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File RP-1996-060 Name: The Villas @ Country Club – Filing 1 – SE Corner 12th St. and G Rd.

Present	Scanned	
		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. 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.
X	X	**Table of Contents**
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X	X	***Application form**
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X	X	***Submittal checklist**
X	X	***General project report**
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X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	***Mailing list to adjacent property owners**
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		***Final reports for drainage and soils (geotechnical reports)**
		Other bound or non-bound reports
		Traffic studies
		***Review Comments**
		***Petitioner's response to comments**
		***Staff Reports**
		***Planning Commission staff report and exhibits**
		***City Council staff report and exhibits**
		***Summary sheet of final conditions**

DOCUMENT DESCRIPTION:

X	X	Site Plan			
X		Warranty Deed – Bk 2046 / Pg 517 – not conveyed to City			
X		Quit Claim Deed – Bk 2180 / Pg 145 – not conveyed to City			
X		Quit Claim Deed – Bk 2180 / Pg 146 – not conveyed to City			
X		Quit Claim Deed – Bk 2180 / Pg 147 – not conveyed to City			
X	X	Subdivision Plat – country club Townhomes			
X	X	Soil Characteristics			

DEVELOPMENT APPLICATION

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

Receipt _____
Date _____
Rec'd By _____
File No. RP-96-60

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
☒ Subdivision Plat/Plan	☐ Minor ☐ Major ☒ Resub		SE Corner 12th & GRd	PR	Residential
☐ Rezone				From: To:	
☐ Planned Development	☐ ODP ☐ Prelim ☐ Final				
☐ Conditional Use					
☐ Zone of Annex					
☐ Variance					
☐ Special Use					
☐ Vacation					☐ Right-of Way ☐ Easement
☐ Revocable Permit					

☐ PROPERTY OWNER	☒ DEVELOPER	☒ REPRESENTATIVE
Sid Gottlieb	Monument Homes Develop. Inc	Iain Reekie
me	Name	Name
477 Elkwood Terrace	759 Horizon Drive Ste. A	759 Horizon Drive Ste. A
dress Englewood, New Jersey 07631	Address Grand Junction, Co. 81506	Address G. J. Co. 81506
y/State/Zip	City/State/Zip	City/State/Zip
201-569-0916	970-243-4890	970-324-4890
siness Phone No.	Business Phone No.	Business Phone No.

TE: **Legal property owner is owner of record on date of submittal.**

hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing rmation 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 uments. 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 be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Iain Reekie — 2/5/96
nature of Person Completing Application — Date

[signature] — 2/5/96
nature of Property Owner(s) - attach additional sheets if necessary — Date

SUBMITTAL CHECKLIST

RESUBDIVISION

Location: _____ Project Name: the Villas at Country Club

Date Received 3-7-96

Receipt # 3641

File # RP-96-60

ITEMS		DISTRIBUTION																												
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent	O City Parks/Recreation	● City Fire Department	● City Attorney	O City G.J.P.C. (8 sets)	O City Downtown Dev. Auth.	● City Police	O County Planning	O County Bldg. Dept.	● County Surveyor	O Walker Field	O School Dist. #51	O Irrigation District	● Drainage District	● Water District - UTE	O Sewer District	● U.S. West	● Public Service	O GVRP	O CDOT	O Corps of Engineers	O Colorado Geological Survey	O U.S. Postal Service	O Persigo WWTF	O TCI Cable			TOTAL REQ'D.
● Application Fee $160	VII-1	1																												
● Submittal Checklist*	VII-3	1																												
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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																						
O Appraisal of Raw Land	VII-1	1			1	1																								
● Names and Addresses*	VII-2	1																												
● Legal Description*	VII-2	1			1																									
● Deeds	VII-1	1			1			1						1											-					
O Easements	VII-2	1	1	1	1			1													1	1	1							
O Avigation Easement	VII-1	1			1			1							1															
O ROW	VII-3	1	1	1	1			1													1	1	1							
O Covenants, Conditions, & Restrictions	VII-1	1	1					1																						
O Common Space Agreements	VII-1	1	1					1																						
● County Treasurer's Tax Cert.	VII-1	1																												
O Improvements Agreement/Guarantee*	VII-2	1	1	1				1																						
O CDOT, 404, or Floodplain Permit	VII-3,4	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	
O Location Map	IX-21	1																												
O Composite Plan	IX-10	1	2	1	1																									
O 11"x17" Reduction Composite Plan	IX-10	1				1	1	1	8	1	1	1	1				1	1	1	1	1	1	1	1	1	1		1	1	
● Final Plat	IX-15	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	
O 11"x17"Reduction of Final Plat	IX-15	1							8	1	1	1			1	1	1	1	1	1	1	1	1				1			
O Cover Sheet	IX-11	1	2																											
O Grading& Stormwater Mgmt Plan	IX-17	1	2															1							1					
O Storm Drainage Plan and Profile	IX-30	1	2															1			1	1	1						1	
O Water and Sewer Plan and Profile	IX-34	1	2	1															1	1	1	1	1					1	1	
O Roadway Plan and Profile	IX-28	1	2															1												
O Road Cross-sections	IX-27	1	2																											
O Detail Sheet	IX-12	1	2																											
O Landscape Plan	IX-20	2	1	1																										
O Geotechnical Report	X-8	1	1										1													1				
O Phase I & II Environmental Report	X-10,11	1	1																											
O Final Drainage Report	X-5,6	1	2															1												
O Stormwater Management Plan	X-14	1	2															1							1					
O Sewer System Design Report	X-13	1	2	1																1										
O Water System Design Report	X-16	1	2	1															1											
O Traffic Impact Study	X-15	1	2																					1						
O Site Plan	IX-29	1	2	1	1		1		8																					

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

2945-012-00-015
G ROAD INVESTMENTS
814 25 RD
GRAND JUNCTION, CO 81505-9665

2945-012-00-018
G ROAD INVESTMENTS
2328 I-70 FRONTAGE RD
GRAND JUNCTION, CO 81505-9601

2945-012-00-019
G ROAD INVESTMENTS
814 25 RD
GRAND JUNCTION, CO 81505-9665

2945-012-00-021
C R BROWN
703 23 1/2 RD
GRAND JUNCTION, CO 81505

2945-012-00-022
DONALD EDWARD TYRE
SHARON MARIE
694 WESTCLIFF DR
GRAND JUNCTION, CO 81506-4063

2945-012-00-103
C R BROWN
703 23 1/2 RD
GRAND JUNCTION, CO 81505

2945-012-61-016
HORIZON PARK EAST
DEVELOPMENT COMPANY
1015 N 7TH ST
GRAND JUNCTION, CO 81501-3102

2945-012-61-017
HORIZON PARK EAST
DEVELOPMENT COMPANY
1015 N 7TH ST
GRAND JUNCTION, CO 81501-3102

2945-012-78-001
WILLIAM H KAIN
KEVIN M KEENAN
225 N 5TH ST STE 611
GRAND JUNCTION, CO 81501

2945-012-50-003
MACPARTNERS LTD LIABILITY CO

443 N 6TH ST
GRAND JUNCTION, CO 81501-2731

2945-012-78-002
WILLIAM H KAIN
KEVIN M KEENAN
225 N 5TH ST STE 611
GRAND JUNCTION, CO 81501

2945-021-00-010
FREDERICK D JONES
FREDERICK J
3831 N 12TH ST
GRAND JUNCTION, CO 81506-1402

2945-021-01-001
TILMAN M BISHOP
W L
2697 G RD
GRAND JUNCTION, CO 81506-8367

2945-021-01-002
TILMAN M BISHOP
W L
2697 G RD
GRAND JUNCTION, CO 81506-8367

2701-344-00-027
DANIEL RAYMOND GEARY

RICHARD DONALD
7641 W 96TH AVE
BROOMFIELD, CO 80021-4711

2701-353-00-021
JAMES S CASEBOLT
JOANNE R
714 26 RD
GRAND JUNCTION, CO 81506-1430

2701-353-00-024
DEAN E MAPES
TODD BINKLEY
2612 G RD
GRAND JUNCTION, CO 81506-8333

2701-353-00-025
DONALD D HUNT
JANET
210 OAKLAND RD
GLENDORA, CA 91741-6408

2701-353-00-096
KRISTIE L BROCKISH
10916 W 66TH AVE
ARVADA, CO 80004-2723

2945-021-00-061
GERTRUDE & WALTER DALBY
555 PINYON AVE
GRAND JUNCTION CO. 81501

GENERAL PROJECT REPORT
THE VILLAS AT COUNTRY CLUB, FILING # 1
A REPLAT OF LOT A, BLOCK ONE
COUNTRY CLUB TOWNHOMES

INTRODUCTION:
The accompanying narrative and maps will provide sufficient data to assess the merits of the requested resubdivision application for the Villas at Country Club.

PROJECT DESCRIPTION:
The Villas at Country Club is located on the southeast corner of G Road and North 12th Street, in the north Grand Junction area. The property is located in part of the NW 1/4 of Section 1, Township One South, Range One West, of the Ute Meridian. The site is also known as Lot One of Horizon Park Subdivision.

The Villas at country Club will be comprised of 23 Townhome units on approximately 5 acres of land. This will yield a density of 4.6 units per acre. The subject property is zoned PR-8 (Planned Unit Development) by the City of Grand Junction.

The following Land Use Summary breaks down the entire project into specific uses under developed conditions:

Land Use Summary		
Use	Area (Sq. Ft.)	Area (Acres)
Dedicated R.O.W.	31,284 S.F.	0.72 AC.
Buildings	56,696 S.F.	1.30 AC.
Driveways	25,240 S.F.	0.58 AC
Open Space	104,660 S.F.	2.40 AC.
Total	217,880 S.F.	5.00 AC.
Density	**4.8 Units per Acre**	

PROPOSED LAND USE:

The 23 Townhomes will range in size from approximately 1850 square feet to 2450 square feet. The accompanying Site Development Plan depicts the relationship of each lot to the property boundary, roadway access, and other features of the development.

The Development Plan calls for all of the land outside of the building "foot-print" to be designated as Common Area (Private Open Space) that is to be landscaped and maintained by the homeowner's association. Strict architectural controls have been instigated to protect the development from undesirable influence. This has been achieved through development of a set of covenants, conditions, and restrictions, (C.C.&R.'s) for the Villas at Country Club, which will ensure ongoing protection to the future residents. The C.C. & R.'s will also include provisions for ownership and maintenance of the Common Area (Private Open Spaces) and storm water system.

PUBLIC BENEFIT:

The Villas at Country Club will provide the existing residents surrounding the area, once completed, a master planned gated community of twenty-three Townhomes. To future residents, it will provide a high quality construction single family attached development where all maintenance is conducted through a home-owner's association and will include a meandering creek, pond water features which will run along North 12th Street. Overall, the Villas at Country Club will be designed, construction, and maintained in accordance with the city of Grand Junction Standards.

PROJECT COMPLIANCE, COMPATIBILITY AND IMPACT:

Zoning - 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 subdivided tracts and multi-family condominium units. Agricultural production is almost nonexistent in the vicinity of the subject site. Numerous non-residential uses can be found in the area surrounding the subject property along the Horizon Drive corridor, east of the property. The Bookcliff Country Club is located a short distance east of the site north of G Road. Attached is an "Assessor's Map" which depicts the configuration of various properties in the area surrounding the Villas at County Club.

Site Access and Traffic Patterns - Primary access to the Villas at Country Club will be from North 12th Street which is designated as local minor arterial by the city of Grand Junction. Review of the accompanying maps reveal that besides North 12th Street, G Road, also a minor arterial road provides access to Horizon Drive.

Proposed roadway improvements call for the construction of approximately 750 feet of new private street. Internal streets will be constructed in accordance with the City's current standards for "Local Streets". The street right-of-way will also serve as a utility corridor. Payments will be made in accordance with the City's new Transportation Impact Fee schedule.

According to the City of Grand Junction's Trip Generator for Townhomes, approximately 140 average daily trips wold occur after site development is complete. In 1987 and 1988 the city measured 2200 average daily trips along North 12th Street adjoining the subject property and 1160 average daily trips for G Road.

Utility Service -

Domestic Water - All lots within the Villas at Country Club will be served by a domestic water distribution system. An existing 8 inch water main is located within G Road and will be used to provide water service to lots within the Villas at Country Club. A new 8 inch main will be extended within the property. All of the existing water mains are owned and maintained by Ute Water conservancy District. Fire hydrants will be placed throughout the development. Sufficient flows and pressure exist to provide adequate water supply for fire protection.

Sanitary Sewer - A new sanitary sewage collection system will be constructed to serve al lots within the development. Sewer service will be extended from an 8 inch main located at North 12th Street. It is estimated that peak sewage flows generated by the lots within the development will by 5,350 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 next to the proposed development. Lines will be located in a "common trench" adjacent to the dedicated road right-of-way.

Irrigation Water - Due to the nature of the development, irrigation water will not be utilized. Irrigation of the landscaped areas will utilize domestic water supplies. However, Grand Valley Water User's Association has a "tailwater ditch" which runs north to south along North 12th Street. Irrigation water rights have been filed with the Division of Water Resources Water Division Five, State of Colorado (Case No 95CW189) and the irrigation may not rely on domestic water)

Effects on Public Utilities - No unusual effects are expected on public facilities such as fire, police, sanitation, road maintenance, postal service, parks, schools, or other facilities. The fact that the Villas at Country Club will have private streets (due to the gate) will not pose a deterrence since emergency access will be provided through the use of a "Knox Box". This will allow the fire, police, and other utility providers their own key to access the development.

Soils - According to data contained within the Soil Conservation Service (SCS) soil evaluations, soil limitations are not identified as severe for identified building areas within the Villas at Country Club. SCS has identified four soil classifications within the property.

S.C.S Soil Classifications General Characteristics				
Map Symbol	Agricultural Capability	Internal Drainage	Occurrence of High Water Table	Surface Drainage
Cc	Vi	Very Slow	None	Medium
Rp	VIII	do	do	Very Rapid
Rs	VIII	do	do	Very Slow
Pb	IV	Very Slow	Occasional	Slow

Class I = Few Limitations for Production
Class II = Moderate Limitations for Production
Class III = Severe Limitations for Production
Class IV = Very Severe Limitations for Production
Class V = Rangeland, Woodland, Wildlife Habitat
Class IV = Unsuited for Production

Drainage - A Drainage Report which evaluates the impacts on existing drainage patterns has been submitted to the City Engineering Department under separate cover. Most of the future drainage will be carried on the ground surface to the proposed street system and to the southwest property corer. A new outlet control structure will be constructed within a depressed area in a manner which will control the amount of developed storm water which will be discharged from the site. A drainage easement for the proposed outlet control structure and detention basin will be described with a proposed lot near the southwest corner of the development. The site is somewhat affected by drainage from off-site sources, particularly from land lying to the north.

PROJECT COMPLIANCE, COMPATIBILITY AND IMPACT (cont)

Signage - A signage plan has been provided to the City of Grand Junction which depicts where STOP signs will be required. A sign is also required at the entrance which shall indicated "Gated Community Private Drives"

DEVELOPMENT SCHEDULE:

The rate at which development of the Villas at Country Club will occur is dependent upon the City's future growth and housing needs. Site development will be done in two separate phases of equal size. Due to the nature of a Townhome development, the Final Plat will be completed in a two step process. Step One will consist of the submittal and normal review of a Final Plat which will dedicate all f the road right-of-way and easements. Step Two will consist of processing an administrative re-plat which depicts the limits of ownership of each Townhome site after the foundations have be constructed. The Step Two Plat will be recorded prior to occupancy of any unit.

omparatively sharp rises or undulations having slopes of more than percent that extend 4 to 6 feet above the prevailing level or in small regularly shaped bodies on relatively smooth topography. Wherever he areas of Chipeta soil occur, they are too small and too intricately associated with the Persayo soil to be mapped separately.

Use and management.—About 25 percent of this complex is cultivated, but practically all of it could be. The Chipeta soil is not difficult to level, but the expense of leveling and the isolated location of the areas have not favored development for irrigation and cropping. The kinds of crops grown, the management practiced, and the yields produced are approximately the same as for Persayo-Chipeta silty clay loams, 0 to 2 percent slopes.

Ravola clay loam, 0 to 2 percent slopes (RA).—This soil, the second most extensive in the area, has developed in material that consists largely of reworked Mancos shale but includes an appreciable amount of sandy alluvium from the higher Mesaverde formation. The surface of these deposits is relatively level, but the depth of the deposits ranges from 5 to 30 feet. The soil is associated with the Billings silty clay loams and the Ravola fine sandy loams. The most important areas are east, northeast, and southeast of Fruita, north and northwest of Palisade, and north and northwest of Clifton.

The soil is much like the Billings silty clay loams but more porous because it contains more fine sand, especially in the subsoil. Ordinarily, the 10- or 12-inch surface layer consists of light brownish-gray to very pale-brown light clay loam. The underlying layers vary from place to place in thickness and texture and become more sandy below depths of 4 to 5 feet. The range in the subsoil is from fine sandy loam to clay loam.

Small fragments of shale and sandstone are common from the surface downward and are especially noticeable in areas nearest the source of the soil material. The entire profile is calcareous and friable, so internal drainage is medium and development of plant roots is not restricted. The surface is smooth. Most areas are at slightly higher levels than the associated areas of Billings silty clay loams and therefore have better drainage and a lower content of salts. The soil, however, is slightly saline under native cover, and in places it has strongly saline spots and a high water table.

Use and management.—About 95 percent of this soil is cultivated. The chief crops are alfalfa, corn, pinto beans, small grains, and, where climate is favorable, orchard fruits. Practically all the acreage used for tree fruits is near Clifton and Palisade. The acreage used for field crops varies from year to year, but by rough estimate about 40 percent is cropped to corn, 25 percent to alfalfa, 15 percent to pinto beans, 13 percent to orchard fruits, 10 percent to small grains, and the rest to sugar beets, tame hay, tomatoes, and various vegetable crops.

In general, the tilth and workability of this soil are favorable. The content of organic matter is generally less than 1 percent, but many farmers are improving the supply by growing more alfalfa and by using other improved management.

Ravola clay loam, 2 to 5 percent slopes (RB).—This soil differs from Ravola clay loam, 0 to 2 percent slopes, mainly in having greater slopes. Although the combined areas total only seven-tenths of a square mile, this soil is important because the largest single area—approximately 300 acres—is located southeast of Palisade in the Vinelands and is used for peach growing. The remaining areas, widely scattered over the valley, total about 150 acres and are of minor importance.

The large area occupies a position intermediate between the Green River soils and the higher Mesa soils. Its underlying gravel and stone strata consist not only of sandstone but also of granite, schist, basalt, and lava. Much of the lava was deposited by drainage from the southeast. This large area was included with the soil unit largely because its color was similar to that of the other soil areas. Not many years ago subdrainage became inadequate for existing tree fruits and it was not until a number of tile drains were laid, as deep as 7 to 8 feet in places, that subdrainage was corrected in parts of this particular area.

Use and management.—All of the large soil area is in peaches. On it peach yields average as high as in any section of the valley, primarily because the danger of frost damage is negligible. Some of the orchards are now more than 50 years old but have produced steadily and still yield more than 400 bushels an acre according to reports from local growers. About half of the small scattered areas are cultivated. They are used largely for field crops because climatic conditions are not so favorable for peach growing. In building up the organic matter content, the growing of legumes, application of manure in large amounts, and use of commercial fertilizer generally are practiced.

Ravola very fine sandy loam, 0 to 2 percent slopes (RF).—This extensive and important soil occurs either along washes or arroyas extending from the north or on broad coalescing alluvial fans. The alluvial material from which the soil has developed was derived from sandstone and shale and ranges from 4 to 20 feet deep. The principal areas of the soil are north and northwest of Grand Junction and north, northwest, and southwest of Fruita.

This soil is much like Ravola fine sandy loam, 0 to 2 percent slopes, but is generally more uniformly level. The texture is prevailingly very fine sandy loam, but the percentage of silt is noticeably higher in some places. A few small areas that have a loam texture are included.

The 10- or 12-inch surface layer consists of light brownish-gray to very pale-brown very fine sandy loam. In some places the underlying thin depositional layers vary only slightly in color or texture. In other places, especially near drainage courses, the layers are more variable and may grade to loam, silt loam, or fine sandy loam. Nevertheless, layers of very fine sandy loam are more numerous. Below depths of 4 to 5 feet, the texture is sandier, and at depths of 8 to 12 feet strata of loamy fine sand, gravel, and scattered sandstone rock are common.

Disseminated lime occurs from the surface downward. Owing to the friable consistence of the successive layers, the tilth, internal drainage, available supply of moisture for plants, permeability to plant roots, and other physical properties are favorable and assure a wide suitability range for crops. The organic-matter content, however, is low. The soil is slightly saline under native cover and has a few strongly saline spots. Occasionally the water table is high.

Use and management.—More than 99 percent of this soil is cultivated. The chief crops are alfalfa, corn, pinto beans, small grains,

Soils Characteristics

nd truck crops. Corn is planted on an estimated 35 percent of the rea, alfalfa on 20 percent, beans on 20 percent, small grains on 10 ercent, and potatoes, tomatoes, sugar beets, and irrigated pasture n the rest. The percentage of land planted to the various crops uctuates considerably. Yields have been increased by using improved soil management, such as application of barnyard manure; he growing of clovers and alfalfa frequently after corn, potatoes, ugar beets, and other crops; and the more liberal use of treble uperphosphate and mixed commercial fertilizer.

Ravola very fine sandy loam, 2 to 5 percent slopes (Rc).—This oil, of minor importance because of its limited extent, occurs chiefly n the northwestern part of the county. Except for greater slope, it s very similar to Ravola very fine sandy loam, 0 to 2 percent slopes. Most of it is not cultivated. If it were leveled and cultivated, it would need about the same management as Ravola very fine sandy oam, 0 to 2 percent slopes, and should produce approximately the ame yields.

Ravola fine sandy loam, 0 to 2 percent slopes (Rc).—This soil, airly important agriculturally, occurs mostly east, northeast, and orth of Fruita. The soil-forming material is derived largely from sandstone but has some admixture of silt or finer sediments of shale origin.

The 10- or 12-inch surface layer consists of light brownish-gray, pale-brown, or very pale-brown fine sandy loam. The underlying depositional layers generally range from 1 to 3 inches thick; they may have a fine sandy loam, fine sandy clay, very fine sandy loam, or loam exture. The gradation in texture from one layer to another is almost imperceptible in some places, but fairly distinct in others. In most places the material below 4 feet is more sandy and slightly lighter grayish brown than that above.

The soil is calcareous from the surface downward, but the lime is not visible. Because the successive layers are friable, deep-rooted crops are well suited. Internal drainage is medium to rapid, and moisture relations are favorable. Though the organic-matter content is low, other physical properties are favorable and allow good tilth, good drainage, and moderate permeability for deep-rooted crops. The soil is slightly saline under native cover and strongly saline in a few spots. It is subject to an occasional high water table.

Use and management.—About 98 percent of this soil is cultivated. The most important field crops are potatoes, corn, alfalfa, and pinto beans. Comparatively smaller acreages are in sugar beets, small grains, and tomatoes, cucumbers, and other truck crops. An estimated 30 percent of the cultivated acreage is cropped to corn, 25 percent to alfalfa, 20 percent to potatoes, 15 percent to pinto beans, 5 percent to small grains, and the rest to truck crops, largely tomatoes.

The trend in recent years has been toward larger acreages of potatoes, tomatoes, and pinto beans. In earlier days, a considerable acreage was used for tree fruits, mainly pears. Severe blight, excessive cost of growing and marketing the fruit, and unsuitable climate have caused gradual conversion to field crops.

With proper management, this soil should remain productive indefinitely. Definite rotations normally are not followed. Frequently, alfalfa is grown 4 or 5 years, corn 1 or 2 years, then oats or wheat, and finally pinto beans. Manure, if available, generally is applied to the corn crop. The most common fertilizer is treble superphosphate, applied at the rate of 100 to 150 pounds an acre for field crops and truck crops. Some potato growers use commercial fertilizer at the rate of about 150 pounds an acre.

Ravola fine sandy loam, 2 to 5 percent slopes (Rd).—Except for scattered areas totaling about 25 acres, most of this soil is in the Vinelands section east of Palisade. The soil-forming material is mostly local alluvium derived from shale and sandstone that has been brought down the drainage courses from the southeast. In areas east of Palisade a few scattered, rounded igneous gravel, cobbles, stones, and boulders in the lower subsoil indicate that there has been some admixture of sediments deposited in the past by the Colorado River.

The 10- or 12-inch surface layer is light brownish-gray or very pale-brown loam. The subsoil layers are similarly colored and dominantly of a fine sandy loam texture. Nevertheless, in places fine sandy loam, loam, and clay loam textures are represented in the subsoil. The soil is calcareous throughout. Although the organic-matter content is low, other physical properties insure good tilth, drainage, and permeability to deep-rooted crops. The soil is slightly saline under native cover and includes some strongly saline spots. Occasionally the water table is high.

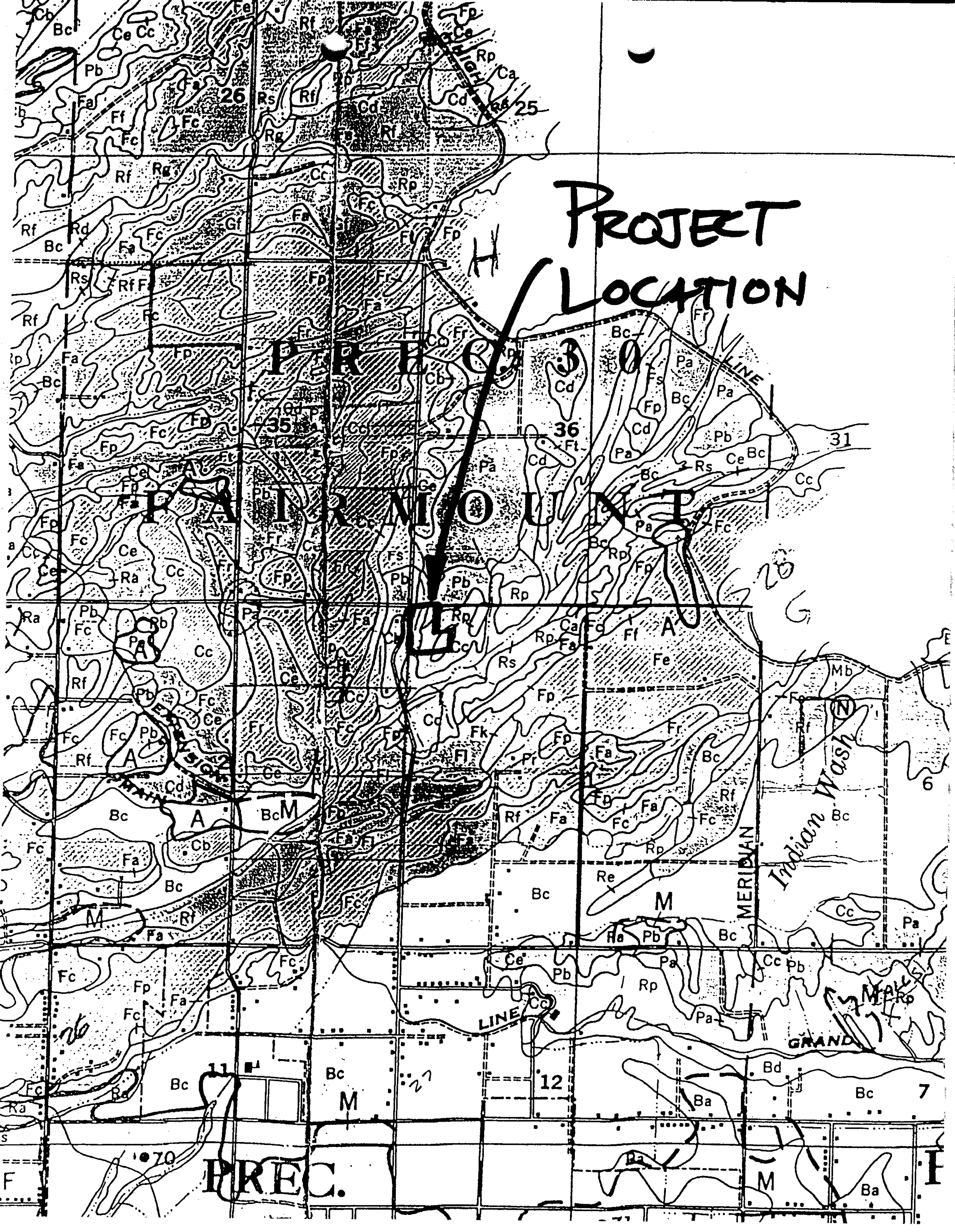
Use and management.—Practically all of this soil is cultivated; deep-rooted crops are well suited. The two areas east of Palisade are in peach orchards and produce yields comparing favorably with those on Ravola clay loam soils in the same area. These two areas are small but valuable because they are located where the climate is ideal for tree fruits. The productivity of this soil, especially for orchard fruits, is practically the same as that of Mesa clay loam soils.

Ravola loam, 0 to 2 percent slopes (Re).—This soil is not extensive, but it is important agriculturally. It occupies relatively broad alluvial fans and flood plains along streams. It is at a slightly higher elevation than the bordering areas of Billings silty clay loam soils. It has developed in an alluvial deposit derived largely from Mancos shale and to lesser extent from the fine-grained sandstone of the Mesaverde formation. The soil is very similar to Ravola very fine sandy loam, 0 to 2 percent slopes, but it contains less very fine sand and a definitely larger amount of silt. In a number of small areas the texture approaches, or may be, a silt loam. From the Ravola clay loam soils, this soil differs in being coarser textured and not so gritty.

In the larger areas near Clifton, the 10- or 12-inch surface layer consists of light brownish-gray to pale-yellow, calcareous, heavy loam. The subsoil, similar to the surface soil in color, invariably contains a higher percentage of silt than the subsoil of the Ravola very fine sandy loams. Differences among the thin alluvial layers in the subsoil are almost imperceptible to depths of 3 to 4 feet. At depths greater than this, however, 1- to 3-inch layers of either silt or very fine sandy loam commonly occur among the more numerous layers of loam. The thin layers of silt or very fine sandy loam are most noticeable in the larger and broader areas west of Palisade.

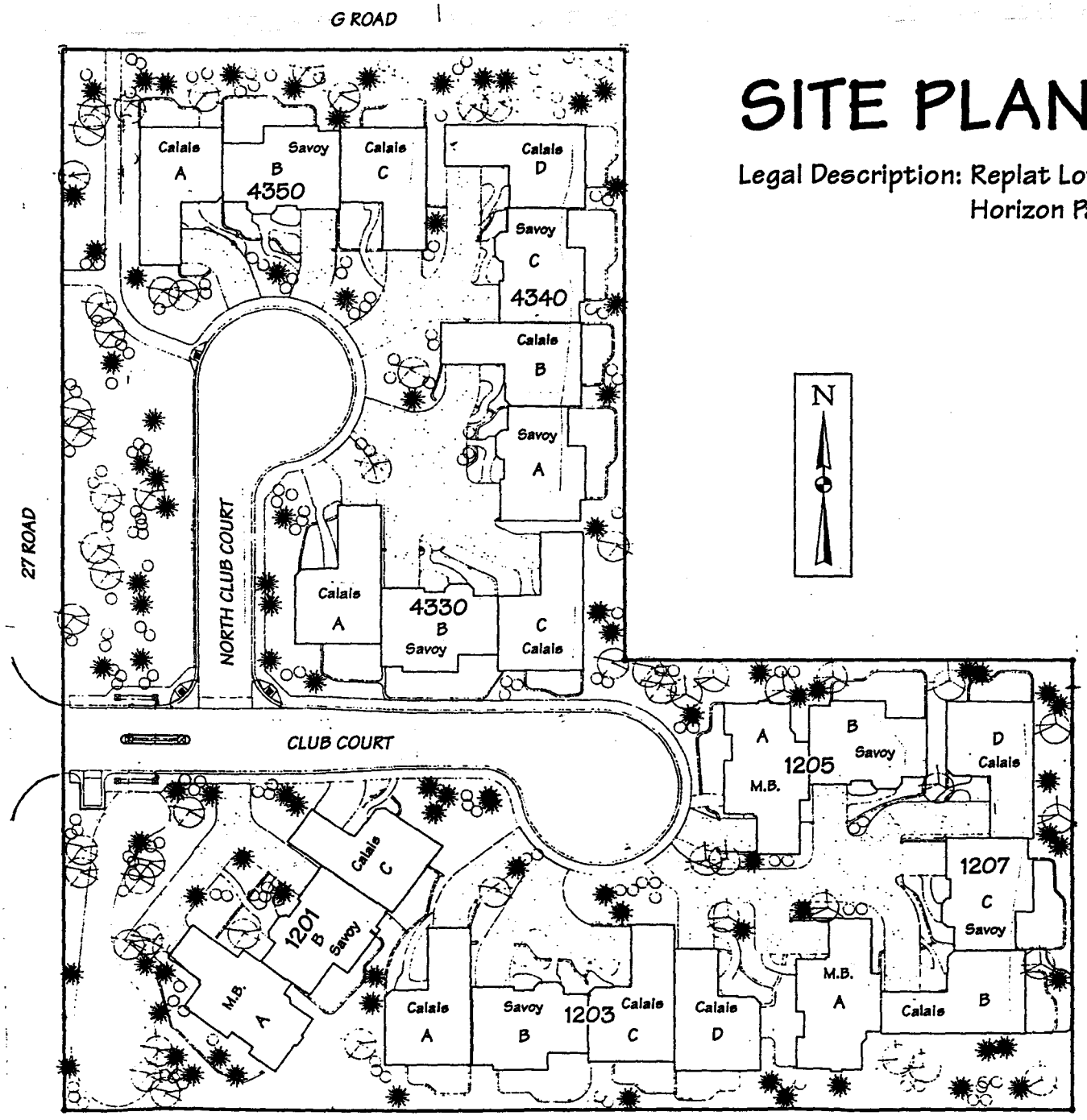
Northeast of Fruita, northwest of Mack, and southeast and northeast of Loma, this soil consists of pale-yellow to light-gray surface

Soils characteristics


PROJECT
LOCATION
PREC. 30
FAIRMOUNT
PREC.
Indian Wash
MERIDIAN
LINE
GRAND

SITE PLAN

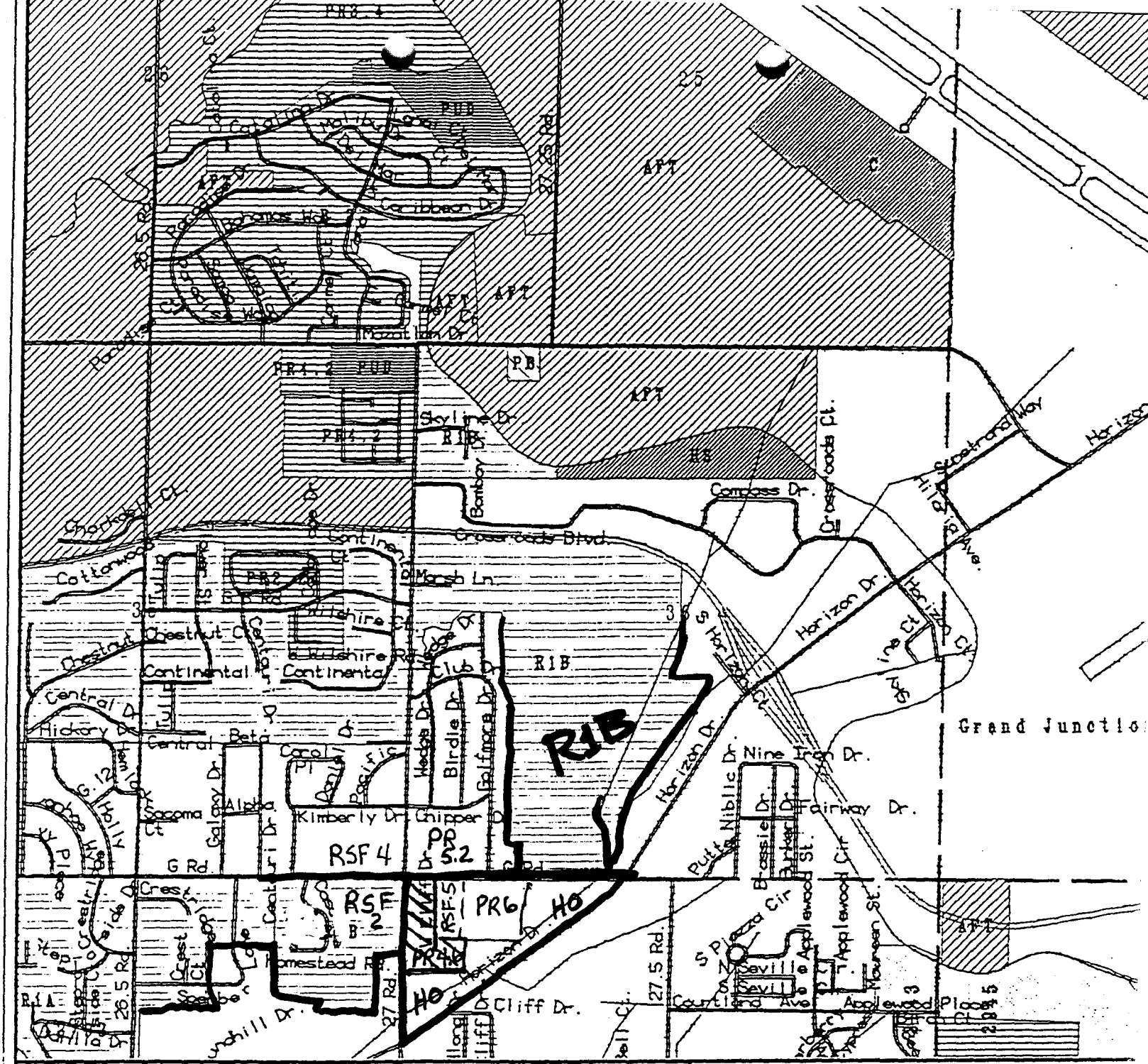
Legal Description: Replat Lot 1
Horizon Park Subdivision



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

****

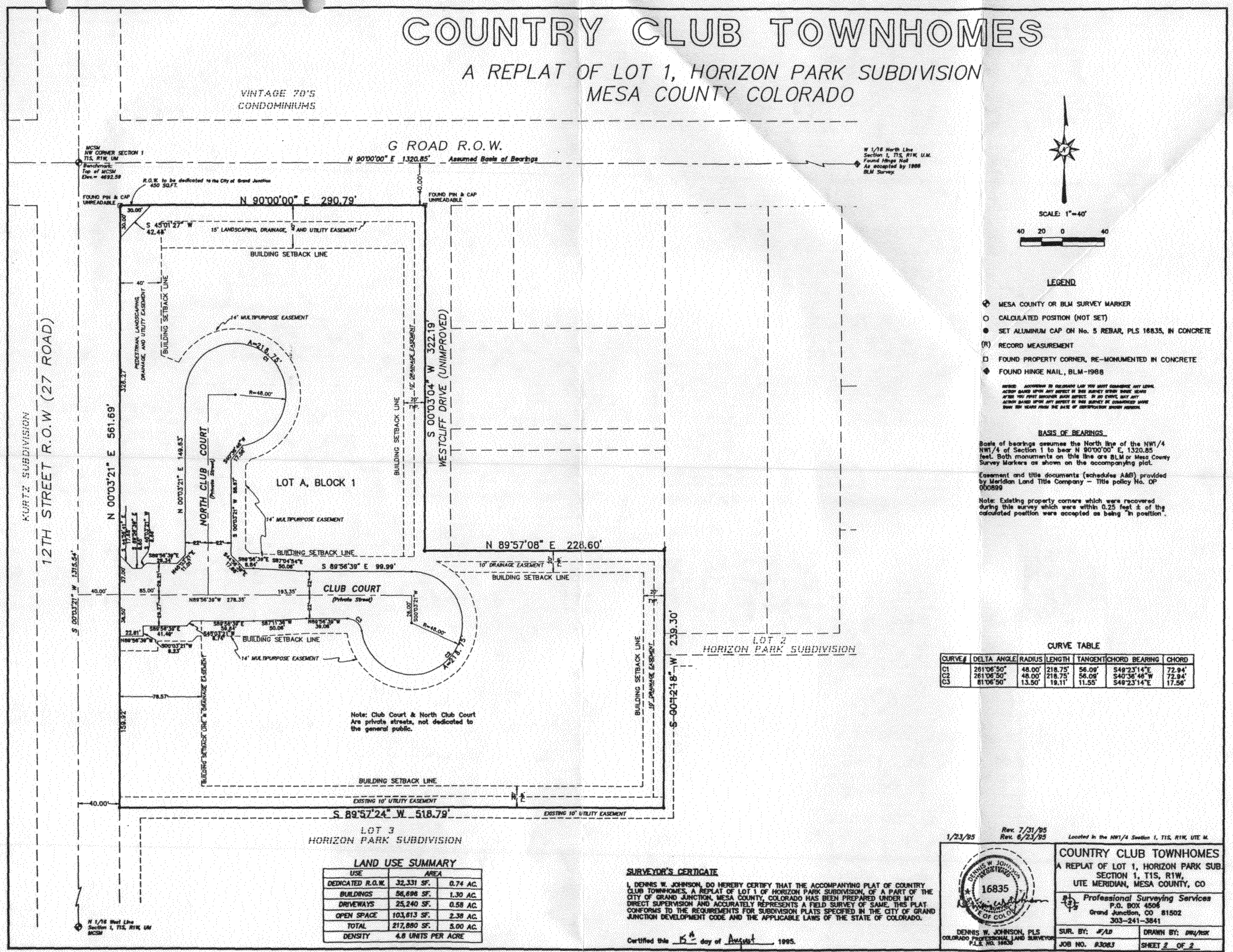
LOT A, BLOCK 1, COUNTRY CLUB TOWNHOMES IN THE CITY OF GRAND JUNCTION, MESA, COUNTY COLORADO.



Mesa County, Colorado
Dept. of Public Works - Land Records/GIS

COUNTRY CLUB TOWNHOMES

A REPLAT OF LOT 1, HORIZON PARK SUBDIVISION
MESA COUNTY COLORADO



SCALE: 1"=40'

40 20 0 40

LEGEND

- MESA COUNTY OR BLM SURVEY MARKER
- O CALCULATED POSITION (NOT SET)
- ● SET ALUMINUM CAP ON No. 5 REBAR, PLS 16835, IN CONCRETE
- (R) RECORD MEASUREMENT
- □ FOUND PROPERTY CORNER, RE-MONUMENTED IN CONCRETE
- ◆ FOUND HINGE NAIL, BLM-1988

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

BASIS OF BEARINGS

Basis of bearings assumes the North line of the NW1/4 NW1/4 of Section 1 to bear N 90°00'00" E, 1320.85 feet. Both monuments on this line are BLM or Mesa County Survey Markers as shown on the accompanying plat.

Easement and title documents (schedules A&B) provided by Meridian Land Title Company – Title policy No. OP 000899

Note: Existing property corners which were recovered during this survey which were within 0.25 feet ± of the calculated position were accepted as being "in position".

CURVE TABLE

CURVE #	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	261°06'50"	48.00'	218.75'	56.09'	S49°23'14"E	72.94'
C2	261°06'50"	48.00'	218.75'	56.09'	S40°36'46"W	72.94'
C3	81°06'50"	13.50'	19.11'	11.55'	S49°23'14"E	17.56'

LAND USE SUMMARY

USE	AREA	
DEDICATED R.O.W.	32,331 SF.	0.74 AC.
BUILDINGS	56,696 SF.	1.30 AC.
DRIVEWAYS	25,240 SF.	0.58 AC.
OPEN SPACE	103,613 SF.	2.38 AC.
TOTAL	217,880 SF.	5.00 AC.
DENSITY	4.8 UNITS PER ACRE	

SURVEYOR'S CERTIFICATE

I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF COUNTRY CLUB TOWNHOMES, A REPLAT OF LOT 1 OF HORIZON PARK SUBDIVISION, OF A PART OF THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED IN THE CITY OF GRAND JUNCTION DEVELOPMENT CODE AND THE APPLICABLE LAWS OF THE STATE OF COLORADO.

Certified this 15th day of August 1995.

DENNIS W. JOHNSON 16835 REGISTERED LAND SURVEYOR STATE OF COLORADO

DENNIS W. JOHNSON, PLS
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. NO. 16835

1/23/95 Rev. 7/31/95 Rev. 6/23/95

Located in the NW1/4 Section 1, T1S, R1W, UTE M.

COUNTRY CLUB TOWNHOMES
A REPLAT OF LOT 1, HORIZON PARK SUB.
SECTION 1, T1S, R1W,
UTE MERIDIAN, MESA COUNTY, CO

Professional Surveying Services
P.O. BOX 4508
Grand Junction, CO 81502
303-241-3841

SUR. BY: JF/LB | DRAWN BY: DRH/RSK

JOB NO. 93083 | SHEET 2 OF 2