision, located east of 25 1/2 Road, north of the Grand Valley Canal. The proposed subdivision consists of 52 single family lots on approximately 15 acres.

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Single Family Residential, 3.4 units per acre

SURROUNDING LAND USE:

NORTH: Undeveloped and proposed single family residential, 4 units per acre
SOUTH: Single family residential, 3.8 units per acre
EAST: Large-lot single family residential
WEST: Single family residential,

EXISTING ZONING: AFT (County Agricultural/Forestry Transitional)

PROPOSED ZONING: RSF-4 (Residential Single Family, 4 units per acre)

SURROUNDING ZONING:

NORTH: RSF-4
SOUTH: PR-3.8 (Planned Residential, 3.8 units per acre)
EAST: AFT and R1B (Residential, 2 units per acre)
WEST: PR-2.8 (Planned Residential, 2.8 units per acre)

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area. The Draft Growth Plan proposes this area as medium density residential, 4-7.9 units/acre.

STAFF ANALYSIS:

The proposed Valley Meadows East Subdivision is located east of 25 1/2 Road and north of the Grand Valley Canal. Subdivisions in the immediate area include Valley Meadows and Moonridge Falls west of 25 1/2 Road and Kay Subdivision directly south of the proposed Valley Meadows East. The property has a County zoning of AFT (Agricultural/Forestry Transitional) and is in the process of being annexed to the City of Grand Junction with a proposed zoning of RSF-4. The proposal is for 52 single family homes on approximately 15 acres for an overall density of 3.5 units per acre. All lots meet the minimum requirements of the RSF-4 zone. The applicant is proposing split rail perimeter fencing along 25 1/2 Road, similar to that along the perimeter of Valley Meadows Subdivision across 25 1/2 Road.

Full half street improvements to 25 1/2 Road adjacent to the property will be required. The cost of those improvements will be a credit to the TCP as per the current City policy. The developer proposes to discharge stormwater directly into the Grand Valley Canal. The applicant is working with Grand Valley Irrigation Company on a discharge agreement.

The design of the proposed Sunset Village Subdivision directly north of Valley Meadows East includes a residential street along the south boundary of Sunset Village. A 15' strip of property separates Valley Meadows East from the south boundary of Sunset Village, which will eventually be incorporated into the south section of the street to serve Sunset Village and the large parcel to the east of Sunset Village. However, at this time, Valley Meadows East does not have access to that street. The developer feels it is not necessary to incorporate the street into their design, and acknowledges that at least 3 of the northern lots, and possibly more, will have double frontage. It would be difficult to require that the street to the north be incorporated into this design since there currently is no legal access.

The property is bounded on the south by the Grand Valley Irrigation Canal. Prior to final platting, the City will determine whether a trail easement is needed on the north side of the canal and how the tract should be designated and dedicated on the final plat.

STAFF RECOMMENDATION:

Staff recommends approval of the preliminary plan for Valley Meadows East with the following conditions:

1. Street naming on the final plat shall conform to review agency recommendations.
2. A trail easement, acceptable to the City of Grand Junction, shall be provided along the Grand Valley Canal if deemed necessary by the City Parks and Recreation Department.
3. A note shall be included on the plat showing the location of the proposed F 3/4 Road to the north.

PLANNING COMMISSION RECOMMENDATION:

At their April 9, 1996 hearing, Planning Commission approved the Preliminary Plan subject to the three staff conditions, with an additional condition that a 6' fence be installed along the east property line to prevent trespass onto the adjacent properties.

The approval has been appealed to the City Council by the neighboring property owners because they feel the proposal is not compatible with the surrounding development.

April 10, 1996

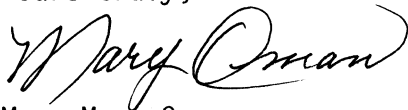
Community Development Department
Attn: Ms. Kathy Portner
250 N. 5th Street
Grand Junction, CO 81501

Re: Valley Meadows East
ANX 96-40
PP 96-44

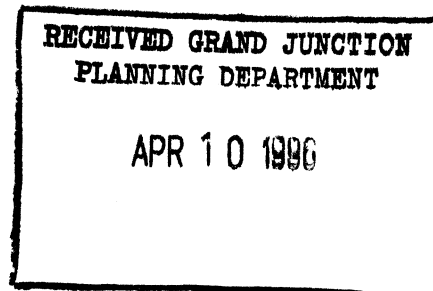
Dear Ms. Portner:

I would like to appeal the Planning Commission's decision on
April 9, 1996 regarding the above items.

Yours truly,

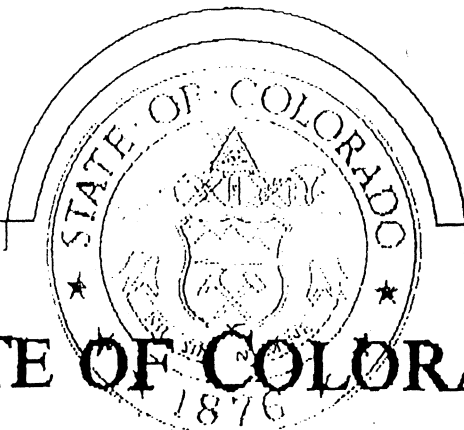


Mrs. Mary Oman
2547 Moonridge Dr.
Grand Junction, CO 81505
242-7779



Subdivision Density Comparison

<i>Subdivision</i>	<i>Zone</i>	<i>Open Space</i>	<i>Avg. Lot Size</i>	<i>Range</i>
Valley Meadows Filing 1	PR 2.8	None	13,677 s.f.	11,891 - 17,327 s.f.
Valley Meadows Filing 2	PR 2.8	None	11,385 s.f.	9,759 - 12,076 s.f.
Moonridge Falls Filing 1	PR 2.3	Leech Creek 21,800 s.f. Outlot A/Park - 25,119 s.f.	13,435 s.f.	10,266 - 17,520 s.f.
Moonridge Falls Filing 2	PR 2.3	same as Filing 1	14,279 s.f.	10,712 - 20,731 s.f.
Kay Subdivision	PR 3.8	None	7,514 s.f.	6,751 - 9,526 s.f.
Sunset Village	RSF-4	None	8,507 s.f.	8,500 - 8, 546 s.f.
Valley Meadows East	RSF-4 (proposed)	None	9,326 s.f.	8,540 - 12,537 s.f.



STATE OF COLORADO

DEPARTMENT OF
STATE

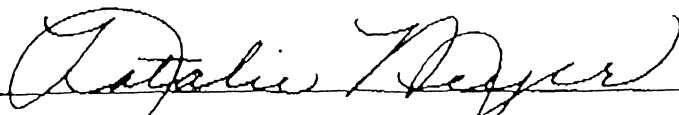
CERTIFICATE

I, NATALIE MEYER, Secretary of State of the State of Colorado hereby certify that the prerequisites for the issuance of this certificate have been fulfilled in compliance with law and are found to conform to law.

Accordingly, the undersigned, by virtue of the authority vested in me by law, hereby issues A CERTIFICATE OF INCORPORATION TO

GWHC, INC.

Dated: MARCH 30, 1994


SECRETARY OF STATE

VALLEY MEADOWS EAST

Surrounding Subdivision Densities

Country Crossing

46.34 acres total
174 units total

Filing#1	7911	
Lot s.f.'s	7114	
	6300	
	5908	
Average		6808.25
Filing#2	6930	
Lot s.f.'s	7831	
	8115	
	7491	
	6448	
	5850	
	5850	
	5850	
	6430	
	8622	
	5850	
	5850	
	6788	
	4286	
	4867	
	4856	
	5024	
	5179	
	5380	
	5247	
	5875	
Average		6124.71

Cimarron North Sub.

5.278 acres
19 lots

Filing#1	8366	
Lot s.f.'s	7425	
	9397	
	7598	
	9903	
	8909	
	8952	
	6588	
	6557	
	6315	
	9030	
	6297	
	5172	
	5671	
	5662	
	5899	
	5336	
	6067	
	12053	
Average		7431.421

Sunset Village Subdivision (Preliminary Approval)

2.52 acres
13 lots

Lot s.f.'s	8500	
	8500	
	8500	
	8500	
	8500	
	8500	
	8546	
	8546	
	8500	
	8500	
	8500	
	8500	
	8500	
Average		8507.077

Kay Subdivision

Filing#2	6910	
3.83 acres	9266	
15 lots	6901	
	6910	
	6910	
	6910	
	6910	
	6910	
	8211	
	7089	
	6751	
	7128	
	9526	
	8623	
	7758	
Average		7514.2

NOTE: Filing #1 has 15 lots on 4.24 acres with 0.21 acres being an irrigation open space lot. approx. 3.72/units/acre

MoonRidge Falls

Valley Meadows

Filing#1
 lot s.f.'s 13087
 5.458 acres 12161
 14 lots 12266
 13033
 16942
 16134
 17521
 13970
 14244
 12149
 13968
 11683
 12494
 13672
Average 13808.86

Filing#1
 lots s.f.'s 13978
 12926
 11500
 12961
 12400
 12512
 15498
 17327
 13136
 13860
 14098
Average 13654.18

Filing#2
 5.99 acres 12918
 13 lots 12459
 11762
 14797
 15713
 14550
 17210
 14700
 10712
 11886
 15301
 12960
Average 13747.33

Filing#2
 lot s.f.'s 10975
 6.78 Acres 10975
 21 lots 10975
 10975
 10974
 11474
 11575
 12410
 12379
 12963
 12025
 11652
 12076
 12305
 9759
 12552
 9785
 11770
 9851
 10530
 11113
Average 11385.38

This average becomes 14289 if the thirteenth lot is included. The thirteenth lot is 20795 square feet.

copy CC
HT
Shtat/96

KP
file

2574 Young Crt.
Grand Junction, Co. 81505

City Council
250 N. 5th St.
Grand Junction, Co. 81501

Dear Council Members:

I recently attended a meeting of the planning commission concerning a new sub-division north of F $\frac{1}{2}$ road and east of 25 $\frac{1}{2}$ road. There were at least a dozen residents who live in the neighborhood who condemned the number of houses being allowed, that a fence would not be built to keep children off of neighboring property and the effect the irrigation system would have on adjoining property. In spite of this the sub-division was approved and the planning commission turned down an invitation to examine the property before making a decision.

There are three houses, mine included, east of the sub-division with at least 2 acre lots and another 10 acres on which cows are grazed. Diagonally across 25 $\frac{1}{2}$ road is Moonriver Falls sub-division which has larger lots and a park area with a water fall. Something like this should be built in the new area.

Before a decision is made it is recommended that Council members examine the area.

Thank you.

Yours truly



Louis J. Motts

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
MAY 01 1996

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

LEGAL FOR TX PARCEL # 2945-031-00-155

real property, in the County of MESA, and State of Colorado, to wit:

A tract of land located in a part of the SW 1/4 NE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows: Beginning at the Northwest corner of the SW 1/4 NE 1/4 of said Section 3, thence South 89°58'24" East along the North line of the SW 1/4 NE 1/4 of said Section 3 a distance of 796.70 feet, thence South 00°02'42" West 399.30 feet, thence South 29°56'46" East 195.69 feet, thence South 00°27'24" East 347.36 feet to the centerline of the existing Main Line Grand Valley Canal, thence along said centerline of the existing Main Line Grand Valley Canal, by the following two courses and distances: North 70°15'39" West 74.82 feet, thence North 77°05'13" West 847.86 feet to a point on the West line of the SW 1/4 NE 1/4 of said Section 3, thence North 00°00'00" East along said West line of the SW 1/4 NE 1/4 of Section 3, a distance of 701.84 feet to the Point of Beginning, EXCEPT the West 25 feet for road right of way, Mesa County, Colorado.

G ROAD

Moonridge Falls

MOONRIDGE CT.

MOONRIDGE DR.

25 1/2 ROAD

Sunset Village

Valley Meadows

UNITAH CT.

WESTWOOD DR.

Valley Meadows East

25 1/2 ROAD

Kay Subdivision

AMANDA CR.

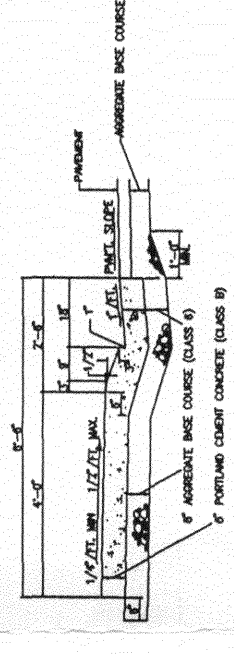
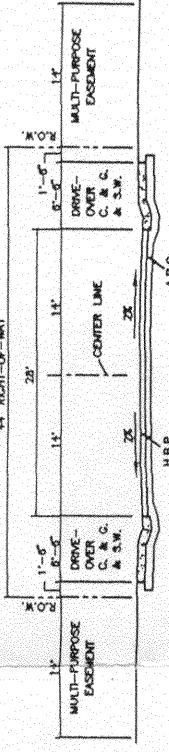
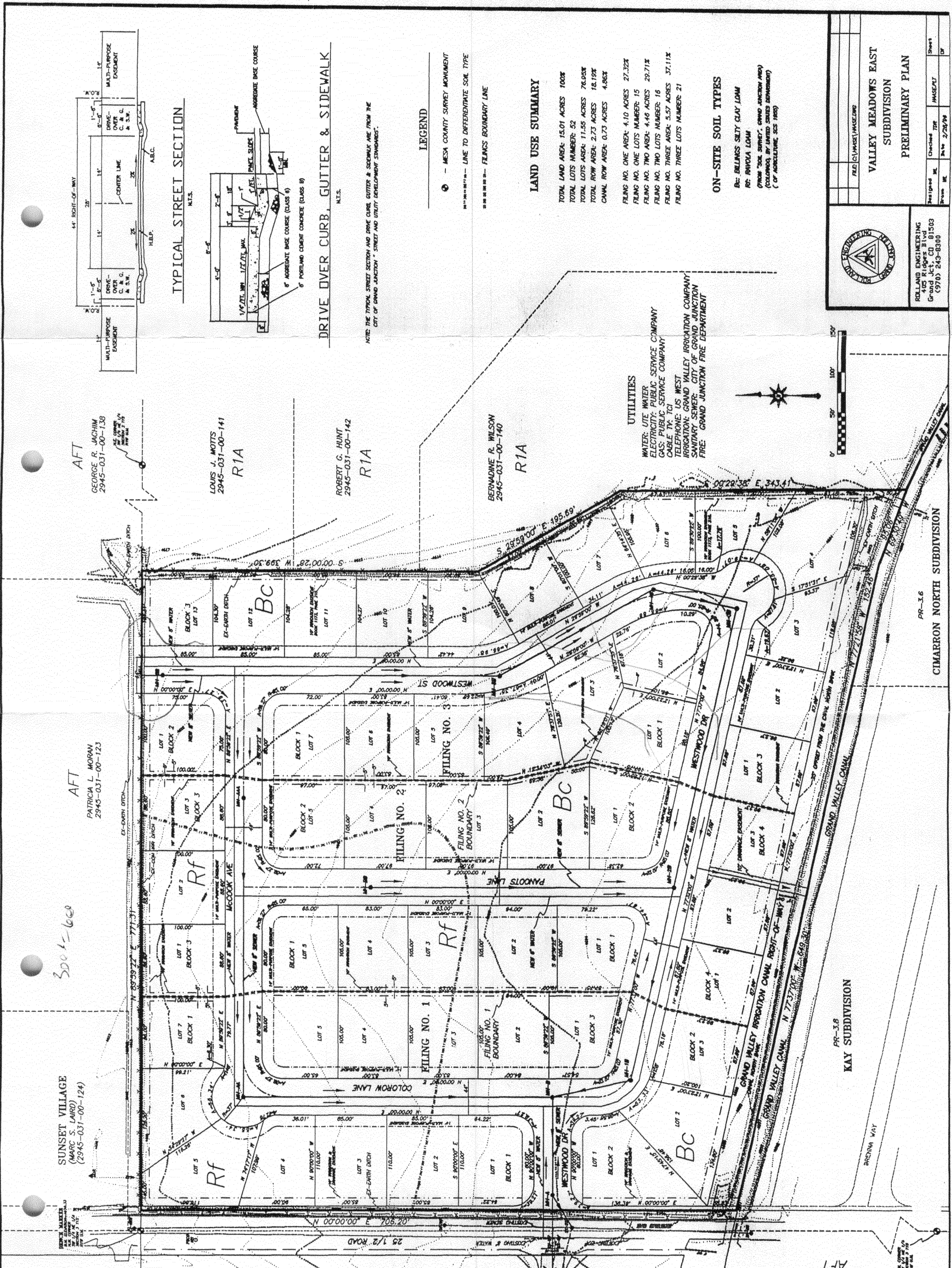
JANECE DR.

F 1/2 ROAD

ROBERT J. WILSON
2945-032-00-130
AFT

PR-28
VALLEY MEADOWS SUBDIVISION
2945-032-00-174

WALD BOU-KHATIR
2945-032-00-174



NOTE: THE TYPICAL STREET SECTION AND DRIVE CURB, GUTTER & SIDEWALK ARE FROM THE CITY OF GRAND JUNCTION - STREET AND UTILITY DEVELOPMENT STANDARDS.

LEGEND

- MESA COUNTY SURVEY MONUMENT
- LINE TO DIFFERENTIATE SOIL TYPE
- FILING BOUNDARY LINE

LAND USE SUMMARY

TOTAL LAND AREA: 15.01 ACRES 100%

TOTAL LOTS NUMBER: 52

TOTAL LOTS AREA: 11.55 ACRES 76.93%

TOTAL ROW AREA: 2.73 ACRES 18.19%

CANAL ROW AREA: 0.73 ACRES 4.86%

FILING NO. ONE AREA: 4.10 ACRES 27.32%

FILING NO. ONE LOTS NUMBER: 15

FILING NO. TWO AREA: 4.46 ACRES 29.71%

FILING NO. TWO LOTS NUMBER: 16

FILING NO. THREE AREA: 5.57 ACRES 37.11%

FILING NO. THREE LOTS NUMBER: 21

ON-SITE SOIL TYPES

Bc: BELINGS SILTY CLAY LOAM

Rf: BIVOLA LOAM

(FROM "SOIL SURVEY, GRAND JUNCTION AREA" (COLLECTED BY UNITED STATES DEPARTMENT) (OF AGRICULTURE, SCS 1985))



FILE C:\HAASE\HAASE

VALLEY MEADOWS EAST
SUBDIVISION
PRELIMINARY PLAN

ROLLAND ENGINEERING
400 Ridges Blvd
Grand Jct., CO 81503
(970) 243-8300

Prepared By	Checked By	Date	Sheet
Robert J. Wilson	HAASE/JWT	2/28/96	17