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File RZP-1996-179

Name: Canyon View - Phase 4 - South Camp Road and Canyon View Drive

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>		
X	X	Table of Contents		
		*Review Sheet Summary		
X	X	*Application form		
		Review Sheets		
		Receipts for fees paid for anything		
X	X	*Submittal checklist		
X	X	*General project report		
		Reduced copy of final plans or drawings		
		Reduction of assessor's map.		
		Evidence of title, deeds, easements		
X	X	*Mailing list to adjacent property owners		
		Public notice cards		
		Record of certified mail		
X	X	Legal description		
		Appraisal of raw land		
		Reduction of any maps - final copy		
		*Final reports for drainage and soils (geotechnical reports)		
		Other bound or non-bound reports		
		Traffic studies		
X	X	*Review Comments		
		*Petitioner's response to comments		
X	X	*Staff Reports		
		*Planning Commission staff report and exhibits		
		*City Council staff report and exhibits		
		*Summary sheet of final conditions		
DOCUMENT DESCRIPTION:				
X	X	Decision Letter - 3/25/97	X X	Canyon View Subdivision - Phase 4 Plat - GIS Historical Maps - **
X	X	City Council Minutes - 9/18/96, 10/2/96 - **	X X	Stormwater Management Plan -
X	X	Planning Commission Minutes - 9/3/96 - **	X X	Addressed Plat
X	X	Preliminary Drainage Report	X X	Revised Preliminary
X	X	Correspondence	X X	Aerial Photo and Surrounding Zoning
X		First American Title Co. - Tax Certificate - 7/18/96	X X	Composite Plan
X		Agreement to Issue Policy - First American Title Co. - 7/16/96	X X	Posting of Public Notice Signs - 8/23/96
X	X	Report of Geotechnical Investigation - 9/20/93		General Legend and Construction Notes
X		E-mails		Stormwater Management Plan Site Map
X	X	Certification of Plat - 12/31/96		Grading and Drainage Plan
X		Declaration of Covenants, Conditions and Restrictions - Bk 2291 / Pg 188 - 12/31/96		Irrigation Plan
X	X	Development Imp. Agrmt - Released Bk 3122 / Pg 641		Water Plan and Utility Composite
X	X	Ordinance No. 2596, 2951 - **		Goat Lift Ditch Siphon
X	X	File Close-out Summary		Redcliff Drive and Circle Roadway Plan and Profile



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		35		From: To:	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input checked="" type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final	44.11 7.74			
<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					

<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input type="checkbox"/> REPRESENTATIVE
John Thomas	Thomas & Sun, Inc.	Ciavonne & Associates
Name	Name	Name
321 Quail Drive	321 Quail Drive	844 Grand Ave
Address	Address	Address
Grand Junction, CO 81503	Grand Junction, CO 81503	Grand Junction CO 81501
City/State/Zip	City/State/Zip	City/State/Zip
245-1195	245-1195	241-0745
Business Phone No.	Business Phone No.	Business Phone No.

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

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

Signature of Person Completing Application

Date

7/30/96

Thomas & Sun Inc. John Thomas, Pres

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

Date

7-30-96

SUBMITTAL CHECKLIST

MAJOR SUBDIVISION: FINAL

Location: _____

Project Name: _____

ITEMS	SSID REFERENCE	DISTRIBUTION																												
DESCRIPTION		● 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	○ County Building Department	● County Surveyor	○ Walker Field	● School Dist. #51	○ Irrigation District	● Drainage District <i>Revised</i>	● Water District <i>VTE</i>	○ Sewer District	● U.S. West	● Public Service	○ GVRP	○ CDOT	○ Corps of Engineers	○ Colorado Geologic Survey	● U.S. Postal Service	● Feresgo-WWTF	● TCI Cable	TOTAL REQ'D.
● Application Fee \$740 + \$15/AC	VII-1	1																												
● Submittal Checklist*	VII-3	1																												
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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																							
○ Appraisal of Raw Land	VII-1	1		1	1																									
● Names and Addresses*	VII-2	1																												
● Legal Description*	VII-2	1		1																										
○ Deeds	VII-1	1		1			1																							
○ Easements	VII-2	1	1	1	1		1														1	1	1						1	
○ Avigation Easement	VII-1	1		1			1							1																
○ ROW	VII-2	1	1	1	1		1														1	1	1						1	
● Covenants, Conditions & Restrictions	VII-1	1	1				1																							
○ Common Space Agreements	VII-1	1	1				1																							
● County Treasurer's Tax Cert.	VII-1	1																												
● Improvements Agreement/Guarantee*	VII-2	1	1	1			1																							
○ CDOT Access Permit	VII-3	1	1																											
○ 404 Permit	VII-3	1	1																											
○ Floodplain Permit*	VII-4	1	1																											
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1
● Composite Plan	IX-10	1	2	1	1												1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction Composite Plan	IX-10	1			1	1	1	8	1	1	1	1					1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Final Plat	IX-15	1	2	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	1
● 11"x17" Reduction of Final Plat	IX-15	1						8	1	1	1				1	1	1	1	1	1	1	1	1				1	1		
● Cover Sheet	IX-11	1	2																											
● Grading & Stormwater Mgmt Plan	IX-17	1	2														1								1	1			1	
● Storm Drainage Plan and Profile	IX-30	1	2														1			1	1	1							1	
● Water and Sewer Plan and Profile	IX-34	1	2	1			1											1	1	1	1	1						1	1	
● Roadway Plan and Profile	IX-28	1	2														1													
● Road Cross-sections	IX-27	1	2																											
● Detail Sheet	IX-12	1	2																											
○ Landscape Plan	IX-20	2	1	1				8																						
● Geotechnical Report	X-8	1	1																							1				
○ Phase I & II Environmental Report	X-10,11	1	1																											
● Final Drainage Report	X-5,6	1	2														1													
○ Stormwater Management Plan	X-14	1	2														1								1					
○ Sewer System Design Report	X-13	1	2	1																	1									
○ Water System Design Report	X-16	1	2	1														1												
○ Traffic Impact Study	X-15	1	2																					1						
● Site Plan	IX-29	1	2	1	1		1																							

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

2947-351-00-942
MESA COUNTY VALLEY SCHOOL
DISTRICT 51
2115 GRAND AVE
GRAND JUNCTION, CO 81501-8007

2947-351-11-008
TOPE COMPANY
560 E SADDLE DR
GRAND JUNCTION, CO 81503

2947-351-13-941
CITY OF GRAND JUNCTION
250 N 5TH ST
GRAND JUNCTION, CO 81501-2628

2947-352-00-056
DAVID B STEVENS
CHRISTINE A
377 S CAMP RD
GRAND JUNCTION, CO 81503-2545

2947-353-00-047
JOHN V SIMMONS
ETAL
65 STUYVESANT DR
SAN ANSELMO, CA 94960-1140

2945-192-00-115
EUGENE B FLETCHER INC
PO BOX 821
RANCHO SANTA FE, CA 92067-0821

2947-351-08-014
ROBERT J RAS
R LEE RAS
PO BOX 278
GRAND JUNCTION, CO 81502-0278

2947-351-08-009
JOHN F LORENTZEN
DOROTHY L LORENTZEN
2199 CANYON CT E
GRAND JUNCTION, CO 81503

2947-351-08-012
GEORGE J STRAFACE
LINDA J STRAFACE
2193 CANYON CT E
GRAND JUNCTION, CO 81503-2579

2947-351-08-006
DOUG E NOVOYNY
518 1/2 KIRBY CT
GRAND JUNCTION, CO 81504

2947-351-11-006
CARL A DAVIS
DARLENE K DAVIS
642 AVALON CT
GRAND JUNCTION, CO 81504

2947-351-12-006
THOMAS & SUN INC
321 QUAIL DR
GRAND JUNCTION, CO 81503-2526

2947-351-12-008
DARRELL L STOKES
KATHLEEN B STOKES
2164 CANYON VIEW DR
GRAND JUNCTION, CO 81503

2947-352-00-067
STEPHEN D MCCALLUM
BOBETTE D
379 S CAMP RD
GRAND JUNCTION, CO 81503-2545

2947-354-00-030
ROBERT TURROU
LANA
2186 BUFFALO DR
GRAND JUNCTION, CO 81503-2512

2947-354-00-031
TIMOTHY N NELSON
MAY L BOSSON
2190 BUFFALO DR
GRAND JUNCTION, CO 81503-2512

2947-351-08-005
RANDALL M DERRYBERRY
MARA S DERRYBERRY
2422 1/2 HIDDEN VALLEY DR # B
GRAND JUNCTION, CO 81503

2947-351-08-015
STEVEN E RICH
DEBBIE RICH
2155 SHENANDOAH DR
GRAND JUNCTION, CO 81503-1064

2947-351-08-013
JOHN P CANDELARIA
MARY T CANDELARIA
607 WAGON TRAIL CT
GRAND JUNCTION, CO 81503-2618

2947-351-08-016
RODNEY L SHARP
ROSANNE M SHARP
522 1/2 SHANNE ST
GRAND JUNCTION, CO 81504-4414

2947-351-11-007
KRISS PARIKAKIS
BRENDA L PARIKAKIS
2167 CANYON VIEW DR
GRAND JUNCTION, CO 81503

2947-351-12-007
CHARLES W STEELE
CATHY J STEELE
2945 ERIKA RD
GRAND JUNCTION, CO 81504-6959

2947-352-00-055
FRED BISHOP
MICHELLE M BISHOP
375 S CAMP RD
GRAND JUNCTION, CO 81503-2545

2947-353-00-046
GLORIA TRIPLET
2337 1/2 RATTLESNAKE CT UNIT A
GRAND JUNCTION, CO 81503-4608

2947-354-00-041
MELVIN A FAHRNEY
DEBORAH A FAHRNEY
348 BUFFALO CT.
GRAND JUNCTION, CO 81503-0000

2947-351-08-008
DONALD E KENDALL
JULIE D KENDALL
4834 HARVEST CT
COLORADO SPRINGS, CO 80917-1001

2947-351-08-007
THOMAS M SCHAECHER
2198 E CANYON CT
GRAND JUNCTION, CO 81503

2947-351-08-017
GARLAND W DENTON
IRIS A DENTON
2188 CANYON CT W
GRAND JUNCTION, CO 81503-2574

2947-351-08-019
AMER DOMINIC ROMERO
JODILYN M ROMERO
2843 OXFORD AVE APT C
GRAND JUNCTION, CO 81503-3113

2947-351-08-018
MARTY B DIAL
CAROL ANN DIAL
608 SERANADE DR
GRAND JUNCTION, CO 81504-5528

2947-351-08-010

DENNIS D PRETTI
PEGGY DAVIS PRETTI
2122 BENNETT AVE
GLENWOOD SPRINGS, CO
81601-4220

2947-351-08-011

JOHN VINCENT GALLINA
JERRI LOUISE GALLINA
2035 GALLOPING WAY
ACTON, CA 93510-1408

John Thomas
Thomas & Sun Inc.
321 Quail Drive
Grand Junction, CO 81503

Ciavonne & Associates
844 Grand Ave.
Grand Junction, CO 81501

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

THOMPSON-LANGFORD CORPORATION

ENGINEERING AND LAND SURVEYING

Independence Plaza
529 25 1/2 Rd., Suite B 210
Grand Junction, CO 81505
PH. 243-6067

TCP CREDIT
FOR FILING III AND IV
J. Kline
4-23-96

April 22, 1996

Mr. John Thomas
321 Quail Drive
Grand Junction, CO 81503

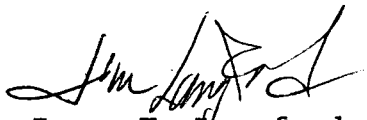
Ref: Off-site improvement costs

Dear John:

In response to Mr. Nebeker's letter of April 5th, I have prepared the following tabulation of costs for the various improvements you are having to make within the South Camp Road right-of-way. The total is based on actual bid prices with the exception of the prices for the concrete work and the multi-plate culvert. Since you are planning to take care of these items yourself, I used the average of the bid prices to establish a unit price for these items.

If you have any questions please give me a call

Respectfully,


James E. Langford

JODY - THIS IS JIM THOMAS REQUEST FOR TCP CREDIT. PLEASE REVIEW & COMMENT ASAP. ITS MY UNDERSTANDING THAT ALL IMPROVEMENT PLANS ARE COMPLETED. IS THAT CORRECT? THANKS
Bill

4/22/96

CANYON VIEW PHASE III

DATE: 4/22/96
NAME OF DEVELOPMENT: CANYON VIEW PHASE III
LOCATION TR 37, SEC 35, T.11 S., R.101 W., 6th PM

PRINTED NAME OF
PERSON PREPARING: James E. Langford

CONSTRUCTION COST:

South Camp Road and Channel Improvements

		Units	Quant	Unit Price	Total Price
1	Unclassified Excavation	CY	550.00	4.15	2,283
2	Unclassified Embankment	CY	840.00	1.85	1,554
3	Asphalt Removal	SY	80.00	3.60	288
4	Class-6 A.B.C.	CY	180.00	18.15	3,267
5	3" Asphalt	SY	419.00	5.20	2,179
6	8'x 4" Conc Bike Path	LF	347.00	16.50	5,726
7	1' Conc Head & Wing Wall	FSF	350.00	31.00	10,850
8	1' Size Rock Rip-Rap	CY	50.00	44.00	2,200
9	Multi-Plate Culvert	LF	70.00	464.50	32,515
Sub-total South Camp Road Improvements:					60,861

Canyon View Subdivision

Re-zone, Revised Preliminary Plan & Final Phase IV

General Project Report

Project Overview

Canyon View Subdivision is seeking approval of a Re-zone for Phases V & VI, and a Revised Preliminary Plan for Phases IV-VI. We are also requesting final approval for Phase IV consisting of 15 lots on a single cul-de sac.

Re-zone

Phases V and VI of Canyon View Subdivision (36.37 acres) have been under separate ownership since the reversion of the original plan. The owners have filed letters of cooperation during the previous submittals when the planning required the inclusion of their parcel, notably when the drainage or road configuration affected the future development on their parcel. Because of the separate ownership, annexation occurred at different time and under different circumstances. This led to the annexation of this western parcel as RSF-4 instead of PR-2. The developer, Mr. John Thomas, is in the process of purchasing these remaining 36.37 acres. To simplify final approval of future phases, the Developer is requesting a re-zone from RSF-4 to PR 2.0.

Revised Preliminary

Adjustments at the Third Lift Canal

The existing Preliminary Plan for Canyon View Subdivision required the realignment of the Redlands Third Lift Canal which goes from the northwest corner of the Wingate School property southeast to the Schnickman property. This lateral supplies irrigation water for the subject property as well as properties north and west of Canyon View Subdivision. The design proposed for this irrigation lateral followed a course along the rear property lines of proposed lots and required re-aligning the ditch. Redlands Water & Power did not find this configuration in their best interests. At the request of Redlands Water & Power, the irrigation line will be left as it presently exists. To allow this configuration, the lots using the northwest cul-de-sac required property line adjustments that reduced the number of lots served by the cul-de-sac from 4 to 2. With this reduction, the developer decided to eliminate the cul-de-sac and instead request a shared drive and the use of the remaining property for an irrigation pond. The adjacent lots were then configured to fit with the new lots and the existing ditch.

Adjustments at the Southwest Corner

The existing Preliminary Plan showed two 5 acre lots, both accessed from the loop road. The Revised Preliminary shows the southwest cul-de-sac elongated to access what are now two 2.5 acre lots, with three more 2.5 acre lots accessed from a private drive necessary to maintain access to existing homes. The 5 acre lots had been proposed to conform with the Mesa County Redlands Policies regarding a buffer of 5 acre lot densities within 1000 feet of the Colorado National Monument.

This policy, adopted by Mesa County in March of 1986, has not been adopted by the City of Grand Junction, nor has it been adhered to by Mesa County. As an example, Filings 1-4 of The Seasons at Tia Rado Subdivision recorded between 1990 and 1994, has 1/2 acre down to 1/4 acre lots within the 1,000 foot buffer area. Monument Valley filing #4 & #5 have one to 1.8 acre lots. Buffalo Court Subdivision, immediately south of Canyon View Subdivision, are within the 1,000 foot area, but have lot sizes of less than 2 acres. Between 1972 and 1986, Monument Ranch Estates, Deer Park, Tia Rado, and Monument Valley Estates subdivided most of the properties abutting the Colorado National Monument boundary into 1-3 acre parcels, prior to the establishment of the policy. As a buffer, the 1000' was a viable concept, but without adherence in the past, the buffer has been rendered ineffective.

We believe that 2.5 acre lots provide an adequate buffer to the Colorado National Monument boundary that is consistent with historical and recent land use decisions made all along the Monument boundary.

These lot adjustments increase the total lot count from 125 to 130 lots for a total density of 1.56 units per acre.

The street layout and lot design shown in the Revised Preliminary provides the future opportunity for development of the Schnickman property, as well as providing the access necessary for the developed home sites to the south and west. The lot adjustments in the Revised Preliminary will increase the size of the dedicated city park space by .18 acres, and will require the adjustment of the property line to dedication of this connecting parcel.

Phase IV Final Plan

A. Project Description

The property is located approximately one mile south of the intersection of South Broadway and South Camp Road. It shares the north and west property line of Wingate Elementary school and is situated north of Buffalo Drive.

Canyon View Subdivision is an 83 acre single family residential development, of which 34.9 acres have been developed. This Preliminary/Final Plan for Phase IV is for 15 single family lots on 7.74 acres, and one additional 36.37 acre lot for the remaining land in the subdivision to be subdivided in the future. The dedication for parks and open space is 4.87 acres, with the additional .18 acres to be dedicated for the access. Each single family lot in this phase is a minimum of 4/10 acre.

The Phase IV lots lie in the south east corner of the parcel, the east property line abutting the city park space adjacent to Wingate Elementary School, and the north and west abutting the existing and proposed Canyon View Subdivision.

B. Public Benefit

The developer has participated in the cost sharing for the installation of the South Camp Sanitary Sewer line, and widen a proportionate share of South Camp Road. These improvements consisted of a 4'-6' foot wide mat widening, extension of a roadside drainage channel for the South Camp storm water, and construction of an 8' concrete bike path parallel to South Camp Road adjacent to this neighborhood. The appropriate portion of these costs incurred have in previous phases been used to offset the Transportation Capacity Payments, and a request for a similar cost sharing will be presented prior to the public hearing.

The addition of the South Camp Bikeway complies with the overall expansion of the bike trail system in the Grand Valley as proposed in the Multi-Modal Transportation Study and will someday connect the South Camp Bikeway to the Redlands Parkway Bike Trail, and thus access to the Riverfront Trail. A connection with the proposed Monument Road Bikeway will provide access to Colorado National Monument, Tabogauche Trail and downtown. With the recreational emphasis on biking, jogging, walking, and skating, this access will provide numerous choices for recreation activities directly adjacent to the neighborhood.

The developer has dedicated 4.5 acres for park lands. This parcel of land is adjacent to Wingate Elementary School, and allows the City options in providing park facilities. The Developer requests a waiver from the Park and Open Space fee because of this dedication, as per the annexation agreement with the City of Grand Junction.

Close proximity to Wingate Elementary and Redlands Middle School, convenient access to Colorado National Monument, and the availability of the South Camp Bike Path all contribute to the reduction in the need for automobile use, which benefits the public.

C. Project Compliance, Compatibility, and Impact

The Redlands Policies (County Policies) state that the Redlands is to be developed in low density (0 to 4 dwelling units/acre) to medium density (4-10 dwelling units/acre) residential interspersed with a few remaining farms and orchards. This development falls within the low density development designation.

The enlarged park area at Wingate Elementary School was described in the Grand Junction Parks and Recreation Master Plan. The South Camp bike trail is as proposed in the County Multi-Modal Plan.

The proposed development complies with the approved ODP and zoning. The surrounding zoning is all residential and of greater or equal density to this parcel. The Buffalo Drive area to the south is residential. Land to the west,

north, and east is presently undeveloped.

The occupants of this neighborhood will use South Camp Road, Monument Road and the Redlands Parkway. This road network allows quick division and dispersion of traffic based on destination.

The Final Plan Submittal includes the construction of Redcliff Drive and Redcliff Circle. The roads follow the 44' right-of-way standard with attached 6.5' curb, gutter and sidewalks.

Access easements serve the Schnickmann property to the west and other properties to the west and southwest. These easements are accompanied by an agreement which allows them to be adjusted so that development can take place while maintaining access to these properties. These easements are to remain in their present location in Filing II.

Phase IV is served by an 8" Ute Water line, adequate to provide drinking water and fire protection for the development.

Fire protection is provided by the Grand Junction Rural Fire District, operated by the City of Grand Junction.

This development falls within the Grand Valley Sewer District 201 service area. The new South Camp line was installed with the understanding that each unit connecting to this line would pay a fee structured to cover its proportional share of the construction cost.

A drainage report titled "Preliminary Drainage Report - Canyon View Phases IV and Greater", included in this submittal, describes the drainage patterns, rates of flow, and retention structure.

The property now has 103 shares of Redlands Water and Power irrigation water. These shares were intended to irrigate all those lands falling below the concrete ditch noted on the plans. The proposed development would continue the system stated in Phases I and II and apply irrigation water to this portion of the development as well.

Proximity to Wingate Elementary School and the dedication of 4.9 acres of adjacent land to The City of Grand Junction will provide the neighborhood with neighborhood park facilities.

Covenants for this filing will be similar to those filed for Phases I & II. Phase III included some lots restricted by the Redlands Third Lift Canal, and were therefore different to accommodate setbacks for these lots.

Entry signage will mirror the signs used in Phase I. Road signage as required for traffic control and street signage as required will be provided.

D. Development Schedule and Phasing

Phase IV is planned for development in Fall 1996 and Spring of 1997. Phasing of Canyon View subdivision is noted on the Revised Preliminary Plan.

June 28, 1996

Mr. Bill Nebeker, Planner
Office of Community Development
City of Grand Junction

Dear Mr. Nebeker,

This letter is to inform you that we are the owners of a 35 acre parcel adjacent to and immediately west of Canyon View Subdivision. The tax Schedule number is 2947-351-00-035 with legal description attached. We intend to sell the property to Thomas & Sun, Inc. and offer this letter to facilitate the planning process. We have reviewed the Outline Development Plan as proposed by Thomas & Sun, Inc. and agree to the following:

That the parcel shall be developed as part of Canyon View Subdivision.

That the parcel shall be developed according to the preliminary plan as presented by Thomas & Sun, Inc.

That we join in the petition to rezone the property from RSF-4 to PD-2.

That lots developed as part of Canyon View Phase IV do not have to respect our property line and may include portions of our property as necessary.

If you have any questions please contact us.

Dr. William R. Patterson
662-26 Road
Grand Junction, CO. 81506
970-242-8613

Dr. Bernarr B. Johnson
14628 Hwy. 133
Carbondale, CO. 81623
970-963-1989

Sincerely,

William R. Patterson, MD.

Bernarr B. Johnson, MD.

Preliminary Drainage Report

Canyon View, Phases IV and Greater

July 1996

Prepared for:

**John Thomas
Thomas & Sun, Inc.
321 Quail Drive
Grand Junction, CO 81503**

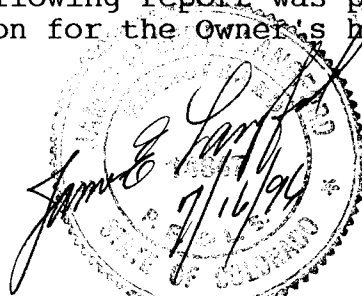
Prepared by:

**THOMPSON-LANGFORD CORPORATION
529 251/2 RD., SUITE B-210
Grand Junction, CO 81505
PH. 243-6067**

Job. No 0208-008.03

Engineer's Certification

I hereby certify that the following report was prepared by me or under my direct supervision for the Owner's hereof.

A circular professional seal for James E. Langford, PE & LS, with the date 7/16/94 handwritten in the center. The seal is partially obscured by a handwritten signature.

James E. Langford, PE & LS
Reg. No. 14847

General Site Location and Description

A. Site And Major Basin Location

This report addresses the storm water management concept for the remaining phases of Canyon View subdivision, all of which are located in Section 35, Township 11 South, Range 101 West, of the 6th Principal Meridian, in Mesa County, Colorado. This last remaining portion of Canyon View is generally located west of Wingate Elementary School off South Camp Road, and north of Buffalo Court Subdivision.

B. Site and Major Basin Description

1. Streets and Bounds: The major basin drains north by northeast towards the first filings of Canyon View. It is bounded on the south by Buffalo Drive, on the east by Wingate Elementary School properties and on the west by Limekiln Gulch.

2. Ground Cover Types: The remaining phases of Canyon View are all above the Redlands Water and Power facility known as the "Goat Lift". Throughout the basin, ground cover consists primarily of sagebrush and wheatgrass, with some rabbitbrush and bluegrass.

3. Hydrologic Soil Types: The upper portion of the basin approaches the Colorado National Monument, and according to the SCS, is of the soil series GIB, or Glenberg Sandy Loam. This soil is typical of the gently sloping alluvial fans near the base of the Monument, and its runoff potential is classified as "moderate".

The lower portion of The basin consists of both Tb (Thoroughfare Fine Sandy Loam) and Rh (Redlands Loam). Each of these are alluvial in origin and are derived mainly from sandstone, but also from other rocks such as shale, granite, and limestone.

According to the SCS, a Hydrologic Group of "B" is appropriate to all soils in this area.

Existing Drainage Conditions

A. Major Basin

Generally, the site is located on the lower reaches of the alluvial fans spreading out from the base of the Colorado National Monument. The site itself is gently sloping north by northeast at between 4% and 6%. It rests on a barely discernible bench between Limekiln Gulch on the west and the upper extremities of Goat Draw to the East.

Stormwater drainage from the first three phases of this project have either been totally retained on-site or directed to a manmade swale along the west edge of South Camp Road. Stormwater drainage from the remaining phases of the project have historically sheet flowed north by northeast to the "Goat Lift" where they have been intercepted and carried northwest to an existing pond adjacent to our northwest corner. The pond was constructed across the natural drainage to catch irrigation water and waste water from Goat Lift. Overflow from the pond drains into Limekiln Gulch.

According to the Mesa County Floodplain Administrator, the site is not near any identified 100 year flood plain.

B. Site

The area that will become Canyon View Subdivision Phases IV and greater are north of Buffalo Court Subdivision in Section 35. All future phases of Canyon View Subdivision are above the lands irrigated from the Goat Lift, and are most appropriately classified as natural and undisturbed land. The areas slope north and east at between 4% and 6%. Runoff, since the construction of Goat Lift, has been carried northwest to Limekiln Gulch.

The limits of the off-site basin tributary to these future phases of Canyon View Subdivision are defined by the natural watershed to the east, Buffalo drive to the south and Limekiln Gulch to the west.

Proposed Drainage Conditions

A. Changes in Drainage Patterns

We are proposing no changes to the drainage patterns as they presently exist except to lessen the runoff into Goat Lift. As mentioned above, since the construction of Goat Lift, the historic north by northeast sheetflow drainage pattern has been altered such that the sheet flow has been intercepted and channeled in Goat Lift northwest to Limekiln Gulch. We will be constructing a street system which like Goat Lift will intercept the sheetflow and will also carry it northwest to Limekiln.

By intercepting flows in our street section before they reach the Goat Lift, we will lessen the affects of major storm events on this Redlands Water and Power facility. By detaining our flow in our detention facility before releasing at historic rates, we should not increase downstream flows nor increase flows into the existing pond located near our northwest corner.

The drainage way identified on the attached exhibit as Pond Gulch will be allowed to pass through the site carrying historic flows only. Our concern is that the pond, just off the northwest corner of our site, does not appear to have been designed with outlet works or a spillway commensurate with the drainage basin it serves. We will be providing a detention facility near this drainage way, but it will be off channel with the outlet releasing only the historic flow.

B. Maintenance Issues

Our detention facility will be the property and responsibility of the Canyon View Subdivision Homeowners' Association. The "sodded or seeded" banks of the basin will have to be maintained during the growing season (mowed and trimmed). Over time, silt deposits may have to be removed from the basins via dredging. The outlet works, underground conveyance pipes, spillways and other appurtenances may be subject to clogging or deterioration, but they too will be the property of and remain the responsibility of the Canyon View Home Owners' Association.

Design Criteria and Approach

A. General Considerations

To our knowledge, the area has not been included in any previous formal drainage studies. The area, bounded by the two major drainages to the east and west, and Buffalo Drive to the south, is hydraulically isolated from the rest of the area, receiving negligible amounts of runoff from Buffalo Court. Due to Goat Lift, the site sheds no drainage to the developing areas to the north. All site drainage has been and will continue to be directed towards our northwest corner. Depending on phasing, it may be necessary to create a temporary detention or retention facility prior to construction of the final facility.

B. Hydrology:

The site will be divided into logical drainage basins and analyzed using the Rational Method as described in Section VI. Hydrology, City of Grand Junction Storm Water Management Manual. Flows for the 2 and 100 year events will be calculated and routed in a northwesterly direction towards either the interim or final facility. It may be necessary to pass some flows directly into the historic drainages without detention, but if this is done, the outlet flow rate from our detention facility will be downsized to compensate.

C. Hydraulics:

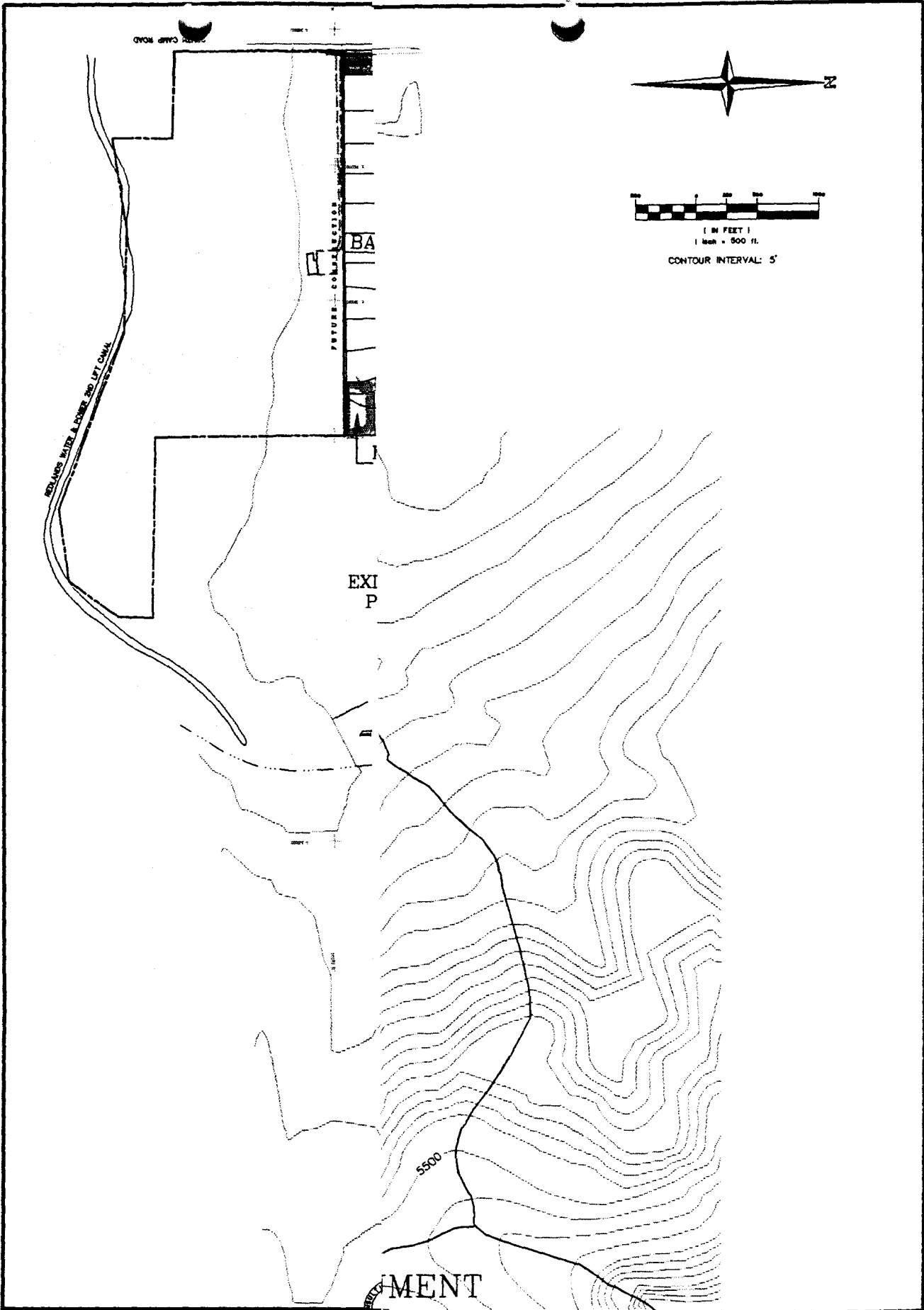
Unlike earlier phases, where the only option was to totally retain runoff on-site, these remaining phases will be served ultimately with conventional detention. As mentioned above, an interim retention facility may be proposed until such time a completion of the final facility is practical.

Street carrying capacities will be analyzed using the criteria outlined in Section VII. Hydraulics, City of Grand Junction Storm Water Management Manual. If or when the street inundation limits are reached we will begin an underground system which will be sized to carry the excess flow. Inlet capacities will be checked to assure capture of runoff, and pipe flow capacities will be checked to assure conveyance.

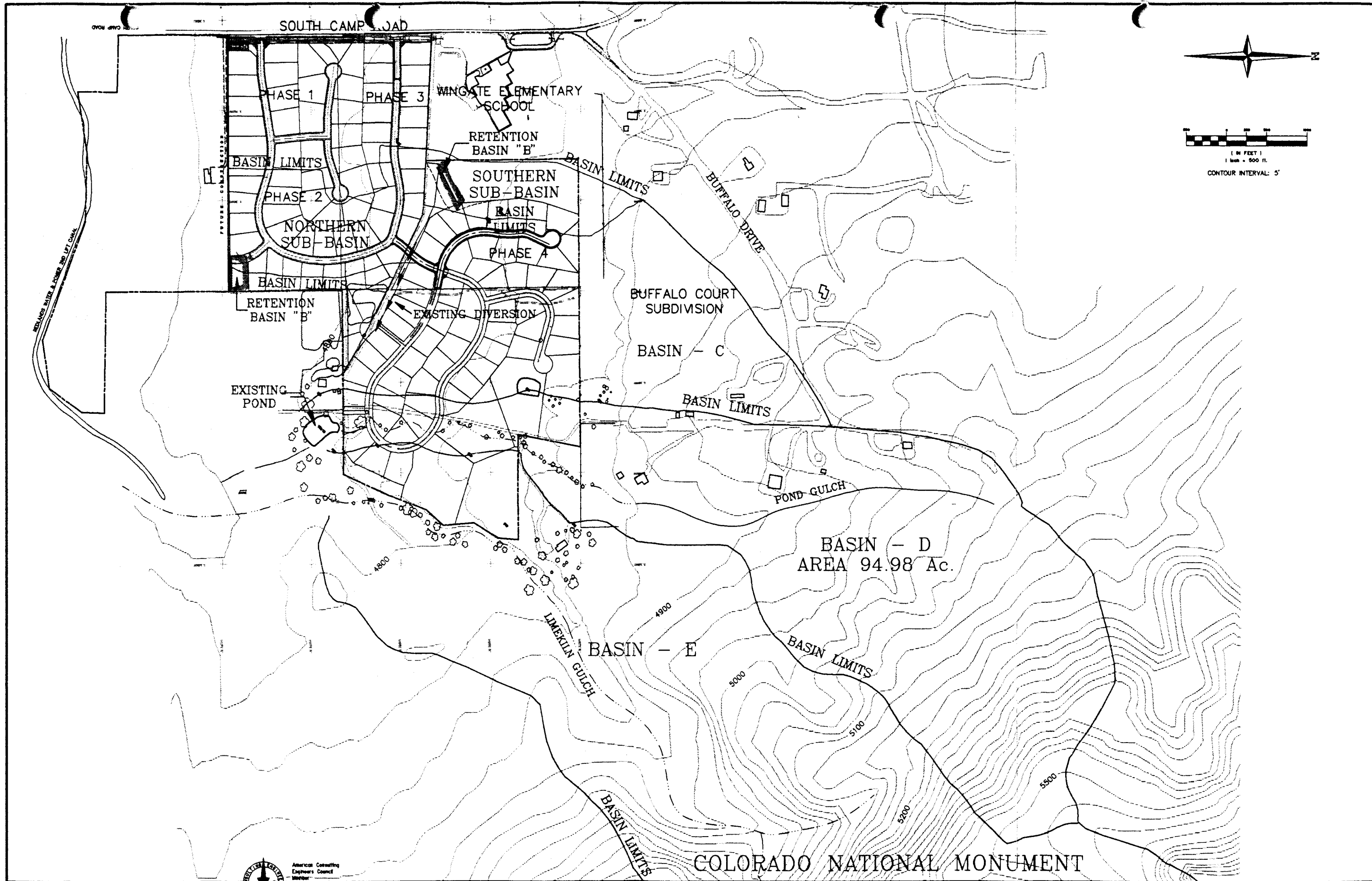
If an interim retention facility is decided upon, it will be designed per the City's criteria to hold the 100-year event volume with no discharge. If the choice is an interim or final detention facility, it will be designed to detain both the 2-year and 100-year events, discharging through a two stage outlet only at the historic rates. Discharge calculations will be finalized to assure that during the 2-year event, only the historic 2-year flow is released from the facility, and during the 100-year event the combinations of the outlets will discharge only the historic 100 year flow. An emergency overflow will be provided in the event the site experiences an storm event larger than the 100-year event. The outlet from the facility will be protected with riprap to reduce the potential for channel erosion.

References

- 1994 Stormwater Management Manual (SWMM), City of Grand Junction, June, 1994
- City of Grand Junction Standards, City of Grand Junction, June, 1994
- Soil Survey - Grand Junction Area, Colorado, United States Department of Agriculture - Soil Conservation Service (with the Colorado Agricultural Experiment Station), November, 1955
- Soil Survey of Mesa County Area, Colorado, United States Department of Agriculture - Soil Conservation Service (with the Colorado Agricultural Experiment Station), February, 1978



DRAWN BY: JCS	PREPARED UNDER THE SUPERVISION OF		GRAND JUNCTION, COLORADO		SCALE:	JOB NO:	DATE:
	DESIGNED BY: JAMES E. LANGFORD		P.E. NO. 14847			0208-008.03	7/16/96
CHECKED BY: JEL	REVIEWED _____		DRAINAGE CONCEPT MAP		SHEET NO:		
	DATE: _____				1 OF 1		



DRAWN BY: JCS
 DESIGNED BY: JAMES E. LANGFORD
 CHECKED BY: JEL



PREPARED UNDER THE SUPERVISION OF
JAMES E. LANGFORD P.E. NO. 14847
THOMPSON-LANGFORD CORP.
 529 25 1/2 RD., SUITE B210
 GRAND JUNCTION, COLORADO
 PH. (303) 243-6067

REVISION	DATE	DESCRIPTION	BY	QTY

CANYON VIEW PH. IV
 GRAND JUNCTION, COLORADO
PRELIMINARY DRAINAGE CONCEPT MAP

SCALE: 1" = 500'
 JOB NO: 0208-008.03
 DATE: 7/18/96
 SHEET NO: **1 OF 1**

REVIEW COMMENTS

Page 1 of 5

FILE #RZP-96-179

TITLE HEADING: Canyon View Subdivision

LOCATION: South Camp Road & Canyon View Drive

PETITIONER: John Thomas, Thomas & Sun Inc.

PETITIONER'S ADDRESS/TELEPHONE: 321 Quail Drive
Grand Junction, CO 81503
245-1195

PETITIONER'S REPRESENTATIVE: Ciavonne & Associates

STAFF REPRESENTATIVE: Bill Nebeker

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

8/14/96

Bill Nebeker

244-1447

FINAL PLAT:

1. Change street name Redcliff Circle to Redcliff Court.
2. Provide a minimum 12' wide pedestrian easement, with a 10' wide concrete sidewalk between lots 5 & 6, 6 & 7 or 7 & 8, block one, from Redcliff Court to the city park in accordance with Planning Commission's decision for the revised preliminary.
3. There are 2 Tract A's on the plat. The 1st page of the plat states that Tract A is reserved for future development. I assume that this refers to Block 3, Tract A. What is the purpose of the other Tract A that adjoins the park? Shouldn't Block 3, Tract A be changed to Block 3, Lot 1 to be consistent with other blocks and lots left for future development? Some other portions of Block 4, Lot 1 from Phase III do not appear to be clearly described on the plat.
4. Show the pedestrian easement along the canal that was platted on Canyon View Phase III. Physically, where is this easement in relation to the canal access road? (Is it on the road or off the road?)
5. On the cover sheet for the plat, shouldn't Lot 4, Block 1 be Lot 1, Block 4?
6. What are the proposed building setbacks for this phase?
7. TCP for this plat is waived per improvements to South Camp Road as part of Phase III (per Jody Kliska 4-23-96). Open Space fees have also been waived per City Council.
8. **NOTE:** Some further street name changes **may** be required prior to final plat recordation (i.e. Redcliff Drive to Redcliff Circle). No changes necessary at this time.

REVISED ODP:

1. Private drive easements proposed in phase 5 & 6 are currently not allowed by city code. City Council authorization to proceed with private drives as proposed **MAY** be required prior to recordation of plats for these phases.

2. Please clarify the use and ownership of the small parcel directly south of lot 1, block 3 (Phase III). (See note #3 above.)
3. Does the private drive easement over the three large lots in Phase 6 access other lots outside this subdivision?
4. What is intent of open space in the far western corner of this site?

REZONE: No Comments

CITY DEVELOPMENT ENGINEER

8/9/96

Jody Kliska

244-1591

1. The construction plans look good.
2. The siphon design must be approved by Redlands Water and Power. They will maintain it?
3. Why is the existing retention pond on the City property shown as being partially on lots 3 & 4, Block 2, Phase IV?
4. On the new retention pond, please provide either a typical cross-section or provide dimensions and indicate the side slopes ratio.
5. Why isn't the new retention pond dedicated on the plat?
6. The improvements agreement will need to include city inspection fees, quality control, and construction engineering and as-builts cost.
7. The irrigation pond is not shown as a tract on the plat. Shouldn't it be a separate tract and dedicated to the HOA?

CITY UTILITY ENGINEER

8/9/96

Trent Prall

244-1590

1. PLEASE NOTE: 1996 City of Grand Junction Standard Specifications shall apply for this proposed development. Copies are available for \$10 in the Public Works and Utilities office.
2. Preliminary plan for Phase V and VI:
 - a. Inadequate information submitted to evaluate in regards to utilities.
3. North arrow on composite plan 90 degrees off.
4. Sewer Trunk Extension Fees for the proposed development are due prior to the recordation of the plat. These fees shall be in accordance with City Council Resolution 47-93.
5. Plans do not depict a sewer stub out for northern Redcliff Circle. How are future filings to sewer?
6. Please ensure the following notes are on the sewer plans:
 - A. Contractor shall have one signed copy of plans and a copy of the City of Grand Junction's Standard Specifications at the job site at all times.
 - B. All sewer mains shall be PVC SDR 35 (ASTM 3034) unless otherwise noted.
 - C. All sewer mains shall be laid to grade utilizing a pipe laser.
 - D. All service line connections to the new main shall be accomplished with full body wyes or tees. Tapping saddles will not be allowed.
 - E. No 4" services shall be connected directly into manholes.
 - F. The contractor shall notify the City inspection 48 hours prior to commencement of construction.
 - G. The Contractor is responsible for all required sewer line testing to be completed in the presence of the City Inspector. Pressure testing will be performed after all compaction of street subgrade and prior to street paving. Final lamping will also be accomplished after paving is completed. These tests shall be the basis of acceptance of the sewer line extension.

- H. The Contractor shall obtain City of Grand Junction Street Cut Permit for all work within existing City right-of-way prior to construction.
 - I. A clay cut-off wall shall be placed 10 feet upstream from all new manholes unless otherwise noted. The cut-off wall shall extend from 6 inches below to 6 inches above granular backfill material and shall be 2 feet wide. If native material is not suitable, the contractor shall import material approved by the engineer.
 - J. Sewer stub outs shall be capped and plugged. Stub out shall be identified with a steel fence post buried 1' below finished grade. As-built surveying of stub out required PRIOR to backfill.
 - K. Benchmark _____.

CITY PROPERTY AGENT

8/9/96

Tim Woodmansee

244-1565

The plat dedication reserves "Tract A" for future development. The plat shows two Tract A's - one in Block 1 and the other in Block 3. Also, the narrative states that Tract A in Block 1 (0.18 acres) will be dedicated to the City. Please reconcile this inconsistency. A storm water detention basin is shown to encumber Lots 3 and 4 of Block 1 and the City parcel adjacent to the east. Appropriate drainage easements need to be delineated and dedicated across Lots 3 & 4. Has permission to place the detention basin across the City property been granted? Please provide book and page for existing 20' sanitary sewer easement along southern boundary. Please provide the same information for the 30' Redlands Water & Power easement. With respect to the ingress/egress easement at Book 1219 Page 562, the ingress/egress easement at Book 1237 Page 612, and the Utility Easement at Book 1237 Page 612: please either delineate these easements on the plat or provide record evidence that these easements have been relinquished.

CITY FIRE DEPARTMENT

8/15/96

Hank Masterson

244-1414

- 1. For final of Phase IV, move the proposed hydrant shown at the southeast corner of lot 12 to the southwest corner of lot 12.
- 2. In reference to the private drive easement in Phase 6 serving the large lot on the southwest corner and two existing homes to the south and west: since the access road serves more than two lots, it must comply with fire department requirements-a minimum of 20' width, able to support a 20 ton fire truck, having an all weather surface, and signed for no parking along either side. In addition, an adequate turn around will be required because the length of the road exceeds 150'.

CITY POLICE DEPARTMENT

8/12/96

Dave Stassen

244-3587

No comments.

MESA COUNTY PLANNING

8/13/96

Richard Goecke

244-1744

- 1. How is the east of Phase 4 designated as Open Space/City of Grand Junction accessed? - by the individual lot owner abutting it, by the general public? Typically, a minimum of 50% of the open space should be useable to the residents, guests, etc.
- 2. The small brush fire that occurred in this area in June makes it clear that the lack of fire protection and buffering is a major consideration in this area of the Redlands. Has the Colorado National Monument, as an adjacent property owner, commented on the proposal? Mesa County has received

comments on county referrals from the Monument with concerns regarding the "view shed" and buffering. Will lighting, building materials, building heights, etc. be given careful consideration? Ideally, the proposed outlots would be located BETWEEN the Colorado National Monument and the development and not vice versa.

- 3. Overall, the project would meet County standards for lot width's frontage, setbacks and access with the exception of Lot 1, Block 2.

MESA COUNTY SCHOOL DISTRICT #51

8/14/96

Lou Grasso

242-8500

SCHOOL / CURRENT ENROLLMENT - CAPACITY / IMPACT

Wingate Elementary / 462 - 600 / 4

Redlands Middle School / 552 - 650 / 2

Fruita Monument High School / 1337 - 1100 / 2

REDLANDS WATER & POWER

8/14/96

Gregg Strong

243-2173

- 1. Canyon View Subdivision currently has 83 shares of Redlands irrigation stock.
- 2. Present headgate will be closed off and a new headgate and weir will be installed by Redlands at developer's expense.
- 3. Siphon for road crossing will be installed under the supervision of Redlands Superintendent.
- 4. All work will be done during the non-irrigation season.
- 5. Redlands easement on canal and road will remain the same.

UTE WATER

8/12/96

Gary Mathews

242-7491

- 1. 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.
- 2. Developer is responsible for installing meter pits and yokes. Ute Water will furnish the pits and yokes.
- 3. Construction plans required 48 hours before development begins.
- 4. Policies and fees in effect at the time of application will apply.

PUBLIC SERVICE COMPANY

8/7/96

Gary Lewis

244-2698

Land between Phase 3 and Phase 4 immediately adjacent to Redcliff Drive (shown as Tract A and City of Grand Junction) will need to have 14' multi-purpose easement in order to have a contiguous easement path between the two phases. The 14' front lot multi-purpose easements as shown on the rest of the accompanying plat should be sufficient to serve gas and electric to Phase 4. Public Service Company of Colorado presently has utilities installed in our easements that lie north of the southerly property lines of Lot 1, Block 4 and Lot 2, Block 2. Public Service Company also has an overhead electric line installed in an existing easement along the west property lines of Lot 1, Block 4 and Tract A, Block 3. All costs associated with relocation/adjustment of these lines will be charged to the developer, and additional easements may be required at that time.

U S POSTAL SERVICE

8/5/96

Mary Barnett

244-3434

Central delivery as in Phases I through III.

TCI CABLEVISION

8/8/96

Glen Vancil

245-8777

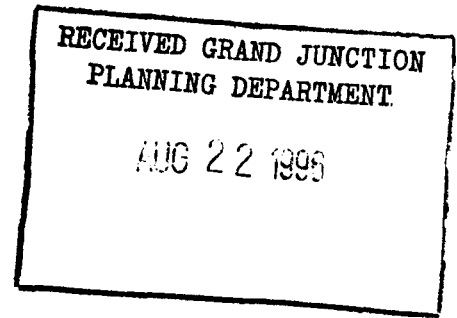
1. We require the developers to provide, at no charge to TCI Cablevision, an open trench for cable service where underground service is needed and when a roadbore is required, that too must be provided by the developer. The trench and/or roadbore may be the same on used by other utilities so long as 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, NO COMMENTS RECEIVED FROM:

City Parks & Recreation

City Attorney

U S West



August 20, 1996

Mr. Bill Nebeker
Community Development Department
City of Grand Junction
250 North 5th St.
Grand Junction, CO. 81501

Dear Mr. Nebeker,

The following is a response to the review Agency Comments concerning the Revised Preliminary Plan and Final Plan Phase IV Canyon View, File #RZP-96-179.

Community Development Staff

Final Plat:

1. Street name changed
2. By granting the dedication of 175' length by 45' width between Redcliff Drive and the park, (15' for Redlands Water & Power Easement, 30' for access to public park) we feel the 12' access easement further south on Redcliff Court is not necessary. It is now the City of Grand Junction's to develop as you see fit. It will give an alternative vehicle access as well as pedestrian access. The Redcliff Court residents have no further to walk to access the park than any other Canyon View resident.
3. Tract "A" block 3 is part of phase 3 and we are re-platting that area to become part of lot 2 block 2, which in previous plats was under different ownership. These designations have been changed to be clear. The tract adjacent to the park is to provide access to the park subject to the Redlands Water & Power easement.
4. As stated in #2 above, the ground is to be dedicated to the City, so no easement should be required.
5. Yes, it has been changed
- 6 Building setbacks for this phase will be the same as in Phase 2, to be described in the covenants (45' front, 35' front on cul-de-sac; 15' side; 30' rear)
7. TCP, Open space waiver payments acknowledged.

Revised ODP (Revised Preliminary)

We have been round and around about the name of this submittal, and the application was made as a revised preliminary per your direction. I hope this is still the case, since our objective was to submit finals for Phases V & VI in the future, not preliminary and final.

1. Redlands Water & Power would like to reduce the number of road crossings for their canal to one if possible. We had hoped that by using a shared private drive, the crossing could be minimized. Redlands Water & Power has also been reluctant to move the irrigation ditch. This limits the configuration of lots in this area, as well as the number of lots. The developer hoped the proposed configuration would be allowed to minimize the impact on Redlands Water & Power while still allowing developable lots.
2. This parcel will be added to lot 1 block 2, Phase IV.
3. yes, two lots with existing access at the corner property pin where the easement leads.
4. Possible detention area, unstable area we don't trust people with, an anomaly.

City Development Engineer

1. I like to hear that!
2. Redlands water & power does not indicate otherwise.
3. The park dedication was made with the stipulation that the boundary could be moved to accommodate property adjustments in the future. Due to the boundary adjustment, the developer will move the retention pond away from the adjacent lots, and in addition far enough to allow access around the pond.
4. Cross sections and side slopes will be provided.
5. A temporary drainage easement will be shown on the plat.
6. Improvements agreement will be complete.
7. The irrigation pond will be shaped to conform with the lot configuration around it and will be dedicated at that time.

Grand Junction City Utility Engineer

1. Noted
2. The Community Development Department indicated that what we submitted would be adequate. We are revising a preliminary plan which was submitted in 1993.
3. North arrow has been corrected.
4. Sewer Trunk Fees should have been covered by the Goat Wash Extension already paid for in Phase I. Acreage fees will be paid at recording of final plat for Phase IV.
5. Sewer stub will be shown.
6. Notes will be shown where appropriate.

Grand Junction City Property Agent

1. Tract designations will be clarified.
2. The park dedication was made with the stipulation that the boundary could be moved to accommodate property adjustments in the future. Due to the boundary adjustment, the developer will move the retention pond away from the adjacent lots, and in addition, far enough to allow access around the pond. The agreement allowed the retention pond to exist.
3. Sewer easement was created in previous plat to accommodate an existing sewer line for which a book and page could not be found.
4. Redlands water & power is a prescriptive easement, and no documentation is available from Redlands Water & Power.
5. Those easements are not on this parcel a, but have been relinquished as per agreement, with water & power having been relocated.

Public Service Company

1. The easements required have been shown.

Grand Junction Fire Department

1. Hydrant will be moved.
2. A turn-a-round for the private drive will be shown, with a drive section provided at final.

Redlands Water & Power

3. Siphon will be installed as per Redlands Water & Power.

TCI Cablevision

1. Construction coordination concerning trenching, conduit, backfill, and charges will be complied with as required.

Sincerely,

Craig Roberts
Secretary/Treasurer
Ciavonne & Associates, Inc.

POSTING OF PUBLIC NOTICE SIGNS

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

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

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

Bill N.

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

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

<i>Jim Thomas</i>	8-20-96
SIGNATURE	DATE
FILE #/NAME <u>R2P-96-179 Canyon View (Fd. #4)</u>	RECEIPT # <u>4458</u>
PETITIONER/REPRESENTATIVE: <u>Thomas & Sun</u>	PHONE # <u>245-1195</u>
DATE OF HEARING: <u>9-3-96</u>	POST SIGN(S) BY: <u>8-23-96</u>
DATE SIGN(S) PICKED-UP <u>8-20-96</u>	RETURN SIGN(S) BY: _____
DATE SIGN(S) RETURNED _____	RECEIVED BY: _____

Using Same sign for Filing #5- will relocate - 12/16/96 RSC

lost.



United States Department of the Interior

NATIONAL PARK SERVICE
Colorado National Monument
Fruita, Colorado 81521

IN REPLY REFER TO:

L1429

August 24, 1996

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

AUG 26 1996

Mr. William H. Nebeker
Senior Planner
City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, Colorado 81501

Dear Mr. Nebeker:

Thank you for providing an opportunity to comment on the proposed zoning changes to the Canyon View Subdivision. Lack of timely notification precludes more than a cursory review and response on the part of the National Park Service. Our comments are in reference to changes in the Phase IV plan, as well as future changes contemplated for Phase V and Phase VI.

As a neighbor and the custodian for one of the Grand Valley's most significant natural features and visitor attractions, the NPS does not agree with the methodology by which the proponent suggests that "2.5 acre lots provide an adequate buffer to the Colorado National Monument boundary that is consistent with historical and recent land use decisions made all along the Monument boundary". The Canyon View Subdivision General Project Report notes that the five acre lot density policy of Mesa County (with respect to Colorado National Monument) has not been adhered to in the past and has "been rendered ineffective" as a "viable concept". The proposal further notes, "The street layout and lot design shown in the Revised Preliminary provides the future opportunity for development of the Schnickman property, as well as providing the access necessary for the developed home sites to the south and west." Past land use actions may not necessarily justify present and future decisions, a combination of which could result in cumulative effects with unforeseen and possibly adverse impacts on adjacent lands.

National Park Service lands within the Monument are managed as proposed Wilderness and are outside the urban planning area as defined in the final draft of the Mesa Countywide Land Use Plan. National Park Service concerns include potential impacts on wildlife, scenic views and wildland fire management. Increased

human activity often results in the development of nondesignated trails and increased vulnerability to archeological sites and other sensitive resources within the Monument.

The National Park Service desires to work cooperatively with local government and private landowners. This spirit of partnership is well identified in the Mesa Countywide Land Use Plan and we look forward to a close and positive relationship with the Grand Junction Community Development Department.

If there are any questions regarding our comments, please feel free to contact me directly at 858-3617.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Hickman", with a long horizontal flourish extending to the right.

Steve Hickman
Superintendent

STAFF REVIEW - PLANNING COMMISSION - SEPTEMBER 3, 1996 HEARING

FILE: RZP-96-179
DATE: August 28, 1996
STAFF: Bill Nebeker
REQUEST: Final Plat for Canyon View Phase 4, Revised Preliminary for Phases 4, 5 & 6, Rezone from RSF-4 to PR-2 for Phases 5 & 6
LOCATION: West of Wingate Elementary School at 334 South Camp Road.
APPLICANT: Jim Thomas for Thomas & Sun

EXECUTIVE SUMMARY: Staff recommends approval of this 15 lot subdivision, revised preliminary and rezone from RSF-4 to PR-2. The zone change is consistent with the Growth Plan and the remainder of the Canyon View Subdivision. The revised preliminary must be revised further to conform with the location of a proposed irrigation pond, or the pond moved. Access to landlocked parcels through private driveway easements may require City Council approval at the time of platting for Phases 5 and 6. The lots in Phase 4 are located along a cul-de-sac adjacent to a parcel deeded to the city for a park. Access is being provided to the park along the Redlands Canal. An additional access is recommended along the south property line.

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE: (to Canyon View Subdivision)

NORTH: Vacant
SOUTH: Wingate Elementary School and large lot single family residential
EAST: Vacant
WEST: Vacant and rural residential

EXISTING ZONING: PR-2

SURROUNDING ZONING: (to Canyon View Subdivision)

NORTH: RSF-2
SOUTH: PZ & County
EAST: County
WEST: County

RELATIONSHIP TO COMPREHENSIVE PLAN: The preferred alternative for the Growth Plan (Concentrated Urban Growth) shows this area developing at 0.5 to 2 dwellings per acre.

STAFF ANALYSIS:

Rezone

The applicant has requested a rezone from RSF-4 to PR-2 for Phase 5 and 6 of Canyon View Subdivision. When the revised preliminary for Phase 3 and 4 was heard and approved by Planning Commission in March 1996 it excluded Phases 5 and 6 because it was believed at the time that this area was zoned PR 1 dwelling per 35 acres. Staff has researched this zoning and found the zoning map to be in error.

The subject parcel containing 36.37 acres has been under separate ownership from the remainder of the Canyon View Subdivision and is in the process of being purchased by John Thomas, the developer of Canyon View. La Casa Vista, the original plan for the Canyon View Subdivision, was approved by the County in 1983 and zoned PR 4.5. In 1989 the plan lapsed, but the zoning was retained. Upon annexation the parcel was rezoned to RSF-4 to reflect the approved density for the site. The reduction to a density not to exceed 2 dwellings per acre is consistent with the remainder of Canyon View Subdivision to the east. This density is also more appropriate considering the larger lots adjacent to the Colorado National Monument and the need to prohibit higher densities near the Monument.

The proposed rezone meets the criteria established in Section 4-4-4 of the Grand Junction Zoning and Development Code. The existing zoning was not an error at the time of adoption but reflected approved densities for the parcel at the time it was annexed into the city. A change in character to developments with less density has occurred since annexation. There appears to be a need for single family homes on lots of this size in the city. The proposed rezone is more compatible with adjacent properties than if the parcel was developed under the existing zoning. Benefits derived by the community through this rezoning include increased property taxes and lower densities than otherwise allowed. The proposal is in conformance with the Planning Commission adopted Growth Plan which shows densities of 0.5 to 2 dwellings per acre for this area. Adequate public facilities are available to serve the development for the type and scope suggested by the rezone.

Revised Preliminary

The revised preliminary plan adds Phases 5 and 6, readjusting some lot boundaries due to the location of the Redlands Third Lift Canal. This canal runs along the north boundary of Wingate School and then southwest to a parcel known as the Schnickmann property. Originally the developer had proposed to realign the canal to accommodate a better subdivision design. However Redlands Water objected to the realignment. Redlands Water also has limited the subdivision to one street crossing. For this reason a private drive easement is proposed to serve two adjacent landlocked parcels in phase 6. An additional landlocked parcel is proposed on the opposite side of phase 6. The Grand Junction Zoning and Development Code does not allow landlocked parcels. The applicant must redesign these lots to have street frontage. This could be accomplished with a flagpole extending from each lot to a public street. A shared driveway could then be located on the flagpole.

The two landlocked parcels are adjacent to a lot designated for open space and planned for an irrigation pond. Construction plans show the pond located on a lot designated for residential use on the preliminary plan. Either the construction plans and plat must be changed to move the pond, or the preliminary plan revised to reflect this change. The applicant's representative has stated that the pond is desired to be located further to the west as shown on the revised preliminary plan.

The preliminary plan also shows a private drive easement over three large lots in Phase 6 along the western boundary. This easement is being provided to access two landlocked parcels to the southwest of Phase 5 and 6, located outside of this development. Sheet 3 of 17 of the construction plans, the Storm Water Management Plan shows the location of an existing gravel road that serves these lots. When Phase 6 is platted a portion of the gravel roadway will be abandoned and access to these lots will be diverted over the paved streets within Canyon View and the private easement as shown. The easement must extend to the property line for each road accessing private property beyond the boundaries of this subdivision. A private access easement to these landlocked parcels will limit their future development potential, which is desirable considering their close proximity to the Colorado National Monument.

The large 2.5 acre lots along the southwest portions of Phases 5 and 6 are designed to provide a greater buffer between urban development and the Colorado National Monument. The Monument boundary is the southwesternmost line of the large landlocked lot in phase 6. Although Mesa County adopted a policy in 1986 requiring lots within 1000 feet of the Monument to be no smaller than 5 acres in size, the applicant submitted several examples where this policy has not been followed in other developments. (See page 1 of applicant's general project report for more information.) The National Park Service does not agree with the applicant's methodology for determining that the 2.5 acre lots provide an adequate buffer to the Monument. (See attached letter from Steve Hickman, Superintendent.) The 2.5 acre parcels are not out of character with other platted lots adjacent to the Monument in subdivisions located off South Camp Road.

Final Plat

Canyon View Phase 4 proposes 15 lots not less than .40 acres in size and two tracts for open space purposes. As mentioned previously, Tract B is proposed for an irrigation pond but an alternate location is desirable. Tract A is located along the Redlands Canal between Redcliffe Drive and the park and provides access to the park and Wingate School. This Tract will be dedicated to the City for use as a pedestrian, utility, irrigation and drainage easement, subject to an existing 15 foot easement to the Redlands Water and Power Company. This will be the primary entrance to the park from this subdivision. The applicant will be required to construct an 8 foot wide concrete path within the tract to the boundaries of the park. The path must not conflict with the exiting canal maintenance road.

Additional access to the park is also required. Preliminary approval for Phase 4 required an access from Redcliff Court. A more feasible access that will serve other phases of this development and adjacent properties is a pedestrian easement the full length of the south property line over an existing sanitary sewer and Public Service Company Easement. A 12 pedestrian easement is

required. No improvements are required to be made by this developer within this easement. However to access this easement from Redcliffe Court an additional 12 foot wide pedestrian easement is required. A 8 foot wide concrete path located within the pedestrian easement will be required between lot 8 and 9, block 2. Access to the pedestrian easement will also be required from the cul-de-sac roadway in phase 5.

A storm water retention facility for upstream runoff is planned on the northern portion of the park. The basin has been reconfigured from its original configuration to take into account the reconfiguration of the park itself. The basin will be reconstructed so that it is not located on lots 3 and 4, block, 2. The basin must also allow a walking area of at least 20 feet between the rear lot line of the homes in Phase 4 and the drop-off to the retention basin, to allow pedestrian travel to the park.

Setbacks for the lots within the Phase 4 are the same as those in Phase 2 as follows:

Standard Front: 45' (from front property line, 35' for lots on cul-de-sacs)
 Rear: 30'
 Side: 15'

Staff recommends the addition of setbacks required with other filings including side setbacks on corner lots not to exceed 20' for garages

The following impacts to the Mesa County School District have been identified:

<u>School</u>	<u>Enrollment</u>	<u>Capacity</u>	<u>Impact</u>
Wingate Elementary	462	600	4
Redlands Middle School	552	650	2
Fruita Monument H.S.	1337	1100	2

The Transportation Capacity Payment and Open Space Fees for this subdivision have been waived per improvements made to South Camp Road during Phase 3 and the dedication of the park site to the city.

STAFF RECOMMENDATION: Approval of the Final Plat for Canyon View Subdivision Phase 4, Revised Preliminary Plan for Phases 4, 5, & 6, and approval of rezone for Phases 5 & 6 from RSF-4 to PR-2, with the following conditions:

Revised Preliminary

1. Submit a revised preliminary plan showing the new location of Tract B irrigation pond unless the plat and construction plans are revised, moving the pond.
2. The private drive easement over the large lots in Phase 6 must be extended to the property line for each existing private road.

3. A minimum 12 foot wide pedestrian path will be required along the south boundary of the lots in Phase 5. At least one connection to this easement will be required from the cul-de-sac in Phase 5.

Note: The applicant may be required to seek approval from the City Council prior to final plat approval for Phase 5 and 6 since the Grand Junction Zoning and Development Code does not allow private drive easements in lieu of public street frontage.

Final Plan

1. An 8 foot wide concrete bicycle/pedestrian path shall be constructed within Tract A for access to the park. The path shall be constructed in a location not to conflict with the existing canal maintenance road.
2. An 8 foot wide concrete path shall be constructed and located within a 12 foot wide pedestrian easement between lots 8 & 9, block 2, for an alternate access to the park.
3. A 12 foot wide pedestrian path shall be dedicated along the south boundary of this plat (approximately 1276 feet).
4. The retention basin on the city park site shall be reconfigured to allow a walking area of at least 20 feet between the basin and the rear lot line of the homes in Phase 4.
5. Show the 12 foot wide pedestrian easement adjacent to the Redlands Canal that was dedicated on Canyon View Filing 3.
6. Side setbacks shall include 20 feet on corner lots for garages.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item 96-179, I move that we:

1. Approve the Canyon View Subdivision, Phase IV and the Revised Preliminary for Phases 4, 5 and 6, subject to staff's recommendation and staff review comments, and
2. Forward a recommendation of approval to the City Council for the rezone of Phase 5 and 6 from RSF-4 to PR-2.

STAFF REVIEW - CITY COUNCIL - SEPTEMBER 18, 1996 HEARING

FILE: RZP-96-179
DATE: September 12, 1996
STAFF: Bill Nebeker
REQUEST: Rezone from RSF-4 to PR 2 for Canyon View Phases 5 & 6
LOCATION: West of Wingate Elementary School at 334 South Camp Road.
APPLICANT: Jim Thomas for Thomas & Sun

EXECUTIVE SUMMARY: Staff recommends approval of this rezone from RSF-4 to PR-2 to accommodate construction of planned phases 5 and 6 and a portion of phase 4 of Canyon View Subdivision. The zone change is consistent with the Growth Plan and the remainder of the Canyon View Subdivision to the east and northeast. The RSF-4 zoning on this property was zoned at the time of annexation to reflect approved densities of approximately 4 dwellings per acre on a County approved project.

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE: (to Canyon View Subdivision)

NORTH: Vacant
SOUTH: Wingate Elementary School and large lot single family residential
EAST: Vacant
WEST: Vacant and rural residential

EXISTING ZONING: PR-2

SURROUNDING ZONING: (to Canyon View Subdivision)

NORTH: RSF-2
SOUTH: PZ & County
EAST: County
WEST: County

RELATIONSHIP TO COMPREHENSIVE PLAN: The preferred alternative for the Growth Plan (Concentrated Urban Growth) shows this area developing at 0.5 to 2 dwellings per acre.

STAFF ANALYSIS:

The subject parcel contains 36.37 acres and has been under separate ownership from the remainder of the Canyon View Subdivision. It is in the process of being purchased by John Thomas, the developer of Canyon View. La Casa Vista, the original plan for the Canyon View Subdivision, was approved by the County in 1983 and zoned PR 4.5. In 1989 the plan lapsed, but the zoning was retained. Upon annexation the parcel was rezoned to RSF-4 to reflect the approved density for the site. For a time the official City zoning map reflected a designation of PR 1 dwelling per 35 acres for this parcel. Recently it was discovered that the map was in error.

The reduction to a density not to exceed 2 dwellings per acre is consistent with the remainder of Canyon View Subdivision, Filings 1-3 and a portion of Filing 4, located to the east. This density is also more appropriate with surrounding land uses and with densities adjacent to the Colorado National Monument. The attached revised preliminary shows the lot layout for the area to be rezoned.

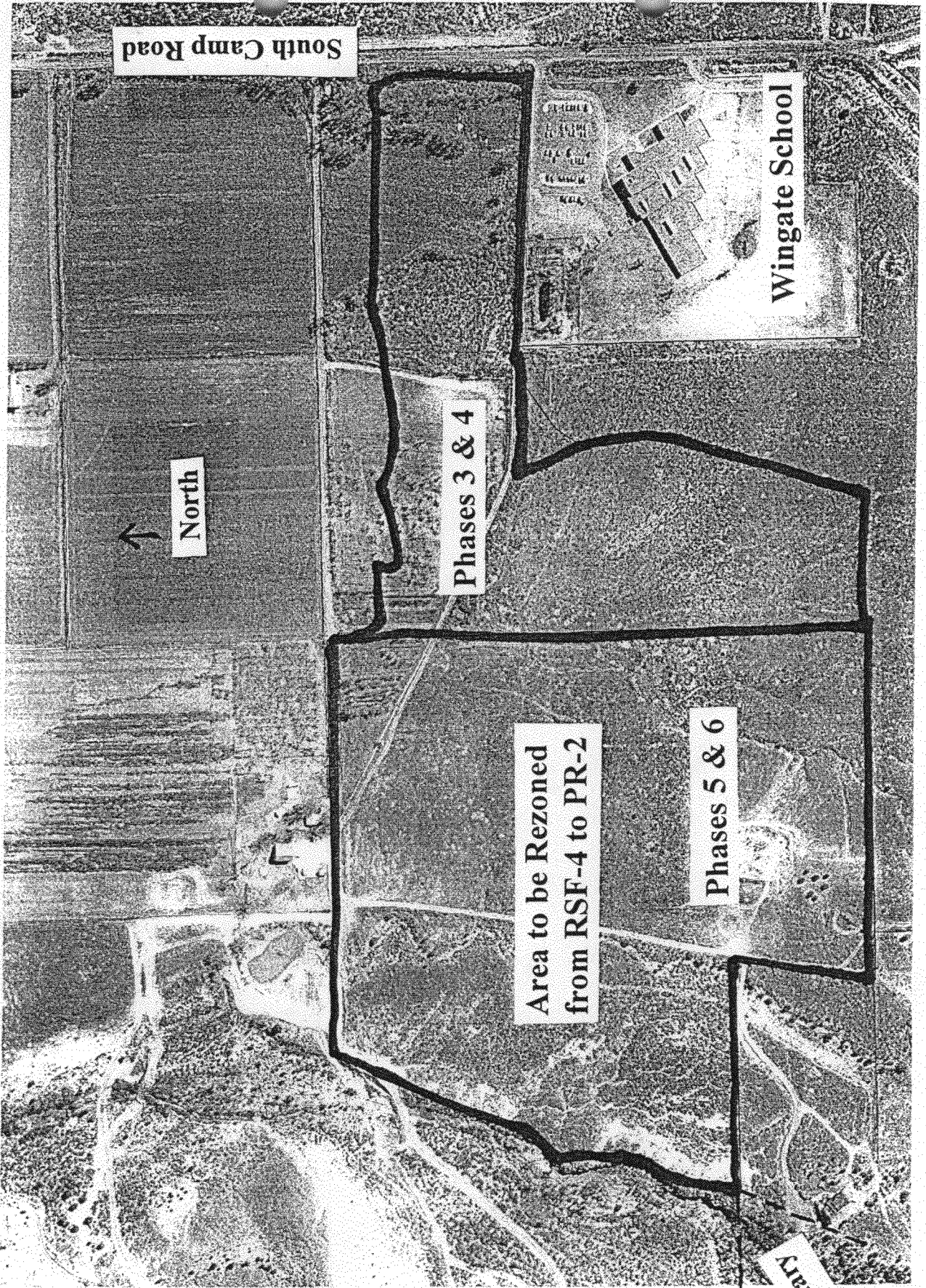
The Planning Commission found that the proposed rezone meets the criteria established in Section 4-4-4 of the Grand Junction Zoning and Development Code as noted below:

- A. **Was the existing zone an error at the time of adoption?** No. The existing zoning reflected approved densities for the parcel at the time it was annexed into the city.
- B. **Has there been a change in character in the area due to the installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?** Yes. Since annexation this area has developed at half the densities that were originally approved in the County. A reduced density is preferable as a more appropriate buffer to the Colorado National Monument.
- C. **Is there an area of community need for the proposed rezone?** Yes. The project is a response to an anticipated market demand for the proposed dwelling type. Other Canyon View phases are developing rapidly.
- D. **Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?** The proposed rezone is more compatible with adjacent properties than if the parcel was developed under the existing zoning. The National Park Service has sought larger lots immediately adjacent to the National Monument Boundary. The Planning Commission approved a revised preliminary showing 2.5 acre lots adjacent to the Monument which is complementary to other platted lots along the monument boundary.
- E. **Will there be benefits derived by the community, or area, by granting the proposed rezone?** Yes. Benefits derived by the community through this rezoning include increased property taxes and lower densities than otherwise allowed.

- F. **Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan (Comprehensive Plan), and other adopted plans and policies?** The proposal is in conformance with the Planning Commission adopted Growth Plan which shows densities of 0.5 to 2 dwellings per acre for this area.
- G. **Area adequate public facilities available to serve development for the type and scope suggested by the proposed zone?** Adequate public facilities are available to serve this development.

STAFF RECOMMENDATION: Approval of ordinance rezoning Canyon View Phases 5 and 6, and a portion of phase 4, from RSF-4 to PR-2

PLANNING COMMISSION RECOMMENDATION: Approval per staff's recommendation with no conditions.



South Camp Road

North
↑

Phases 3 & 4

Wingate School

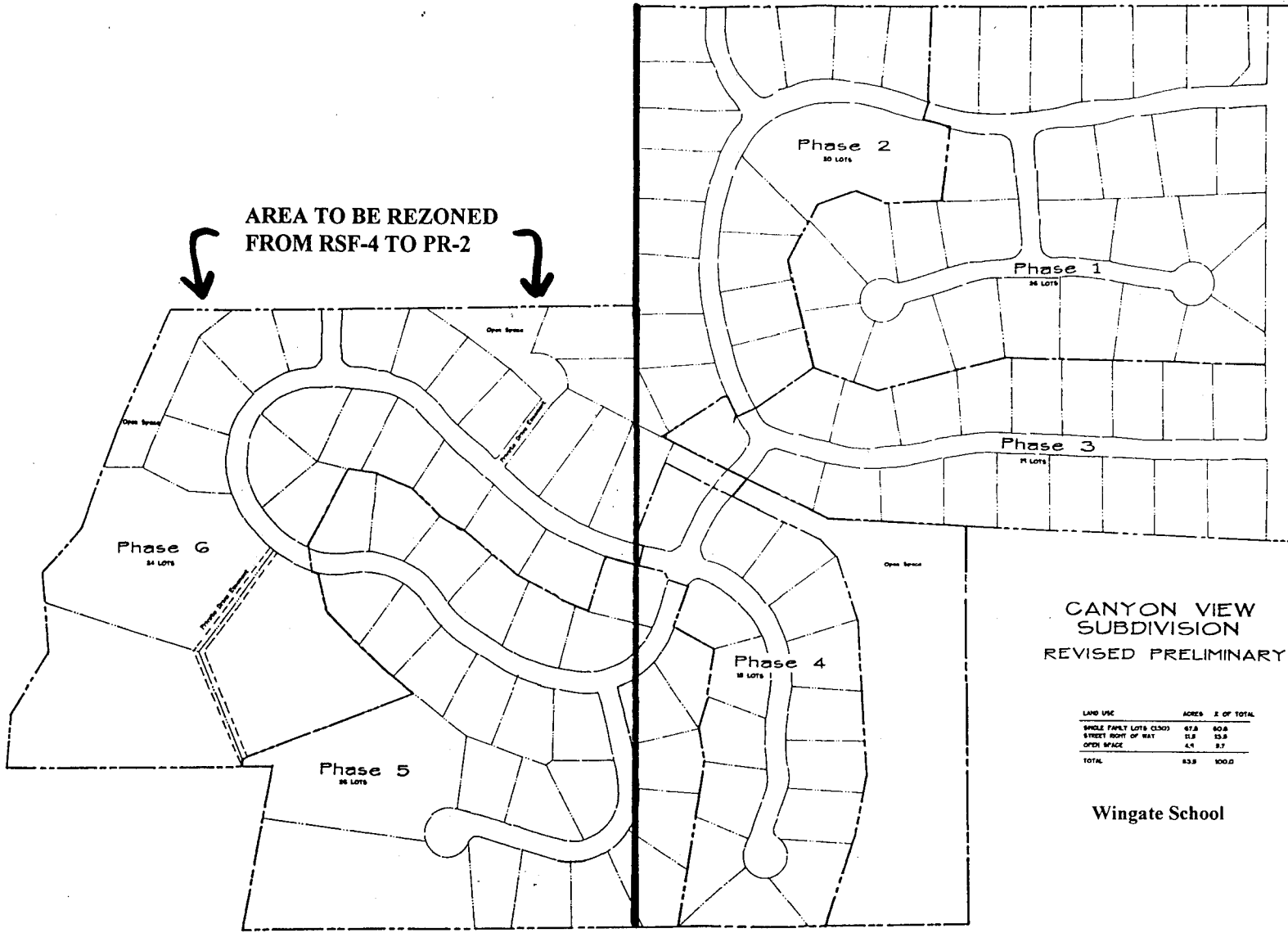
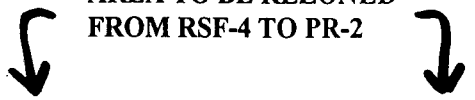
Area to be Rezoned
from RSF-4 to PR-2

Phases 5 & 6

Municipal Boundary

CANYON VIEW SUBDIVISION

AREA TO BE REZONED
FROM RSF-4 TO PR-2



South Camp Road

CANYON VIEW
SUBDIVISION
REVISED PRELIMINARY

LAND USE	ACRES	% OF TOTAL
SINGLE FAMILY LOTS (CSD)	87.8	80.8
STREET RIGHT OF WAY	11.8	13.8
OPEN SPACE	4.4	9.7
TOTAL	104.0	100.0

Wingate School

DRAWN _____
CHECKED _____
JOB NO. _____
DATE _____
REVISIONS: _____

SHEET NO. _____

**CIAVONNE &
ASSOCIATES,
INC.**

SITE PLANNING &
LANDSCAPE ARCHITECTURE
844 GRAND AVE., #1,
GRAND JUNCTION, CO.
973-261-0714
FAX 973-241-0746
81501

CITY OF GRAND JUNCTION

Ordinance No. _____

REZONING PROPERTY TO BE KNOWN AS
CANYON VIEW SUBDIVISION PORTION OF FILINGS 4, 5 & 6,
LOCATED IN TRACT 37, SECTION 35 T.11 S., R 101 W.,
WEST OF SOUTH CAMP ROAD
FROM RSF-4 TO PR-2

Recitals.

A rezone from RSF-4 to PR-2 (Planned Residential Single Family with a density not to exceed two units per acre) has been requested for a 36 acre parcel located in proposed Canyon View Subdivision, including a portion of Filing #4 and Filing #5 and #6. Canyon View Subdivision is located to the south and west of Wingate School at 334 South Camp Road. The Planning Commission has approved a revised preliminary plan for this area for single family homes in three remaining phases. The RSF-4 zoning was placed on this parcel at the time of annexation to reflect densities approved in the County. A rezone is desirable to match existing densities in the remainder of the Canyon View Subdivision.

At their September 3, 1996 hearing, the Grand Junction Planning Commission recommended approval of this rezone request.

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

City Council finds that the requested rezone meets the criteria as set forth in Section 4-4-4 of the Grand Junction Zoning and Development Code and in accordance therewith the following described parcel is hereby rezoned from RSF-4 to PR-2:

The W 1/2 of a tract of land located in a part of Tract 37, Section 35, Township 11 South, Range 101 West of the 6th P.M., being more particularly described as follows:

Commencing at the Southeast corner of said Tract 37 and considering the East line NE 1/4 of said Section 35 to bear North 00°02'00" East with all other bearings contained herein being relative thereto;

thence south 89°54'21" West along the South line of said Tract 37 a distance of 1411.89 feet to the True Point of Beginning;

thence South 89°52'15" West along said South line of Tract 37 a distance of 877.27 feet;

thence North 11°10'03" East 352.67 feet;
thence South 89°52'51" West 573.07 feet;
thence North 04°53'52" East 112.92 feet;
thence North 31°52'38" East 159.58 feet;
thence North 04°25'39" West 168.58 feet;
thence North 42°06'20" East 129.19 feet;
thence North 20°43'45" East 227.47 feet;
thence North 24°36'30" East 274.91 feet;
thence North 89°57'41" East 1015.64 feet;
thence South 00°10'08" East 1318.14 feet to the True Point of Beginning; all of which is located in Mesa County, Colorado.

INTRODUCED for FIRST READING and PUBLICATION this day of 1996.

PASSED on SECOND READING this day of , 1996.

ATTEST:

City Clerk

President of City Council

Memorandum

DATE: September 13, 1996
TO: John Thomas
FROM: Bill Nebeker *BN*
RE: Appeal of Revised Preliminary
CC: Craig Roberts

Attached is the final Planning Commission's decision for Canyon View Final Plat and Revised Preliminary. Please note that Fred Bishop has appealed the decision on the revised preliminary, pending a satisfactory reply to his concern regarding access to his property. I've discussed this with Craig Roberts. Attached is a copy of his appeal letter. I must know by September 20th if his concerns are resolved. If appealed it would be heard during the second reading of the rezone ordinance on October 2, 1996.

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

I wish to appeal Planning Com. Decision
of Sep 3 1996.

Regarding Canyon View Revised Preliminary

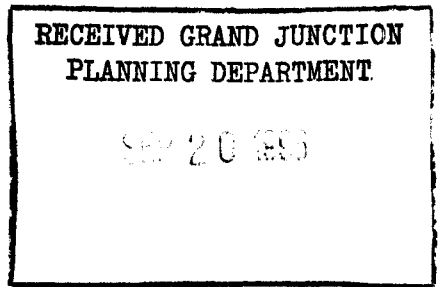
375 5 Camp Rd *Paul Bump*
9/6/96

243-8468
250-5550

Wish to Appeal

9/20/96

Paul Bump

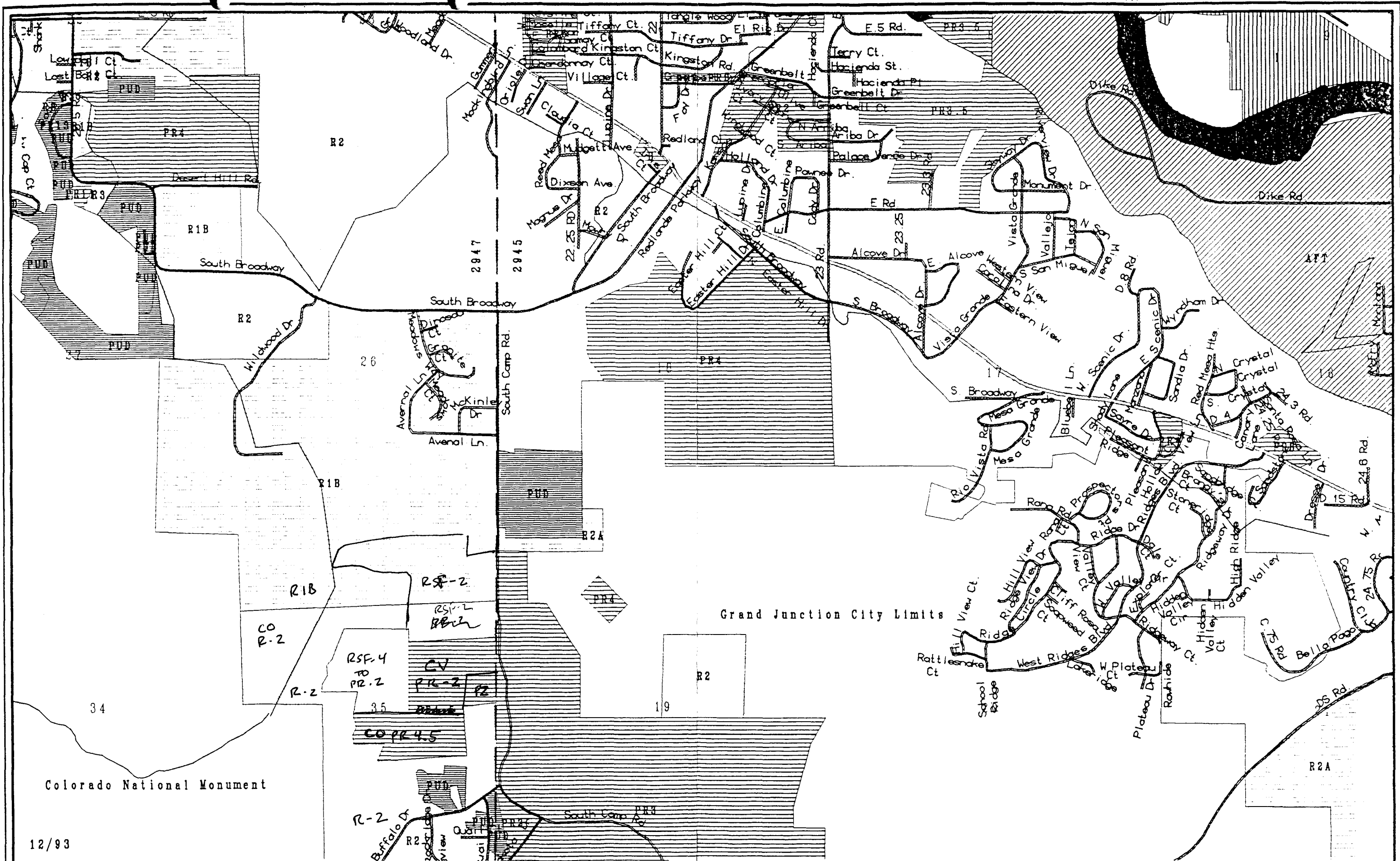


To: *City Council
Cc: MarkA
From: Bill Nebeker
Subject: Canyon View Surrounding Zoning
Date: 9/17/96 Time: 8:49AM

The question arose at last night's CCW regarding surrounding zoning for Canyon View Subdivision, particularly phases 5 & 6. The surrounding zoning for the entire Canyon View Subdivision is as follows:

North: County R-2 & City ~~PR-2~~ CSF-2
West: County R-2
South: County R-2 & County PR 4.5
East: County PR 4.5

This information will be presented on a revised staff report for 2nd reading. If you have any questions please call me at 244-1447.

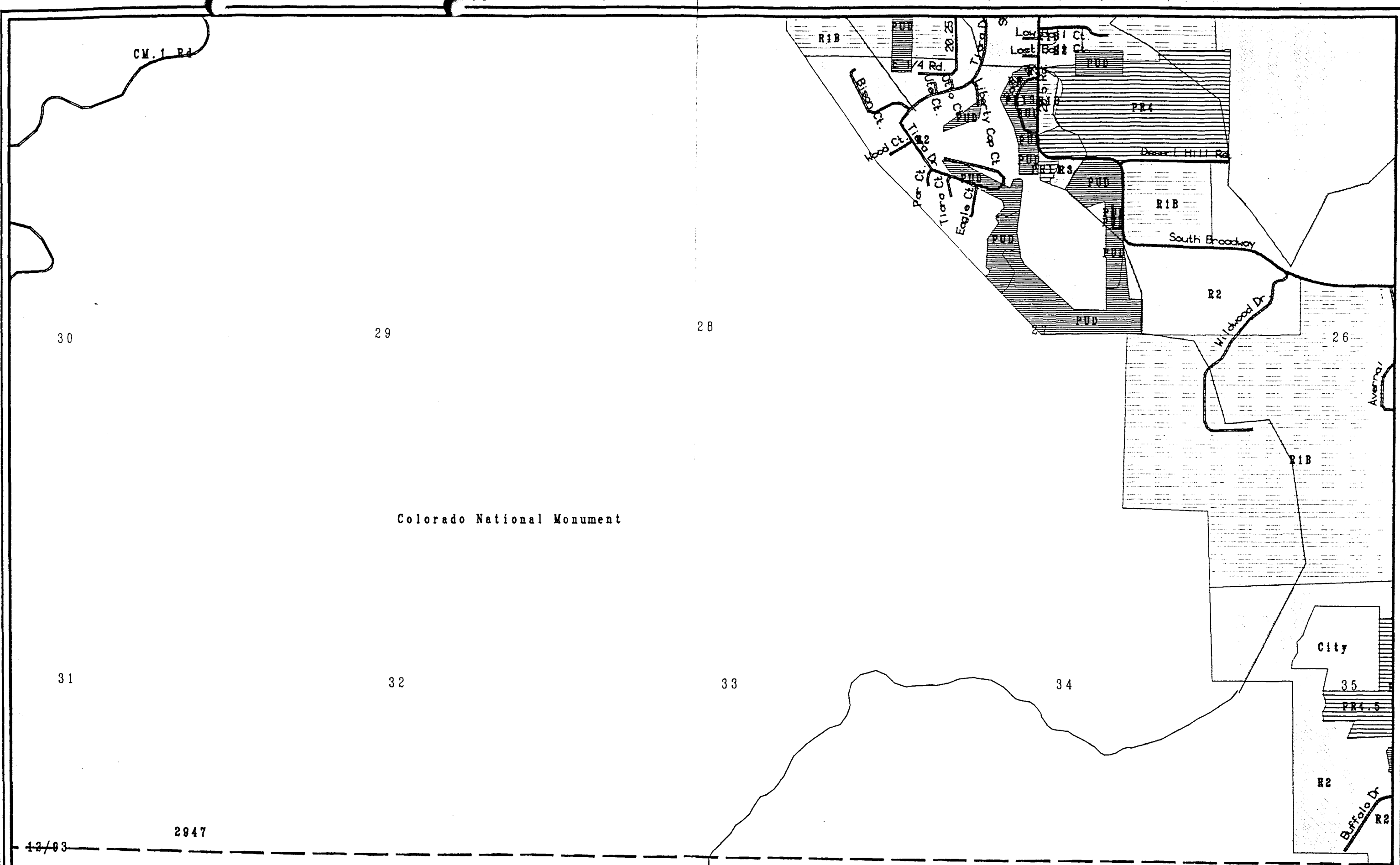


Grand Junction City Limits

Colorado National Monument

12/93





STAFF REVIEW - CITY COUNCIL - OCTOBER 2, 1996 HEARING

FILE: RZP-96-179
DATE: September 26, 1996
STAFF: Bill Nebeker
REQUEST: Rezone from RSF-4 to PR 2 for Canyon View Phases 5 & 6
LOCATION: West of Wingate Elementary School at 334 South Camp Road.
APPLICANT: Jim Thomas for Thomas & Sun

EXECUTIVE SUMMARY: Staff recommends approval of this rezone from RSF-4 to PR-2 to accommodate construction of planned phases 5 and 6 and a portion of phase 4 of Canyon View Subdivision. The zone change is consistent with the Growth Plan and the remainder of the Canyon View Subdivision to the east and northeast. The RSF-4 zoning on this property was zoned at the time of annexation to reflect approved densities of approximately 4 dwellings per acre on a County approved project.

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE: (to Canyon View Subdivision)

NORTH: Vacant
SOUTH: Wingate Elementary School and large lot single family residential
EAST: Vacant
WEST: Vacant and rural residential

EXISTING ZONING: PR-2 & RSF-4

SURROUNDING ZONING: (to Canyon View Subdivision)

NORTH: County R-2 & City RSF-2
SOUTH: City PZ & County R-2 & PR 4.5
EAST: County PR 4.5
WEST: County R-2

RELATIONSHIP TO COMPREHENSIVE PLAN: The preferred alternative for the Growth Plan (Concentrated Urban Growth) shows this area developing at 0.5 to 2 dwellings per acre.

Memorandum

DATE: September 27, 1996
TO: Steve Pace
FROM: Bill Nebeker *BN*
RE: Canyon View IV, Final Plat

Please review and return to me with comments ASAP. Below are my latest comments regarding this subdivision. Attached are Tim's comments when he reviewed the first final. If you have any questions please call me at #1447.

Canyon View IV Final Comments

1. why is the city a signer of the plat? if its because the park configuration has changed, then the entire park site must be included
2. change title to "a replat of lot 1 and lot 2 of block four, canyon view subdivision - **phase III**" instead of phase II. (title is inconsistent with plat description described in Dedication statement.)

CITY OF GRAND JUNCTION
DEPARTMENT OF PUBLIC WORKS & UTILITIES
250 NORTH 5TH STREET
GRAND JUNCTION, CO 81501
(970) 244-4003

TO THE MESA COUNTY CLERK & RECORDER:

THIS IS TO CERTIFY that the herein named Subdivision Plat,

CANYON VIEW SUBDIVISION - PHASE IV

Situated in the TRACT 37 of Section 35,

Township 11 SOUTH, Range 101 WEST,

of the 6TH P.M. Meridian in the City of Grand Junction, County of Mesa, State of Colorado, has been reviewed under my direction and, to the best of my knowledge, satisfies the requirements pursuant to C.R.S. 38-51-106 and the Zoning and Development Code of the City of Grand Junction for the recording of subdivision plats in the office of the Mesa County Clerk and Recorder.

This certification makes no warranties to any person for any purpose. It is prepared to establish for the County Clerk and Recorder that City review has been obtained. This certification does not warrant: 1) title or legal ownership to the land hereby platted nor the title or legal ownership of adjoining; 2) errors and/or omissions, including, but not limited to, the omission(s) of rights-of-ways and/or easements, whether or not of record; 3) liens and encumbrances, whether or not of record; 4) the qualifications, licensing status and/or any statement(s) or representation(s) made by the surveyor who prepared the above-named subdivision plat.

Dated this 20 day of December, 1996.

City of Grand Junction,
Department of Public Works & Utilities

By: James L. Shanks
James L. Shanks, P.E., P.L.S.
Director of Public Works & Utilities

Recorded in Mesa County
Date: _____
Plat Book: <u>15</u> Page: <u>233 + 234</u>
Drawer: <u>CC 127</u>

1783541 0244PM 12/31/96
MONIKA TODD CLKAREC MESA COUNTY CO

EZP-76-179



December 5, 1997

John Thomas
Thomas and Sun
321 Quail Drive
Grand Junction, CO 81503

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

Subject: Canyon View Filings 4 & 5 Subdivision

Dear Mr. Thomas:

A final inspection of the streets and drainage facilities in Canyon View Filings 4 and 5 Subdivision was conducted on September 23, 1997. As a result of this inspection, a list of remaining items was given to Jim Langford of Thompson-Langford Corp. for completion. These items were reinspected on and found to be satisfactorily completed.

"As Built" record drawings and required test results for the streets and drainage facilities were received on September 15, 1997. These have been reviewed and found to be acceptable.

In light of the above, the streets, sewer and drainage improvements are eligible to be accepted for future maintenance by the City of Grand Junction one year after the date of substantial completion. The date of substantial completion is September 23, 1997.

Your warranty obligation for all materials and workmanship for a period of one year beginning with the date of substantial completion will expire upon acceptance by the City.

If you are required to replace or correct any defects which are apparent during the period of the warranty, a new acceptance date and extended warranty period will be established by the City.

Thank you for your cooperation in the completion of the work on this project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jody Kliska".

Jody Kliska
City Development Engineer

Sincerely,

A handwritten signature in cursive script, appearing to read "Trenton Prall".

Trenton Prall
Utility Engineer

cc: Don Newton
Doug Cline
Walt Hoyt
Kathy Portner ✓
Jerry O'Brien
Jim Langford, Thompson-Langford

**CITY OF GRAND JUNCTION
GRAND JUNCTION, COLORADO**

_____)	
FOR)	FINAL DECISION
)	
John Thomas)	MINOR CHANGE
Thomas & Sun, Inc.)	RZP-1996-179
321 Quail Drive)	
Grand Junction, CO 81503)	


An application by John Thomas, requesting a minor change to final plat approval of Canyon View Subdivision Filing IV, to change building setbacks in a PR-2 zone, affecting the real property described below, was considered administratively by the City of Grand Junction on March 26, 1997.

The real property affected by said application is described as Canyon View Filing IV, as recorded in Book 15, Page 233 & 234, Mesa County Recorder, December 31, 1996.

After considering all the pertinent data, the Administrator has approved the minor change to building setbacks as described below:

Setbacks: (measured from property line)

Standard Front:	35'
Front Exceptions:	30' (lots 8, 9 & 10, block 2) 25' (lot 1, block 1)
Interior Side:	15'
Exterior Side (Street Side):	
Redcliff Dr.	20'
Redcliff Circle	20'
Standard Rear:	30'
Rear Exceptions:	25' (lots 10 & 14, block 2) 20' (lot 9, block 2; and lot 1, block 1)



Bill Nebeker
Senior Planner

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAR 25 1997

THOMAS & SUN, INC.
John M. Thomas, President
321 Quail Drive, Grand Junction, CO. 81503
970-245-1195 Fax 970-245-1195

March 25, 1997

Mr. Bill Nebeker
Office of Community Development
City of Grand Junction

Dear Mr. Nebeker,

As developer of Canyon View Subdivision, I request a minor change to the final plat approval of Filing IV to change the building setbacks. This will allow the Homeowners Association to make minor adjustments for each lot if it proves necessary, while providing the City a consistent standard for enforcement.

For Canyon View Subdivision, Filing IV, we propose the following setbacks for code enforcement:

Standard Front:	35'
Front Exceptions:	30' (lots 8,9,10, Block 2) 25' (lot 1, block 1)
Interior Side:	15'
Exterior Side:	
Redcliff Drive:	20'
Redcliff Circle:	20'
Standard Rear:	30'
Rear exceptions:	25' (lots 10 and 14, block 2) 20' (lot 9, block 2, and lot 1, block 1)

We hope that this meets with your approval.

Sincerely,

John M. Thomas

Bill,
This is the way it was
handled last time.
Thanks for your help.
Upon close review, these
lots are tricky. I
really do need the flex-
ibility. I will do this
up front for V & VI as
you require. Thanks
John

File Close-out Summary

File #: RZP-96-179

Name: Canyon View 4

Staff: Bill Nebeker

Action: Approved with conditions; rezoning approved (RSF-4 to PR 2)

Comments: outstanding DIA

File Turned In: 02-28-97

Lot 4 Block 1 and Tract A, Block 3 of Canyon View Subdivision Phase III, a plat on file in the office of the Mesa County Clerk and Recorder bearing Reception No. 175608.

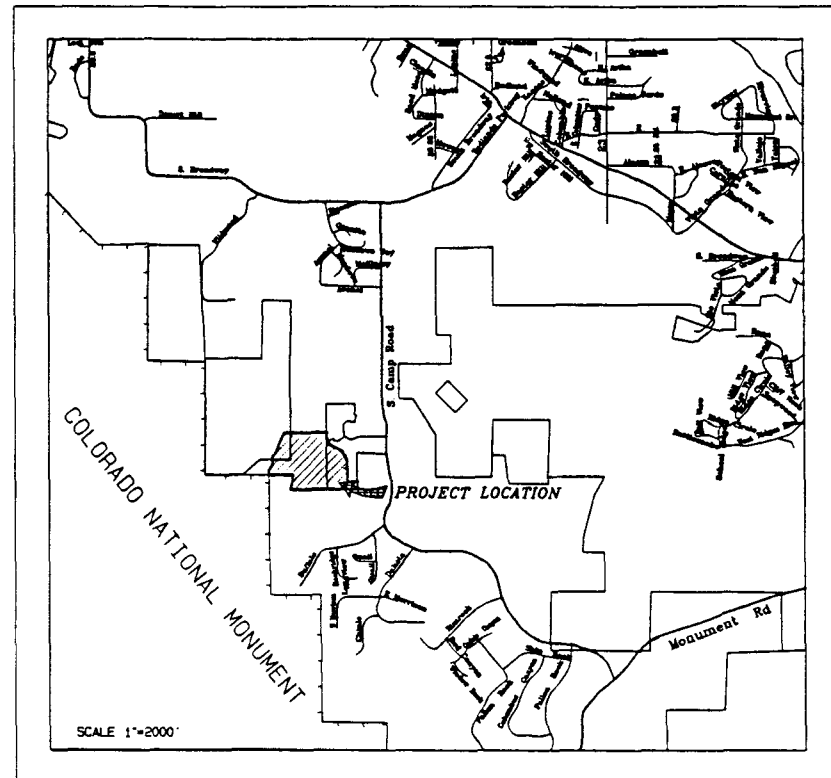
TOGETHER with a parcel of land beginning at a point S89°54'21"W a distance of 1411.89 feet from the southeast corner of said Tract 37, Township 11 South, Range 101 West;
Thence S89°52'15"W a distance of 877.27 feet;
Thence N11°10'03"E a distance of 352.67 feet;
Thence S89°52'21"W a distance of 573.07 feet;
Thence N04°53'52"E a distance of 112.92 feet;
Thence N42°06'20"E a distance of 129.19 feet;
Thence N20°43'45"E a distance of 227.47 feet;
Thence N24°36'30"E a distance of 274.91 feet;
Thence N89°57'41"E a distance of 1015.64 feet;
Thence S00°10'08"E a distance of 1318.14 feet to the point of beginning.

CANYON VIEW SUBDIVISION - PHASE IV

A REPLAT OF LOT 1 AND LOT 2 OF BLOCK FOUR, CANYON VIEW SUBDIVISION - PHASE II

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

VICINITY MAP



AREA SUMMARY		
STREETS	1.29 ACRES	2.9%
LOTS	42.83 ACRES	96.7%
TRACTS	0.18 ACRES	0.4%
TOTAL	44.11 ACRES	100%

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, John M. Thomas & Sun, Inc. is the owner of that real property situated in the City of Grand Junction, in the County of Mesa, State of Colorado, being situated in Tract 37, Township 11 South, Range 101 West of the Sixth Principal Meridian, County of Mesa, State of Colorado, described in Book 2070 Page 984 of the records of the Mesa County Clerk and Recorder, and as shown on the accompanying plat, said property being more particularly described as follows:

Lot 4 Block 1 and Tract A, Block 3 of Canyon View Subdivision Phase III, a plat on file in the office of the Mesa County Clerk and Recorder in Plat Book _____ at Page _____ bearing Reception No. _____

TOGETHER with a parcel of land beginning at a point S89°54'21"W a distance of 1411.89 feet from the southeast corner of said Tract 37, Township 11 South, Range 101 West;

Thence S89°52'15"W a distance of 877.27 feet;
 Thence N11°10'00"E a distance of 352.37 feet;
 Thence S89°52'21"W a distance of 973.07 feet;
 Thence N0°53'55"E a distance of 112.98 feet;
 Thence N42°06'20"E a distance of 129.19 feet;
 Thence N25°43'45"E a distance of 227.47 feet;
 Thence N24°38'00"E a distance of 274.91 feet;
 Thence N86°57'41"E a distance of 1018.64 feet;
 Thence S00°10'00"E a distance of 1316.14 feet to the point of beginning.

That said owner has caused the said real property to be laid out and surveyed as CANYON VIEW SUBDIVISION - PHASE IV, a subdivision of a part of the City of Grand Junction, Mesa County, Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- All Streets and Rights-of-Way to the City of Grand Junction for the use of the public forever;
- All Multi-Purpose Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;
- All Utility Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines;
- All Irrigation Easements to the owners of the lots and tracts hereby platted as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.
- The easements labeled as such to the Redlands Water and Power Company for the installation, operation, maintenance and repair of the 3rd Lift Canal. The easement shown on Canyon View Subdivision Phase II plat for the 3rd Lift Canal is vacated by this plat.
- The pedestrian easement is dedicated to the general public for pedestrian uses.
- Tract A is reserved for future development.

All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable manner.

Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this _____ day of _____, A.D. 1998.

 John M. Thomas
 John M. Thomas & Sun, Inc.

 Representative
 City of Grand Junction

State of Colorado }
 County of Mesa }

This plat was acknowledged before me by _____ on this _____ day of _____, A.D. 1998, for the aforementioned purposes.

My Commission expires: _____ Notary Public _____

State of Colorado }
 County of Mesa }

This plat was acknowledged before me by _____ on this _____ day of _____, A.D. 1998, for the aforementioned purposes.

My Commission expires: _____ Notary Public _____

CONSENT OF MORTGAGEE

The following parties, having security interest in the subject property, do hereby ratify and confirm this plat.

By: _____ Date: _____
 David P. Fisher

By: _____ Date: _____
 William R. Patterson

CITY APPROVAL

This plat of CANYON VIEW SUBDIVISION - PHASE IV, a plat of a portion of the City of Grand Junction, County of Mesa, State of Colorado, was approved this _____ day of _____, 1998.

 City Manager

 Mayor

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of CANYON VIEW SUBDIVISION - PHASE IV, were made by me and/or under my direct supervision, and that to the best of my knowledge and belief both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development code of the City of Grand Junction.

Date: _____
 Kenneth Scott Thompson PLS #18480

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at _____ o'clock _____ M. this _____ day of _____, 1998, and is duly recorded in Plat Book No. _____ Page _____ as Reception No. _____

 Clerk and Recorder of Mesa County

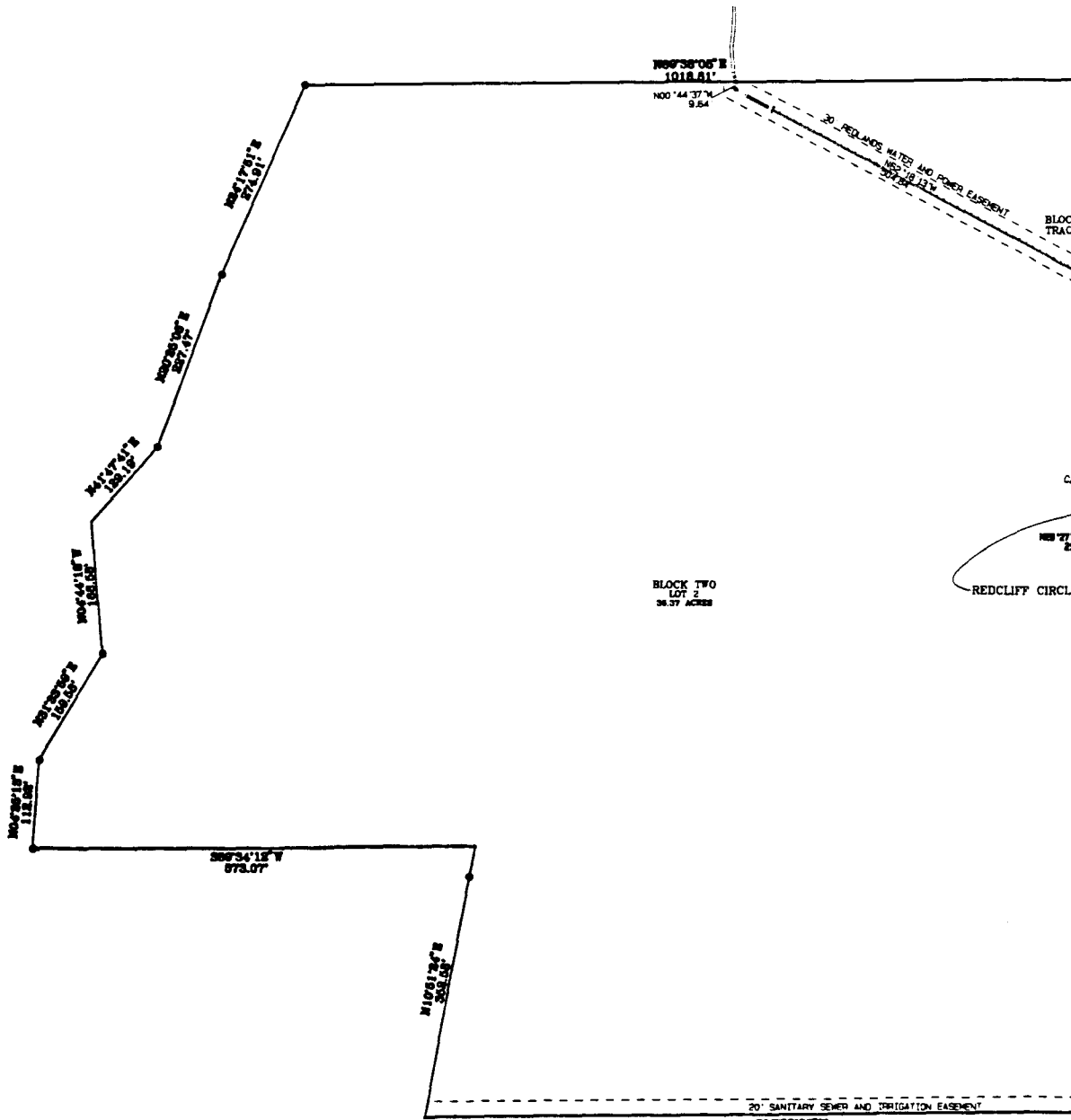
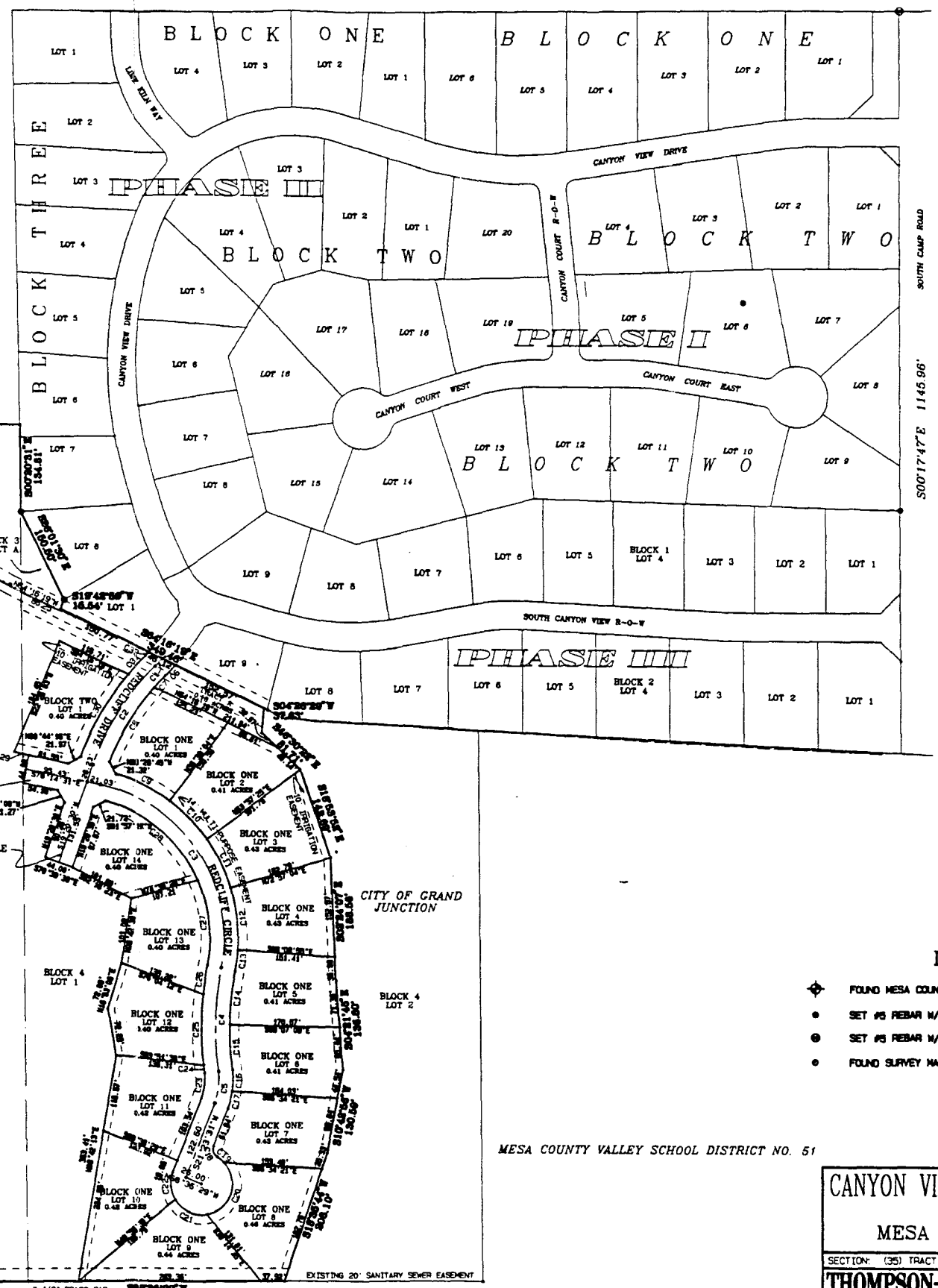
CANYON VIEW SUBDIVISION - PHASE IV
 TRACT 37, T.11 S., R.101 W. 6th P.M.
 (INDEX BY: SECTION 35, T.11 S., R.101 W., 6TH P.M.)
 MESA COUNTY, COLORADO

THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - # B-210
 Grand Junction CO 81505 (970) 243-8087

Designed By DRS	Checked By KST	Job No. 0208-008
Drawn By TERRAMODEL	Date July 30, 1998	Sheet 1 of 2

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LINE	ARC	RADIUS	DELTA	CHORD BEARINGS	CHORD
C1	15.92	400.00	22°18'49"	S44°15'48"W	15.92
C2	181.94	400.00	26°03'41"	S32°22'20"W	180.38
C3	373.29	240.00	89°06'58"	S33°41'02"E	336.78
C4	159.11	500.00	18°13'58"	S01°45'29"W	158.44
C5	50.18	100.00	28°45'01"	S07°01'00"W	49.65
C6	23.67	422.00	03°12'49"	S43°47'48"W	23.67
C7	23.65	378.00	03°35'04"	N43°36'39"E	23.64
C8	135.22	378.00	20°29'45"	S31°34'14"W	134.50
C9	94.08	282.00	20°34'30"	S63°39'10"E	93.58
C10	82.25	282.00	17°56'38"	S44°23'37"E	81.72
C11	83.88	282.00	18°20'39"	S26°14'38"E	83.53
C12	95.10	282.00	20°55'44"	S06°35'47"E	95.17
C13	32.11	282.00	07°01'23"	S07°21'46"W	32.09
C14	83.37	478.00	09°59'37"	S05°52'39"W	83.27
C15	68.74	478.00	08°14'21"	S03°14'20"E	68.68
C16	33.37	122.00	15°40'10"	S00°28'35"W	33.28
C17	27.85	122.00	13°04'51"	S14°51'05"W	27.79
C18	19.11	13.50	81°06'50"	S19°09'34"E	17.56
C19	13.24	48.00	15°48'30"	S51°49'04"E	13.20
C20	103.95	48.00	124°05'07"	S18°07'44"W	84.80
C21	57.52	48.00	68°39'39"	N65°29'53"W	54.14
C22	44.03	48.00	52°33'34"	N04°53'18"W	42.50
C23	39.14	78.00	28°45'01"	N07°01'00"E	38.73
C24	12.36	522.00	01°21'23"	N06°40'49"W	12.36
C25	108.79	522.00	11°56'29"	N00°01'52"W	108.50
C26	44.95	522.00	04°56'05"	N08°24'25"E	44.95
C27	132.87	218.00	34°55'18"	N06°35'12"W	130.82
C28	193.18	218.00	50°46'17"	N49°25'59"W	186.92
C29	23.19	518.00	22°11'54"	N77°05'34"W	23.18
C30	147.33	422.00	20°00'10"	S30°06'04"W	146.58
C31	39.04	422.00	05°18'02"	N42°45'10"E	39.03
C32	8.13	378.00	01°13'57"	S44°47'12"W	8.13



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after your first discovery of such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

- LEGEND**
- ◆ FOUND MESA COUNTY SURVEY MONUMENT
 - SET #8 REBAR W/ALLOY CAP "THOMPSON PLS 18480"
 - ⊙ SET #8 REBAR W/ALLOY CAP "THOMPSON PLS 18480" IN CONCRETE
 - FOUND SURVEY MARKER AS NOTED

CANYON VIEW SUBDIVISION PHASE IV
MESA COUNTY, COLORADO
 SECTION: (35) TRACT 37 TWP:11S R:10W MERIDIAN: 6th
THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - # B-210
 Grand Junction CO 81505 (970) 243-6067
 Designed by: kst Checked by: dms Job No. 0208-008
 D:\0208\0208-008.PRD Tue Jul 30 17:17:43 1996 Sheet 2 of 2

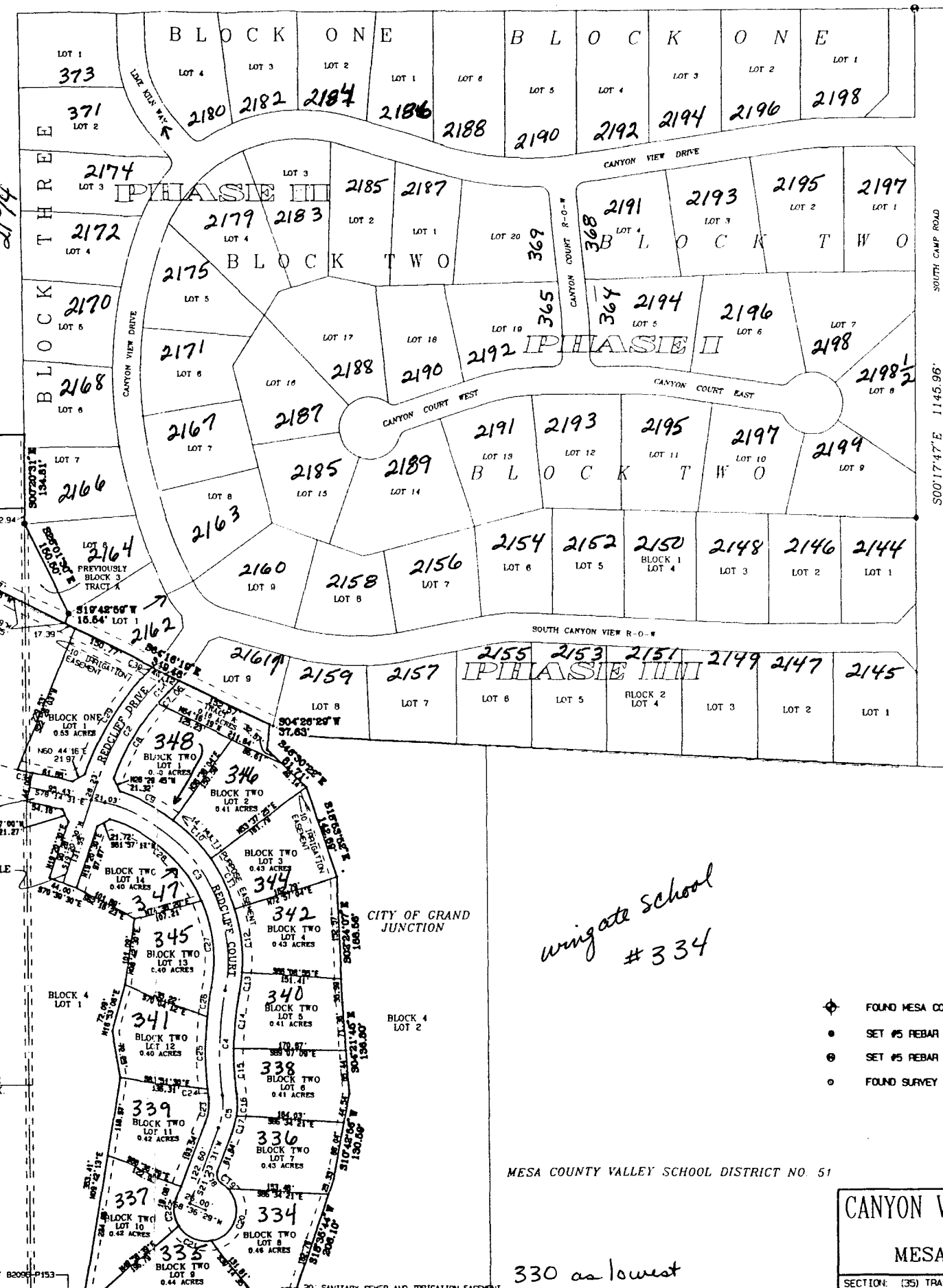
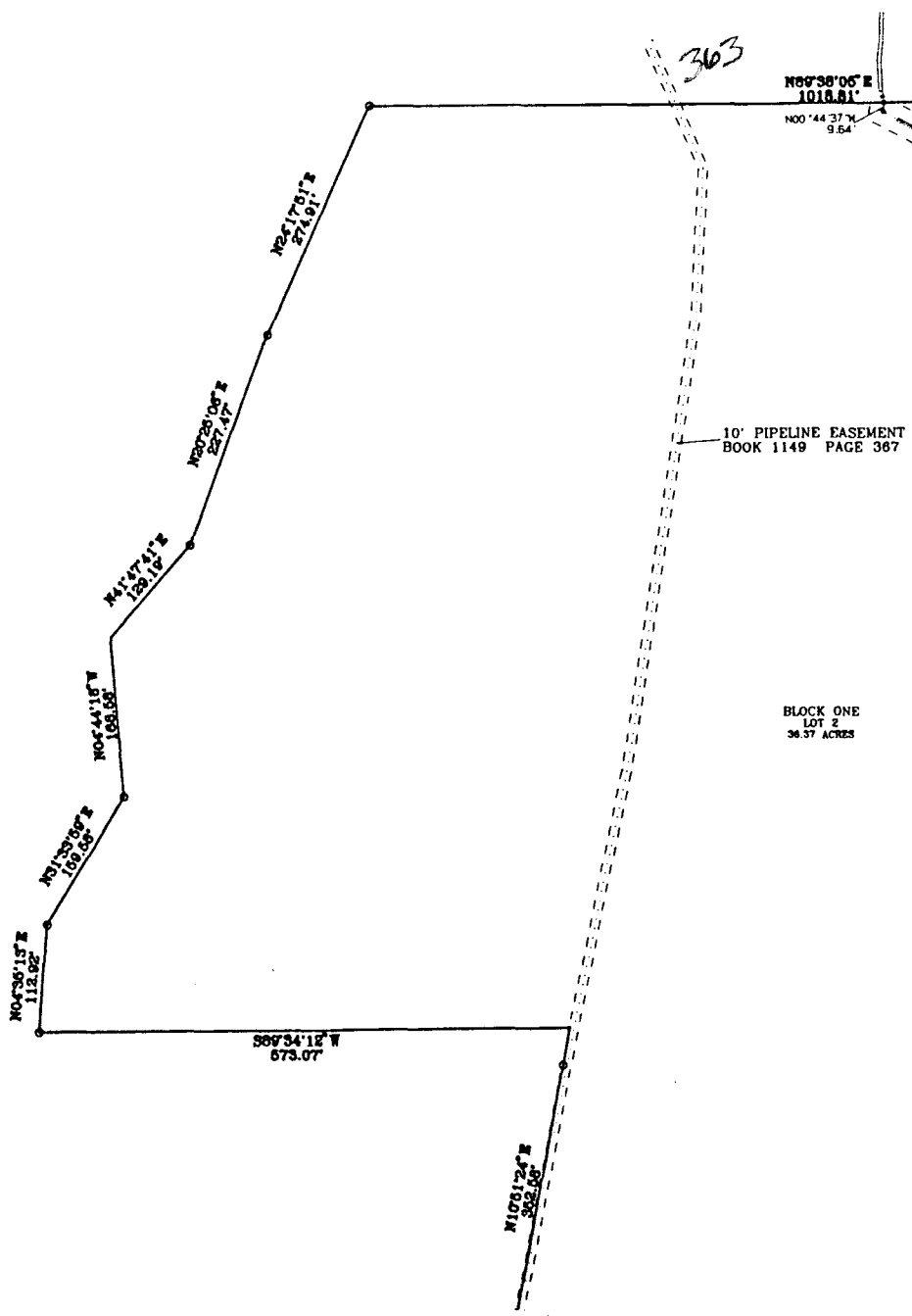
Gloria Triplett
 Harold Adams et al

W 1/4 CORNER
 SECTION 19
 T.1S. R.1W. UTE P.M.
 PROJECT BENCH MARK
 ELEV. 4834.71

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	15.92	400.00	02°16'49"	S44°15'46"W	15.92
C2	181.94	400.00	26°03'41"	S32°22'20"W	180.38
C3	373.29	240.00	89°06'58"	S33°41'02"E	336.78
C4	159.11	500.00	18°13'58"	S01°45'29"W	158.44
C5	50.18	100.00	28°45'01"	S07°01'00"W	49.65
C6	23.67	422.00	03°12'49"	S43°47'46"W	23.67
C7	23.65	378.00	03°35'04"	N43°36'39"E	23.64
C8	135.22	378.00	20°29'45"	S31°34'14"W	134.50
C9	94.08	262.00	20°34'30"	S63°39'10"E	93.58
C10	82.05	262.00	17°56'38"	S44°23'37"E	81.72
C11	83.88	262.00	18°20'39"	S26°14'58"E	83.53
C12	95.70	262.00	20°55'44"	S06°36'47"E	95.17
C13	32.11	262.00	07°01'23"	S07°21'46"W	32.09
C14	83.37	478.00	09°59'37"	S05°52'39"W	83.27
C15	68.74	478.00	08°14'21"	S03°14'20"E	68.68
C16	33.37	122.00	15°40'10"	S00°29'35"W	33.26
C17	27.85	122.00	13°04'51"	S14°51'05"W	27.79
C18	19.11	13.50	81°06'50"	S18°09'54"E	17.56
C19	13.24	48.00	15°48'30"	S51°48'04"E	13.20
C20	103.95	48.00	124°05'07"	S18°07'44"W	84.80
C21	57.52	48.00	68°39'39"	N65°29'53"W	54.14
C22	44.03	48.00	52°33'34"	N04°53'16"W	42.50
C23	39.14	78.00	28°45'01"	N07°01'00"E	38.73
C24	12.36	522.00	01°21'23"	N06°40'49"W	12.36
C25	108.79	522.00	11°56'29"	N00°01'52"W	108.60
C26	44.96	522.00	04°56'05"	N08°24'25"E	44.95
C27	132.87	218.00	34°55'18"	N06°35'12"W	130.82
C28	193.19	218.00	50°46'17"	N49°25'59"W	186.92
C29	186.37	422.00	25°18'12"	N32°45'05"E	184.86
C30	8.13	378.00	01°13'57"	S44°47'12"W	8.13
C31	23.19	578.00	02°17'54"	N77°05'34"W	23.18
C32	279.84	578.00	27°44'23"	S62°04'25"E	277.11
C33	326.09	622.00	30°02'18"	N63°13'22"W	322.37
C34	70.11	66.50	60°24'34"	N23°11'13"W	66.91

373

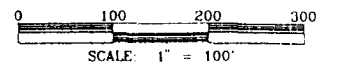
363



PR-2

TRP 2

C-82-93
214-94



LEGEND

- ◆ FOUND MESA COUNTY SURVEY MONUMENT
- SET #5 REBAR W/ALLOY CAP "THOMPSON PLS 18480"
- ⊙ SET #5 REBAR W/ALLOY CAP "THOMPSON PLS 18480" IN CONCRETE
- FOUND SURVEY MARKER AS NOTED

Wingate School
334

MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51

330 as lowest

CANYON VIEW SUBDIVISION PHASE IV

MESA COUNTY, COLORADO

SECTION: (35) TRACT 37 TOWNSHIP: 11 South RANGE: 10 West MERIDIAN: 6th

Performance Standards
The general requirements for erosion control work shall be as follows:

- Any grading shall be conducted in such a manner so as to effectively reduce accelerated soil erosion and resulting sedimentation.
- All grading shall be accomplished as expeditiously as possible so that reclamation can reduce the amount of exposed areas as soon as possible.
- Sediment caused by accelerated soil erosion shall be removed from runoff water before leaving the site.
- Any temporary or permanent facility designed and constructed for the conveyance of water around, through, or from the graded area shall be designed to limit the water flow to a non-erosive velocity.
- Temporary soil erosion control facilities shall be removed as soon as possible and areas graded and stabilized with permanent soil erosion control measures.

During Construction (Temporary Measures)

- Erosion Bales (Silt Fences):** The use of hay bales is proposed at the storm sewer outlet into channel and at all inlet locations (see Detail C). If the streets are to be left unfinished for more than 60 days, a single row of erosion bales (silt fence) shall be used across the full street right-of-way at approximately 200-foot intervals. Other locations are shown on the plan. Installation shall be in accordance with the detail as shown on the plans (see Details B).

- If house construction is not completed within six months after completion of overall grading, all disturbed areas outside of the street right-of-way shall be mulched and seeded.
- Strip 6" of topsoil from all areas of construction and stockpile where designated by owner or engineer.
- Upon completion of earthmoving operations, all swale sections, slope cuts, embankments and other areas disturbed by construction are to be scarified and a minimum of 6" of topsoil is to be spread where revegetative seeding is to occur.
- Place silt fence (SF) behind the curb and gutter where called for on this plan as soon as the backing for the curb is in place and the overall grading is complete.
- Compact topsoil 80-85% standard density and finish grade to elevations shown on the grading plan. Eliminate low spots and round out abrupt changes in slope.

STORM WATER MANAGEMENT PLAN

CANYON VIEW PHASE IV

CITY OF GRAND JCT., MESA COUNTY, CO.

After Construction (Permanent Measures)

- Rip-Rap:** The use of 12" nominal rip-rap is proposed for the storm sewer outlets. Rip-Rap will function as an energy dissipator, thereby reducing velocities to non-erosive levels.
- Seeding:** After completion of grading activities, broadcast seed with special seed mix listed below and hydromulch with an organic mulch. In areas which have a slope of or exceeding 3:1, add an approved tackifier to hydromulch.

NONIRRIGATED REVEGETATIVE SEED MIX:

COMMON NAME	SCIENTIFIC NAME	Lbs/Acre PLS	%
Blue Fescue	Lolium perenne "Lewist"	14oz.	10.0%
Herd Fescue	Festuca ovina Sparton	3.5 lbs.	15.0%
Alkali Sacaton	Sporobolus airoides	2.33lbs.	10.0%
Intermediate Wheatgrass	Agropyron intermedium "Osha"	1.19lbs.	10.0%
Goblet	Hieracium jamaense	8.2oz.	5.0%
Crested Wheatgrass	Agropyron cristatum "Highcrest"	1.13lbs.	10.0%
Western Wheatgrass	Agropyron smithii "Arriba"	2.26lbs.	20.0%
Full's Alkali Grass	Puccinellia distans "Falls"	7.96lbs.	20.0%

EXECUTION:

SEEDING SHALL BE DONE WITH A BRILLION DRILL INTO A SLIGHTLY MOIST SEEDBED. THE SEEDING SHALL BE DONE IN TWO SEPARATE APPLICATIONS CROSSING THE AREA AT RIGHT ANGLES (IF POSSIBLE) TO ONE ANOTHER TO GUARANTEE PROPER COVERAGE. EACH APPLICATION SHALL BE AT 1/2 THE TOTAL RATE NOTED IN TABLE ABOVE.

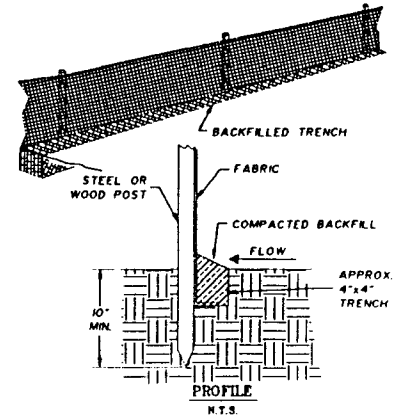
RE-SEEDED AREAS SHALL BE MULCHED WITH STRAW OR HAY WITHIN 24 HOURS OF SEEDING. THIS HAY OR STRAW MULCH SHALL BE CRIMPED WITH A CRIMPER OR OTHER APPROVED EQUIPMENT. HYDR-SEEDING MAY BE AN APPROVED ALTERNATIVE METHOD OF RESEEDING, IF APPROVED BY THE ENGINEER.

Maintenance

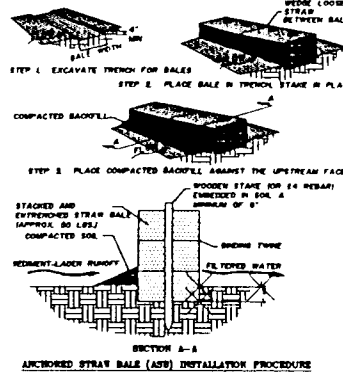
- The developer or his designated representative shall make routine checks of all erosion control measures to determine if repairs or sediment removal is necessary.
- After each rainfall or moderate snow melt, erosion control measures are to be checked. If repairs are needed, they shall be completed immediately.

General Notes

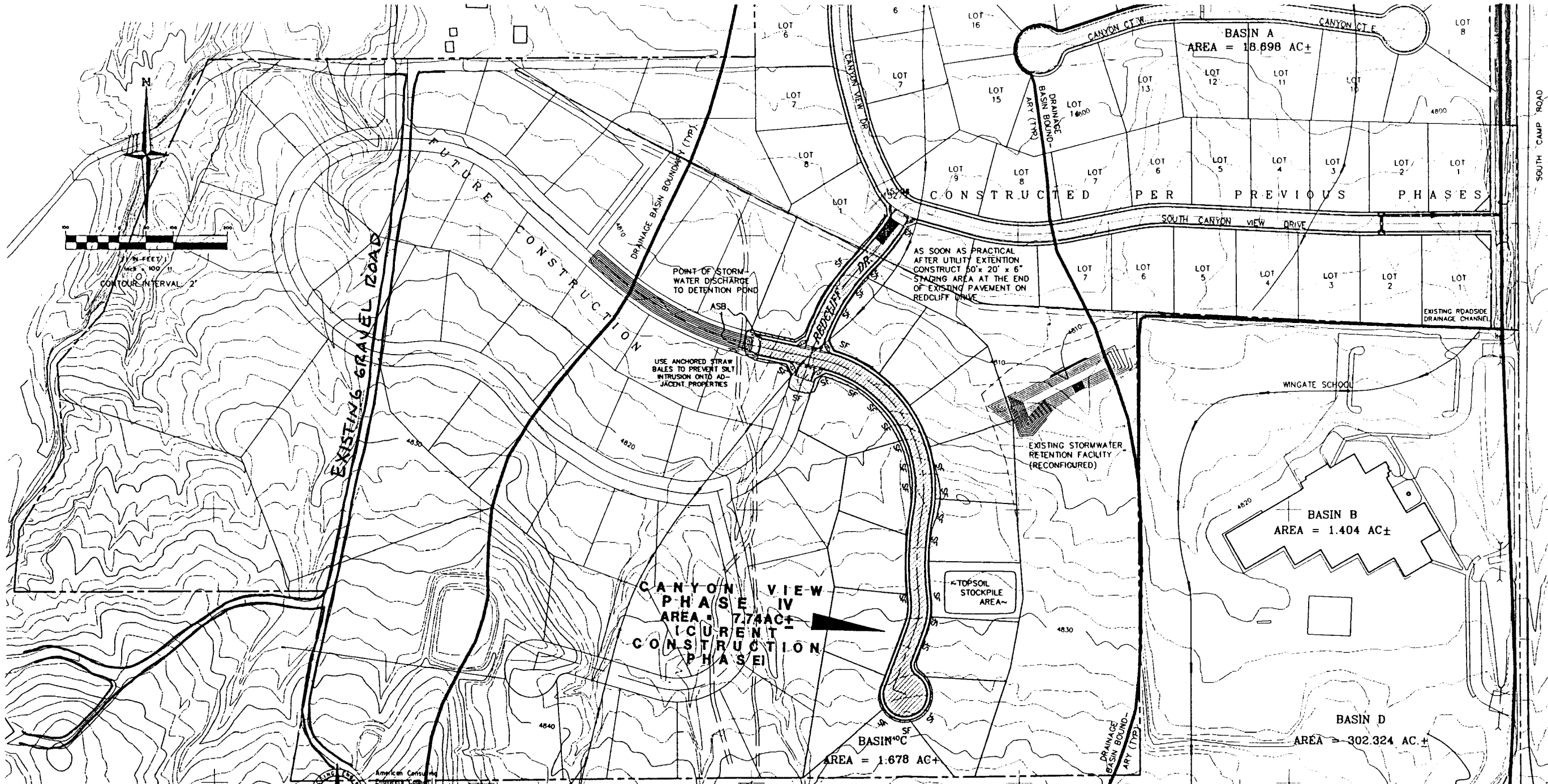
- Details shown are schematic only. Adjust as necessary to fit field conditions.
- Erosion bales are to be placed such that flow is prevented between, around or under bales. Bales shall be anchored with 2" x 2" x 4" wooden stakes or #4 reinforcing bars, two per bale (see details for further instructions).



DETAIL B - SILT FENCE (SF)



DETAIL C - CULVERT OUTLET TRAP



LEGEND

SEDIMENT CONTROL BMP'S
ASB ANCHORED STRAW BALE
SF SILT FENCE

PHASE IV PAVED AREAS (0.820 ACRES)

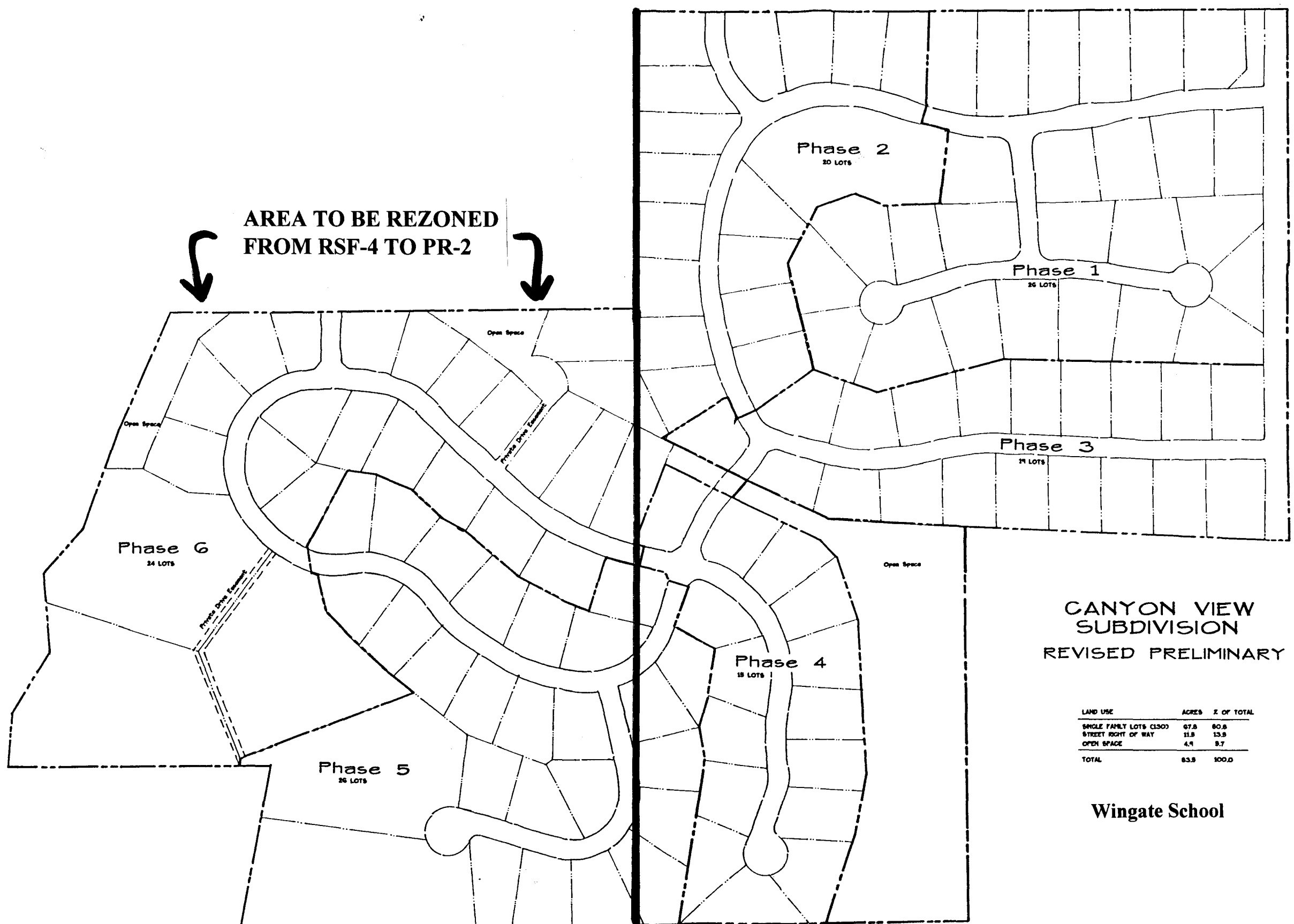
PHASE IV CUT AND FILL AREAS (0.274 ACRES)

BASIN BOUNDARIES
HISTORIC AND PROPOSED FLOW PATHS

PROPOSED 18" & 24" STORM SEWER WITH MANHOLE AND CURB INLETS
PROPERTY AND CONSTRUCTION SITE BOUNDARY

NOTE:
THIS SITE IS NOT AFFECTED BY ANY PREVIOUSLY DETERMINED 100 YEAR FLOODPLAIN

HYDROLOGIC SOIL TYPES:
THE UPPER PORTION OF THE BASIN APPROACHES THE COLORADO NATIONAL MONUMENT, AND ACCORDING TO THE SCS, IS OF THE SOL SERIES OBL OR OLENBERG SANDY LOAM. THIS SOIL IS TYPICAL OF GENTLY SLOPING ALLUVIAL FANS NEAR THE BASE OF THE MONUMENT, AND ITS RUNOFF POTENTIAL IS CLASSIFIED AS "MODERATE".
THE LOWER PORTION OF THE BASIN CONSISTS OF BOTH TB (THOROUGHFARE FINE SANDY LOAM) AND RH (REDLANDS LOAM). EACH OF THESE ARE ALLUVIAL IN ORIGIN AND ARE DERIVED MAINLY FROM SANDSTONE, BUT ALSO FROM OTHER ROCKS SUCH AS SHALE, ORANITE, AND LIMESTONE.
ACCORDING TO THE SCS, A HYDROLOGIC GROUP OF "B" IS APPROPRIATE TO ALL SOILS IN THIS AREA.



**AREA TO BE REZONED
FROM RSF-4 TO PR-2**

South Camp Road

**CANYON VIEW
SUBDIVISION
REVISED PRELIMINARY**

LAND USE	ACRES	% OF TOTAL
SINGLE FAMILY LOTS (150)	67.8	80.8
STREET RIGHT OF WAY	11.9	13.9
OPEN SPACE	4.4	5.7
TOTAL	83.9	100.0

Wingate School

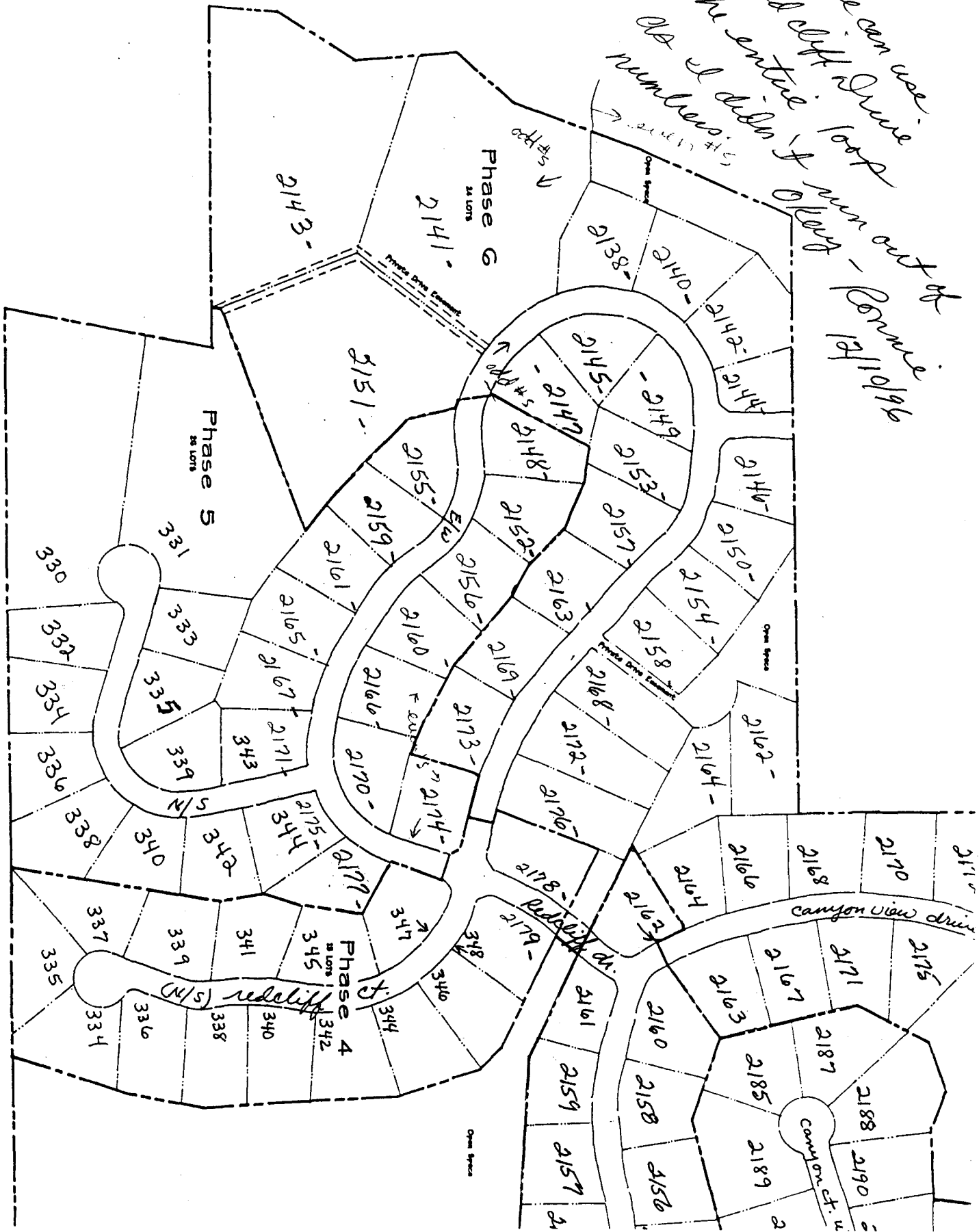
DRAWN _____
 CHECKED _____
 JOB NO. _____
 DATE _____
 REVISIONS: _____

SHEET NO. _____

**CIAVONNE &
ASSOCIATES,
INC.**
 SITE PLANNING &
 LANDSCAPE ARCHITECTURE
 844 GRAND AVE., #1,
 GRAND JUNCTION, CO.
 303-241-0745
 FAX 303-241-0765
 81501

2 1/4 as lowest

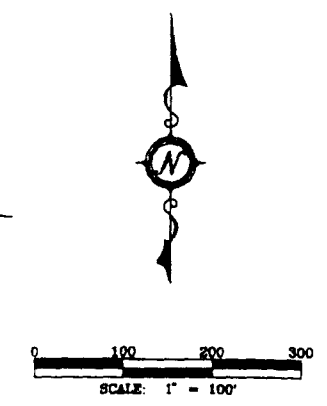
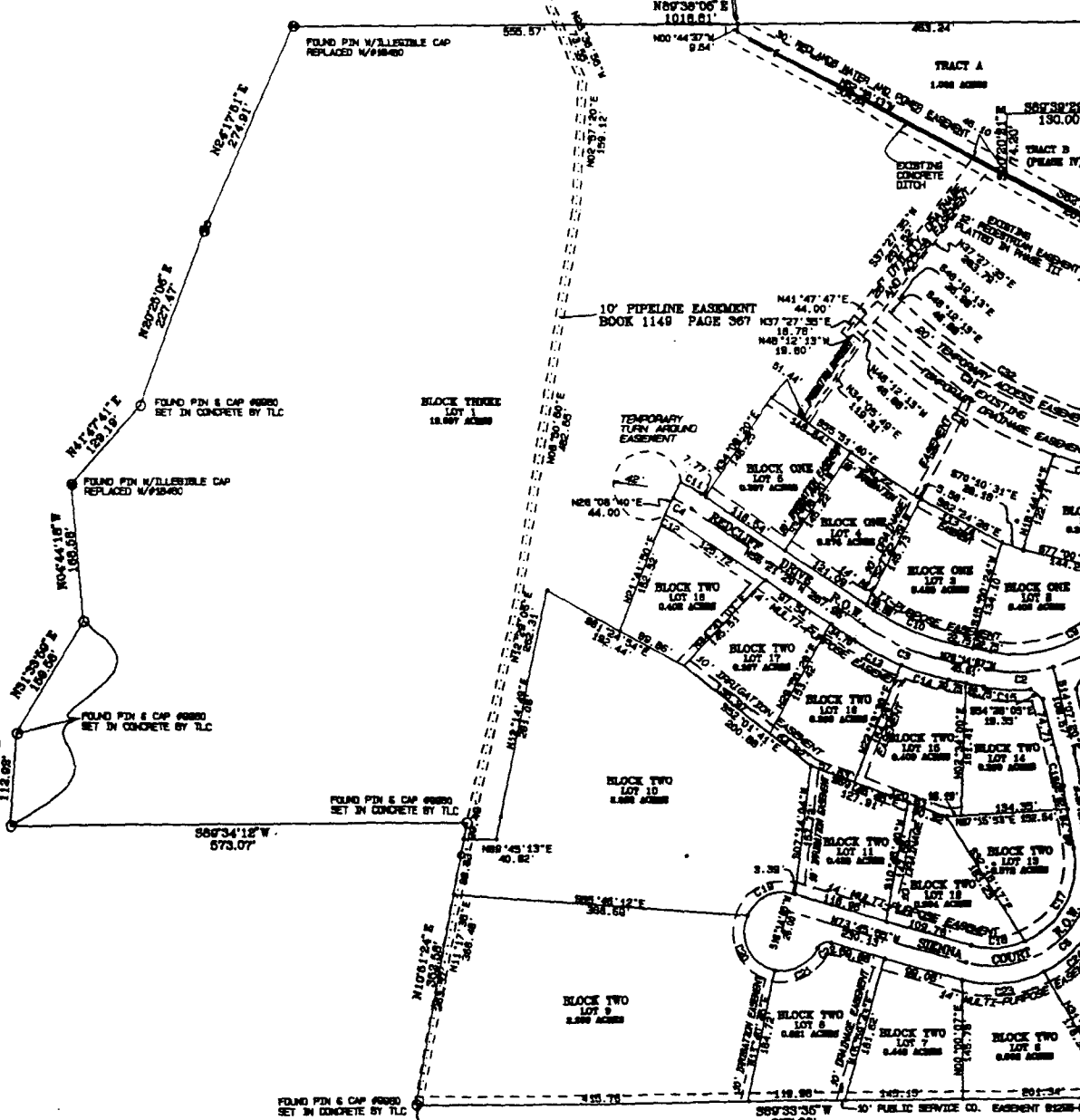
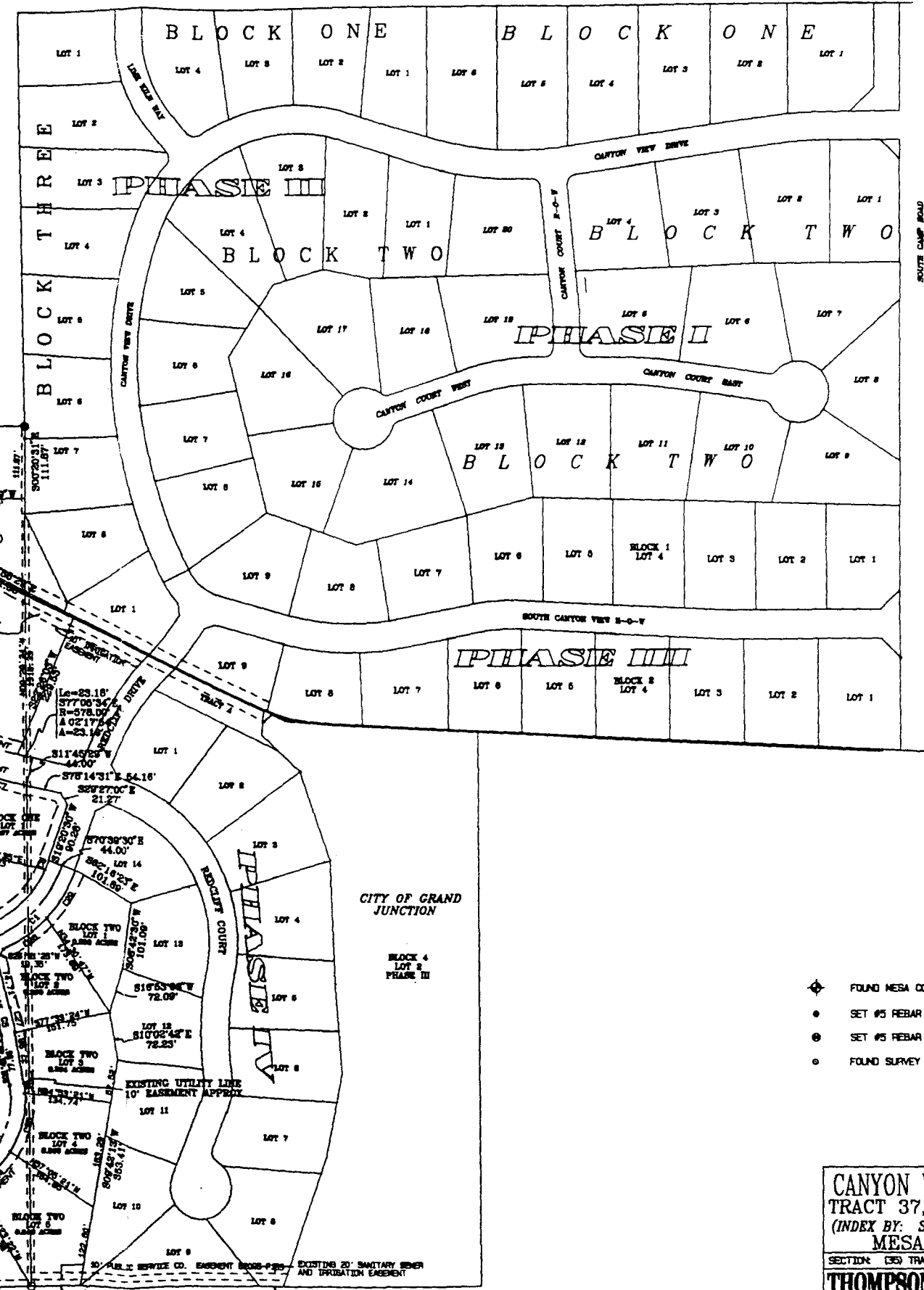
We can use Red Cliff Drive
The entire loop run out of
OA I didn't put out of
numbers of course
12/11/99



RONNIE - PLEASE ✓ FOR STREET NAMES ADDRESSING. THANKS
 BILL
 all okay

CANYON VIEW SUBDIVISION - PHASE V

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	952.55	895.00	56°32'30"	S47°38'30"W	178.23
C2	83.54	895.00	25°02'22"	S88°48'51"W	82.83
C3	188.44	310.00	21°33'28"	N67°18'13"W	117.72
C4	26.17	200.00	07°28'54"	N80°08'24"W	26.51
C5	37.48	800.00	04°17'32"	S11°38'34"E	37.48
C6	293.21	225.00	118°03'33"	S48°12'08"W	212.28
C7	75.86	895.00	05°08'15"	N74°44'53"W	75.81
C8	15.03	895.00	05°18'57"	S21°58'56"W	15.02
C9	219.42	895.00	77°07'35"	S63°11'15"W	203.22
C10	110.04	288.00	21°53'28"	N67°18'13"W	109.37
C11	29.02	292.00	07°28'54"	N80°08'24"W	29.02
C12	29.28	478.00	07°28'51"	N80°08'24"W	29.28
C13	89.18	332.00	11°28'01"	N92°04'00"W	89.05
C14	80.58	332.00	10°28'27"	N73°00'44"W	80.51
C15	38.79	207.00	16°18'20"	N68°23'10"W	38.50
C16	38.81	478.00	04°17'32"	S11°38'34"E	38.80
C17	539.56	803.00	77°09'32"	S29°08'03"W	428.44
C18	88.88	803.00	38°32'31"	S67°07'48"W	87.42
C19	89.04	48.00	81°12'30"	S65°37'40"W	82.28
C20	86.58	48.00	83°28'30"	S28°58'00"E	75.32
C21	63.81	48.00	76°08'48"	N63°38'52"E	58.21
C22	19.72	14.00	80°43'08"	N68°32'32"E	18.13
C23	108.01	147.00	41°18'16"	S86°34'27"W	103.73
C24	82.11	147.00	39°00'30"	S48°34'44"W	81.04
C25	83.38	147.00	38°24'03"	S14°42'58"W	81.83
C26	89.27	147.00	08°28'23"	S68°38'32"E	88.28
C27	38.10	207.00	04°17'32"	S11°38'34"E	38.08
C28	83.31	207.00	29°03'33"	S64°44'57"W	82.70
C29	86.27	207.00	23°02'41"	S51°18'50"W	86.84
C30	290.24	895.00	23°03'03"	N69°43'44"W	248.26
C31	279.84	878.00	27°44'24"	N62°04'25"W	277.11
C32	279.35	958.00	27°44'24"	N62°04'25"W	267.33



- LEGEND**
- ◆ FOUND MESA COUNTY SURVEY MONUMENT
 - SET #5 REBAR W/ALLOY CAP "THOMPSON PLS 18480"
 - ⊙ SET #5 REBAR W/ALLOY CAP "THOMPSON PLS 18480" IN CONCRETE
 - FOUND SURVEY MARKER AS NOTED

CANYON VIEW SUBDIVISION PHASE V
 TRACT 37, T.11 S., R.101 W. 6TH P.M.
 (INDEX BY: SECTION 35, T.11 S., R.101 W., 6TH P.M.)
 MESA COUNTY, COLORADO

SECTION 35 TRACT 37 T11S11R101W6THP.M. MERIDIAN 8th

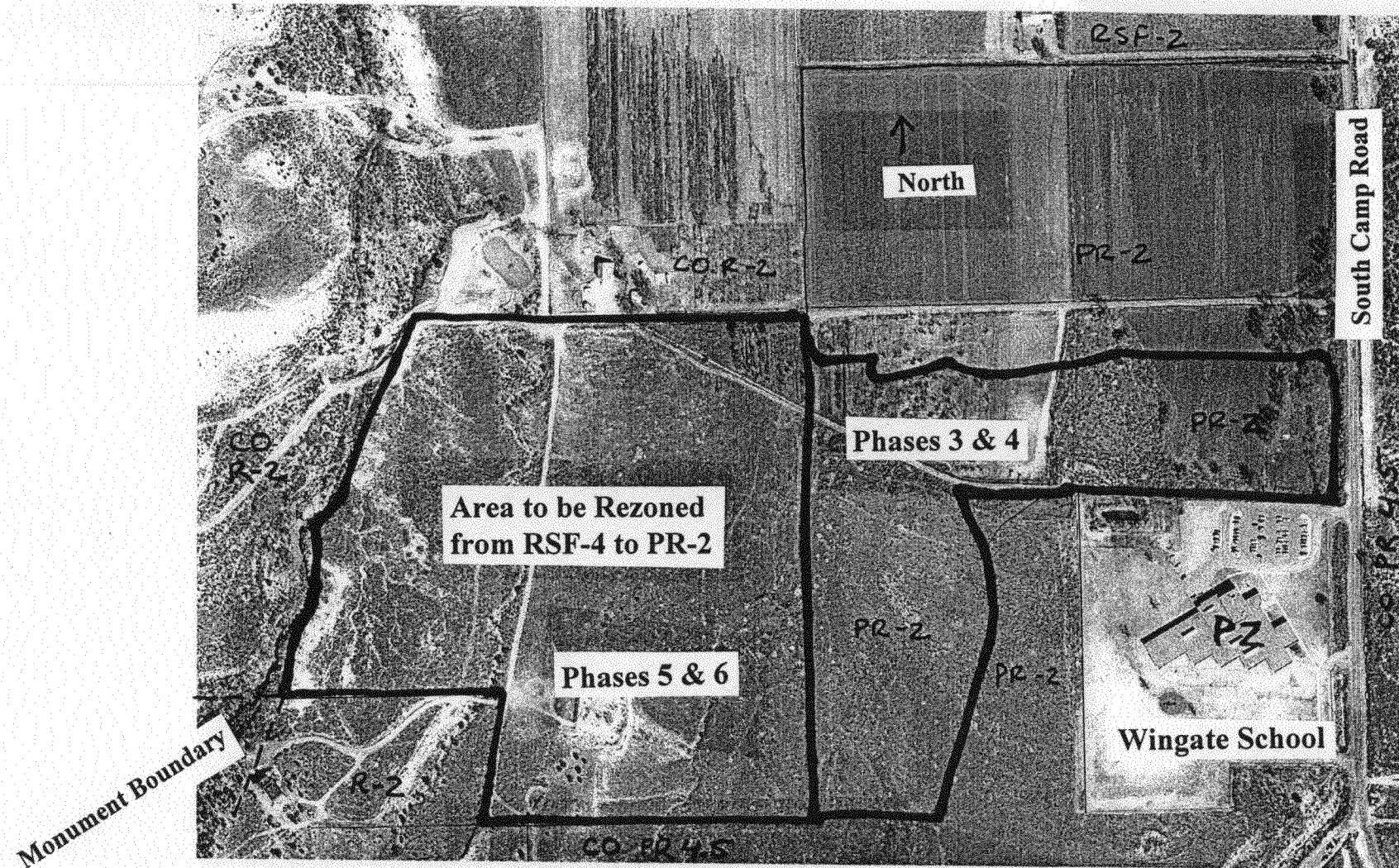
THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - # B-210
 Grand Junction CO 81505 (970) 243-6067

Designed by: DRS Checked by: KST Job No. 0208-010
 D:\0208\0208-PH5.PRD Date: Dec 2, 1996 Sheet: 2 of 2

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

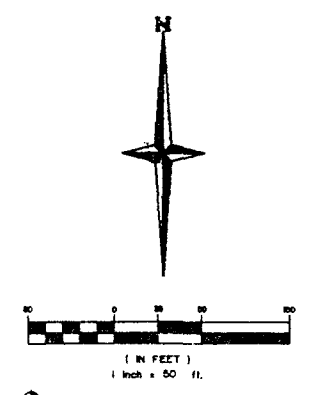
GLORIA TRIPLETT
 HAROLD ADAMS ET AL

MVA CORNER
 SECTION 19
 T.1 S. R.1 W. UTE P.M.
 PROJECT BENCH MARK
 ELEV. 434.71

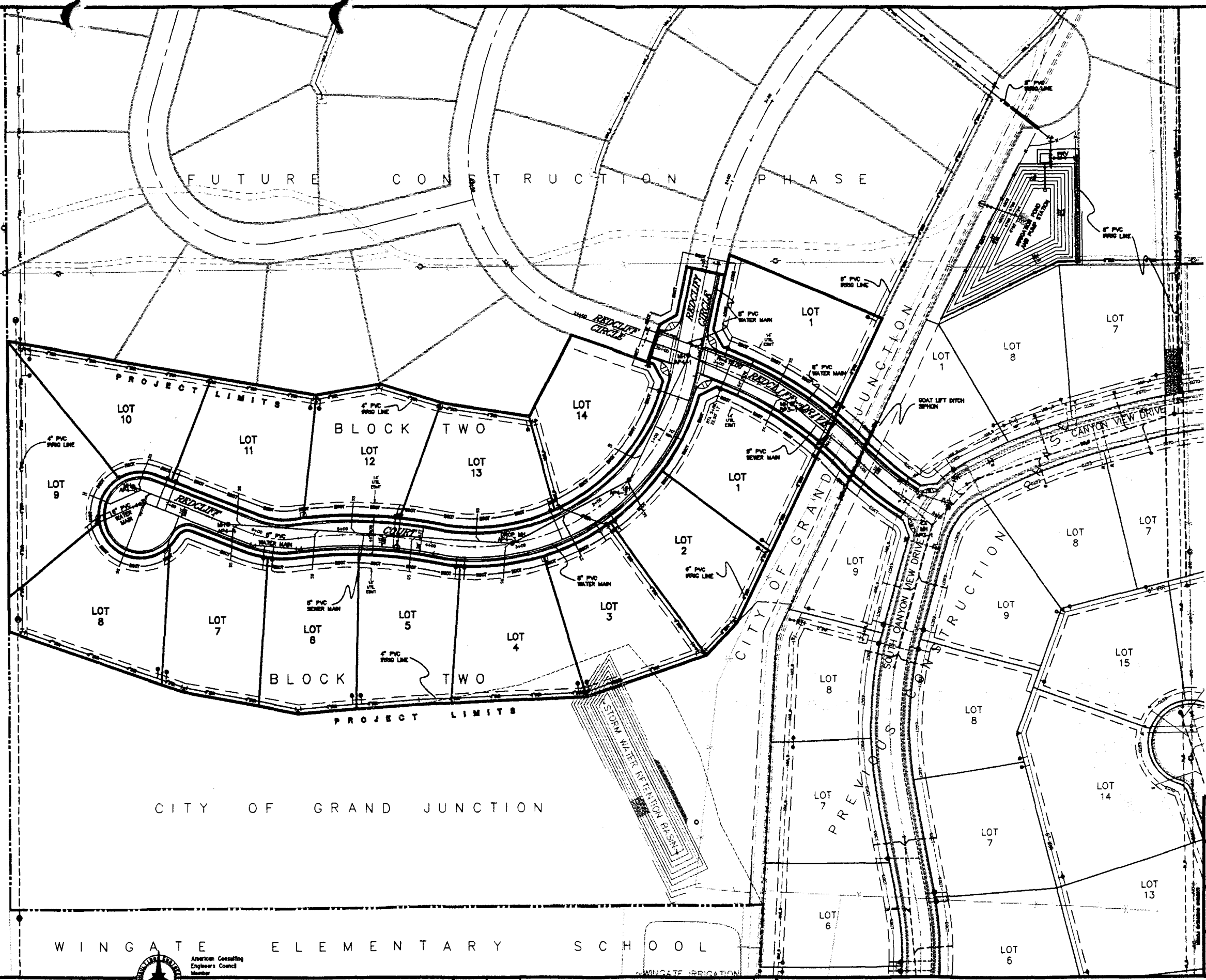


CANYON VIEW SUBDIVISION

AERIAL PHOTO & SURROUNDING ZONING



BENCHMARK:
 USGS "BM" 467.53' NORTH OF THE N.E. CORNER
 OF CANYON VIEW, ON WEST SIDE OF SOUTH
 CAMP ROAD. ELEVATION 4777.00



HAROLD ADAMS ET AL

APPROVED FOR CONSTRUCTION	DATE
LIFE WATER OBSERVANCY DISTRICT	DATE
ACCEPTED AS CONSTRUCTED	DATE
LIFE WATER OBSERVANCY DISTRICT	DATE
APPROVED FOR CONSTRUCTION	DATE
CITY OF GRAND JUNCTION ENGINEERS	DATE
ACCEPTED AS CONSTRUCTED	DATE
CITY OF GRAND JUNCTION ENGINEERS	DATE

DRAWN BY: JCS
 DESIGNED BY: JCS
 CHECKED BY: JEL

PREPARED UNDER THE SUPERVISION OF
JAMES E. LANGFORD P.E. NO. 14847

REVIEWED: _____
 DATE: _____



THOMPSON-LANGFORD CORP.
 529 25 1/2 RD., SUITE B210
 GRAND JUNCTION, COLORADO
 PH. (303) 243-6067

REVISION	DATE	DESCRIPTION	BY	CHKD

CANYON VIEW PH IV
 GRAND JUNCTION, COLORADO

COMPOSITE PLAN

SCALE: 1" = 50'
 SHEET NO: 1 of 1