

FALL VALLEY



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. _____

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 type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input checked="" type="checkbox"/> Rezone				From: To:	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input checked="" 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

KENNETH M. HETZEL
Name
ET AL
Address
514 RIVER VIEW DR.
City/State/Zip
GRAND JCT., CO 81503
Business Phone No.
243-4356

DEVELOPER

JOHN DAVIS
Name
Address
1023 24 RD.
City/State/Zip
GRAND JCT., CO 81505
Business Phone No.
250-0720

REPRESENTATIVE

WARD SCOTT
Name
c/o RE/MAX 4000
Address
1401 N. 1ST ST.
City/State/Zip
GRAND JCT., CO 81501
Business Phone No.
241-4000

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.

Ward Scott
Signature of Person Completing Application

7/31/96
Date

Kenneth M. Hetzel - Hilda L. Hetzel - Gordon W. Hetzel
Signature of Property Owner(s) - attach additional sheets if necessary
Sherald L. Hetzel by Kenneth M. Hetzel - Barbara J. Nichole
Date
7-31-96



DEVELOPMENT APPLICATION

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

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<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

Frank & Martha Foraker
 Name
 2559 F 1/2 Road
 Address
 Grand Junction, CO 81505
 City/State/Zip
 243-3560
 Business Phone No.

John Davis
 Name
 1023 24 Road
 Address
 Grand Junction, CO 81505
 City/State/Zip
 250-0720
 Business Phone No.

Ward Scott
 Name
 c/o RE/MAX 4000, Inc
 1401 N. 1st St
 Address
 Grand Junction, CO
 City/State/Zip 81501
 241-4000
 Business Phone No.

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

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Frank & Martha Foraker
 Signature of Person Completing Application
 Date 8/1/96

Martha Foraker
 Signature of Property Owner(s) - attach additional sheets if necessary
 Date Aug 1 - 96

SUBMITTAL CHECKLIST

REZONE / ~~MAJOR SUBDIVISION~~: PRELIMINARY PLAN

Location: SE CORNER F 1/2 Rd & 25 1/2 Rd

Project Name: FALL VALLEY

ITEMS	DISTRIBUTION																													
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent	● City Parks/Recreation	● City Fire Department	● City Attorney	● City G.J.P.C. (8 sets)	○ City Downtown Dev. Auth.	● City Police	● County Planning	○ Walker Field	● School District #51	● Irrigation District - GVTC	● Drainage District - GTD	● Water District - VTE	○ Sewer District	● U.S. West	● Public Service	○ GVRP	○ CDOT	○ Corps of Engineers	○ Colorado Geological Survey	○ U.S. Postal Service	○ Persigo WWTF	● TCI Cable	● CITY COUNCIL	TOTAL REQ'D.	
● Application Fee \$710	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	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	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	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	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	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	1
● Preliminary Drainage Report	X-12	1	2																											
● SITE PLAN		1	1																											
● TRAFFIC STUDY		1	2																											

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

PRE-APPLICATION CONFERENCE

Date: 7/30/96
Conference Attendance: M. Drollinger; W. Scott
Proposal: FALL VALLEY SUB. - REZONE / Prelim. Plan
Location: SE Corner F 1/2 Rd & 25 1/2 Rd.

Tax Parcel Number:
Review Fee: \$ 710 + \$ 115 PW Fee + \$ 15 /acre or fraction thereof
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? YES
Adjacent road improvements required? YES
Area identified as a need in the Master Plan of Parks and Recreation? No
Parks and Open Space fees required? YES Estimated Amount: \$ 225 /unit
Recording fees required? YES, at final Estimated Amount:
Half street improvement fees/TCP required? As per eng. Estimated Amount:
Revocable Permit required? No
State Highway Access Permit required? No
On-site detention/retention or Drainage fee required? ON-SITE DETENTION

Applicable Plans, Policies and Guidelines Devel. Code
Located in identified floodplain? FIRM panel # -
Located in other geohazard area? -
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? -
Avigation Easement required? -

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: RZP-96-045

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.

Signatures of Petitioner(s) and Representative(s) with handwritten names and 'x' marks.

2945-031-21-003
EDWIN J BURK
ILSE I
1301 REGATTA DR
WILMINGTON, NC 28405-4269

2945-031-21-005
LEO J GILBRIDE
653 JANECE DR
GRAND JUNCTION, CO 81505-1406

2945-031-22-003
BOYD DEAN TAYLOR
VALERIE D STAATS-TAYLOR
2556 JANECE DR
GRAND JUNCTION, CO 81505-1408

2945-031-20-003
RUBY LEE BRIGGS
654 FENTON ST
GRAND JUNCTION, CO 81505-1409

2945-031-20-001
ANTHONY J VALLADAO
GINA V
581 RANCHITOS DEL SOL
APTOS, CA 95003-9733

2945-031-00-143
JOHN R LAFFEY
CYNTHIA M LAFEY
2575 YOUNG CT
GRAND JUNCTION, CO 81505-1417

2945-031-29-001
CONCEPT BUILDERS LLC
2641 CHESTNUT DR
GRAND JUNCTION, CO 81506-8327

2945-033-14-007
COLORADO WEST IMPROVEMENTS
INC
360 GRAND AVE
GRAND JUNCTION, CO 81501-2448

~~2945-033-14-010
RICHARD WATSON
2467 COMMERCE BLVD
GRAND JUNCTION, CO 81505~~

2945-034-00-072
MATTHEW PIROFALO
EMMA F PIROFALO - TRUSTEES
2585 F 1/2 RD
GRAND JUNCTION, CO 81505-1426

2945-031-21-006
SCOTT P DONOHUE
STACY J DONOHUE
487 VALLEJO DR
GRAND JUNCTION, CO 81503-1425

2945-031-21-002
LAURIE B LEGGETT
2557 JANECE DR
GRAND JUNCTION, CO 81505-1408

2945-031-22-004
MICHAEL L WESTRA
ROBIN J
2554 JANECE DR
GRAND JUNCTION, CO 81505-1408

2945-031-20-004
DAVID L CAMPBELL
BEVERLY A CAMPBELL
656 FENTON ST
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~~2945-031-21-001
ANTHONY J VALLADAO
GINA V
581 RANCHITOS DEL SOL
APTOS, CA 95003-9733~~

2945-031-00-171
GREAT HOMES LTD
3032 I-70 BUSINESS LOOP
GRAND JUNCTION, CO 81504

2945-032-00-130
ROBERT G WILSON
PO BOX 60221
GRAND JUNCTION, CO 81506-8758

2945-033-14-008
RICHARD WATSON
L O GRIFFITH
2467 COMMERCE BLVD
GRAND JUNCTION, CO 81505

2945-034-00-051
MARTHA J WRIGHT
2559 F 1/2 RD
GRAND JUNCTION, CO 81505-1426

2945-034-00-093
DAVID A PALMER
JACQUELINE P
2577 F 1/2 Rd.
GRAND JUNCTION, CO 81505-1426

2945-031-22-002
TONY PERRY
NORMA LYNN VALENTINE
2558 JANECE DR
GRAND JUNCTION, CO 81505

2945-031-21-004
RICHARD W GARWOOD
ELAINE O GARWOOD
2553 JANECE DR
GRAND JUNCTION, CO 81505-1408

2945-031-20-002
HAROLD C SHEADER
LORRAINE SHEADER
652 FENTON ST
GRAND JUNCTION, CO 81505-1409

2945-031-22-001
LEAH E MILLIAS
653 FENTON ST
GRAND JUNCTION, CO 81505-1409

~~2945-031-22-005
ANTHONY J VALLADAO
GINA V
581 RANCHITOS DEL SOL
APTOS, CA 95003-9733~~

2945-031-01-008
SANFORD G HARRIS
WANDA F
653 YOUNG ST
GRAND JUNCTION, CO 81505-1415

~~2945-033-14-006
COLORADO WEST IMPROVEMENTS
INC
360 GRAND AVE
GRAND JUNCTION, CO 81501-2448~~

~~2945-033-14-009
RICHARD WATSON
L O GRIFFITH
2467 COMMERCE BLVD
GRAND JUNCTION, CO 81505~~

2945-034-00-067
ROBERT E FUOCO
TRUSTEE
611 MEANDER DR
GRAND JUNCTION, CO 81505-1413

2945-034-00-112
MUSTANG BROADCASTING
COMPANY
715 HORIZON DR STE 430
GRAND JUNCTION, CO 81506-8731

2945-034-00-125
DANIEL V PUCKETT
COLLEEN A
2563 F 1/2 RD
GRAND JUNCTION, CO 81505-1426

2945-034-00-173
BEVERLEE A TAYLOR
TRUST
633 FLETCHER LN
GRAND JUNCTION, CO 81505-1403

2945-034-08-010
JBI ASSOCIATES
2324 N SEVILLE CIR
GRAND JUNCTION, CO 81506-8455

2945-034-02-002
THOMAS W GILMOR
CHRISTINE M
2577 MUSIC LN
GRAND JUNCTION, CO 81505-1404

2945-034-02-003
R A VANDEUSEN
S M
2575 MUSIC LN
GRAND JUNCTION, CO 81505-1404

2945-034-02-004
ARLO A KRUEGER
PHYLLIS C KRUEGER
2396 RIDGEWAY CT
GRAND JUNCTION, CO 81503-4618

2945-034-02-008
BEVERLEE A TAYLOR
TRUST
633 FLETCHER LN
GRAND JUNCTION, CO 81505-1403

2945-034-02-009
STEPHEN S KELLY
CONNIE KAY KELLY
629 FLETCHER LN
GRAND JUNCTION, CO 81505-1403

2945-034-23-001
BOYD JAMES BAIR
COY MICHELLE BAIR
537 KIRBY DR
GRAND JUNCTION, CO 81504

2945-034-03-006
EARL J FUOCO
R J
611 MEANDER DR
GRAND JUNCTION, CO 81505-1413

2945-034-03-007
DARREL CHRISTIAN CLARK
615 MEANDER DR
GRAND JUNCTION, CO 81505-1413

Frank & Martha Foraker
2559 F 1/2 Road
Grand Junction, CO 81505

John Davis
1023 24 Road
Grand Junction, CO 81505

Ward Scott
REMAX 4000, Inc.
1401 N 1st St.
Grand Junction, CO 81501

City of Grand Junction
Community Development Dept.
250 N 5th St.
Grand Junction, CO 81501

RZP-96-177 - appeal mailing list

Edwin & Ilse Burk
1301 Regatta Dr.
Wilmington, NC 28405

Scott & Stacy Donohue
487 Vallejo Dr.
Grand Junction, CO 81503

Tony Perry
Norma Lynn Valentine
2558 Janece Dr.
Grand Junction, CO 81505

Leo Gilbride
653 Janece Dr.
Grand Junction, CO 81505

Laurie Leggett
2557 Janece Dr.
Grand Junction, CO 81505

Richard & Elaine Garwood
2553 Janece Dr.
Grand Junction, CO 81505

Boyd & Valerie Taylor
2556 Janece Dr.
Grand Junction, CO 81505

Michael & Robin Westra
2554 Janece Dr.
Grand Junction, CO 81505

Harold & Lorraine Sheader
652 Fenton St.
Grand Junction, CO 81505

Ruby Lee Briggs
654 Fenton St.
Grand Junction, CO 81505

David & Beverly Campbell
656 Fenton St.
Grand Junction, CO 81505

Leah Millias
653 Fenton St.
Grand Junction, CO 81505

Anthony & Gina Valladao
581 Ranchitos Del Sol
Aptos, CA 95003

John & Cynthia Lafey
2575 Young Ct.
Grand Junction, CO 81505

Great Homes Ltd.
3032 I-70 Business Loop
Grand Junction, CO 81505

Sanford & Wanda Harris
653 Young St.
Grand Junction, CO 81505

Concept Builders LLC
2641 Chestnut Dr.
Grand Junction, CO 81506

Robert Wilson
P.O. Box 60221
Grand Junction, CO 81506

Colorado West Improvements, Inc.
360 Grand Ave.
Grand Junction, CO 81501

Richard Watson
L O Griffith
2467 Commerce Blvd.
Grand Junction, CO 81505

Martha Wright
2559 F 1/2 Rd.
Grand Junction, CO 81505

Robert Fuoco, Trustee
611 Meander Dr.
Grand Junction, CO 81505

Matthew & Emma Pirofalo
2585 F 1/2 Road
Grand Junction, CO 81505

David & Jacqueline Palmer
2577 F 1/2 Road
Grand Junction, CO 81505

Mustang Broadcasting Company
715 Horizon Dr., Suite 340
Grand Junction, CO 81506

Daniel & Colleen Puckett
2563 F 1/2 Rd.
Grand Junction, CO 81505

Beverlee Taylor Trust
633 Fletcher Ln.
Grand Junction, CO 81505

JBI Associates
2324 N Seville Circle
Grand Junction, CO 81506

Thomas & Christine Gilmor
2577 Music Ln.
Grand junction, CO 81505

R A & S M Vandeusen
2575 Music Ln.
Grand Junction, CO 81505

Boyd James Bair
Coy Michelle Bair
537 Kirby Dr.
Grand Junction, CO 81504

Frank & Martha Foraker
2559 F ½ Road
Grand Junction, CO 81505

Robert Leachman
627 Braemer Circle
Grand Junction, CO 81505

Alan Workman
2589 F ½ Road
Grand Junction, CO 81505

City of Grand Junction
Community Development Dept.
250 N 5th St.
Grand Junction, CO 81501

Earl & R J Fuoco
611 Meander Dr.
Grand Junction, CO 81505

Kenneth Hetzel
514 Riverview Dr.
Grand Junction, CO 81503

Gene Taylor
633 Fletcher Lane
Grand Junction, CO 81505

John Davis
1023 24 Road
Grand Junction, CO 81505

Darrel Christian Clark
615 Meander Dr.
Grand Junction, CO 81505

Sharon Vaughn
2499 Highway 6 & 50
Grand Junction, CO 81505

Robin Madison
2586 Galley Lane
Grand Junction, CO 81506

Ward Scott
Remax 4000, Inc.
1401 N 1st St.
Grand Junction, CO 81501

TRAFFIC STUDY

FOR

FALL VALLEY SUBDIVISION

Prepared for:

**JOHN DAVIS
1023 24 Road
Grand Junction, CO 81505
(970) 250-0720**

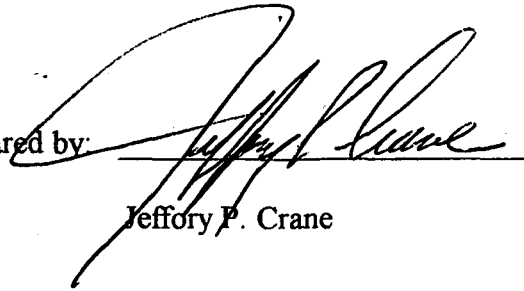
Prepared by:

**LANDesign, LLC
PLANNING ENGINEERING SURVEYING
259 Grand Avenue
Grand Junction, CO 81501
(970) 245-4099**

**February 28, 1996
Revised May 16, 1996**

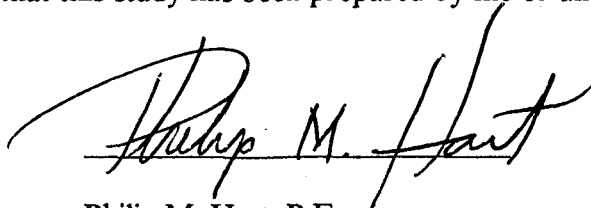
Job No. 96020

Prepared by:



Jeffery P. Crane

I certify that this study has been prepared by me or under my direct supervision.



Philip M. Hart, P.E.
State of Colorado, No. 19346

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- A. INTRODUCTION**
- B. TRIP GENERATION and DESIGN HOUR VOLUMES**
- C. TRIP DISTRIBUTION and ASSIGNMENT**
- D. TRAFFIC VOLUMES**
- E. CAPACITY ANALYSIS**
- F. CONCLUSIONS and RECOMMENDATIONS**

LOCATION MAP

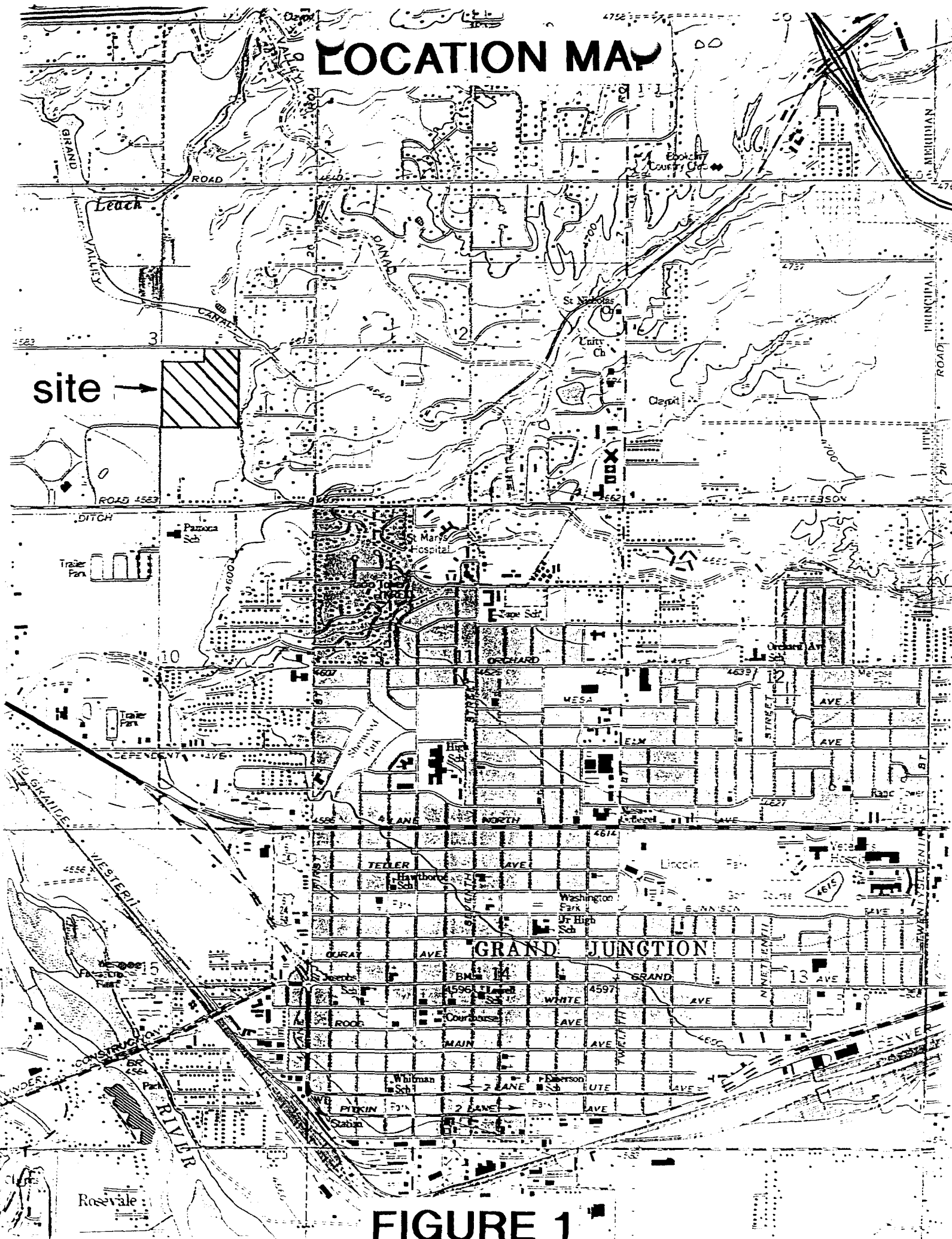
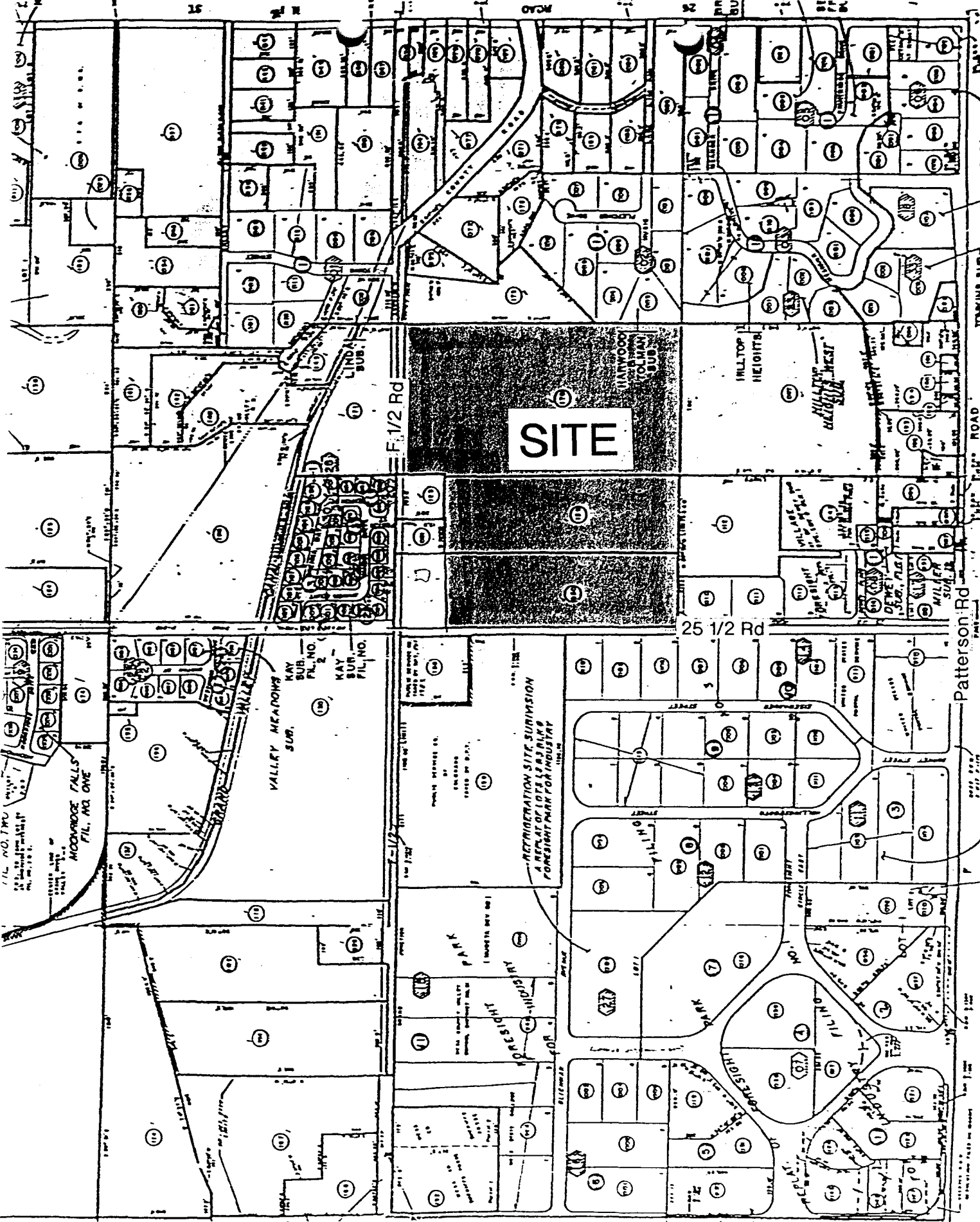


FIGURE 1



WILLOWDALE SUB.
 HILLY FASHION PARK SUB.
 TOWNING SUB.
 HILLTOP HEIGHTS
 HILLTOP HEIGHTS WEST
 HILLWOOD (HOLMAN SUB)
 VALLEY MEADOWS SUB.
 KAY SUB. FIL. NO. 1
 KAY SUB. FIL. NO. 2
 FORESIGHT PARK FOR FORESTRY
 INDUSTRY PARK FOR FORESTRY
 WILLOWDALE SUB.
 HILLY FASHION PARK SUB.
 TOWNING SUB.
 HILLTOP HEIGHTS
 HILLTOP HEIGHTS WEST
 HILLWOOD (HOLMAN SUB)
 VALLEY MEADOWS SUB.
 KAY SUB. FIL. NO. 1
 KAY SUB. FIL. NO. 2
 FORESIGHT PARK FOR FORESTRY
 INDUSTRY PARK FOR FORESTRY

FIGURE 2

Adopting T.I.S. R.I.W. 2945-04

Adopting T.I.S. R.I.W. 2945-10

1. The site is located within the boundaries of the Hillwood (Holman) Subdivision, as shown on the attached map.

2. The site is located within the boundaries of the Hillwood (Holman) Subdivision, as shown on the attached map.

3. The site is located within the boundaries of the Hillwood (Holman) Subdivision, as shown on the attached map.

4. The site is located within the boundaries of the Hillwood (Holman) Subdivision, as shown on the attached map.

5. The site is located within the boundaries of the Hillwood (Holman) Subdivision, as shown on the attached map.

6. The site is located within the boundaries of the Hillwood (Holman) Subdivision, as shown on the attached map.

7. The site is located within the boundaries of the Hillwood (Holman) Subdivision, as shown on the attached map.

8. The site is located within the boundaries of the Hillwood (Holman) Subdivision, as shown on the attached map.

9. The site is located within the boundaries of the Hillwood (Holman) Subdivision, as shown on the attached map.

10. The site is located within the boundaries of the Hillwood (Holman) Subdivision, as shown on the attached map.

A. INTRODUCTION

1. Purpose of Report

This report considers the concepts for access and the impacts of this proposed development on the current street transportation system in the general vicinity of the development and determines what improvements should be recommended to compensate for the additional traffic generated by this proposed development. Furthermore, this report may be used to assist Mesa County or City of Grand Junction Planners in determining future improvements of the transportation system in the area due to anticipated growth patterns.

Conditions or combinations of events other than those stated have not been analyzed and are not the responsibility of *LANDesign* or the engineer. Maintenance and construction of facilities are the responsibility of others.

2. Location & Land Use

The subject property is located within NW1/4 of the SE 1/4 of Section 3, Township 1 South, Range 1 West, of the Ute Principal Meridian and contains 37.4 acres +/- . More specifically the site is located south of F 1/2 Road along the east side of the proposed extension of 25 1/2 Road. The proposed development is currently 3 existing parcels. The tax identification number of the 3 parcels is 2945-034-00-50, 126 and 170. Parcel 50 consists of the western most portion of the property, parcel 170 is the eastern portion and parcel 126 is sandwiched in between. See Figure 2.

The property is presently an undeveloped vacant parcel of land. The existing ROW for the extension of 25 1/2 Road will run along the west side of the proposed development and is classified as a collector.

The property immediately surrounding the proposed development consists primarily of low and medium density single family homes, small farms and undeveloped vacant land. A Public Service substation and service facility exists directly west of the site and a small apartment complex just to the south. Approximately 70 new single family home sites have been created north of F 1/2 Road along 25 1/2 Road.

The proposed development will consist of 312 residential units. There will be 215 patio homes, 49 single family homes, 8 duplexes and 8 - 4 plexes. The property frontage along 25 1/2 Road extends to within approximately 200' of the intersection at F 1/2 Road. Patterson Road at 25 1/2 Road is classified as a minor arterial street with a minimum intersection sight distance of 400' in each direction. F 1/2 Road at 25 1/2 Road is classified as a urban residential collector with a minimum intersection sight distance of 300, in each direction.

3. Access

Primary access to the development will be attained through two accesses onto 25 ½ Road. The north access will be located approximately 550' south of the intersection with F ½ Road and the south access will be located an additional 750' south at the southwest corner of the site. There will be no access directly onto F ½ Road. Traffic heading south from the development will encounter a signal at the intersection of 25 ½ Road and Patterson. The signalization presently in place utilizes a semi-actuated 3 phase control with a left turn protected/permissive phase east-west. The signal controller uses a 100 second cycle at PM peak hour and is operated by the City of Grand Junction. The City CIP plan currently shows plans for a connection through to F ½ Road.

B. TRIP GENERATION & DESIGN HOUR VOLUMES

1. Trip Generation

MULTI-FAMILY DEVELOPMENT - Site specific studies within the Grand Valley performed by Mesa County Traffic Services indicate an average rate of 10 trips/unit/day for both single family and lower density multi-family developments similar to the development proposed. The average rate for average vehicle trip ends vs. dwelling units on a weekday during the PM peak hour is 1.01.

**312 Residential Dwelling Units
Average Trip Ends vs. Dwelling Units**

Time Unit	Directional Distribution		Average Rate	Trip Ends
	in	out		
weekday	50%	50%	10	1560 in 1560 out
weekday PM peak	65%	35%	1.01	205 in 110 out

2. Design Hour Volumes

The peak rate of flow was estimated from data recorded at permanent counters within the city to be 10% of the ADT between the hours of 5:00 and 6:00 PM.

This data corresponds similarly to traffic counts performed by *LANDesign* at the intersection of Patterson Road and 28 1/4 Road on 10/10/95. The peak PM hour was determined to also be between 5:00 and 6:00 PM.

C. TRIP DISTRIBUTION and ASSIGNMENT

Directional distribution of trip ends was estimated by considering the proximity of the site to adjacent transportation facilities and the relationship to downtown Grand Junction and other major activity centers. The general distribution of trips from the site at build-out during the week is estimated to be 90% south and 10% north upon completion of a connection to F ½ Road. The general distribution of trips at the intersection of 25 ½ and Patterson is estimated to be 40% east, 40% west and 20% south.

When the connection to F ½ Road on 25 ½ Road is built, it is assumed that a considerable amount of traffic from the recently built subdivisions along 25 ½ Road, north of F ½ Road, will utilize that collector. For the purpose of this report it will be estimated that 70% of the traffic generated from that area will access the new connection to Patterson. At PM peak hour it has been estimated from a MINUTP study performed by Mesa County Traffic Services that an additional 59 vehicles will utilize this connection with 40 northbound and 19 southbound. See Figure 7.

Figure 3 shows the trip end assignment for trips generated from the proposed development during the peak PM at build-out.

D. TRAFFIC VOLUMES

Existing traffic volumes have been determined by counts performed by the City of Grand Junction and Mesa County Traffic Services at various times between April of 1990 and July of 1995. A 2.5% adjustment has been made for each count to account for the rapid growth rate in the vicinity. 24 hour counts at the intersection of 25 ½ Road and Patterson Road were taken at counters placed at every leg of the intersection for a determination of the ADT of each leg for traffic in both directions. Peak PM hour rates have been determined by Mesa County Traffic Services to be 10% of the ADT for traffic in each direction. The ADT figure has been divided in half for traffic counts in each direction.

See Figure 4 for projected volumes at present and Figure 5 for the year 2010. Volumes for the year 2010 have been calculated at a 2.2% annual growth rate.

LOCATION	DATE OF COUNT	ADT	ADJUSTED ADT (1996)
Patterson west of 25 ½	8/91	13,080	14,799
Patterson east of 25 ½	4/90	14,050	16,294
25 ½ south of Patterson	8/92	3,513	3,878
25 ½ north of Patterson	4/92	161	178
F ½ west of Young	9/93	220	237
25 ½ north of F ½	7/95	360	369

LANDESIGN
259 Grand Avenue
GRAND JUNCTION, CO 81501
(970) 245-4099
FAX (970) 245-3076

JOB 96020 - HETZEL SUBD.

SHEET NO. _____ OF _____

CALCULATED BY GPC DATE 2/26/96

CHECKED BY _____ DATE _____

**TRIP ASSIGNMENT FROM SITE
PM PEAK HOUR**

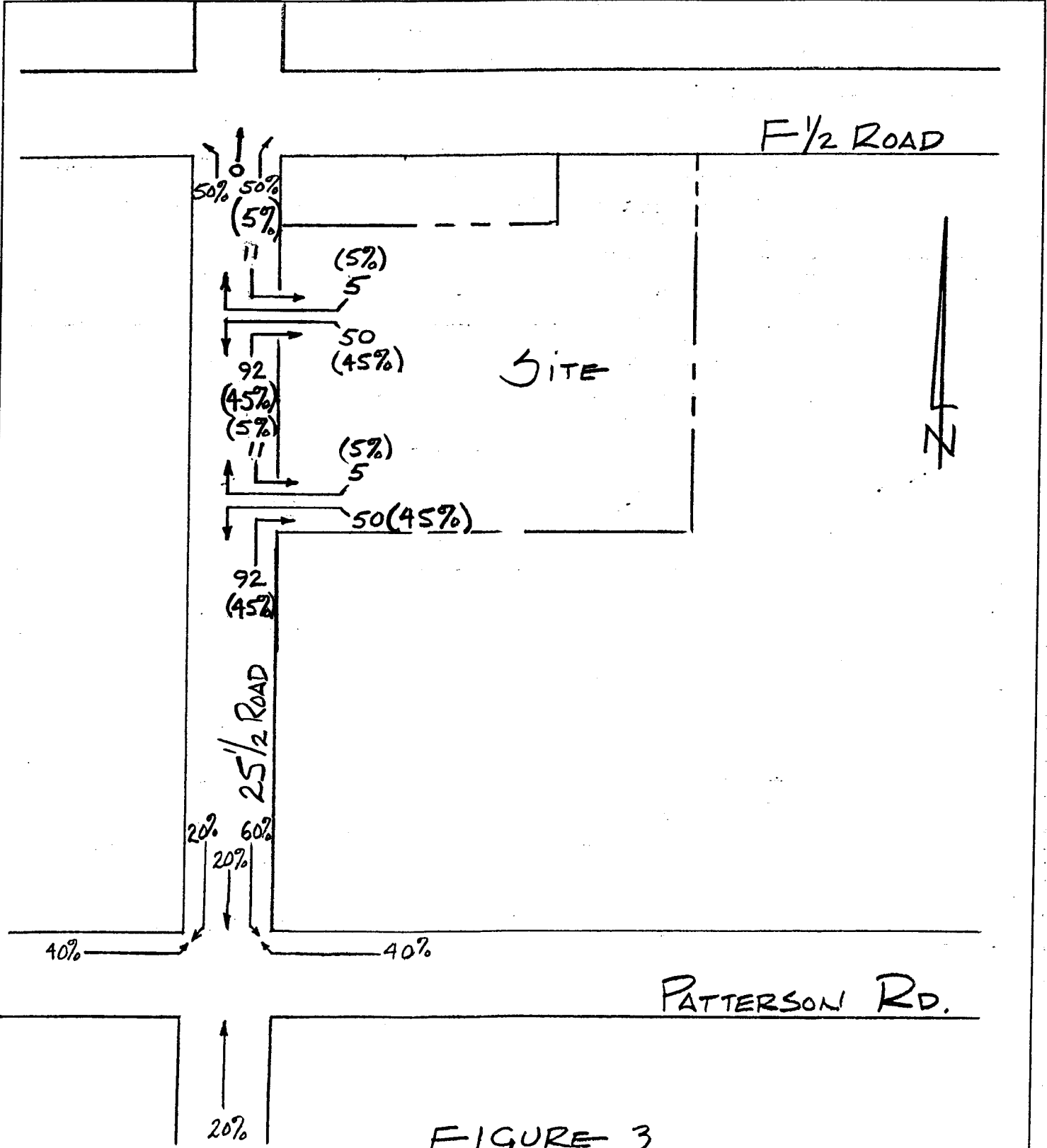


FIGURE 3

LANDESIGN
 259 Grand Avenue
 GRAND JUNCTION, CO 81501
 (970) 245-4099
 FAX (970) 245-3076

JOB 96020 - HETZEL SUBD.
 SHEET NO. _____ OF _____
 CALCULATED BY GPC DATE 2/26/96
 CHECKED BY _____ DATE _____

PROJECTED VOLUMES (1996)
PM PEAK HOUR

EXISTING PLUS SITE PLUS
 PROPOSED VOLUMES FROM F 1/2 RD.

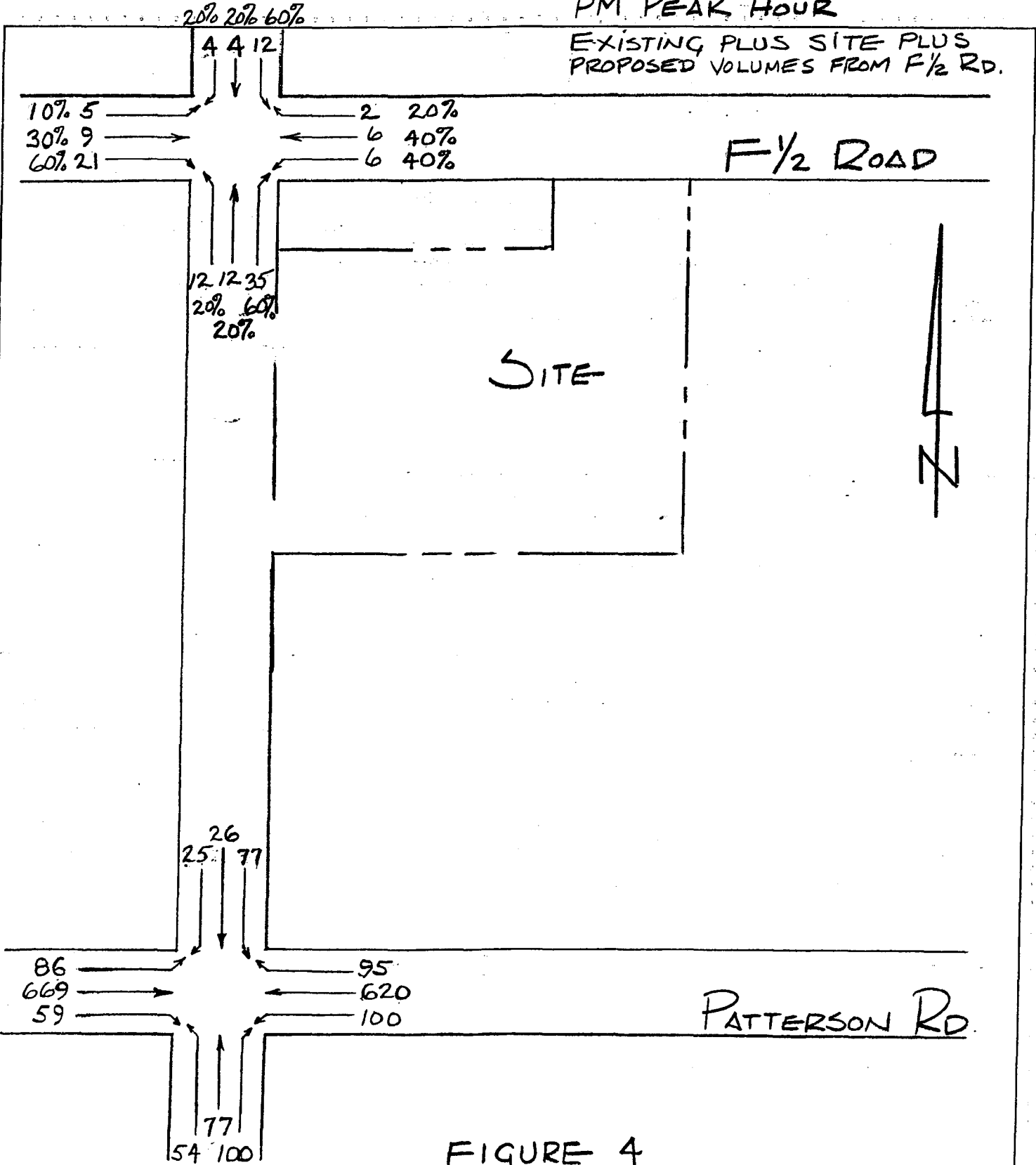


FIGURE 4

LANDESIGN
259 Grand Avenue
GRAND JUNCTION, CO 81501
(970) 245-4099
FAX (970) 245-3076

JOB 96020 - HETZEL SUBD.
SHEET NO. _____ OF _____
CALCULATED BY GPC DATE 2/26/96
CHECKED BY _____ DATE _____

~~---~~ **PROJECTED VOLUMES (2010)**
PM PEAK HOUR

2.2% GROWTH RATE

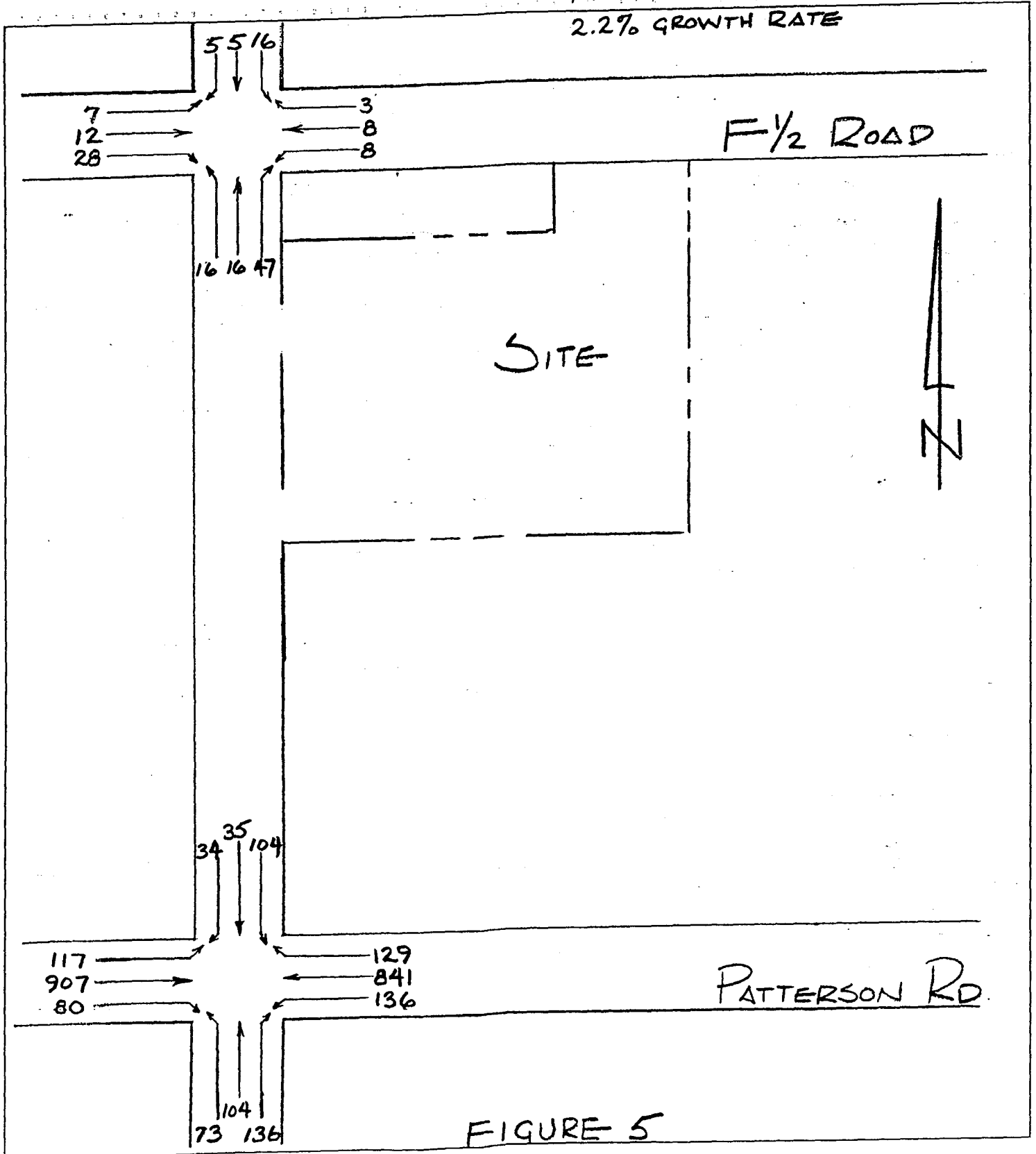


FIGURE 5

4:00 - 5:00

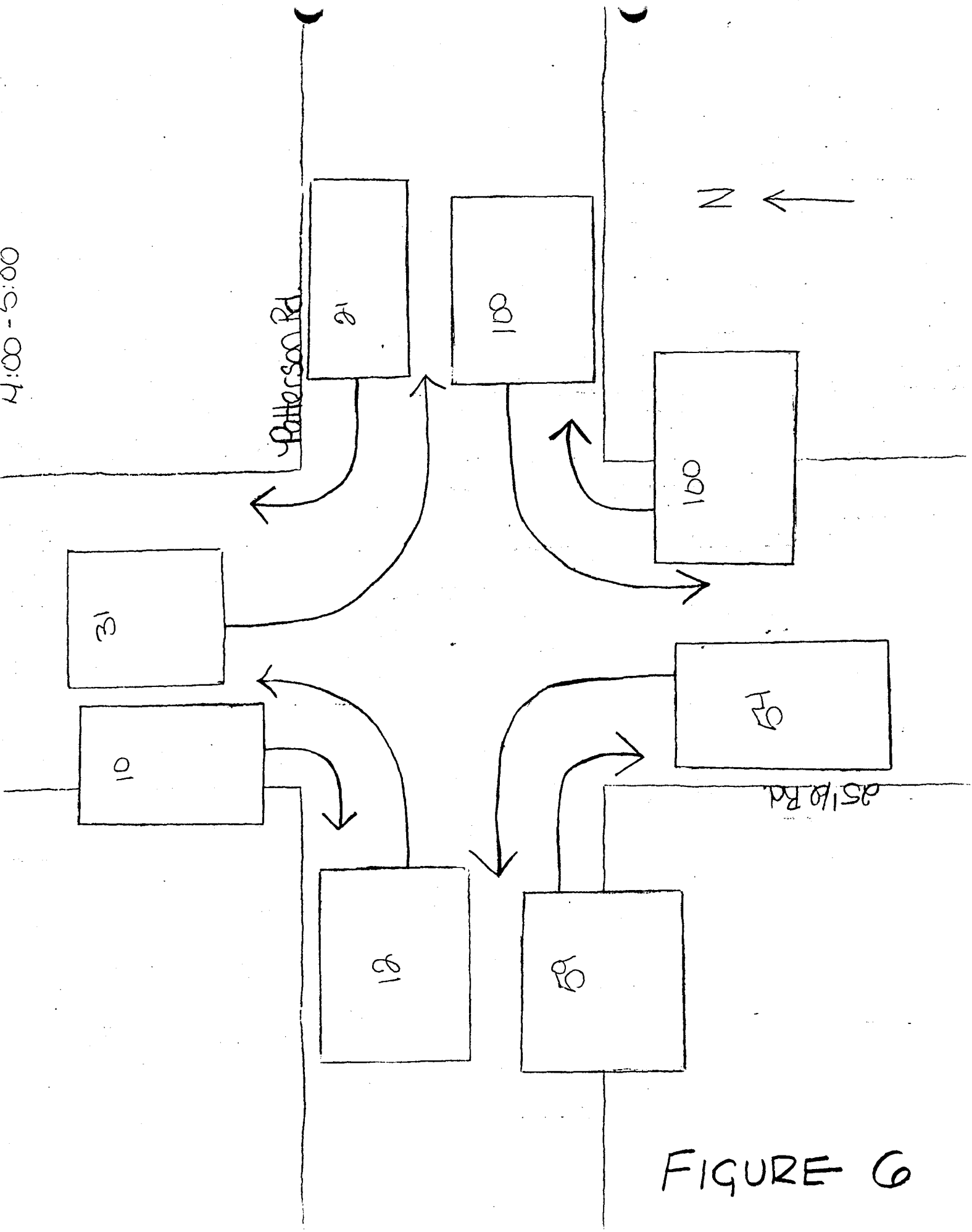


FIGURE 6

In addition to the counts performed by Mesa County Traffic Services, *LANDesign* has developed peak hour turning movement counts for the intersection required for signal analysis. These counts were performed on Monday May 13, 1996 between the hours of 4:00 and 6:00 PM. The hour between 4:00 and 5:00 has been determined to be the peak hour and has been used in this study for analysis. Projected turning volumes at the intersection of Patterson and 25 ½ Rd. have been calculated by adding the proposed PM peak hour trip assignment volumes from the site and the proposed volume from F ½ Road to the existing turning volumes. See Figure 6 for the existing turning volume counts.

Movement volumes at the intersection of F ½ Road and 25 ½ Road have been calculated by adding the adjusted PM peak hour volumes and the proposed site volumes to the MINUTP study projections. See Figure 4 for turning movement distribution and Figure 7 for the MINUTP study projections.

E. CAPACITY ANALYSIS

The impact to the intersection of 25 ½ Road and Patterson Road would increase significantly upon the completion of 25 ½ Road through to F ½ Road. Although a small amount of traffic from the proposed development would travel north, much more traffic from the developments north of the site would utilize the new connection and alleviate congestion on 1st Street. Therefore, this study will concentrate on the analysis of the intersection of 25 ½ Road and Patterson Road with a completed connection through to F ½ Road. Furthermore, this study will investigate the level of service at the proposed intersection of F ½ Road and 25 ½ Road.

The Highway Capacity Software (HCS) release 2.1b was utilized for analysis and determination of the level of service for the intersections of Patterson Road and 25 ½ Road as well as the intersection of F ½ Road and 25 ½ Road due to the development of the proposed site. The program was run for the weekday PM peak hour for the proposed development at full build-out with the property to the north impacting both intersections. Furthermore both intersections were analyzed for both current conditions and for projected volumes for the year 2010 with a average annual growth rate of 2.2%. Patterson Road was analyzed with 1 exclusive left turn lane and 2 thru lanes with a shared right turn for traffic in both directions. 25 ½ and F ½ Roads were analyzed as an urban residential collector streets with 11' lanes and shared turn lanes. See the calculated worksheets for evaluation of the intersections in the appendix of this study.

F. CONCLUSIONS and RECOMMENDATIONS

A general level of service 'B' can be attained for the intersection of Patterson and 25 ½ Roads for current conditions at full build-out of the proposed development with a connection through to F ½ Road. This would utilize a semi-actuated 3 phase control on a 100 second cycle to operate in coordination with other signals along Patterson Road. The overall intersection delay would be 12.9 sec./veh. for the weekday PM peak hour. The level of service 'B' does not warrant the construction of an exclusive left turn lane. Patterson Road is currently constructed as a minor arterial with exclusive left turn lanes and two through lanes and likewise does not warrant any additional improvements.

The level of service for the signalized intersection would drop to a category of 'C' at the projected volumes for the year 2010 utilizing the same cycle length and phase controls. The overall intersection delay would increase to 15.3 seconds.

The intersection of F ½ Road and 25 ½ Road will be controlled with a two way stop sign for the north-south leg. The analysis indicates a level of service of 'A' for the current as well as the projected volumes.

The extension of 25 ½ Road through to F ½ Road would slightly increase the volume of traffic at the intersection at Patterson but would increase significantly the overall flow of traffic in the vicinity of F ½ Road between 25 Road and 1st Street. An urban residential collector street to match the existing road cross section is recommended for the extension of 25 ½ Road through to F ½ Road.

The Average Daily Traffic (ADT) of the proposed subdivision has been calculated to be 3120 vehicle trips. This volume will be equally distributed between the two proposed access roads to the development and will therefore require an Urban Residential Collector street section to be constructed within the development with a minimum right-of-way width of 52' and a minimum street width of 36'.

INTERSECTION ANALYSIS WORKSHEETS

HCM: SIGNALIZED INTERSECTION SUMMARY Version 2.4a
 Center For Microcomputers In Transportation

05-16-1996

Streets: (E-W) Patterson Road
 Analyst: JPC
 Area Type: Other

(N-S) 25 1/2 Road
 File Name: 1996.HC9
 5-16-96 PM peak

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	2	<	1	2	<	>	1	<	>	1	<
Volumes	86	669	59	100	620	95	54	77	100	77	26	25
Lane Width	12.0	12.0		12.0	12.0		12.0			12.0		
RTOR Vols			30			48			50			13
Lost Time	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left		*			NB Left	*		
Thru			*		Thru	*		
Right			*		Right	*		
Peds					Peds			
WB Left		*	*		SB Left	*		
Thru			*		Thru	*		
Right			*		Right	*		
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green		7.0A 42.0P			Green	39.0A		
Yellow/AR		4.0 4.0			Yellow/AR	4.0		
Cycle Length: 100 secs Phase combination order: #1 #2 #5								

Intersection Performance Summary

	Lane Mvmts	Group: Cap	Adj Sat Flow	v/c Ratio	g/C Ratio	Delay	LOS	Approach:	
								Delay	LOS
EB	L	254	1770	0.358	0.190	8.5	B	12.9	B
	TR	1592	3703	0.484	0.430	13.4	B		
WB	L	244	1770	0.430	0.190	9.2	B	12.8	B
	TR	1585	3686	0.465	0.430	13.3	B		
NB	LTR	554	1385	0.343	0.400	13.6	B	13.6	B
SB	LTR	432	1081	0.278	0.400	13.2	B	13.2	B

Intersection Delay = 12.9 sec/veh Intersection LOS = B
 Lost Time/Cycle, L = 9.0 sec Critical v/c(x) = 0.445

Streets: (E-W) Patterson Road (N-S) 25 1/2 Road
 Analyst: JPC File Name: 2010.HC9
 Area Type: Other 5-16-96 PM peak
 Comment: 2010 Projections

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	2	<	1	2	<	>	1	<	>	1	<
Volumes	117	907	80	136	841	129	73	104	136	104	35	34
Lane Width	12.0	12.0		12.0	12.0		12.0			12.0		
RTOR Vols			30			48			50			13
Lost Time	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left		*			NB Left	*		
Thru		*			Thru	*		
Right		*			Right	*		
Peds					Peds			
WB Left		*	*		SB Left	*		
Thru			*		Thru	*		
Right			*		Right	*		
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green		7.0A 42.0P			Green	39.0A		
Yellow/AR		4.0 4.0			Yellow/AR	4.0		
Cycle Length: 100 secs Phase combination order: #1 #2 #5								

Intersection Performance Summary

Lane	Group:	Adj Sat	v/c	g/C	Delay	LOS	Approach:	Delay	LOS
Mvmts	Cap	Flow	Ratio	Ratio					
EB	L	216	1770	0.569	0.190	12.6	B	15.2	C
	TR	1590	3698	0.665	0.430	15.4	C		
WB	L	216	1770	0.662	0.190	15.6	C	15.2	C
	TR	1580	3675	0.644	0.430	15.2	C		
NB	LTR	520	1301	0.530	0.400	15.6	C	15.6	C
SB	LTR	329	822	0.511	0.400	15.7	C	15.7	C
Intersection Delay = 15.3 sec/veh Intersection LOS = C									
Lost Time/Cycle, L = 9.0 sec Critical v/c(x) = 0.635									

Center For Microcomputers In Transportation

File Name 1996.HC0
 Streets: (N-S) 25 1/2 Road (E-W) F 1/2 Road
 Major Street Direction.... EW
 Length of Time Analyzed... 60 (min)
 Analyst..... JPC
 Date of Analysis..... 5/16/96
 Other Information..... 1996 Projections

Two-way Stop-controlled Intersection

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0>	1<	0	0>	1<	0	0>	1<	0	0>	1<	0
Stop/Yield			N			N						
Volumes	5	9	21	6	6	2	12	12	35	12	4	4
PHF	.95	.95	.95	.95	.95	.95	.95	.95	.95	.95	.95	.95
Grade		0			0			0			0	
MC's (%)	0	0	0	0	0	0	0	0	0	0	0	0
SU/RV's (%)	0	0	0	0	0	0	0	0	0	0	0	0
CV's (%)	0	0	0	0	0	0	0	0	0	0	0	0
PCE's	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.00	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.00	3.30
Left Turn Minor Road	6.50	3.40

WorkSheet for TWSC Intersection

Step 1: RT from Minor Street	NB	SB

Conflicting Flows: (vph)	20	7
Potential Capacity: (pcph)	1353	1373
Movement Capacity: (pcph)	1353	1373
Prob. of Queue-free State:	0.97	1.00

Step 2: LT from Major Street	WB	EB

Conflicting Flows: (vph)	30	8
Potential Capacity: (pcph)	1659	1699
Movement Capacity: (pcph)	1659	1699
Prob. of Queue-free State:	1.00	1.00
TH Saturation Flow Rate: (pcphpl)	1700	1700
RT Saturation Flow Rate: (pcphpl)	1700	1700
Major LT Shared Lane Prob. of Queue-free State:	1.00	1.00

Step 3: TH from Minor Street	NB	SB

Conflicting Flows: (vph)	38	48
Potential Capacity: (pcph)	1042	1029
Capacity Adjustment Factor due to Impeding Movements	0.99	0.99
Movement Capacity: (pcph)	1034	1021
Prob. of Queue-free State:	0.99	1.00

Step 4: LT from Minor Street	NB	SB

Conflicting Flows: (vph)	42	61
Potential Capacity: (pcph)	1001	976
Major LT, Minor TH Impedance Factor:	0.99	0.98
Adjusted Impedance Factor:	0.99	0.98
Capacity Adjustment Factor due to Impeding Movements	0.99	0.95
Movement Capacity: (pcph)	989	931

Intersection Performance Summary

Movement	FlowRate v(pcph)	MoveCap Cm(pcph)	SharedCap Csh(pcph)	Avg.Total Delay	LOS	Delay By App
NB L	14	989	>	>	>	
NB T	14	1034	> 1190	> 3.2	> A	3.2
NB R	41	1353	>	>	>	
SB L	14	931	>	>	>	
SB T	4	1021	> 1006	> 3.7	> A	3.7
SB R	4	1373	>	>	>	
EB L	6	1699		2.1	A	0.3
WB L	7	1659		2.2	A	0.9

Intersection Delay = 2.2

Center For Microcomputers In Transportation

File Name 2010.HC0
 Streets: (N-S) 25 1/2 Road (E-W) F 1/2 Road
 Major Street Direction.... EW
 Length of Time Analyzed... 60 (min)
 Analyst..... JPC
 Date of Analysis..... 5/16/96
 Other Information..... 2010 Projections

Two-way Stop-controlled Intersection

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0>	1<	0	0>	1<	0	0>	1<	0	0>	1<	0
Stop/Yield			N			N						
Volumes	7	12	28	8	8	3	16	16	47	16	5	5
PHF	.95	.95	.95	.95	.95	.95	.95	.95	.95	.95	.95	.95
Grade		0			0			0			0	
MC's (%)	0	0	0	0	0	0	0	0	0	0	0	0
SU/RV's (%)	0	0	0	0	0	0	0	0	0	0	0	0
CV's (%)	0	0	0	0	0	0	0	0	0	0	0	0
PCE's	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.00	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.00	3.30
Left Turn Minor Road	6.50	3.40

WorkSheet for TWSC Intersection

Step 1: RT from Minor Street	NB	SB
Conflicting Flows: (vph)	26	10
Potential Capacity: (pcph)	1343	1369
Movement Capacity: (pcph)	1343	1369
Prob. of Queue-free State:	0.96	1.00
Step 2: LT from Major Street	WB	EB
Conflicting Flows: (vph)	40	11
Potential Capacity: (pcph)	1641	1694
Movement Capacity: (pcph)	1641	1694
Prob. of Queue-free State:	0.99	1.00
TH Saturation Flow Rate: (pcphpl)	1700	1700
RT Saturation Flow Rate: (pcphpl)	1700	1700
Major LT Shared Lane Prob. of Queue-free State:	0.99	1.00
Step 3: TH from Minor Street	NB	SB
Conflicting Flows: (vph)	52	64
Potential Capacity: (pcph)	1024	1010
Capacity Adjustment Factor due to Impeding Movements	0.99	0.99
Movement Capacity: (pcph)	1013	1000
Prob. of Queue-free State:	0.98	0.99
Step 4: LT from Minor Street	NB	SB
Conflicting Flows: (vph)	56	82
Potential Capacity: (pcph)	983	949
Major LT, Minor TH Impedance Factor:	0.98	0.97
Adjusted Impedance Factor:	0.99	0.98
Capacity Adjustment Factor due to Impeding Movements	0.98	0.94
Movement Capacity: (pcph)	967	891

Center For Microcomputers In Transportation

HCS: Unsignalized Intersection Release 2.1

Page 3

Intersection Performance Summary

Movement	FlowRate v(pcph)	MoveCap Cm(pcph)	SharedCap Csh(pcph)	Avg.Total Delay	LOS	Delay By App
NB L	19	967 >		>	>	
NB T	19	1013 >	1170	> 3.3	> A	3.3
NB R	54	1343 >		>	>	
SB L	19	891 >		>	>	
SB T	6	1000 >	978	> 3.8	> A	3.8
SB R	6	1369 >		>	>	
EB L	8	1694		2.1	A	0.3
WB L	9	1641		2.2	A	0.9

Intersection Delay = 2.3

Common Name : F.5 ROAD
 Counter location : WEST OF YOUNG ST.
 Comments : 765002574404 (DO930008.PRN)
 Interval : Single
 Width of roadway : 22
 Number of lanes : 2
 Start Date : 09/30/93
 Start Time : 10:15
 Days to count : 1
 Type of count : Classify
 Rural or Urban : Urban
 District : Residential
 Road classification : Collector

Date of action	Counter Reading	Daily Total	Daily Factor
=====			
Thu September 30, 1993	0		
Fri October 1, 1993	217	217	
	ADT	220	
	Adjusted ADT		No daily adjustment factor
	AADT		No monthly adjustment factor
	Estimated PHV	10	
	Estimated DHV	20	
	85th Percintile	00.0 MPH	

Common Name : 25.5 ROAD
 Counter location : NORTH OF F.5 RD.
 Comments :
 Interval : Single
 Width of roadway : 22
 Number of lanes : 2
 Start Date : 07/05/95
 Start Time : 16:00
 Days to count : 2
 Type of count : Axle
 Rural or Urban : Urban
 District : Residential
 Road classification : Collector

Date of action	Counter Reading	Daily Total	Daily Factor
Wed July 5, 1995	0		
Thu July 6, 1995	621	310	
Fri July 7, 1995	1,445	412	
	. ADT	360	
	Adjusted ADT		No daily adjustment factor
	AADT		No monthly adjustment factor
	Estimated PHV	20	
	Estimated DHV	30	
	85th Percintile	00.0 MPH	

July 31, 1996

GENERAL PROJECT REPORT FOR FALL VALLEY PRELIMINARY PLAN
A PLANNED RESIDENTIAL DEVELOPMENT, PR-3.8

A. Fall Valley is a 37.93 gross acre development located south of F.5 Rd. and east of 25.5 Rd. (25.5 Rd. will be completed as part of this development). The actual number of units may vary at final platting but this application is for a total density of not more than 114 units or 3.8 units per acre. The proposed use is for 137 housing units, a 3.6 density, which will all be single family, detached homes.

This a unique site given the significant variation in the surrounding, existing zones--varying from low and medium density single family to industrial and multifamily. Fall Valley is platted in zones of increasing density going from lowest on the east side to highest on the south and west sides. The Fall Valley density will be on an equal density with the density across the street from Fall Valley on its north side. One of these subdivisions to the north, Cimmaron North Subdivision, has a 3.7 density and adjoins 1 unit per acre zoning to its east. The Fall Valley easterly transition is from R1A zoning so the largest lots, about 9,500 sq. ft +/-, are located along most of the east side. These are the same size as the lots on the east side of Valley Meadows East Subdivision, located about 1/4th mile north of Fall Valley, which also abuts R1 zoning on its east side. In fact, those home sites east of Valley Meadows East are in general much larger parcels of ground than generally abut Fall Valley's east side. The Fall Valley easterly transition is further buffered by a large drainage ditch located mostly on the adjacent properties, by the existence of mature, natural landscaping along much of the east boundary border, by an elevation increase of about 10-20 ft., and by the location of a park at the SE corner. Please also see section C.1.

Three neighborhood parks are planned for the development and will be maintained by the Home Owners Association, and pedestrian walkways will provide convenient access to them. Screening landscaping and fencing will be provided around the perimeter of the two parcels (Wright and Puckett) on the south side of F.5 Rd. All home owners in Fall Valley will be required by covenant to landscape their homes within one year of original purchase.

B. The benefits to the public will to be to provide close-in, "in-fill" housing that is convenient to employment, shopping, recreation, and all other public services.

C.

1. The proposed plan is a rezone on the westerly 9 acres from City RSF-R (1

PLANNING
COMMISSION
APPROVED
134
UNITS

unit per 5 acres) and the balance of the subject parcel from County AFT. The rezone criteria, per sections 4-4-4 and 4-11 of the Zoning D and Development Code, are met as follows.

a. According to our information, the City RSF-R zone was an "automatic" result of annexation of land with then existing County AFT zoning without regard to the best use or most appropriate zoning for the parcel. The County zoning is one that has existed for more than 25 years and has not been reviewed until the now ongoing City and County master planning processes. The draft City-County urban area plan currently shows the subject area as residential with a density of 8-12 units per acre. The developer recently submitted a preliminary plan with a density of 7.6 units per acre which was denied by the Planning Commission. This decision was appealed to the City Council. This appeal to the Council asked the council for either approval of the preliminary plan or, if not acceptable, to give the developer guidelines on density for a new preliminary plan. The Council did not pass a motion for specific density but did have extensive discussion which generally indicated to the developer a range within which the 3.8 density falls. Given the discussion at the beginning of this narrative regarding surrounding zoning decisions and the fact that Fall Valley uniquely adjoins PI and PR-18 zones which are not present at any of the other locations, the developer believes the 3.8 density is on the low side for good planning given all attributes of this site, community land development criteria, and the naturally occurring and site designed buffers.

b. Industrial development to the west and southwest of Fall Valley began 25 years ago and is still continuing today. Apartments have been constructed to the south within the last year, and residential development immediately to the north with 3.7 and 3.8 units per acre has been ongoing for the last 3 years.

c. Continued growth in the Valley is well documented elsewhere and certainly known to the City. This project meets important unmet demands for close-in, convenient, reasonably affordable housing.

d. The rezoning of the project in the proposed, graduated-density manner is ideally appropriate with surrounding current uses. Access will be limited to 25.5 Rd. to prevent overloading the narrow section of F.5 Rd. that is east of the proposed development.

e. The benefits to the community will be significant: in-fill rather than further "sprawl", affordable housing, convenient access for residents to employment and services thereby mitigating traffic impacts.

f. The proposed development is for a density that is about 40% of the average density recommended by the draft master plan.

g. All utilities are available to the site in sufficient capacity. 25.5 Rd. will be developed as outlined in part C.3.

2. Land uses in the surrounding area are: to the west and southwest, City PI (Foresight Park); to the east, northeast, and southeast, County R1A and PUD (1 unit per acre); to the south, City PR-18 and PI (for a radio tower) and County AFT; to the north, City PR-3.7 and 3.8; and to the northwest, County AFT. Also, there are approximately 2 acres at the southeast corner of 25.5 Rd. and F.5 Rd. (northwest corner of Fall Valley) that are not part of this development. These two acres comprise three separate parcels each with an existing single family home. One of these parcels will result from the subdividing process as part of this development, and the other two are existing parcels. The new parcel and the parcel next to it are currently part of the City RSF-R zone and the remaining parcel is County AFT. Actual uses are allowable within current zones.

3. Site access will be via 25.5 Rd. Right of way has already been dedicated for the westerly half and will of course be dedicated for the easterly half when Fall Valley is platted. One-fourth mile to the south is the existing traffic light at Patterson Rd. This is the route to most all employment and services, and it will be the main traffic pattern as discussed in the Traffic Study. Please note that the Study was completed for 312 units rather than the 144 maximum units now proposed. So while the Study does not call for any new measures to be taken by the developer it is in any event an overstatement by more than a factor of 2 of the transportation impact for Fall Valley. The City and County have plans for future completion of 25.5 Rd., but the developer feels that it should be improved in full as part of this development. Not only will full-road development improve access for the Fall Valley residents, but the 25.5 Rd. connection between F.5 Rd. and the current extension from F Rd. to F.25 Rd. will, as stated in the Traffic Study, relieve traffic on the restricted F.5 Rd. section and on 1st St. and thus be of benefit to the surrounding neighborhood. The developer proposes that the street improvements for 25.5 Rd. be paid from the Fall Valley traffic impact fees (as part of the 3rd phase to the Fall Valley development, except for the southmost section as part of Phase 1) to the extent that said fees cover the cost, and the balance, if any, from the City's capital improvement funds. Note that because the Traffic Study predicts most traffic will flow out of Fall Valley to the south, there will be little need for an earlier completion of the entire section. The traffic impact of the the first two phases, 62 lots of 45 %, should not be a problem, especially given that the Study predicts no unacceptable impacts for 312 units.

AGAIN, TC APPROVED 1/34.

4. All utilities and irrigation water (it will be dedicated to the Home Owners Association) are available to the property. Fire hydrants will be added as required.

5. No special or unusual demands are known.

6. The effects on all public facilities are those typical demands for a residential development of this size. The developer appreciates that schools in the general area are faced with overcrowding, but as has been expressed by the City Council for the Hacienda approval, that issue is beyond the scope of the developer's responsibilities and must be solved by action of the community at large to support the upcoming school bond election.

7. The site soils and geology are typical for this general area of the Valley. The soil is mostly Ravola Very Fine Sandy Loam mixed with lesser amounts of Billings Silty Clay Loam. There are no known unusual geology features.

8. It is not anticipated that there will be any deleterious impact to site geology.

9. N/A

10. N/A

11. An attractive masonry entrance sign is planned for the south-most 25.5 Rd. entrance. This is not shown on the Preliminary Plan but will be added to the Final Plan.

D. The development is expected to be phased in four phases or filings over the next two to five years, depending upon market conditions, beginning as soon as final approval is given by the City. The Preliminary Plan shows the phases.



*Above
the
Crowd!*

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
Friday, August 09, 1996
AUG 9 1996


Mr. Michael Drolinger
Grand Junction Community Development Dept.
by FAX to 244-1599

Re: Fall Valley Setbacks

Dear Michael:

The proposed Fall Valley setbacks for principal structures are as follows:

Lot Size	Front	Side	Rear
9,000 SF+	20'	5' & 10'	20'
all others	20'	5'	15'

Sincerely,

Ward Scott
Broker Associate



RE/MAX 4000, Inc.
1401 North 1st Street
Grand Junction, Colorado 81501
Phone: (970) 241-4000
Fax: (970) 241-4015

Each Office Independently Owned and Operated

PRELIMINARY DRAINAGE REPORT

FALL VALLEY SUBDIVISION

25½ ROAD & F½ ROAD

CITY OF GRAND JUNCTION

Prepared For:

JOHN DAVIS
1460 North Avenue, Unit H
Grand Junction, Colorado 81501

August 1996

BANNER

Banner Associates, Inc. • Consulting Engineers & Surveyors
2777 Crossroads Blvd. • Grand Junction, CO 81506 • (970)243-2242
605 E. Main • Suite 6 • Aspen, CO 81611 • (970)925-5857

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I. GENERAL LOCATION AND DESCRIPTION

PRELIMINARY DRAINAGE REPORT FALL VALLEY SUBDIVISION

SITE AND MAJOR BASIN LOCATION

Fall Valley Subdivision, being proposed by John Davis, is located in the southeast corner of the intersection of 25½ Road and F½ Road as shown on the Vicinity Map that is included in this report as Exhibit A. Fall Valley Subdivision is bounded by F½ Road to the north, consisting of an asphalt traveling surface, and 25½ Road right-of-way to the west, which is currently an unimproved dirt road. Development in the vicinity consists of Kay Subdivision to the north, Public Service Company to the west, undeveloped land to the south and single family residences to the east.

SITE AND MAJOR BASIN DESCRIPTION

The proposed Fall Valley Subdivision is approximately 37.9 acres in size. The western most quarter of the parcel, approximately 10 acres, has a ground cover consisting mostly of weeds with grass understory with surface grades ranging from 1 - 2% sloping downward to the south and west. Vegetation covers approximately 50 - 70% of the ground as observed in this region. The eastern three quarters of the parcel has been recently plowed and currently is bare ground with surface grades ranging from 0.7 - 1% again sloping downward to the south and west. The boundaries of the parcel to the east, west and south are heavily vegetated corresponding to the locations of runoff and irrigation waste ditches.

In researching the soils on the site, reference was made to the Soil Survey of the Grand Junction Area as issued by the U.S. Department of Agriculture, Soil Conservation Service, November 1955. The soil in the north western two-thirds of the parcel is Ravola very fine sandy loam (Rf) and in the south eastern one-third is Billings silty clay loam (Bc) as shown on page 5 and described on pages 6 through 9 of this report.

II. EXISTING DRAINAGE CONDITIONS

MAJOR BASIN

In researching the floodplain hazard for the area, reference was made to the Mesa County Floodplain Map as produced by the Mesa County Land Records Section of Engineering and Design, April 1993. The existing site lies approximately 1,320 feet north of the 100-year flood delineation for Independent Ranchmans Ditch. Therefore, no part of the proposed site is within the 100-year flood limits. The Grand Valley Canal is located north of the site running diagonally from NW to SE and it's distance from the existing parcel averages approximately 440 feet. A Grand Junction Drainage Ditch runs southerly near the southeast region of the parcel.

SITE

F¹/₂ Road borders the parcel on the north and consists of an asphalt traveling surface with a gravel shoulder and roadside ditch that transports drainage westward parallel to F¹/₂ Road. This roadside ditch prevents runoff from being introduced from the north. Grading of the existing parcel along the east boundary prevents runoff from being introduced from the east. There is no runoff introduced from the west or south due to the natural topography of the land sloping to the south and west. Irrigation waste ditches along the western and southern boundaries prevent runoff from being discharged onto adjacent lands. These two waste ditches intersect in the southwest corner of the parcel where they enter a storm sewer manhole, by way of a grated inlet. Runoff then proceeds westward, through a 36" concrete storm drain, for approximately 40 feet, where it intersects another 36" storm drain. This storm sewer ultimately discharges into Independent Ranchmans Ditch, approximately one quarter of a mile to the south.

III. PROPOSED DRAINAGE CONDITIONS

CHANGES IN DRAINAGE PATTERNS

No change in drainage patterns is proposed for the lands adjacent to and surrounding the Fall Valley Subdivision. Proposed drainage patterns within the site will be modified, as is customary, to accommodate development and to better control surface flows to designed collection areas. A Preliminary Drainage Map is included in this report as Exhibit B that illustrates the existing drainage basin. Upon development, an irrigation pond and park is proposed in the central region of the site that will also be utilized as a retention basin for storm water runoff to serve a portion of this region. A detention basin and park proposed in the southeast corner will collect runoff from the eastern portion of the development and discharge flows at the historic levels into the Grand Junction Drainage District ditch adjacent to the site. In addition an open space and detention basin is proposed near the southwest corner of the site to collect runoff from the western and north regions of the site. This pond will discharge flows, again at historic levels, into the existing 36" storm drain.

MAINTENANCE ISSUES

Access to drainage basins and outlet structures are provided, by design, to be directly from the streets that border them in the southwest and southeast areas. Since the pond and park in the central region will be utilized as an irrigation facility, as well as retention of runoff, access will be provided on the north, east and south side of the pond. The Fall Valley Subdivision Homeowners Association will claim ownership and maintenance responsibilities for the parks and drainage basins.

IV. DESIGN CRITERIA & APPROACH

GENERAL CONSIDERATIONS

Due to the isolation of the site on the north and west, the proximity of the Drainage ditch on the east and natural topography affecting runoff patterns to the south, larger scale master planning for drainage is difficult, since the proposed site is already quite large. Strategic location of ponds and parks within the site lends itself as an attractive and effective layout for stormwater collection. No constraints should be imposed on future adjacent development due to the development of this site.

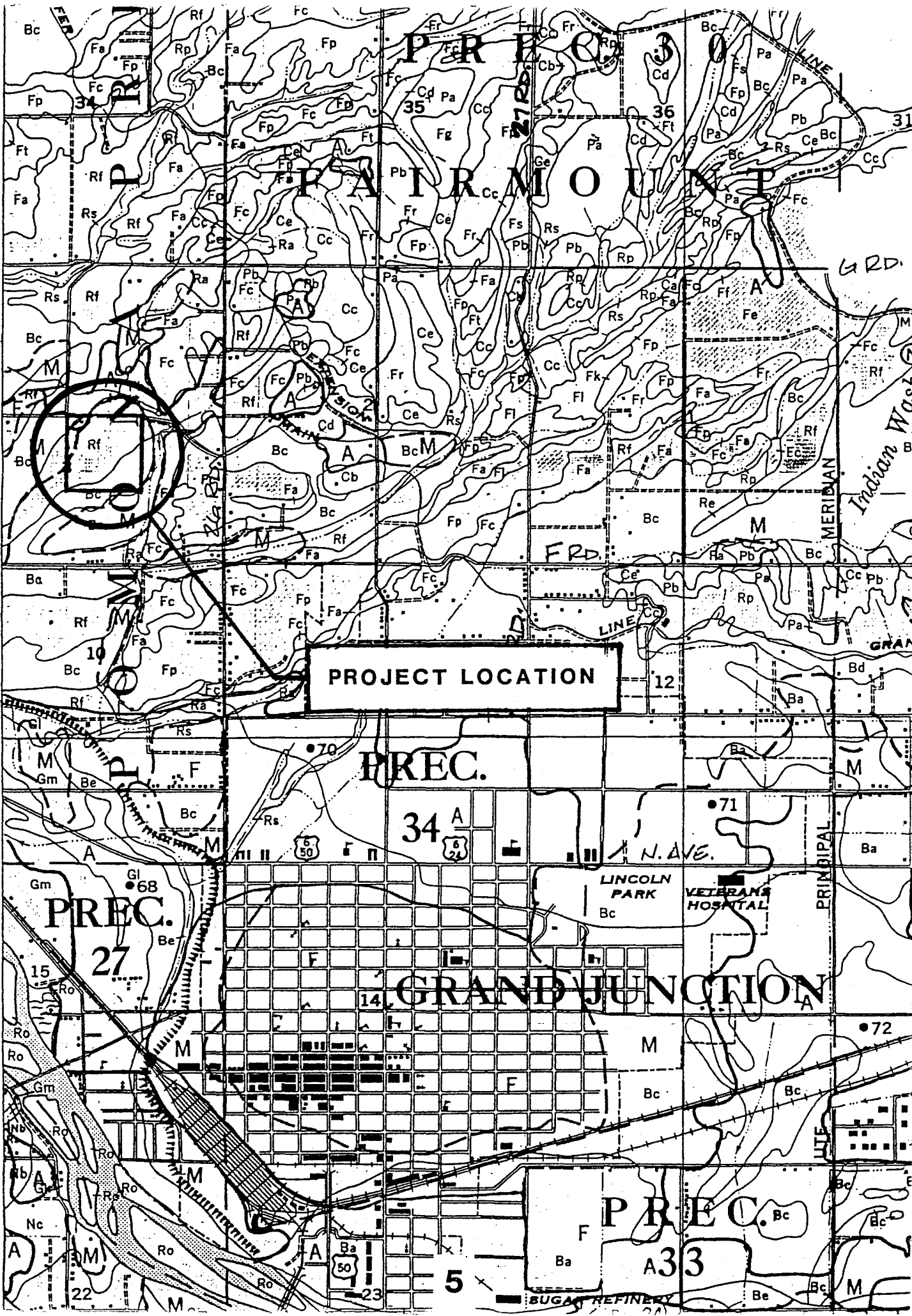
HYDROLOGY

Hydrology calculations will be based on the 2 and 100-year rainfall events and precipitation based on the Intensity-Duration-Frequency (IDF) Table "A-1" as obtained from the City of Grand Junction Stormwater Management Manual (SWMM), June 1994. Runoff calculations will be performed using the Rational Method with three designed drainage basins each being less than 25 acres in size. Detention basin design will be accomplished by the Modified Rational Method using Haestad Methods software for maximum volume required with historic flow release rates. Parameter selection and design procedures will be based on using a composite Runoff coefficient, an IDF value corresponding to the largest time of concentration (T_c) obtained for each drainage basin and the respective basin area obtained by use of a planimeter or computer.

HYDRAULICS

Hydraulic calculations will be accomplished by Manning's equation for gravity flow in circular channels using Haestad Methods FlowMaster Professional Edition and/or StormCAD software. Detention pond outlet structure design will be based on use of Haestad Methods Pond-2 software. Parameter selection will be determined by the pipe material selected, accompanying pipe characteristics and the City of Grand Junction standards and specifications for storm sewer construction. Analysis and design procedures will be based on individual and combined subcatchments within the development using Manning's formula and the Rational Method for storm sewer sizing. Again, pipeline sizing may be determined using Haestad Methods StormCAD software.

APPENDIX A



PROJECT LOCATION

PREC. 27

PREC.

34 A

GRAND JUNCTION

LINCOLN PARK

VETERANS HOSPITAL

PREC. A33

SUGAR REFINERY

T. 1 S.

650

650

650

14

15

27

22

23

5

N. AVE.

PRINCIPAL

LIFE

Indian Wash

MERIDIAN

GRAND

PREC.

PREC.

PREC.

PREC.

PREC.

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

Billings silty clay loam, 0 to 2 percent slopes (Bc).—This soil, locally called adobe, is one of the most important and extensive in the Grand Valley. It covers nearly one-fifth of the Grand Junction Area. The areas occur on the broad flood plains and very gently sloping coalescing alluvial fans along streams. Many large areas are north of the Colorado River.

The soil is derived from deep alluvial deposits that came mainly from Mancos shale but in a few places from fine-grained sandstone materials. The deposits ordinarily range from 4 to 40 feet deep but in places exceed 40 feet. The deposits have been built up from thin sediments brought in by the streams that have formed the coalescing alluvial fans or have been dropped by the broad washes that have no drainage channel. The thickest deposit, near Grand Junction, was built up by Indian Wash.

The color and texture of the soil profile vary from place to place. The 8- to 10-inch surface soil normally consists of gray, light-gray, light olive-gray, or light brownish-gray silty clay loam. This layer grades into material of similar color and texture that extends to depths of 3 or 4 feet. Below this depth the successive depositional layers show more variation. Although the dominant texture is silty clay loam, the profile may have a loam, clay loam, fine sandy loam, or a very fine sandy loam texture.

Where there are fairly uniform beds of Mancos shale and where the soil is not influenced by materials deposited by adjoining drainage courses, the profile varies only slightly within the upper 3 or 4 feet. In areas bordering drainage courses, however, the soil varies more in texture and color from the surface downward.

One small area about $1\frac{1}{2}$ miles southeast of Loma consists of light grayish-brown or pale-brown heavy silty clay loam that shows only slight variation in texture to depths of 4 to 6 feet. The underlying soil material is more variable. Below depths of 6 to 10 feet the layers generally are somewhat thicker and have a higher percentage of coarse soil material.

Also included with this soil are several small areas totaling about 3 square miles that are dominantly pale yellow. These are located $2\frac{1}{2}$ to $3\frac{1}{2}$ miles northeast of Fruita, 5 miles north of Fruita, $2\frac{1}{2}$ miles northeast of Loma, 3 to 5 miles north of Loma, $1\frac{1}{2}$ miles northwest of Loma, and 4 miles northwest of Mack. In these areas the 8- or 10-inch surface soil is pale-yellow silty clay loam, and the subsoil is a relatively uniform pale-yellow silty clay loam to depths of 4 to 8 feet. The accumulated alluvial layers are difficult to distinguish, but in a few places transitional to Fruita soils there are small areas having a pale-brown to light-yellowish brown color. These transitional areas are included with Billings silty clay loam because they have a finer textured subsoil than is characteristic of the Ravola soils.

Although moderately fine textured, this Billings soil permits successful growth of deep-rooted crops such as alfalfa and tree fruits. Its permeability is normally not so favorable as that of the Mesa, Fruita, and Ravola soils. Its tilth and workability are fair, but it puddles so quickly when wet and bakes so hard when dry that good tilth can be maintained only by proper irrigation and special cultural practices. Runoff is slow and internal drainage is very slow.

Like all other soils in the area, this one has a low organic-matter content. Under natural conditions it contains a moderate concentration of salts derived from the parent rock (Mancos shale). In places, however, it contains so much salt that good yields cannot be obtained. Some large areas are so strongly saline they cannot be used for crops. Generally, this soil is without visible lime, but it is calcareous. In many places small white flecks or indistinct light-colored streaks or seams indicate that lime, gypsum, or salts are present.

Use and management.—About 80 percent of this soil is cultivated. The chief irrigated crops are alfalfa, corn, dry beans, sugar beets, small grains, and tomatoes and other truck crops. Where the soil is located so as to avoid frost damage, tree fruits are grown.

Most of the field crops are grown in the central and western parts of the valley, or from Grand Junction westward. The entire acreage in tree fruits—approximately 3 square miles—lies between Grand Junction and Palisade. Because the climate is more favorable near Palisade, the acreage in orchard fruits is greater there. A few small orchards are located northeast of Grand Junction in the direction of Clifton. The main fruit acreage is between Clifton and Palisade. Peach orchards predominate, but a considerable acreage is in pears, especially near Clifton. Yields depend on the age of the trees and other factors, including management, but the estimated potential yield is somewhat less on this soil than on Mesa soils. This takes into account the slower internal drainage of this soil and its susceptibility to salinity if overirrigated. Yields of other crops vary according to the length of time the land has been irrigated, internal drainage or subdrainage, salt content of the soil, management practices, and local climate.

The uncultivated areas of this soil are mostly inaccessible places adjoining the larger washes, which occur mainly in the western part of the area, and those places that cannot be cropped profitably because they have inadequate drainage and a harmful concentration of salts. The uncultivated land supports a sparse growth of greasewood, saltbush, shadscale, rabbitbrush, ryegrass, peppergrass, and saltgrass. From 70 to 90 acres are required to pasture one animal during a season.

A number of places shown on the map by small marsh symbols are low and seepy. They could be ditched, but their acreage is likely too small to justify the expense. Left as they are, their salt content makes them worthless for any use except pasture.

Sizeable acreages of this soil apparently were overirrigated in the past. Irrigation water applied at higher levels to the north seeps upward in this soil where it occurs in low areas toward the river. Even now, new saline areas are appearing, and existing areas are getting larger. The total acreage affected by salts has remained more or less the same for the last two decades, but affected areas will continue to change in size and shape because of seepage.

Most fields are ditched where necessary. Some uncultivated areas require both leveling and ditching. In places subdrainage is inadequate because irregularities in the underlying shale tend to create pockets and prevent underground water from flowing into the drainage ditches. Also, in some areas where the alluvial mantle is 30 to 40 feet thick, the ditches are not always deep enough to drain the soil. Some areas are seepy because there are no ditches running in an east-west direction to intercept lateral flow of ground water from the over-irrigated, permeable, medium-textured, stratified soils on the upper parts of the fan to the north. After being leveled, uncultivated areas would have to be cropped for 3 years before their salt content would be reduced enough to permit good yields.

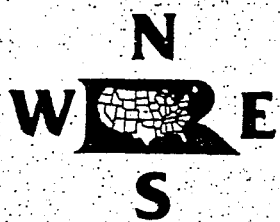
Farmers can increase the organic-matter content of this soil by applying manure liberally and by growing alfalfa or clovers at least part of the time. A combination field crop and livestock type of farming favors improvement of this soil. Many of the small imperfectly drained areas may be kept in pasture. Strawberry clover and sweetclover are well suited, and mixtures of pasture grasses grow well.

EXHIBIT A

EXHIBIT A



PROJECT LOCATION



VICINITY MAP

NOT TO SCALE

10

EXHIBIT B

REVIEW COMMENTS

Page 1 of 4

FILE #RZP-96-177

TITLE HEADING: Fall Valley Subdivision

LOCATION: SE corner F 1/2 & 25 1/2 Road

PETITIONER: John Davis

PETITIONER'S ADDRESS/TELEPHONE: 1023 24 Road
Grand Junction, CO 81505
250-0720

PETITIONER'S REPRESENTATIVE: Ward Scott

STAFF REPRESENTATIVE: Michael Drollinger

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., AUGUST 22, 1996.

CITY COMMUNITY DEVELOPMENT

8/16/96

Michael Drollinger

244-1439

1. Access to central open space area is inadequate; reconfiguration will be required to relocate the lots near Fall Valley Circle to west and creating an open space area which is bounded on three sides by streets to provide unconstrained access.
2. Pedestrian/Bicycle easement and trail required to connect the subdivision with F 1/2 Road.
3. Petitioner should consider some gradation in lot sizes from larger (eastern boundary of site) to smaller (west side of site).

ALL IDENTIFIED ISSUES MUST BE ADDRESSED WITH THE RESUBMITTAL OR THE ITEM WILL BE PULLED FROM THE PLANNING COMMISSION AGENDA.

CITY DEVELOPMENT ENGINEER

8/10/96

Jody Kliska

244-1591

1. The 25 1/2 Road improvements need to be constructed with phase II of this proposed development, not with the final phase.
2. The preliminary major drainage basin map in the drainage report does not conform to SSID checklist IX-25. the intent of the map is to show existing and proposed drainage on a scale which is legible and useful.
3. This proposal has ignored the existing F 1/4 Road right of way. The proposed south entrance to this development does not meet spacing requirements between intersections.
4. The street extension to the south straddles the property line of the two properties to the south and could cause difficulties for future development.
5. The offset of the intersections of Fall Valley Circle and Spring Street from 25 1/2 Road do not meet the minimum centerline offset of 150' as required in TEDS page 30.
6. Why are the lots at the ends of the three northern cul-de-sacs shown as rectangles?

CITY UTILITY ENGINEER

8/9/96

Trent Prall

244-1590

Preliminary submittal appears adequate except for unclear sewer flows and alignments appear to encroach on the edge of right of way on numerous curves. Resubmittal not necessary. More comments on final plat and plan submittal.

CITY PROPERTY AGENT

8/14/96

Steve Pace

256-4003

No final plat to review.

CITY FIRE DEPARTMENT

8/14/96

Hank Masterson

244-1414

1. The Fire Department has no problem with this preliminary plan.
2. For the final plan, petitioner must submit a complete utility composite showing locations of all fire hydrants as well as water line sizes. Hydrants must be located at major intersections and spaced at intervals no greater than 500'. All lot frontages must be no more than 250' from the nearest fire hydrant.

CITY POLICE DEPARTMENT

8/11/96

Dave Stassen

244-3587

What type of fencing is to be used on this project? Something transparent would be advised but if a solid fence is being proposed, a variance should be sought for a fence at least 8' tall.

MESA COUNTY PLANNING

8/14/96

Richard Goecke

244-1744

1. Overall, the proposal would not meet County standards for:
 - compatibility with surrounding land uses and zoning
 - buffering
 - access and circulation
2. The varied land uses and zoning adjacent to the proposal require innovative design through use of physical buffering. Further, setbacks for the lots should be increased along the perimeters along with the use of screening to mitigate unlike uses.
3. At least 1-additional access point, preferably to the north, should be provided.
4. Corner lots do not meet setbacks for street intersections and should be reconfigured (larger).

MESA COUNTY SCHOOL DISTRICT #51

8/15/96

Lou Grasso

242-8500

SCHOOL / CURRENT ENROLLMENT - CAPACITY / IMPACT

Pomona Elementary / 301 - 325 / 35

West Middle School / 531 - 500 / 17

Grand Junction High School / 1674 - 1630 / 21

GRAND VALLEY IRRIGATION

8/6/96

Phil Bertrand

242-2762

Where is the bike and pedestrian trail for the subdivision?

GRAND JUNCTION DRAINAGE DISTRICT

8/6/96

John Ballagh

242-4343

Site is wholly within Grand Junction Drainage District. The open drain ditch, a part of the Beehive Drain, abuts the property in the southeast corner. The Drainage District has an existing ditch maintenance road only on the westerly side of the drain. It is imperative that dedicated easement be granted to the Grand Junction Drainage District for continued operation and maintenance of the important drain.

No grading/drainage plans were in the packet sent to the district offices. Where does the water from the detention pond in Phase I go? At what rate?

UTE WATER

8/13/96

Gary Mathews

242-7491

1. Contact with Ute Water is needed to discuss water line sizes inside the project and wet tap fees at 25 1/2 Road. Developer needs an 8" water main and valve installed in Autumn Street. This project is required to pay a per lot assessment fee before connecting to the 8" main in 25 1/2 Road.
2. 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.
3. Developer will install the meter pits and yokes. Ute will furnish the pits and yokes.
4. Construction plans required 48 hours before development begins.
5. Policies and fees in effect at the time of application will apply.

U S WEST COMMUNICATIONS

8/12/96

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.

TCI CABLEVISION

8/9/96

Glen Vancil

245-8777

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.

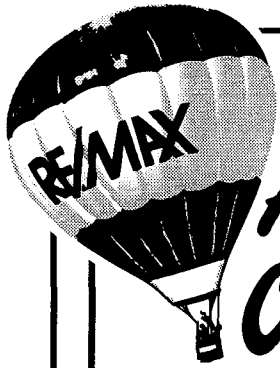
5. TCI Cablevision will provide service to your subdivision so long as it is within the normal cable TV service area. Any subdivision that is out of the existing cable TV area may require a construction assist charge, paid by the developer, to TCI Cablevision in order to extend the cable TV service to 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.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Parks & Recreation

City Attorney

Public Service Company



**Above
the
Crowd!**

Mr. Michael Drollinger
Community Development
City of Grand Junction

August 21, 1996

Hand Delivered

RE: Fall Valley, File RZP-96-177

Following are the petitioner's responses to the August 16, 1996 comments. The item numbers used below are the same as used in the comments received.

City Community Development

1. Lots have been deleted on the north side of the central park to provide the desired access that has been discussed. See the attached revised plat.

Note that the new total lots is 134 which gives a density of 3.5.

2. The pedestrian easement and trail are provided as shown on the revised plat.

3. The lots are already significantly graded in size. The far east lots are about 50% larger than those on the west side. The middle lots are inbetween those sizes.

City Development Engineer

1. Your request on the previous Fall Valley Preliminary Plan was to install the entire length of 25.5 Road at the time of its Phase II which would have had a cumulative 168 lots. The entire subdivision now has only 134 lots. What is shown as Filings I and II will be combined as Filing I for the Final Plan which will have 56 lots. We propose completing 25.5 Rd as part of what is shown as Phase III on the Preliminary Plan but will be Filing II for the Final Plan.

2. See attached comments from Banner Associates.

3. The south entrance to 25.5 Road is already more than 150 ft. between intersections.

4. The attached plat has been revised to provide two, separate entrances to the south.

5. The north entrance to 25.5 Road is 145ft. between intersections. While 5 ft. less than the standard, the difference does not seem to be of consequence. If required, we will replat the final plan for this filing to have 150 ft.

6. The subject lots are shaped to give more "buildable", "squared" dimensions.



RE/MAX 4000, Inc.
1401 N. 1st Street
Grand Junction, Colorado 81501
Office: (970) 241-4000
Toll Free: (800) 777-4573
Fax: (970) 241-4015

Each Office Independently Owned and Operated

City Utility Engineer

Comments noted and will be complied with.

City Fire Department

Comments noted and will be complied with.

City Police Department

Covenants will require the 25.5 and F.5 Road perimeters to be fenced by owners with 6 ft. wood fencing. There are no 8 ft. fences.

Mesa County Planning

Comments noted.

Mesa County School District #51

Comments noted. All builders will of course be required to pay the school impact fee.

Grand Valley Irrigation

There is no Grand Valley canal bank for this subdivision.

Grand Junction Drainage District

The petitioner will work with the District and grant the required easement. Also see attached comments from Banner Associates.

Ute Water

Comments noted and will be complied with.

U.S. West Communications

Comments noted and will be complied with.

TCI Cablevision

Comments noted and will be complied with.



Ward Scott
Broker Associate
Representative for John Davis

After discussions with the Applicant, the following responses have been prepared by BANNER in regards to Fall Valley Subdivision:

CITY DEVELOPMENT ENGINEER

2. It was not the intent to provide information in the Preliminary Drainage Report that was not legible or useful. The information required on the Preliminary Major Basin Drainage Map was either presented in the report narrative or drawings. However, a Final Drainage Report is being prepared which does detail more specific issues.

GRAND JUNCTION DRAINAGE DISTRICT

Easements that may be necessary for the continued operation and maintenance of the Beehive Drain will be dedicated to the GJDD as required. Storm water for Filing One will be detained on site both at the southeast corner and the southwest corner of the site. Water will be released into the Beehive Drain and existing drain lines at historic rates per City of Grand Junction requirements.

PLANNING COMMISSION STAFF REPORT

FILE: #RZP-96-177
DATE: August 28, 1996
STAFF: Michael T. Drollinger
REQUEST: Rezone/Preliminary Plan - Fall Valley Subdivision
LOCATION: E side of 25 1/2 Road; S of F 1/2 Road
APPLICANT: John Davis
1023 24 Road
Grand Junction CO 81505

EXECUTIVE SUMMARY:

The petitioner is requesting a rezone and preliminary plan approval for 134 single family units located on approximately 38 acres south of F 1/2 Road and E of 25 1/2 Road with a proposed density of PR-3.5 (Planned Residential with a density of 3.5 units/acre). Part of the property is in the process of being annexed to the City as part of the Hetzel annexation. Staff recommends approval with conditions.

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential - Single Family

SURROUNDING LAND USE:

NORTH: Residential (Kay Subdivision and Cimmaron North Subdivision)
SOUTH: Vacant
EAST: Single Family Residential
WEST: Industrial (Foresight Park)

EXISTING ZONING: RSF-R & AFT (County)

PROPOSED ZONING: PR-3.5 (Planned Residential - not to exceed 3.5 units/acre)

SURROUNDING ZONING: (see also attached map)

NORTH: PR-3.7 & PR-3.8
SOUTH: PR-18; PI & AFT (County)
EAST: R1A (County)

WEST: PI

RELATIONSHIP TO COMPREHENSIVE PLAN:

The City of Grand Junction Growth Plan identifies the subject parcel in the “Residential Medium Low (2-3.9 units/acre)” land use category. The developer’s proposed density is within the recommended in the growth plan.

STAFF ANALYSIS:

Petitioner's request is for a rezone and preliminary plan approval for 134 single family units on approximately 37.93 acres. In addition to the residential lots, the petitioner proposes to dedicate 4.56 acres of open space and detention area.

Primary access to the project is from F 1/4 Road and 25 1/2 Road. Two stub streets are provided in the southeastern portion of the subdivision to a vacant residentially-zoned parcel. The development as proposed will be constructed in four phases. Additional right-of-way for F 1/2 Road will be dedicated with the development. The petitioner is also required to construct half-street improvements along 25 1/2 Road with a minimum 22 foot pavement mat.

The petitioner was required to prepare a traffic study which examined the traffic impacts of the proposed development using existing and projected volumes to the year 2010. The report concludes that no improvements are required to the adjacent street network to accommodate the proposed development, besides the 25 1/2 Road improvements which are required for the development. Staff concurs with the conclusions of the traffic study.

Analysis of Rezone Criteria

Section 4-4-4 of the Zoning and Development Code contains criteria which must be considered in the review of a rezone request. To minimize repetition, references are made to the previous section where applicable.

- A. **Was the existing zone an error at the time of adoption?**
There is no evidence that the existing zone was an error at the time of adoption.
- B. **Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?**
The subject property is in close proximity to services and major roadways and other existing infrastructure. The proposal represents an attempt to concentrate growth close to existing infrastructure.

- C. **Is there an area of community need for the proposed rezone?**
The project is a response to an anticipated market demand for the proposed unit types.
- D. **Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?**
The petitioner has attempted to locate the larger lot single family portion near the eastern perimeter to minimize conflicts with adjoining neighbors.
- E. **Will there be benefits derived by the community, or area, by granting the proposed rezone?**
The completion of 25 1/2 Road will provide a needed north-south link in the project vicinity earlier than the improvements are presently scheduled in the City's Capital Improvement Program (CIP).
- F. **Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan, and other adopted plans and policies?**
The proposed project density is within the density range recommended in the draft Grand Junction Growth Plan. The proposal is in general conformance with the intent and requirements of the Zoning and Development Code.
- G. **Are adequate facilities available to serve development for the type and scope suggested for the proposed zone?**
Adequate facilities are available to serve the proposed development.

Staff feels that the rezone request is supported by the rezone criteria.

Conditions of Approval

Should Planning Commission choose to approve the subject application, staff recommends that at a minimum the following conditions be part of the approval:

1. The completion of 25 1/2 Road improvements shall occur concurrent with the development of Filing #2 (as shown on Preliminary Plan), not Filing #4 as proposed by the petitioner.
2. The petitioner shall be required to detail the amenities proposed for the open space areas at the time of final plat/plan submittal.

STAFF RECOMMENDATION:

Staff recommends approval of the rezone and preliminary plan for Fall Valley Subdivision subject to the conditions #1 & #2 in this staff report.

RECOMMENDED PLANNING COMMISSION MOTION:

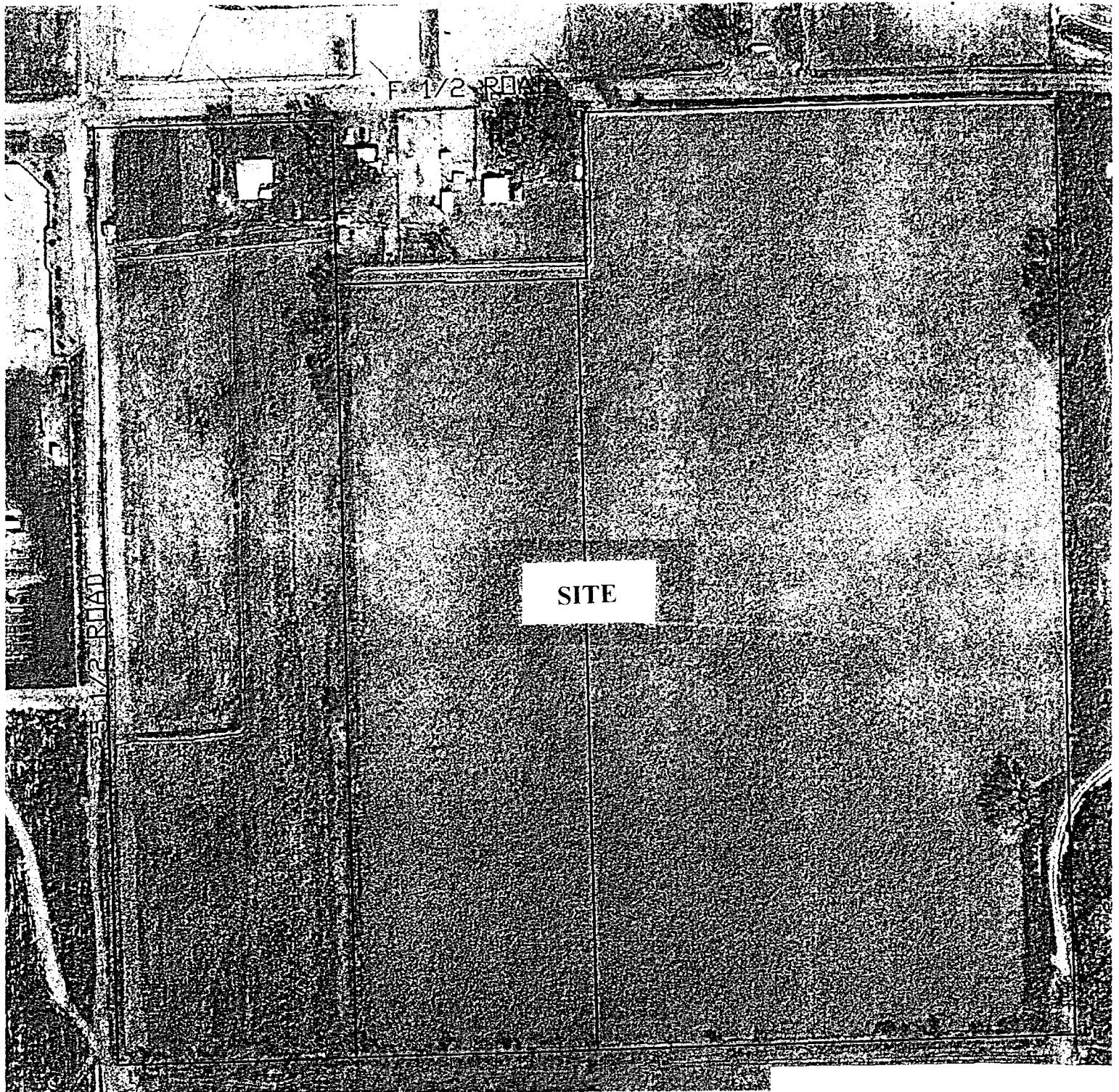
Mr. Chairman, on item RZP-96-177, a request for rezone, I move that we forward the application to City Council with a recommendation of approval.

RH 1st
PC 2nd
3-1
Y N
JV

Mr. Chairman, on item RZP-96-177, a request for Preliminary Plan approval, I recommend that we approve this application subject to conditions #1 - #2 in the staff report dated August 28, 1996.

h:\cityfil\1996\96-177.srp

* ↓
w/change
to #1 to
require 2nd
connection to 25 1/2 Road
RH 1st
PC 2nd
Y N
3-1



SITE

AERIAL PHOTOGRAPH

Fall Valley
Rezone/Preliminary Plan
RZP-96-177





AERIAL PHOTOGRAPH
Fall Valley
Rezone/Preliminary Plan
RZP-96-177

REVIEW COMMENTS AND
PETITIONER'S RESPONSE



**Above
the
Crowd!**

Mr. Michael Drollinger
Community Development
City of Grand Junction

August 21, 1996

Hand Delivered

RE: Fall Valley, File RZP-96-177

Following are the petitioner's responses to the August 16, 1996 comments. The item numbers used below are the same as used in the comments received.

City Community Development

1. Lots have been deleted on the north side of the central park to provide the desired access that has been discussed. See the attached revised plat.

Note that the new total lots is 134 which gives a density of 3.5.

2. The pedestrian easement and trail are provided as shown on the revised plat.

3. The lots are already significantly graded in size. The far east lots are about 50% larger than those on the west side. The middle lots are inbetween those sizes.

City Development Engineer

1. Your request on the previous Fall Valley Preliminary Plan was to install the entire length of 25.5 Road at the time of its Phase II which would have had a cumulative 168 lots. The entire subdivision now has only 134 lots. What is shown as Filings I and II will be combined as Filing I for the Final Plan which will have 56 lots. We propose completing 25.5 Rd as part of what is shown as Phase III on the Preliminary Plan but will be Filing II for the Final Plan.

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U.S. West Communications

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TCI Cablevision

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CITY DEVELOPMENT ENGINEER

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REVIEW COMMENTS

Page 1 of 4

FILE #RZP-96-177

TITLE HEADING: Fall Valley Subdivision

LOCATION: SE corner F 1/2 & 25 1/2 Road

PETITIONER: John Davis

PETITIONER'S ADDRESS/TELEPHONE: 1023 24 Road
Grand Junction, CO 81505
250-0720

PETITIONER'S REPRESENTATIVE: Ward Scott

STAFF REPRESENTATIVE: Michael Drollinger

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., AUGUST 22, 1996.

CITY COMMUNITY DEVELOPMENT

8/16/96

Michael Drollinger

244-1439

1. Access to central open space area is inadequate; reconfiguration will be required to relocate the lots near Fall Valley Circle to west and creating an open space area which is bounded on three sides by streets to provide unconstrained access.
2. Pedestrian/Bicycle easement and trail required to connect the subdivision with F 1/2 Road.
3. Petitioner should consider some gradation in lot sizes from larger (eastern boundary of site) to smaller (west side of site).

ALL IDENTIFIED ISSUES MUST BE ADDRESSED WITH THE RESUBMITTAL OR THE ITEM WILL BE PULLED FROM THE PLANNING COMMISSION AGENDA.

CITY DEVELOPMENT ENGINEER

8/10/96

Jody Kliska

244-1591

1. The 25 1/2 Road improvements need to be constructed with phase II of this proposed development, not with the final phase.
2. The preliminary major drainage basin map in the drainage report does not conform to SSID checklist IX-25. the intent of the map is to show existing and proposed drainage on a scale which is legible and useful.
3. This proposal has ignored the existing F 1/4 Road right of way. The proposed south entrance to this development does not meet spacing requirements between intersections.
4. The street extension to the south straddles the property line of the two properties to the south and could cause difficulties for future development.
5. The offset of the intersections of Fall Valley Circle and Spring Street from 25 1/2 Road do not meet the minimum centerline offset of 150' as required in TEDS page 30.
6. Why are the lots at the ends of the three northern cul-de-sacs shown as rectangles?

CITY UTILITY ENGINEER

8/9/96

Trent Prall

244-1590

Preliminary submittal appears adequate except for unclear sewer flows and alignments appear to encroach on the edge of right of way on numerous curves. Resubmittal not necessary. More comments on final plat and plan submittal.

CITY PROPERTY AGENT

8/14/96

Steve Pace

256-4003

No final plat to review.

CITY FIRE DEPARTMENT

8/14/96

Hank Masterson

244-1414

1. The Fire Department has no problem with this preliminary plan.
2. For the final plan, petitioner must submit a complete utility composite showing locations of all fire hydrants as well as water line sizes. Hydrants must be located at major intersections and spaced at intervals no greater than 500'. All lot frontages must be no more than 250' from the nearest fire hydrant.

CITY POLICE DEPARTMENT

8/11/96

Dave Stassen

244-3587

What type of fencing is to be used on this project? Something transparent would be advised but if a solid fence is being proposed, a variance should be sought for a fence at least 8' tall.

MESA COUNTY PLANNING

8/14/96

Richard Goecke

244-1744

1. Overall, the proposal would not meet County standards for:
 - compatibility with surrounding land uses and zoning
 - buffering
 - access and circulation
2. The varied land uses and zoning adjacent to the proposal require innovative design through use of physical buffering. Further, setbacks for the lots should be increased along the perimeters along with the use of screening to mitigate unlike uses.
3. At least 1-additional access point, preferably to the north, should be provided.
4. Corner lots do not meet setbacks for street intersections and should be reconfigured (larger).

MESA COUNTY SCHOOL DISTRICT #51

8/15/96

Lou Grasso

242-8500

SCHOOL / CURRENT ENROLLMENT - CAPACITY / IMPACT

Pomona Elementary / 301 - 325 / 35

West Middle School / 531 - 500 / 17

Grand Junction High School / 1674 - 1630 / 21

GRAND VALLEY IRRIGATION

8/6/96

Phil Bertrand

242-2762

Where is the bike and pedestrian trail for the subdivision?

GRAND JUNCTION DRAINAGE DISTRICT

8/6/96

John Ballagh

242-4343

Site is wholly within Grand Junction Drainage District. The open drain ditch, a part of the Beehive Drain, abuts the property in the southeast corner. The Drainage District has an existing ditch maintenance road only on the westerly side of the drain. It is imperative that dedicated easement be granted to the Grand Junction Drainage District for continued operation and maintenance of the important drain.

No grading/drainage plans were in the packet sent to the district offices. Where does the water from the detention pond in Phase I go? At what rate?

UTE WATER

8/13/96

Gary Mathews

242-7491

1. Contact with Ute Water is needed to discuss water line sizes inside the project and wet tap fees at 25 1/2 Road. Developer needs an 8" water main and valve installed in Autumn Street. This project is required to pay a per lot assessment fee before connecting to the 8" main in 25 1/2 Road.
2. 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.
3. Developer will install the meter pits and yokes. Ute will furnish the pits and yokes.
4. Construction plans required 48 hours before development begins.
5. Policies and fees in effect at the time of application will apply.

U S WEST COMMUNICATIONS

8/12/96

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.

TCI CABLEVISION

8/9/96

Glen Vancil

245-8777

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.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Parks & Recreation

City Attorney

Public Service Company

July 31, 1996

GENERAL PROJECT REPORT FOR FALL VALLEY PRELIMINARY PLAN

A PLANNED RESIDENTIAL DEVELOPMENT, PR-3.8

A. Fall Valley is a 37.93 gross acre development located south of F.5 Rd. and east of 25.5 Rd. (25.5 Rd. will be completed as part of this development). The actual number of units may vary at final platting but this application is for a total density of not more than 114 units or 3.8 units per acre. The proposed use is for 137 housing units, a 3.6 density, which will all be single family, detached homes.

This a unique site given the significant variation in the surrounding, existing zones--varying from low and medium density single family to industrial and multifamily. Fall Valley is platted in zones of increasing density going from lowest on the east side to highest on the south and west sides. The Fall Valley density will be on an equal density with the density across the street from Fall Valley on its north side. One of these subdivisions to the north, Cimmaron North Subdivision, has a 3.7 density and adjoins 1 unit per acre zoning to its east. The Fall Valley easterly transition is from R1A zoning so the largest lots, about 9,500 sq. ft +/-, are located along most of the east side. These are the same size as the lots on the east side of Valley Meadows East Subdivision, located about 1/4th mile north of Fall Valley, which also abuts R1 zoning on its east side. In fact, those home sites east of Valley Meadows East are in general much larger parcels of ground than generally abut Fall Valley's east side. The Fall Valley easterly transition is further buffered by a large drainage ditch located mostly on the adjacent properties, by the existence of mature, natural landscaping along much of the east boundary border, by an elevation increase of about 10-20 ft., and by the location of a park at the SE corner. Please also see section C.1.

Three neighborhood parks are planned for the development and will be maintained by the Home Owners Association, and pedestrian walkways will provide convenient access to them. Screening landscaping and fencing will be provided around the perimeter of the two parcels (Wright and Puckett) on the south side of F.5 Rd. All home owners in Fall Valley will be required by covenant to landscape their homes within one year of original purchase.

B. The benefits to the public will to be to provide close-in, "in-fill" housing that is convenient to employment, shopping, recreation, and all other public services.

C.

1. The proposed plan is a rezone on the westerly 9 acres from City RSF-R (1

unit per 5 acres) and the balance of the subject parcel from County AFT. The rezone criteria, per sections 4-4-4 and 4-11 of the Zoning D and Development Code , are met as follows.

a. According to our information, the City RSF-R zone was an "automatic" result of annexation of land with then existing County AFT zoning without regard to the best use or most appropriate zoning for the parcel. The County zoning is one that has existed for more than 25 years and has not been reviewed until the now ongoing City and County master planning processes. The draft City-County urban area plan currently shows the subject area as residential with a density of 8-12 units per acre. The developer recently submitted a preliminary plan with a density of 7.6 units per acre which was denied by the Planning Commission. This decision was appealed to the City Council. This appeal to the Council asked the council for either approval of the preliminary plan or, if not acceptable, to give the developer guidelines on density for a new preliminary plan. The Council did not pass a motion for specific density but did have extensive discussion which generally indicated to the developer a range within which the 3.8 density falls. Given the discussion at the beginning of this narrative regarding surrounding zoning decisions and the fact that Fall Valley uniquely adjoins PI and PR-18 zones which are not present at any of the other locations, the developer believes the 3.8 density is on the low side for good planning given all attributes of this site, community land development criteria, and the naturally occurring and site designed buffers.

b. Industrial development to the west and southwest of Fall Valley began 25 years ago and is still continuing today. Apartments have been constructed to the south within the last year, and residential development immediately to the north with 3.7 and 3.8 units per acre has been ongoing for the last 3 years.

c. Continued growth in the Valley is well documented elsewhere and certainly known to the City. This project meets important unmet demands for close-in, convenient, reasonably affordable housing.

d. The rezoning of the project in the proposed, graduated-density manner is ideally appropriate with surrounding current uses. Access will be limited to 25.5 Rd. to prevent overloading the narrow section of F.5 Rd. that is east of the proposed development.

e. The benefits to the community will be significant: in-fill rather than further "sprawl", affordable housing, convenient access for residents to employment and services thereby mitigating traffic impacts.

f. The proposed development is for a density that is about 40% of the average density recommended by the draft master plan.

g. All utilities are available to the site in sufficient capacity. 25.5 Rd. will be developed as outlined in part C.3.

2. Land uses in the surrounding area are: to the west and southwest, City PI (Foresight Park); to the east, northeast, and southeast, County R1A and PUD (1 unit per acre); to the south, City PR-18 and PI (for a radio tower) and County AFT; to the north, City PR-3.7 and 3.8; and to the northwest, County AFT. Also, there are approximately 2 acres at the southeast corner of 25.5 Rd. and F.5 Rd. (northwest corner of Fall Valley) that are not part of this development. These two acres comprise three separate parcels each with an existing single family home. One of these parcels will result from the subdividing process as part of this development, and the other two are existing parcels. The new parcel and the parcel next to it are currently part of the City RSF-R zone and the remaining parcel is County AFT. Actual uses are allowable within current zones.

3. Site access will be via 25.5 Rd. Right of way has already been dedicated for the westerly half and will of course be dedicated for the easterly half when Fall Valley is platted. One-fourth mile to the south is the existing traffic light at Patterson Rd. This is the route to most all employment and services, and it will be the main traffic pattern as discussed in the Traffic Study. Please note that the Study was completed for 312 units rather than the 144 maximum units now proposed. So while the Study does not call for any new measures to be taken by the developer it is in any event an overstatement by more than a factor of 2 of the transportation impact for Fall Valley. The City and County have plans for future completion of 25.5 Rd., but the developer feels that it should be improved in full as part of this development. Not only will full-road development improve access for the Fall Valley residents, but the 25.5 Rd. connection between F.5 Rd. and the current extension from F Rd. to F.25 Rd. will, as stated in the Traffic Study, relieve traffic on the restricted F.5 Rd. section and on 1st St. and thus be of benefit to the surrounding neighborhood. The developer proposes that the street improvements for 25.5 Rd. be paid from the Fall Valley traffic impact fees (as part of the 3rd phase to the Fall Valley development, except for the southmost section as part of Phase 1) to the extent that said fees cover the cost, and the balance, if any, from the City's capital improvement funds. Note that because the Traffic Study predicts most traffic will flow out of Fall Valley to the south, there will be little need for an earlier completion of the entire section. The traffic impact of the the first two phases, 62 lots of 45 %, should not be a problem, especially given that the Study predicts no unacceptable impacts for 312 units.

4. All utilities and irrigation water (it will be dedicated to the Home Owners Association) are available to the property. Fire hydrants will be added as required.

5. No special or unusual demands are known.

6. The effects on all public facilities are those typical demands for a residential development of this size. The developer appreciates that schools in the general area are faced with overcrowding, but as has been expressed by the City Council for the Hacienda approval, that issue is beyond the scope of the developer's responsibilities and must be solved by action of the community at large to support the upcoming school bond election.

7. The site soils and geology are typical for this general area of the Valley. The soil is mostly Ravola Very Fine Sandy Loam mixed with lesser amounts of Billings Silty Clay Loam. There are no known unusual geology features.

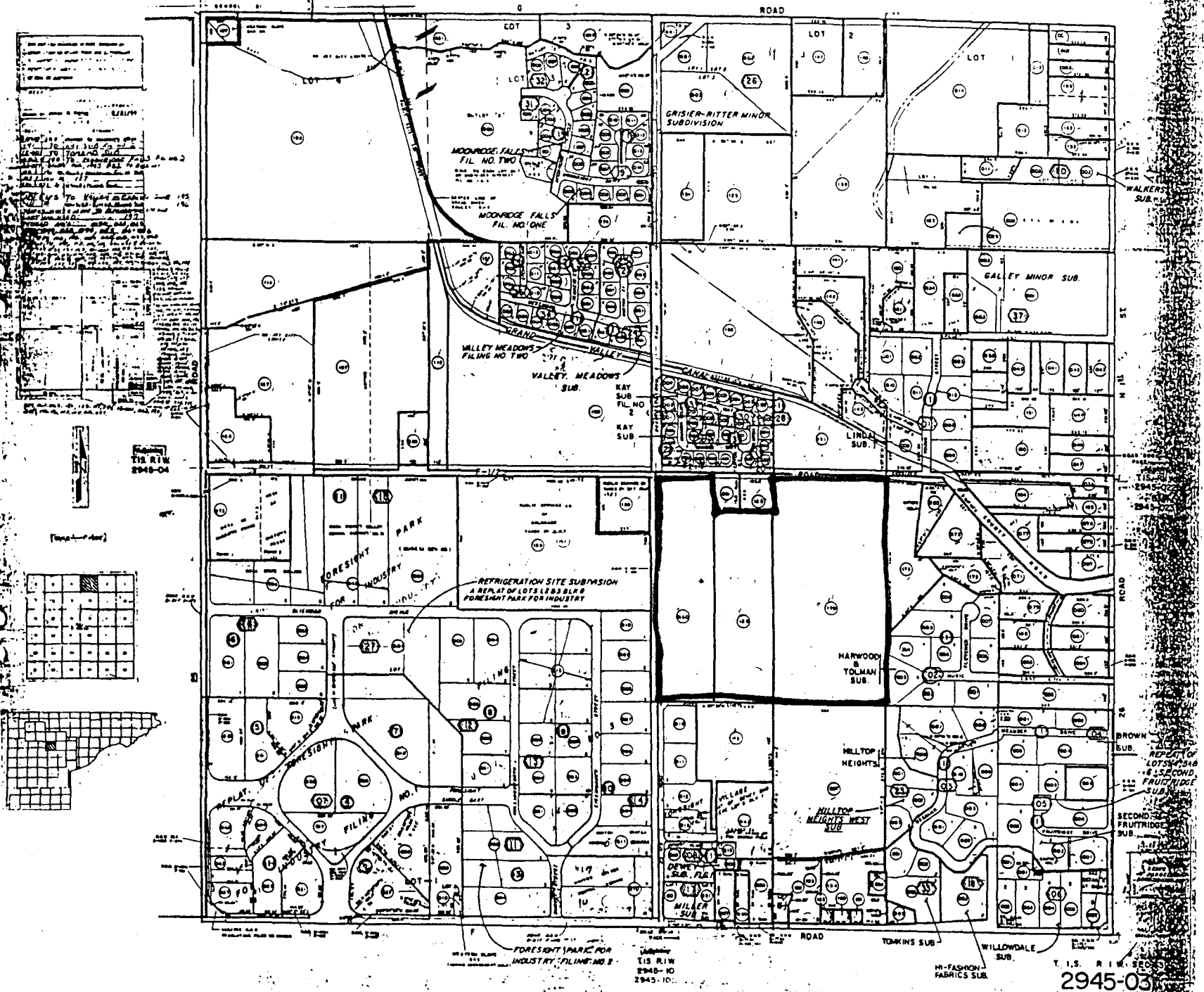
8. It is not anticipated that there will be any deleterious impact to site geology.

9. N/A

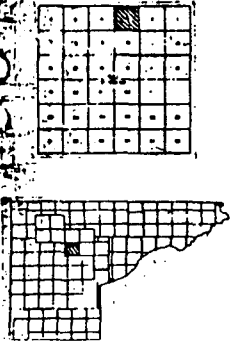
10. N/A

11. An attractive masonry entrance sign is planned for the south-most 25.5 Rd. entrance. This is not shown on the Preliminary Plan but will be added to the Final Plan.

D. The development is expected to be phased in four phases or filings over the next two to five years, depending upon market conditions, beginning as soon as final approval is given by the City. The Preliminary Plan shows the phases.



T.I.S. R.I.W. 2946-04
 [Handwritten notes and a grid diagram are present here.]
 [Grid diagram showing a 6x6 grid of squares.]



T.I.S. R.I.W. 2946-10
 T.I.S. R.I.W. 2945-10



DEVELOPMENT APPLICATION

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

FALL VALLEY

Receipt _____
Date _____
Rec'd By _____
File No. _____

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 type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input checked="" type="checkbox"/> Rezone				From: To:	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input checked="" 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

Frank & Martha Foraker
Name
2559 F 1/2 Road
Address
Grand Junction, CO 81505
City/State/Zip
243-3560
Business Phone No.

John Davis
Name
1023 24 Road
Address
Grand Junction, CO 81505
City/State/Zip
250-0720
Business Phone No.

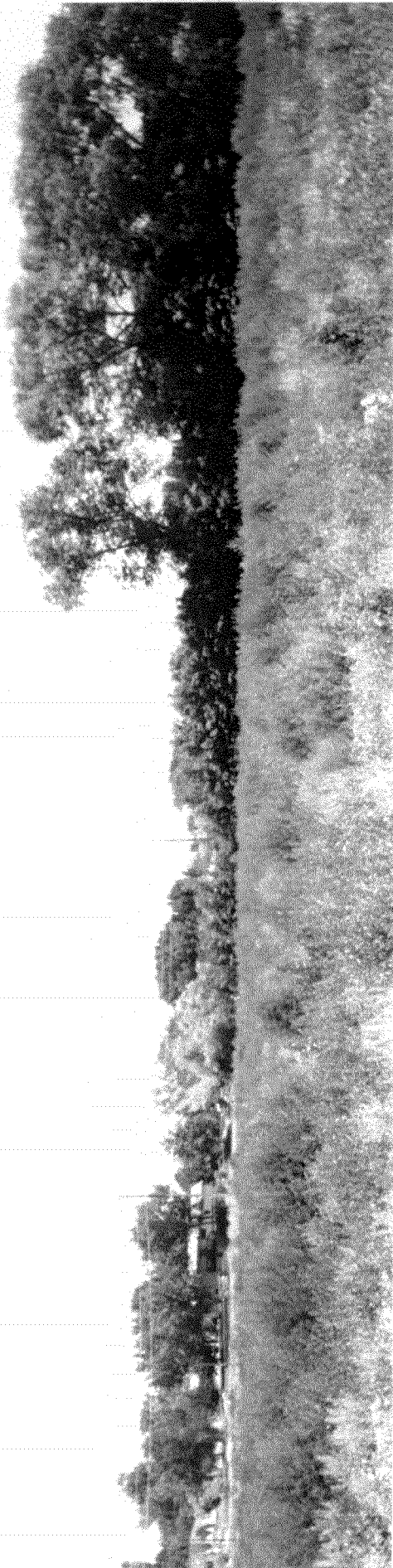
Ward Scott
Name
c/o RE/MAX 4000, Inc
1401 N. 1st St
Address
Grand Junction, CO
City/State/Zip 81501
241-4000
Business Phone No.

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

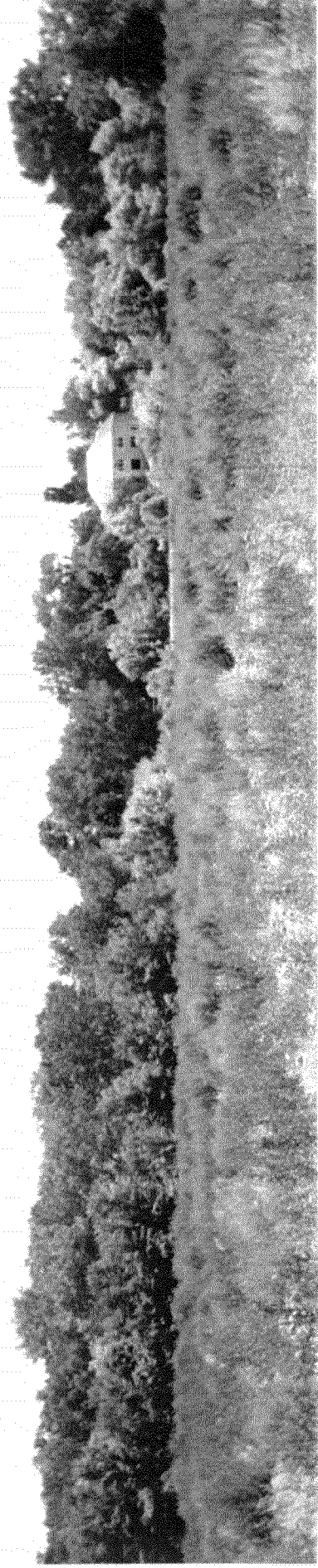
We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the 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 application will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Frank & Martha Foraker
Signature of Person Completing Application Date 8/1/96

Martha Foraker
Signature of Property Owner(s) - attach additional sheets if necessary Date Aug 1 - 96



C. Looking Northeast to East; zoned RIA.



D. Looking East to Southeast; zoned RIA.



G. Looking West; zoned PI (Planned Industrial).

Statement to Grand Junction city Planning commission
Regarding the Fall Valley Subdivision
September 10, 1996

I am Robert Leachman of 627 Braemar Circle, about 1/2 mile east of the planned subdivision. I have lived here for 15 1/5 years. I have made two previous statements regarding Fall Valley. I am still opposed to the subdivision. I see that the proponents have reduced the density of the subdivision and increased the amount of open space to address concerns of the City Council on July 17. I would like to give my opinion of the proponents response to rezone criteria 4-4-4, and the reasons why I am still opposed to the rezone.

Rezone criteria 4-4-4

- a) I generally agree with the proponents statement regarding zoning of this parcel.
- b) As I stated on July 17, there has definitely been a change in the character of the area. If approved, this will be the eighth subdivision approved in this area since 1993. With all this development, there has been no improvement to the infrastructure to benefit the current residents.
- c) I disagree with the proponents conclusion. This location is no more close-in or convenient than many other locations in the Grand Junction area. Regardless of home price, the need for this type of development can be equally accommodated at many other locations in the valley.
- d) The new density is compatible with the seven rezones that have been granted in the past three years. However, it is not compatible with the historic zoning of the area that the current residents enjoyed and valued prior to 1993. Therefore, I do not believe the rezoning is "ideally" appropriate with surrounding current uses. To be "ideally" suited to surrounding current uses would see the proponents offer a density of 1 unit/acre. It may be ideal from the proponents economic perspective, but it is not when the character of the neighborhood is considered. The Planning Commission and City council have the authority to determine a density that will complement the entire neighborhood, not just duplicate what has been granted before. The proponents have not identified any adverse impacts as under criterion "c"; I would like to give you my opinion of adverse impacts:
- 1) It will contribute to the continued rapid decline in the character of the neighborhood from a predominantly rural, agricultural setting, to subdivisions.
 - 2) More traffic. I understand that the City may require completion of 25 1/2 to F 1/2 with Phase II of the Fall Valley. If this occurs, traffic at F 1/2 and 26 Road should be less. Without this improvement however, the current residents will have to wait until 2003 to see any relief from the increased traffic in our neighborhood imposed by the City through its implementation of its in-fill policy, and the granting of eight rezones in just 3 years. It still is not clear when the entire 25 1/2 Road extension to F 1/2 will be completed, or whether it will ever be completed. As I have said before, even with completion of 25 1/2 Road, I still believe there could be more traffic on Braemar Circle than now. I am also very concerned with kids crossing Patterson Road to get to Pomona Elementary; I don't think signaling is adequate safety.

3) Reduced property values. I believe Fall Valley, combined with all previous rezones, will, in the long term, reduce the value of my property. This is of no concern to the proponents, however, because they do not live in the area. They live in areas that have not been targeted for higher density development. I therefore believe that the proponents will realize a net long term economic gain from Fall Valley in two ways: one by the immediate development of the Fall Valley subdivision, and two, by making the proponents existing primary residences (rural homes in rural settings) a more unique item in the Grand Valley, thereby increasing their rate of equity appreciation over those near more dense developments (those of us currently living in the vicinity of F 1/2 and 25 1/2). Those of use in the neighborhood of all these rezones will therefore not realize the equity appreciation in our homes that the proponents will likely realize in theirs.

4) Less open space. I realize Fall Valley has increased the amount of open space to about 4 1/2 acres. This is an improvement, but hardly offsets the loss of a predominantly agricultural setting that current residents have come to enjoy. It is also not clear what amenities will be provided in the parks, or their availability to the general public.

e) I disagree with the proponents statement. The benefits to the community are not significant. What criteria have the proponents used to make such a conclusion? How do the proponents know where the residents of these homes will work or seek services? It is pure promotional, speculative, rhetoric to state that the benefits to the community will be significant. It is more logical to defend that the location of this development, at this site, will no more significantly benefit the community than locating it at any other site in the Grand Valley. I am sure that the proponents of any subdivision anywhere in the Valley would similarly promote their proposal as meeting the intent of this criterion. While it is up to you and the City council to judge, I can assure you there definitely will be no benefits to the immediate community of residents in the vicinity of 25 1/2 and F 1/2 by the development.

f) The density is about equal to that of rezones granted in the past 3 years. However, 4-4-4 criterion "f" also asks for whether the proposal is in conformance with all policies, intents and requirements of the City Master Plan, not just densities. It is still not clear to me that the proposal is in compliance with the following policies: 1.11, requiring landscaping of open space commensurate with rest of development; 4.5 and 23.2, requiring public service and facilities in place or assured concurrently with development (it is still unclear when 25 1/2 Road will be completed to F 1/2 in relation to build out of the development). I ask the Planning Commission to ensure that the proposal strictly implement all the policies and guidelines of the City Master Plan to protect the existing community character.

g) I disagree with the proponents conclusion. 4-4-4 says "facilities", not strictly utilities. The developer should be required to construct adequate transportation and open space facilities to fully meet the needs of all residents in the vicinity of 25 1/2 and F 1/2, not just the potential Fall Valley residents.

I therefore remain opposed to Fall Valley for the following reasons:

- 1) Contributes to decline in neighborhood character.
- 2) Likelihood of increased traffic and no clear commitment to offset this impact for the current residents.
- 3) Reduced property values.

- 4) Less open space.
- 5) Does not comply with rezone criteria 4-4-4.

If the City is intent on approving this subdivision, then I request that the following be done simultaneously with construction of the Fall Valley subdivision.

- 1) Complete 25 1/2 to F 1/2 prior to phase two of proposal.
- 2) Construct overpass over Patterson to allow safe crossing by school children, OR, require an increased development fee for Fall Valley that is dedicated exclusively to Pomona Elementary to pay for a cross-walk guard.
- 3) Deed all Fall Valley parks to City of Grand Junction to ensure long term operation, maintenance, and up-grades. I have no confidence in a home owners associations to maintain these facilities.

Thank you for considering these comments.

Respectfully,

ROBERT LEACHMAN
627 Braemar Circle, Grand Junction

CITY COUNCIL STAFF REPORT

FILE: #RZP-96-177
DATE: September 12, 1996
STAFF: Michael T. Drollinger
REQUEST: Rezone - Fall Valley Subdivision
LOCATION: E side of 25 1/2 Road; S of F 1/2 Road
APPLICANT: John Davis
1023 24 Road
Grand Junction CO 81505

EXECUTIVE SUMMARY:

IN ADDITION TO A REZONE REQUEST, THIS ITEM IS ALSO AN APPEAL OF A PLANNING COMMISSION APPROVAL OF A PRELIMINARY PLAN AND REZONE REQUEST THE SECOND READING OF WHICH WILL BE ON OCTOBER 2, 1996. The petitioner is requesting a rezone on approximately 38 acres south of F 1/2 Road and E of 25 1/2 Road with a proposed density of PR-3.5 (Planned Residential with a density of 3.5 units/acre). Part of the property is in the process of being annexed to the City as part of the Hetzel annexation. At the September 10th Planning Commission meeting the petitioner received preliminary plan approval for 134 single family units on the subject site. Staff recommends approval.

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential - Single Family

SURROUNDING LAND USE:

NORTH: Residential (Kay Subdivision and Cimmaron North Subdivision)
SOUTH: Vacant
EAST: Single Family Residential
WEST: Industrial (Foresight Park)

EXISTING ZONING: RSF-R & AFT (County)

PROPOSED ZONING: PR-3.5 (Planned Residential - not to exceed 3.5 units/acre)

SURROUNDING ZONING: (see also attached map)

NORTH: PR-3.7 & PR-3.8
SOUTH: PR-18; PI & AFT (County)
EAST: R1A (County)
WEST: PI

RELATIONSHIP TO COMPREHENSIVE PLAN:

The City of Grand Junction Growth Plan identifies the subject parcel in the “Residential Medium Low (2-3.9 units/acre)” land use category. The developer’s proposed density is within the recommended in the growth plan.

STAFF ANALYSIS:

Petitioner's request is for a rezone of approximately 37.93 acres. The petitioner recently received preliminary plan approval for 134 single family units on the subject parcel. In addition to the residential lots, the petitioner proposes to dedicate 4.56 acres of open space and detention area.

Primary access to the project is from F 1/4 Road and 25 1/2 Road. Two stub streets are provided in the southeastern portion of the subdivision to a vacant residentially-zoned parcel. The development as proposed will be constructed in four phases. Additional right-of-way for F 1/2 Road will be dedicated with the development. The petitioner is also required to construct half-street improvements along 25 1/2 Road with a minimum 22 foot pavement mat.

The petitioner was required to prepare a traffic study which examined the traffic impacts of the proposed development using existing and projected volumes to the year 2010. The report concludes that no improvements are required to the adjacent street network to accommodate the proposed development, besides the 25 1/2 Road improvements which are required for the development. Staff concurs with the conclusions of the traffic study.

Analysis of Rezone Criteria

Section 4-4-4 of the Zoning and Development Code contains criteria which must be considered in the review of a rezone request. To minimize repetition, references are made to the previous section where applicable.

A. **Was the existing zone an error at the time of adoption?**

There is no evidence that the existing zone was an error at the time of adoption.

B. Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?

The subject property is in close proximity to services and major roadways and other existing infrastructure. The proposal represents an attempt to concentrate growth close to existing infrastructure.

C. Is there an area of community need for the proposed rezone?

The project is a response to an anticipated market demand for the proposed unit types.

D. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?

The petitioner has attempted to locate the larger lot single family portion near the eastern perimeter to minimize conflicts with adjoining neighbors.

E. Will there be benefits derived by the community, or area, by granting the proposed rezone?

The completion of 25 1/2 Road will provide a needed north-south link in the project vicinity earlier than the improvements are presently scheduled in the City's Capital Improvement Program (CIP).

F. Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan, and other adopted plans and policies?

The proposed project density is within the density range recommended in the draft Grand Junction Growth Plan. The proposal is in general conformance with the intent and requirements of the Zoning and Development Code.

G. Are adequate facilities available to serve development for the type and scope suggested for the proposed zone?

Adequate facilities are available to serve the proposed development.

Staff feels that the rezone request is supported by the rezone criteria.

Conditions of Approval

Staff recommends that the following conditions be part of the approval of the preliminary plan for this development:

1. The completion of 25 1/2 Road improvements shall occur concurrent with the development of Filing #2 (as shown on Preliminary Plan), not Filing #4 as proposed by the petitioner.
2. The petitioner shall be required to detail the amenities proposed for the open space areas at the time of final plat/plan submittal.

STAFF RECOMMENDATION:

Staff recommends approval of the rezone for Fall Valley Subdivision.

PLANNING COMMISSION RECOMMENDATION:

At their September 10th meeting the Planning Commission approved the preliminary plan for Fall Valley (vote: 3-1) with staff conditions #1 & #2 detailed above and recommended approval of the rezoning for the site to from RSF-R and AFT to PR-3.5.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO

HETZEL ANNEXATION
APPROXIMATELY 29 ACRES
LOCATED AT THE SOUTHEAST CORNER OF 25 1/2 ROAD AND F 1/2 ROAD

WHEREAS, on the 5th day of June, 1996 the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 5th day of June, 1996; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed, and

WHEREAS, this property is being considered by the City as part of a larger development being proposed by the developer, John Davis, who has entered into an annexation agreement with the City for annexation of this property contingent upon City development approval.

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

1. Subject to the provisions of section 2, the following described property is hereby annexed to the City of Grand Junction:

That the property situate in Mesa County, Colorado, and described to wit:

A parcel of land situate in the NW 1/4 of the SE 1/4 and in the SW 1/4 of the NE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Northeast corner of the NW 1/4 SE 1/4 of said Section 3; thence N 00°01'29" W a distance of 30.00 feet to a point on the North right-of-way line for F 1/2 Road; thence along said North right-of-way line, which is 30.00 feet North of and parallel with the North line of said NW 1/4 SE 1/4 N 89°55'45" W a distance of 659.55 feet to the Southeast corner of Kay

Subdivision; thence leaving said North right-of-way line S 00°02'28" W a distance of 30.00 feet to a point on the North line of said NW 1/4 SE 1/4; thence S 89°55'45" E along said North line a distance of 12.11 feet to the Northeast corner of a parcel of land as described in Book 1101 at Page 800 of the records of the Mesa County Clerk and Recorder; thence S 00°08'52" E along the East line of said parcel of land a distance of 225.00 feet to the Southeast corner of said parcel of land; thence N 89°55'45" W along the South line of said parcel of land a distance of 193.60 feet to the Southwest corner of said parcel of land; thence N 00°08'52" W along the West line of said parcel of land a distance of 2.25 feet to the Southeast corner of a parcel of land as described in Book 905 at Page 692 of the records of said Mesa County Clerk and Recorder; thence N 89°55'45" W along the South line of said parcel of land a distance of 148.50 feet to a point on the West line of the E 1/2 W 1/2 NW 1/4 SE 1/4; thence S 00°08'37" E along the West line of said E 1/2 W 1/2 NW 1/4 SE 1/4 a distance of 1088.28 feet to a point on the South line of the NW 1/4 SE 1/4 of said Section 3; thence S 89°55'41" E along said South line a distance of 989.81 feet to the Southeast corner of said NW 1/4 SE 1/4; thence N 00°09'22" W along the East line of said NW 1/4 SE 1/4 a distance of 1311.06 feet to the point of beginning

be and is hereby annexed to the City of Grand Junction, Colorado.

2. The provisions of this ordinance shall not be effective until the City grants final approval of the first filing within the Fall Valley Subdivision which shall occur prior to April 17, 1997. If the Developer does not obtain approval of said filing 1 or if the City denies approval of filing 1 on or before April 17, 1997, then this ordinance becomes null & void.

INTRODUCED on first reading on the 5th day of June, 1996.

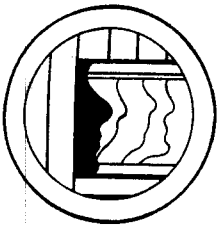
ADOPTED and ordered published this _____ day of _____, 1996.

Attest:

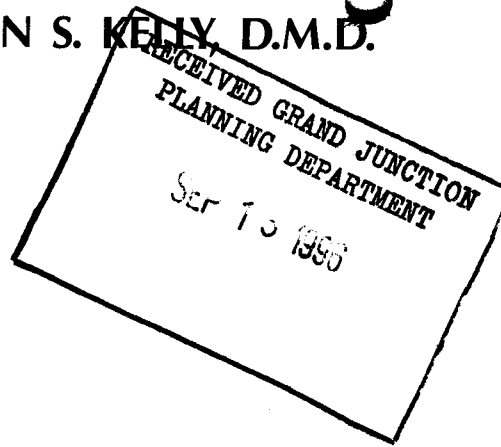
—

President of the Council

City Clerk



STEPHEN S. KELLY, D.M.D.



SEPTEMBER 13, 1996

DEAR CITY COUNCIL

WE WOULD LIKE TO RESPECTFULLY APPEAL THE
SEPTEMBER 10, 1996 PLANNING COMMISSION DECISION
REGARDING THE PROPOSED FALL VALLEY SUB DIVISION.

SPECIFICALLY WE APPEAL THE ZONE RECOMMENDATION
AND PLAN DESIGN.

THANK YOU FOR YOUR CONSIDERATION.

SINCERELY,

Steve and Connie Kelly
STEVE AND CONNIE KELLY

Stephen S. Kelly, D.M.D.
Diplomate,
American Board of Oral
& Maxillofacial Surgery

Maxillo-Facial Surgery
Aesthetic Facial Surgery
Oral Surgery
Reconstructive Surgery
of the Jaws
Oral Implantology

STAFF REVIEW

FILE: #ANX-95-58

Hetzel Annexation Zone of Annexation

DATE: September 18, 1996

STAFF: Dave Thornton

ACTION REQUESTED: Approval by City Council to zone the Hetzel Annexation Planned Residential with a maximum density of 3.5 units per acre (PR-3.5) for the Hetzel Annexation.

LOCATION: Southeast corner of 25 1/2 Road and F 1/2 Road

APPLICANTS: Kenneth M. Hetzel & ETAL
John Davis - Developer

EXECUTIVE SUMMARY: The property owner, Kenneth M. Hetzel and ETAL is requesting to join the City as part of a residential development plan. The developer, John Davis, is seeking for City approval of the proposed Fall Valley Subdivision which includes the land area included in the Hetzel Annexation. Fall Valley Subdivision is proposed at a density of 3.5 units per acre. The developer is requesting a Planned Residential with a maximum of 3.5 units per acre (PR-3.5) zoning.

EXISTING LAND USE:	Vacant
PROPOSED LAND USE:	Residential
SURROUNDING LAND USE	
NORTH:	Single Family
SOUTH:	Apartments, Radio Antenna, Vacant
EAST:	Single Family
WEST:	Industrial Park, Vacant
EXISTING COUNTY ZONING:	AFT
PROPOSED CITY ZONING:	PR 3.5
SURROUNDING ZONING	
NORTH:	PR3.8, PR3.7
SOUTH:	PR18, PI
EAST:	AFT
WEST:	RSF-R, PI

STAFF ANALYSIS:

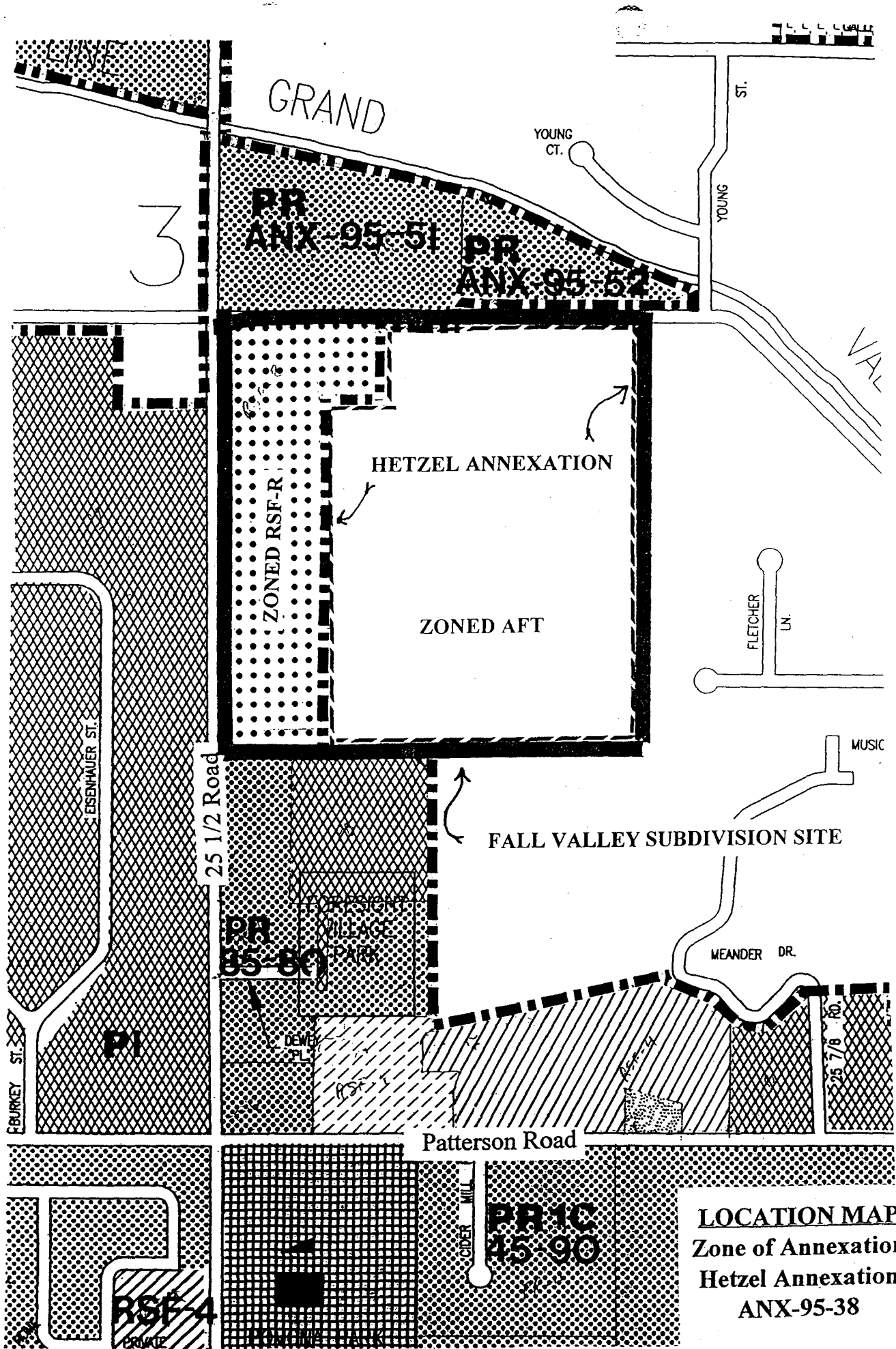
Planning Commission approved the preliminary plan and recommended approval for a PR-3.5 zoning for the Fall Valley proposal which includes the Hetzel Annexation area on September 10, 1996. City Council originally denied a proposal for 7.6 units per acre for Fall Valley and gave the developer direction to come back through the process with a density not to exceed 3.2 to 3.8 units per acre

Fall Valley Subdivision incorporates the entire Hetzel Annexation area, as well as approximately 10 acres of land adjacent to the west which is already in the City limits, the Foraker property. This zone of annexation needs to be heard by City Council concurrently with the Foraker property rezone.

PLANNING COMMISSION RECOMMENDATION:

Approval.

(hetzzone.rpt)



LOCATION MAP
Zone of Annexation
Hetzel Annexation
ANX-95-38

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. _____

**Ordinance Zoning the Hetzel Annexation &
a Parcel of Land Directly to the West (Foraker Property #2945-034-00-050)**

Recitals.

The following property is in the process of being annexed to the City of Grand Junction (the Hetzel Annexation). A City zoning designation must be assigned to the property.

After public notice and public hearing, as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended that the proper zoning be Planned Residential - 3.5 units per acre (PR3.5). This recommendation is for the property being annexed and for the Foraker Property which is already in the City and which is presently zoned RSF-R. Both properties are included in the Fall Valley Subdivision development and are being planned and zoned together.

After public notice and public hearing before the Grand Junction City Council, City Council finds that a zone district of Planned Residential with a density not to exceed 3.5 units per acre (PR3.5) be established for both parcels in accordance with the approved plan. This was determined after reviewing the proposed Fall Valley subdivision and the surrounding area.

This change in zoning shall be contingent upon final approval of the first filing within the Fall Valley Subdivision as stated in the annexation agreement between the City of Grand Junction and John Davis, developer.

The City Council finds that the zone district described above is in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION
THAT:**

1. Subject to the provisions of section 2, the following described property is hereby zoned Planned Residential - with a maximum of 3.5 units per acre (PR3.5) in accordance with the approved plan:

(a) A parcel of land situate in the NW 1/4 of the SE 1/4 and in the SW 1/4 of the NE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Northeast corner of the NW 1/4 SE 1/4 of said Section 3; thence N 00E01'29" W a distance of 30.00 feet to a point on the North right-of-way line for F 1/2 Road; thence along said North right-of-way line, which is 30.00 feet North of and parallel with the North line of said NW 1/4 SE 1/4 N 89E55'45" W a distance of 659.55 feet to the Southeast corner of Kay Subdivision; thence leaving said North right-of-way line S 00E02'28" W a distance of 30.00 feet to a point on the North line of said NW 1/4 SE 1/4; thence S 89E55'45" E along said North line a distance of 12.11 feet to the Northeast corner of a parcel of land as described in Book 1101 at Page 800 of the records of the Mesa County Clerk and Recorder; thence S 00E08'52" E along the East line of said parcel of land a distance of 225.00 feet to the Southeast corner of said parcel of land; thence N 89E55'45" W along the South line of said parcel of land a distance of 193.60 feet to the Southwest corner of said parcel of land; thence N 00E08'52" W along the West line of said parcel of land a distance of 2.25 feet to the Southeast corner of a parcel of land as described in Book 905 at Page 692 of the records of said Mesa County Clerk and Recorder; thence N 89E55'45" W along the South line of said parcel of land a distance of 148.50 feet to a point on the West line of the E 1/2 W 1/2 NW 1/4 SE 1/4; thence S 00E08'37" E along the West line of said E 1/2 W 1/2 NW 1/4 SE 1/4 a distance of 1088.28 feet to a point on the South line of the NW 1/4 SE 1/4 of said Section 3; thence S 89E55'41" E along said South line a distance of 989.81 feet to the Southeast corner of said NW 1/4 SE 1/4; thence N 00E09'22" W along the East line of said NW 1/4 SE 1/4 a distance of 1311.06 feet to the point of beginning.

and (b) the following described property known as the Foraker Property:

A parcel of land situated in the W 1/4 of the NW 1/4 of the SE 1/4 of SECTION 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado. (tax parcel #2945-034-00-050)

2. The provisions of this ordinance shall be effective at the same time as the annexation ordinance is effective.

Introduced on first reading this 18th day of September, 1996.

PASSED and ADOPTED on second reading this ____ day of October, 1996.

Mayor

ATTEST:

City Clerk

(hetzone2.ord)

September 19, 1996

**SUPPLEMENTAL GENERAL PROJECT REPORT FOR FALL VALLEY FINAL
PLAN, FILING ONE**

A PLANNED RESIDENTIAL DEVELOPMENT, PR-3.5

A Final Plan for Filing One was originally submitted for 58 housing lots. The submitted plan included most of the lots shown as both Filings I and II in the Preliminary Plan. City reviews are requiring that as part of the 58 lot plan it would be necessary to complete 25.5 Rd. along its entire length bordering Fall Valley and to connect the northern entrance off 25.5 Rd. into Fall Valley to the Filing One parcel that was submitted. To avoid these requirements as part of Filing One, the developer is therefore down-sizing his submittal to include only 19 residential lots. These 19 lots are all shown as part of Filing I in the Preliminary Plan as required by the Planning Commission's approval for the Preliminary Plan.

ATTACHED ARE ONLY THOSE ITEMS THAT HAVE BEEN REVISED.



City of Grand Junction, Colorado

250 North Fifth Street

81501-2668

FAX: (970)244-1599

June 25, 1999

Bob Hurni
Sonshine Construction LLC
PO Box 2867
Grand Junction CO 81502

RE: Fall Valley Final

Dear Bob:

This morning I made an inspection of the park and common areas for Fall Valley Filings 1-3. Listed below are the results of my inspection.

1. The right-of-way strip along 251/2 Road contains many bare spots and weeds. Grass was required be planted along this strip.
2. The detention pond at the entrance to the subdivision on 251/2 Road contained many weeds and bare spots. In general this area looked poor, especially as the entrance into the subdivision.
3. The opposite corner had no landscape treatment at all and there were tall weeds here, although this area may be the responsibility of the adjacent property owner.
4. The large park on Silver Oak Drive has many bare spots and weeds.
5. One shrub is missing near Saffron Way in the large park.
6. Two deciduous trees along the east side of the large park were planted at angles.
7. There is no landscape treatment of the canal bank along the east side of the large park. I only saw dirt and weeds here.
8. A section of the sidewalk is missing along the east side of the large park between the irrigation pond and the detention pond.
9. There is a dead tree at the northeast corner of the large park. The area around these trees was very weedy.
10. The large park was required to have 3 picnic tables. Only 2 were provided, but 2 benches were also provided. The small park was required to have 2 picnic tables and 3 benches. Only 1 bench was provided.
11. There is no improved landscape treatment on either side of the walkway connecting the large and small park. The tall weeds growing along this section are unacceptable.
12. There were many bare spots and weeds at the small park. One pinyon pine tree was planted at an angle.
13. The landscape plan shows that mulch or grass would grow under the trees. If mulch is not intended, then the area under the trees should be level to permit cutting of the grass

that will grow under them. Overall the area to be grass in the small park didn't appear to be very level.

14. The playground equipment and pea gravel in the small park and the exercise stations in the large park are acceptable.

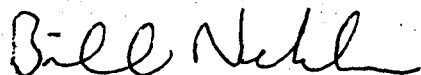
The Community Development Department will not grant final approval of this subdivision until, at a minimum, the following items are completed.

1. Bare spots are filled in, in the areas intended for grass and most of the weeds have been removed.
2. The missing shrub near Saffron Way is planted.
3. The two deciduous trees along the east side of the park are straightened or the homeowner's association agrees that straightening is not necessary.
4. The canal bank along the east side of the large park is landscaped with grass or a weed barrier and gravel, or the homeowner's association agrees that this improvement is not necessary.
5. The missing section of the sidewalk along the east side of the large park between the irrigation pond and the detention pond is replaced.
6. The dead tree at the northeast corner of the large park is replaced.
7. Three additional picnic tables are provided. I suggest you contact the homeowner's association for the preferable placement of these tables, but at least one should be placed in the small park to make up for the 2 missing park benches.
8. The area on either side of the walkway between Shadowood Court and Silver Oak Drive is landscaped with either a weed barrier and rock, or grass.
9. The pinyon pine tree in the small park is straightened.

All of these items must be completed before October 31, 1999.

If you have any questions please call me at 244-1447.

Sincerely,



Bill Nebeker
Senior Planner

C: Edward Synder, VP-Fall Valley HOA
Public Works

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

E 1/2 W 1/2 NW 1/4 SE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, EXCEPT the North 13.5 rods of the West 9 rods and EXCEPT the North 225 feet of the East 181.5 feet thereof,

AND

E 1/2 NW 1/4 SE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, EXCEPT the North 225 feet of the West 12.1 feet thereof,

AND

Lots yet to be subdivided in the South 9 acres of the West 1/4 NW 1/4 SE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado.

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