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File RZP-1996-237

Name: Stassen Farms-SW Corner 20 1/2 and F 3/4 Road

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.</p> <p>Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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		*Review Sheet Summary
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		Receipts for fees paid for anything
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		Reduction of assessor's map.
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		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
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		*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	Correspondence	X	Notice of Land Use – sent 12/19/96
X		Commitment to Insure – 10/10/96 – Abstract & Title Co. of Mesa County	X	Planning Commission Notice of Public Hearing- sent 11/13/96
X	X	Drainage Report	X	Newspaper Notice for 1/15/96 hearing
X	X	Impact Report		
X	X	Planning Commission Minutes – 12/10/96 - **		
X	X	Amended conditions – 12/10/96 - **		
X	X	Fruita Times Newspaper clipping		
X	X	City Council Minutes - ** - 12/18/96, 1/15/96		
X	X	Resolution No. 29-96 - **		
X	X	File Close-out Summary – 4/7/97		
X	X	Preliminary Plan		
X	X	Revised Plan		
X	X	Aerial of Proposed Site		
X	X	Addressed Plat		



DEVELOPMENT APPLICATION

Community Development Department
 250 North 5th Street, Grand Junction, CO 81501
 (970) 244-1430

Receipt _____
 Date _____
 Rec'd By _____
 File No. REP-96-237

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 checked="" type="checkbox"/> Rezone				From: _____ To: _____	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input checked="" type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					
<input type="checkbox"/> e Plan Review					
<input type="checkbox"/> Property Line Adj.					

Leatha Jean Stassen Property Owner Name Mobile Development Corp. Developer Name Hans F. Brutsche Representative Name

673 20.5 Rd Address P.O. BOX 14823 Address 559 20.5 Rd Address

Grand Junction, Co. 81503-9907 City/State/Zip ALBUQUERQUE, N.M. 87191 City/State/Zip Grand Junction, Co. 81503 City/State/Zip

Business Phone No. _____ Business Phone No. _____ Business Phone No. 248-00984

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] Signature of Person Completing Application 10-28-96 Date

Leatha Jean Stassen Signature of Property Owner(s) - attach additional sheets if necessary 10-30-96 Date

*248-00984
 241-2480 w/ Ciavonne & Assoc.
 844 Grand*

SUBMITTAL CHECKLIST

REZONE / MAJOR SUBDIVISION: PRELIMINARY PLAN
PLANNED DEVELOPMENT

Location: 20 1/2 Rd & F 3/4 Rd

Project Name: STASSEN FARM

ITEMS		DISTRIBUTION																		TOTAL REQ'D.								
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent	● City Parks/Recreation	● City Fire Department	● City Attorney	● City G.J.P.C. (8 sets)	○ City Downtown Dev. Auth.	● City Police	● County Planning	○ Walker Field	○ School District #51	○ Irrigation District	● Drainage District REPLANDS	● Water District - UTE	○ Sewer District	● U.S. West		● Public Service	○ GVRP	○ CDOT	○ Corps of Engineers	○ Colorado Geological Survey	○ U.S. Postal Service	○ Persigo WWTF	● TCI Cable
10/31/96 Date Received <u>11-1-96</u>																												
Receipt # <u>4848</u>																												
File # <u>R2P-96-237</u>																												
● Application Fee \$ <u>see reverse</u>	VII-1	1																										
● Submittal Checklist*	VII-3	1																										
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 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	
● Evidence of Title	VII-2	1		1			1																					
● Names and Addresses	VII-2	1																										
● Legal Description	VII-2	1		1																								
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Location Map - <u>Full-sized assessor's map</u>	IX-21	1																										
● Preliminary Plan	IX-26	1	2	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ 11"x17" Reduction of Prelim. Plan	IX-26	1							8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Preliminary Drainage Report	X-12	1	2																									

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

PRE-APPLICATION CONFERENCE

Date: 9/27/96

Conference Attendance: C. Roberts ; M. Drollinger

Proposal: STASSEN FARM

Location: 20 1/2 Road & F 3/4 Rd

Tax Parcel Number: 2945-152-00-014

Review Fee: \$ 710 + \$ 15/acre + \$ 40 PW Fees

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? As per eng

Adjacent road improvements required? "

Area identified as a need in the Master Plan of Parks and Recreation? No

Parks and Open Space fees required? Yes; at final

Estimated Amount: _____

Recording fees required? Yes; at final

Estimated Amount: _____

Half street improvement fees/TCP required? Yes; at final

Estimated Amount: _____

Revocable Permit required? No

State Highway Access Permit required? No

On-site detention/retention or Drainage fee required? Yes - on site

Applicable Plans, Policies and Guidelines Devel. Code

Located in identified floodplain? FIRM panel # No

Located in other geohazard area? No

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? No

Avigation Easement required? No

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

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

Related Files: NONE

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

PRE-APPLICATION CONFERENCE

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

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

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

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

X _____
Signature(s) of Petitioner(s)

X _____
Signature(s) of Representative(s)

2947-153-00-106
MARY LOU KENNEDY
2034 BROADWAY
GRAND JUNCTION, CO 81503-9773

2947-153-16-004
INDEPENDENCE VALLEY
CORPORATION
759 HORIZON DR STE E
GRAND JUNCTION, CO 81506-8737

2947-153-16-005
ROGER ALLEN BLIND
JANET ELAINE BLIND
11520 CHAPIN LN
CAPTIVA, FL 33924

2947-153-16-007
INDEPENDENCE VALLEY
CORPORATION
759 HORIZON DR STE E
GRAND JUNCTION, CO 81506-8737

2947-153-16-008
MICHAEL & SUSAN CHAMBERLAIN
659 INDEPENDENCE VALLEY DR
GRAND JUNCTION CO 81503-9569

2947-153-17-001
INDEPENDENCE VALLEY
CORPORATION
759 HORIZON DR STE E
GRAND JUNCTION, CO 81506-8737

2947-153-17-002
ROGER E DAVIDSON
IDILKO P DAVIDSON
7119 KENNY LN
DALLAS, TX 75230

2947-153-17-003
INDEPENDENCE VALLEY
CORPORATION
759 HORIZON DR STE E
GRAND JUNCTION, CO 81506-8737

2947-153-17-004
ROBERT E CHAMBERS
ESTHER CHAMBERS
2949 E ERIKA CT
GRAND JUNCTION, CO 81504-6963

2947-153-15-006
URSULA E HEMMERICH
388 RODELL DR
GRAND JUNCTION, CO 81503

2947-153-15-007
INDEPENDENCE VALLEY
CORPORATION
759 HORIZON DR STE E
GRAND JUNCTION, CO 81506-8737

2947-153-16-009
INDEPENDENCE VALLEY
CORPORATION
759 HORIZON DR STE E
GRAND JUNCTION, CO 81506-8737

2947-151-01-005
C DALE PARISH
MARGARET J
650 N TERRACE DR
GRAND JUNCTION, CO 81503-9743

2947-151-01-006
BRIAN D MCCONELL
SUZANNE V MCCONNELL
652 N TERRACE DR
GRAND JUNCTION, CO 81503-9743

2947-151-01-007
QUINN R JOHNSON
JOAN K
654 N TERRACE DR
GRAND JUNCTION, CO 81503-9743

2947-151-01-008
LEWIS WAYNE WELLS
MICHELE C
656 N TERRACE DR
GRAND JUNCTION, CO 81503-9743

2947-151-01-009
ROBERT BLUMENTHAL
CHARLOT M
658 N TERRACE DR
GRAND JUNCTION, CO 81503-9743

2947-151-01-010
WAYNE L SELFORS
CAROL JOANNE
660 N TERRACE DR
GRAND JUNCTION, CO 81503-9743

2947-151-01-001
CHERYL L FIEGEL
668 20 1/2 RD
GRAND JUNCTION, CO 81503-9763

2947-151-01-002
CLINTON J LAMPSHIRE
JENNIE L
664 20 1/2 RD
GRAND JUNCTION, CO 81503-9763

2947-151-01-003
GENE W PEARMAN
MARY
660 20 1/2 RD
GRAND JUNCTION, CO 81503-9764

2947-151-01-004
LEON B SUTHERLAND
D L
PO BOX 595
CARBONDALE, CO 81623-0595

2947-151-03-002
BRANT E WESTERMIRE
TES LANAE
PO BOX 4762
GRAND JUNCTION, CO 81502

2947-151-03-006
FRANK L SEYMOUR
654 TERRACE DR
GRAND JUNCTION, CO 81503-8723

2947-151-03-007
RICKY MICHEL HAMM
DEYDRA ANNE HAMM
652 TERRACE DR
GRAND JUNCTION, CO 81503-8723

2947-151-03-008
MURL E SEELEY
THERESA L
650 TERRACE DR
GRAND JUNCTION, CO 81503-8723

2947-151-03-009
L STUART MOORE
BRENDA K MOORE - DIRECTORS
648 TERRACE DR
GRAND JUNCTION, CO 81503-8723

2947-151-03-010
JEAN M WRIGHT
646 TERRACE DR
GRAND JUNCTION, CO 81503-8723

2947-151-03-011
JO JEANNINE DORL
642 TERRACE DR
GRAND JUNCTION, CO 81503-8723

2947-151-03-012
BUDDY T NORWOOD
LENA M
640 TERRACE DR
GRAND JUNCTION, CO 81503-8723

2947-151-03-003
ROBERT LAPLANTE
SUSAN LAPLANTE
649 N TERRACE DR
GRAND JUNCTION, CO 81503-9742

2947-151-03-001
LYNN H THOMPSON
LORENA A
652 20 1/2 RD
GRAND JUNCTION, CO 81503-9764

2947-152-13-011
DENNIS M MAYER
JOANNE C MAYER
2031 FREEDOM CT
GRAND JUNCTION, CO 81503-9523

2947-152-13-006
KEVIN E HOFNER
GINA L HOFNER
682 INDEPENDENCE VALLEY DR
GRAND JUNCTION, CO 81503-9544

2947-153-11-010
DON G DEFFENBAUGH
BETTY L DEFFENBAUGH
HC 2 BOX 1135
ROCKY MOUNT, MO 65072-9008

2947-153-11-020
DOUGLAS M PHEGLEY
CAROLYN J
2042 N SURREY CT
GRAND JUNCTION, CO 81503

2947-153-11-016
MARK A ANEMA
LESLIE K
2034 N SURREY CT
GRAND JUNCTION, CO 81503-9750

2947-153-11-019
DANIEL S GEER
ALISON D
2040 N SURREY CT
GRAND JUNCTION, CO 81503-9750

2947-153-11-011
JAMES R MORGAN
GAIL E
2041 N SURREY CT
GRAND JUNCTION, CO 81503-9799

~~Leatha Jean Stassen
673 20 1/2 Road
Grand Junction, CO 81503~~

2947-151-03-004
CHARLES A POST
JOANNE C
653 N TERRACE DR
GRAND JUNCTION, CO 81503-9742

2947-152-13-008
JAMES A MCCURDY
IRENE MCCURDY
1341 S TOMICHI DR
FRANKTOWN, CO 80116-8539

2947-152-13-012
WILLIAM H FINE
FERN M
2029 FREEDOM CT
GRAND JUNCTION, CO 81503-9523

2947-152-13-007
RICHARD CARL LANGE
WILMA J
680 INDEPENDENCE VALLEY DR
GRAND JUNCTION, CO 81503-9544

2947-153-11-013
JEARLD M BRUCK
ELIZABETH M
2037 N SURREY CT
GRAND JUNCTION, CO 81503

2947-153-11-022
STEVEN C VOYTILLA
MARNIE VOYTILLA
641 20 1/2 RD
GRAND JUNCTION, CO 81503

2947-153-11-017
WILLIAM R NAGEL
2036 N SURREY CT
GRAND JUNCTION, CO 81503-9750

2947-153-11-021
TED A MILLER
DEBORAH L MILLER - TRUSTEES
2044 N SURREY CT
GRAND JUNCTION, CO 81503-9750

2947-153-11-012
RICHARD A SALAZAR
CONNIE J
2039 N SURREY CT
GRAND JUNCTION, CO 81503-9799

Mobile Development Corp.
P.O. Box 14823
Albuquerque, NM 87191

2947-151-03-005
JAMES P SALAS
JUDITH A
655 N TERRACE DR
GRAND JUNCTION, CO 81503-9742

2947-152-13-009
ROBERT A WHITE
LAUREN J WHITE
676 INDEPENDENCE VALLEY DR
GRAND JUNCTION, CO 81503

2947-152-13-013
CARA W CURTIS
PAULA K
2027 FREEDOM CT
GRAND JUNCTION, CO 81503-9523

2947-152-13-010
WOODROW W CAPPS
CAROL A CAPPS
675 INDEPENDENCE VALLEY DR
GRAND JUNCTION, CO 81503-9547

2947-153-11-015
MICHAEL E GUNTER
TERI S T GUNTER
2033 N SURREY CT
GRAND JUNCTION, CO 81503

2947-153-11-024
JERRY L SHORT
KATHY L
640 S SURREY CT
GRAND JUNCTION, CO 81503-9706

2947-153-11-018
PATRICK L GRIM
MAUREEN A
2038 N SURREY CT
GRAND JUNCTION, CO 81503-9750

2947-153-11-023
ROGER L WILSON
ORMA A
2046 N SURREY CT
GRAND JUNCTION, CO 81503-9750

2947-153-11-014
JUDD B THOMPSON
JENNIFER L
2035 N SURREY CT
GRAND JUNCTION, CO 81503-9799

Hans E. Brutsche
559 29 1/2 Road
Grand Junction, CO 81503

2947-151-00-130
LEATHA JEAN STASSEN
673 20 1/2 RD
GRAND JUNCTION, CO 81503-9707

2947-151-05-004
AUBYN H RHOADES
RHONDA J
645 TERRACE DR
GRAND JUNCTION, CO 81503-8724

2947-152-00-131
CHAPARRAL WEST INC
626 32 RD
CLIFTON, CO 81520-7406

2947-152-13-017
ROBERT H CLARK
LOUISE L CLARK
1691 E PALO ALTO AVE
FRESNO, CA 93710-4214

2947-152-15-009
MICHAEL B GABIN
DEBORAH K GABIN
2063 E 1/2 RD
GRAND JUNCTION, CO 81503

2947-152-15-012
MICHAEL W BATH
389 HIGH RIDGE DR
GRAND JUNCTION, CO 81503-1642

2947-152-22-003
REDLANDS PARTNERS
626 32 RD
CLIFTON, CO 81520-7406

2947-152-18-002
RAYMOND C HILD
ARLONE C HILD
7241 S SHERMAN ST
LITTLETON, CO 80122

2947-152-19-001
DALE R WORLTON
MARILYN WORLTON %PHH MORTG
SERV
6000 ATRIUM WAY
MT LAUREL, NJ 08054

2947-152-19-008
OWEN C GEARHART
GEORGIA J GEARHART
9009 NE 54TH ST # A1
VANCOUVER, WA 98662

2947-151-05-001
GARY D DEJARNATT
MARILYN G
651 TERRACE DR
GRAND JUNCTION, CO 81503-8724

2947-152-00-027
RANDEL C STONE
LORRI C
2042 F 3/4 RD
GRAND JUNCTION, CO 81503-9724

2947-152-21-004
MICHAEL THOMAS REEDER

TERRI G REEDER
60 WISCONSIN AVE
DELMAR, NY 12045

2947-152-13-018
LARRY J DEGOLYER
JUDITH A
2030 FREEDOM CT
GRAND JUNCTION, CO 81503-9522

2947-152-15-010
BRADFORD B REED
MARTHA M REED
2002 W RIDGE RD
LITTLETON, CO 80120-3141

2947-152-15-013
MARC J PATTON
JANICE A PATTON
919 22 RD
GRAND JUNCTION, CO 81505

2947-152-15-014
LARRY FRANCIS
CINDY FRANCIS
2188 QUAIL CT
GRAND JUNCTION, CO 81503-2553

2947-152-18-009
HAROLD E GOODHOLM
KATHERINE L GOODHOLM
5581 DANUBE CT
KEARNS, UT 84118-2613

2947-152-19-002
CURTIS L RAHM
TERRI GAIL RAHM
2937 W ERIKA CT
GRAND JUNCTION, CO 81504

2947-153-00-094
MERLE BINGHAM
JANET BINGHAM
651 20 1/2 RD
GRAND JUNCTION, CO 81503-9707

2947-151-05-002
JOHN E MCKELVEY
649 TERRACE DR
GRAND JUNCTION, CO 81503-8724

2947-152-00-129
RICHARD S TALLEY
PO BOX 629
EDWARDS, CO 81632-0629

2947-152-21-005
REDLANDS PARTNERS
626 32 RD
CLIFTON, CO 81520-7406

2947-152-15-008
MICHAEL A KING
BARBARA C KING
906 ALEXA WAY
FT COLLINS, CO 80526

2947-152-15-011
DEAN L QUAMME
SUZANNE I QUAMME
2032 E LIBERTY CT
GRAND JUNCTION, CO 81503

2947-152-22-002
GR JCT CONST MANAGEMENT &
CONS SERVICES
481 FRUITWOOD DR
GRAND JUNCTION, CO 81504

2947-152-18-001
FRED W BISHOP
375 S CAMP RD
GRAND JUNCTION, CO 81503

2947-152-18-010
INDEPENDENCE VALLEY
CORPORATION
759 HORIZON DR STE E
GRAND JUNCTION, CO 81506-8737

2947-152-19-007
ALAN M WIXOM
BONNIE J WIXOM
3150 LAKESIDE DR
GRAND JUNCTION, CO 81506

2947-153-00-015
WILLIAM E LAYBOURN
MILDRED A
657 20 1/2 RD
GRAND JUNCTION, CO 81503-9707

Stassen Farm Subdivision

Preliminary Plan

General Project Report

Project Overview

Hans Brutsche, the petitioner, is seeking the preliminary approval of the Stassen Farm Subdivision as a Planned Unit Development with 66 lots on 28.41 acres. The parcel is located on the southwest corner of 20-1/2 Road and F-3/4 Road on the Redlands. The parcel lies approximately 1900 feet north of Broadway, Highway 340.

A. Project Description

Existing Land Use and Site Conditions

This parcel has historically been the Stassen Dairy Farm. The dairy ceased operations about nine years ago. The pastures have not been maintained and have, regrettably, been overtaken by a variety of weed species: Russian thistle, goat-head (puncture vine), and kosha. The eastern portion of the site has been affected by irrigation runoff and now supports a thick stand of Siberian Elm. A few areas have been reclaimed by native grasses and rabbitbrush.

The site slopes from southwest to northeast at about 3% grade. Irrigation water has historically been provided by Redlands Water & Power Company from a ditch on the east property line.

Existing Zoning

This 30 acre parcel is currently in Mesa County and is zoned R-2. The present zoning allows lots of 11,000 square feet (about 1/4 acre). The annexation of this property into the City of Grand Junction is occurring concurrently with the submittal of this Preliminary Plan. Zoning classifications within the city at RSF-4, the closest to the existing zone, would allow minimum lot sizes of 8,500 s.f., while the next zoning classification would allow minimum lot sizes to be 21,500 s.f.

The newly adopted City of Grand Junction Growth Plan describes this parcel as Residential Medium Low classification, with a preferred density of 2-3.9 units per acre. The proposed plan shows the smallest lots to be 13,000 s.f., with lots up to 21,000 s.f. The zoning classification that more closely reflects the proposed plan is a planned zone with an overall density of 2.4 units per acre.

Annexation requires a zone classification, and a Planned zone requires a plan. With annexation occurring simultaneously, the plan, if accepted, will fulfill the requirements for the zone of annexation.

Proposed Plan

The proposal is to subdivide the property into 66 single family home sites. The proposed lots range in size from 3/10 of an acre to 1/2 acre in size. Each lot has been configured to allow a 100' lot width at the building site. The petitioner is requesting front yard setbacks of 35', side yard setbacks of 10' and rear yard setbacks of 25'.

The proposal includes a total of 2.2 acres of open space. The centerpiece of the neighborhood is an acre of active open space. This irrigated play area is configured to allow active field play within the neighborhood. This play field is linked with other areas of the neighborhood by greenbelts winding to the intersections. These linkages allow neighbors to walk to the play field through a series of loops formed by the greenbelts and the sidewalks. These loops also accommodate walking as an activity unto itself. The proposed open space includes tracts at the entries to allow entry landscaping.

B. Public Benefit

Stassen Farm Subdivision will add a range of lot sizes with integrated active open space to the residential home market. The location within 1,000 feet of a major sewer interceptor line and adjacent to an 18" Ute water line meets the goal of development occurring adjacent to existing utilities. The continuation of these utilities allows neighbors to connect to the sewer system, as well as provide the interconnection of the Ute water lines to add volumes necessary to properly service the existing neighborhoods. Frontage on both F-3/4 and 20-1/2 Roads will require roadway improvements such as sidewalks and curb & gutter, or a Transportation Capacity Payment to fund future roadway renovations at a later date.

C. Project Compliance, Compatibility, and Impact

Adopted Plans and Policies

Stassen Farm meets the following goals of the recently adopted Growth Plan by taking the following actions:

Policies 1.1-1.3- Proposed zoning is within the guidelines established in the Growth Plan, with gross density in the lower end of the given range. The larger lots at the perimeter reflect a transition to the larger surrounding lots.

Policies 1.4, 1.10, 1.11, 1.12, - Proposed open space is provided as active open space or landscaped entrances, not wasteland. The petitioner has elected to take marketable property and set it aside as an asset to the neighborhood and the community.

Policies 5.2, 5.3- Proposed utility extensions may allow connections to under serviced neighborhoods. The sewer line extension may allow Forest Hills to abandon their septic systems. The existing Ute water line follows F-1/2 Road and allows Stassen Farm to use the existing infrastructure, as well as allow the interconnection of existing Ute water lines to improve existing service and provide for fire protection.

Policy 6.5- Stassen Farm will use existing irrigation water for home irrigation systems as well as open space irrigation.

Policies 7.1-7.4 Stassen Farm will pay its appropriate share of development fees.

Policies 13.1-13.3- Stassen farm has set aside entrance areas for landscaping, and is providing an acre of open space to disperse storm water and enable the detention basin to be a lawn area for active recreation

Surrounding Land Use

Parcels surrounding the Stassen Farm have slowly converted from agricultural uses to residential uses. Forest Hills Subdivision shares about 600' of street frontage on 20-1/2 Road south and east of the proposed Stassen Farm development. Forest Hills was developed in 1957 with lots ranging in size from 1/2 to 1-1/3 acre lots. Independence Valley Subdivision Filing I was platted in 1992, with lots ranging from 1-1/2 to 2-1/5 acre lots. Filing 2 lots range from 3/4 acre to 1-3/4 acre. Independence Valley Filing 2 abuts the entire west boundary of the proposed Stassen Farm Subdivision. Country Meadows Subdivision shares 940' of frontage on F-3/4 Road to the north and west of Stassen Farm. Country Meadows Subdivision's first filing was platted in November of 1995, with 3/4 acre to 1/3 acre lots. Subsequent filings and proposed filings indicate lots will range from 3/4 acre lots to 1/4 acre lots.

The parcel immediately south of the proposed development is occupied by William and Mildred Laybourn and is presently used to raise horses. The parcel northwest of the site is another portion of the former Stassen Dairy. Immediately north is a 10 acre parcel which is undeveloped, and a 2 acre parcel with a single family residence owned by the Stone family.

Site Access & Traffic

The road network to access the lots provides two access points, one to each adjoining county road. The intersection of Swiss Brown Drive with 20-1/2 Road has been kept to the southern portion of the project to maintain separation from the intersection of 20-1/2 Road and F-3/4 Road. The intersection of Holstein Lane with F-3/4 Road was aligned with Poplar Court. The proposed road section is an urban local street section, a 44' right-of-way, with attached 6' 6" curb, gutter and walk, with a 28' asphalt mat. The utilities easement as required is to be 14' on both sides of the street, adjoining the right-of-way.

Availability of Utilities

The City of Grand Junction Independent Valley Trunk Line, 8" sewer line, is 1,000' north and will require an easement from Leatha Jean Stassen for construction and maintenance of our off-site connection for Phases 2 & 3. Construction of this sewer line will allow connections to under serviced neighborhoods to the south. An 18" Ute Water Line follows F-1/2 Road. This line will be tapped at the intersection of F-3/4 Road and 20-1/2 Road and a pressure reducing vault installed. From the vault a line will be extended west to tie into Country Meadows and south along F-3/4 to tie into the line serving Forest Hills. Connecting the lines between Country Meadows and Forest Hills will improve service and fire protection for those areas.

Site Soils

According to the Colorado Geological Survey, the site soils are Redlands alluvium, mostly red silt and sand with occasional pebbles and clay. Near the Bluffs, these soils can be 35 to 45 feet thick. The Colorado Geological Survey also indicates that this area may be underlain with shale, at a depth of 1 to 10' in depth. Soil borings have not been taken on this site at this point in time to confirm these findings. The site does not appear to be in an area of geologic hazard.

D. Development Schedule and Phasing

Phase I is planned for development in Spring 1997. Phasing shown on the Preliminary Plan indicates the extent of each phase and the order with which the phasing will proceed

A Preliminary Drainage Report

for

Stassen Farms Subdivision

October 15, 1996

Prepared for:

Hans Brutsche
P.O. Box 5592
Carefree Arizona
85377

Prepared by:

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

Job. No 0296-001

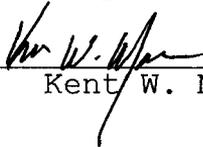
Engineer's Certification

I hereby certify that this plan and report for the drainage design of Stassen Farms Subdivision was prepared under my direct supervision for the Owner's hereof.



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

Prepared By:



Kent W. Marsh, EIT

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I. General Location and Description**A. Property location:****1. General Location:**

Stassen Farms Subdivision, or the Stassen Property as it is currently referred to, is located on the Redlands in Grand Junction Colorado. More specifically the property lies South of F 3/4 Road between 20 1/4 and 20 1/2 roads.

2. Section, Township, Range:

Sec.15, T.11S., R. 101W., of the 6th P.M., County of Mesa, state of Colorado.

3. Surrounding Developments:

Stassen Farms Subdivision is bordered on the North by Country Meadows Subdivision, on the East by Forrest Hills Subdivision, on the South by Country Squire Subdivision, and on the West by Independence Valley Subdivision Filing #2.

4. Tax Identification Number:

The City of Grand Junction Tax I.D. # for the project site is, 2947-151-00-130.

B. Description of Property:**1. Project Area:**

28.37 Acres.

2. Ground Cover:

The site is presently covered with a mixture of Intermediate Wheat Grass, native weed species, and clumps of small to medium size Elm trees. Ground cover is approximately 15-20%.

3. Soil types:

According to the SCS soils maps (a copy of which is included in the appendix), the site falls within the bounds of the Mack-Mesa soil group, hydrologic soil group "B". The Soil Conservation Service describes runoff from this soil as medium and the hazard of water erosion to be moderate.

4. Irrigation facilities:

The property has been farmed at some point in the past as is evidenced by the presence of corrugations running east to west across the project site. There is also a trapezoidal channel that runs along the Western

boundary of the site that has been used in the past to carry irrigation water to the field. It doesn't appear that the land has been cultivated for several years and therefore the irrigation ditch is overrun with brush and weeds.

II. Existing Drainage Conditions

A. Major Basin

Major basin drainage patterns in the project area are from the southwest to the northeast towards the Colorado River. There are no wetlands or canals on the project site.

There is a fairly large drainage ditch that runs from the Northeastern corner of the project site, northeasterly across an adjacent property towards the Colorado River. This drainage ditch collects runoff from the Stassen property and from much of the property adjacent to the project site. The project site is not within any pre determined 100-yr floodplains.

B. Site

Historic drainage patterns for the project site are from the West to the East into a drainage ditch that runs Northeasterly across the property. As was previously mentioned, runoff leaving the property enters a drainage ditch that carries the runoff across an adjacent property and into the Colorado River.

There are no adjacent properties that drain through the project site.

III. Proposed Drainage Conditions

A. Changes in Drainage Patterns

Drainage patterns for the project will remain in a northeasterly direction towards a proposed detention pond. The detention pond will be located in tract C along the eastern boundary of the property.

IV. Design Criteria and Approach

A. Hydrology

The 2 year and 100 year storms will be considered when sizing the detention pond and designing the outlet structure. The Rational Method will be used to calculate on-site runoff, while the Modified Rational Method will be used to size the detention basin.

On-site inlets, storm sewer pipes, gutters, and valley pans will be sized to carry the 2 year storm, with the remainder being carried in the street. The analysis and design procedures as outlined in the City of Grand Junction Stormwater Management Manual (SWMM) will be adhered to.

B. Hydraulics

Mannings equation will be used to size gutters, and storm sewer pipe. Orifice and Weir equations from standard hydraulics texts will be used to design the outlet structure for the detention pond. All analysis and design procedures will conform to those outlined in the SWMM.

C. Approach

Detention is proposed for the project site in order to detain any excess runoff that may be generated by the development of Stassen Farms Subdivision. The proposed detention pond will be located along the Eastern boundary of the site inside tract C.

Runoff from within the subdivision will drain, via curb and gutter, towards inlets located adjacent to the detention pond (see drainage map for proposed location). The runoff will then be carried from the inlets to the detention pond via PVC storm sewer pipe.

The detention pond will be designed to detain runoff from both the 2-year and the 100-year storm. An outlet structure will be designed for the detention pond that will discharge stormwater from the pond at the historic discharge rate for both the above mentioned storms. Storm water from the detention pond will be piped from the pond to a manhole at the northeastern corner of the project. The storm sewer will then be piped across F 3/4 road where it will discharge into a drainage ditch that runs towards the Colorado River.

REFERENCES

- 1). The City of Grand Junction, "STORM WATER MANAGEMENT MANUAL" adopted June 1994.

VIII

APPENDIX

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: **ANNEXATION IMPACT REPORT TEAM MEMBERS**
Dan Wilson, City Attorney
Mark Relph, Public Works Manager
Tim Woodmansee, Property Agent
Greg Trainor, Utility Manager
Terry Brown, Technical Service Supervisor
Darren Starr, Sanitation Division Supervisor
Don Newton, City Engineer
Doug Cline, Streets Superintendent
Don Hobbs, Parks Manager
Jim Bright, Fire Department
Marty Currie, Police Captain
Lanny Paulson, Budget Coordinator
Jodi Romero, Customer Service Manager
Stephanie Nye, City Clerk
Debbie Kovalik, Director of VCB
Jan Koehn, Code Enforcement Supervisor
Kathy Portner, Planning Supervisor
Beth Meek, Communication Supervisor
Jo Millsaps, Zoning Administrator
Ralph Ohm, Ute Water Conservancy
Bennett Boeschstein, City of Fruita

FROM: Dave Thornton, Community Development Department 

RE: **IMPACT REPORT FOR STASSEN ANNEXATION**

DATE: October, 28 1996

On Wednesday, November 6th, a resolution for the intent to annex the Stassen Annexation will go to City Council for their approval to begin the annexation process. First reading of the annexation ordinance will go to City Council on December 18th, with second reading on January 1st. The annexation will be effective February 2, 1996. As a result, I need to put together an impact report for the annexation. Listed below and also attached to this memo is information that will hopefully help you complete your respective impact reports. If you need any additional information, please call. **I need your impact reports by November 29, 1996. Please either submit by E-mail via attachment and/or by hard copy if a spread sheet is used. Thank you.**

STASSEN ANNEXATION SUMMARY

File Number: ANX#96-231
Location: 673 20 1/2 Road
Parcels: 2947-152-00-014, 2947-151-00-130, 2697-354-00-415
Estimated Population: 1
of Parcels (owner occupied): 1
of Dwelling Units: 1
Acres: 128.56

Developable Acres Remaining: 128.56

Right-of-way in Annexation: F 3/4 Road (350 ft full width & 940 ft south half)
20 1/2 Road (275 ft full width)

Previous County Zoning: R2

Proposed City Zoning: PR 2.5, RSF-4

Current Land Use: Residential, Vacant

Future Land Use: Residential Single Family

Assessed Values: Land = \$25,700
Improvements = \$6,960
TOTAL VALUE = \$32,660

Census Tract: 1402

Address Ranges: 673 - 674 20 1/2 Road
2025 - 2049 (odd) F 3/4 Road

Special Districts:

Water: Ute Water

Sewer:

Fire:

Grand Junction Rural Fire & Lower Valley Fire
DISTRICT

Drainage:

School:

District 51

Irrigation:

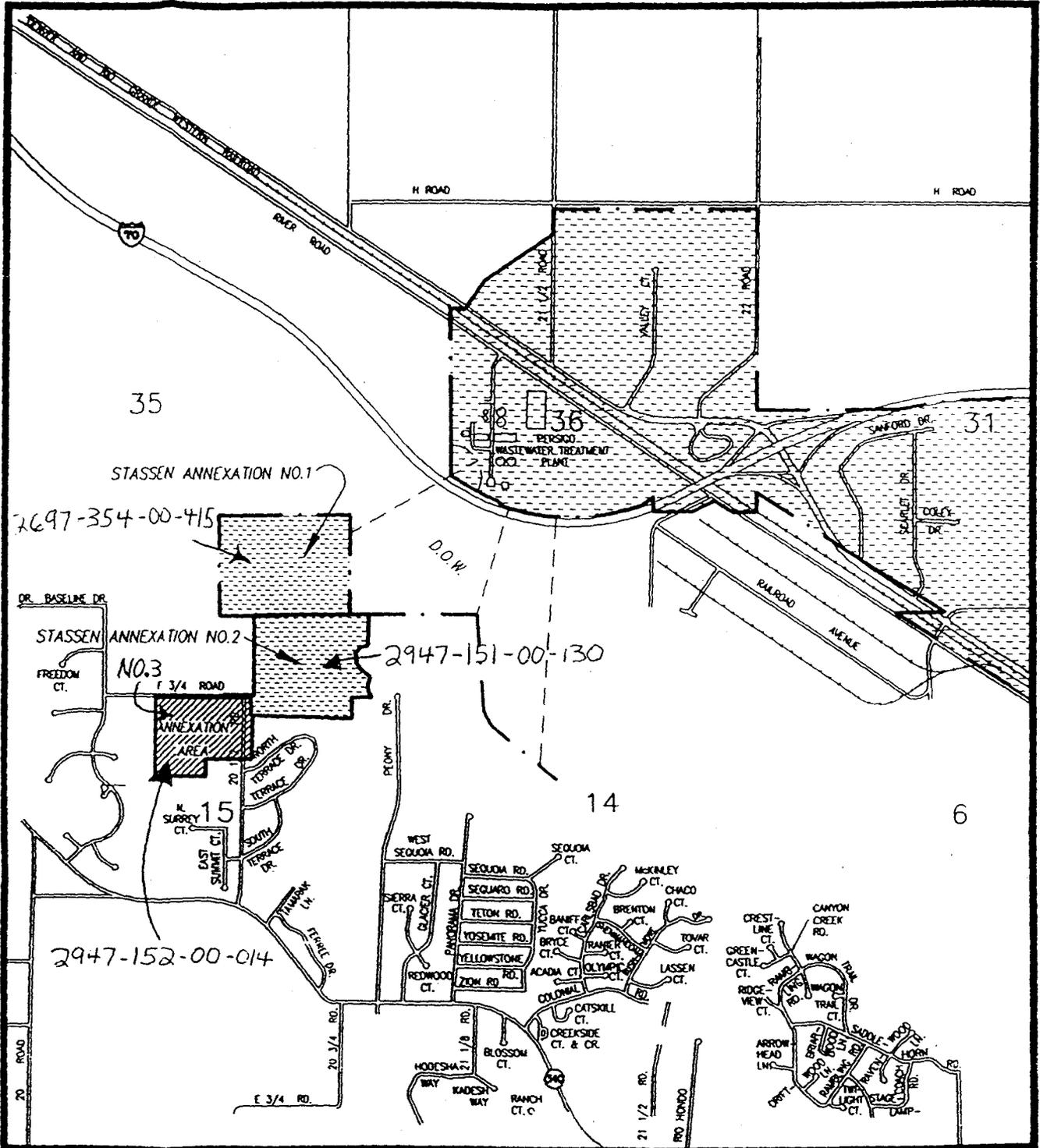
Pest:

Redlands Mosquito Control District

Other:

Type of Petition (property owner, P.O.A., or Enclave): Property Owner

STASSEN ANNEXATION NO. 1, 2, & 3



VICINITY MAP
NTS

UTE WATER CONSERVANCY DISTRICT

560 25 Road, P.O. Box 460
Grand Junction, CO 81502

Office

Telephone: 970-242-7491
FAX: 970-242-9189

Treatment Plant

Telephone: 970-464-5563
FAX: 970-464-5443

November 4, 1996

Mr. Dave Thornton
City of Grand Junction
Community Development Department
250 N. 5th Street
Grand Junction, CO 81501

Re: Stassen Annexation

Dear Dave:

An 8" domestic water main was previously extended from Independence Valley Drive to the northwest corner of Stassen Annexation Area #3. An 8" domestic water main in 20½ Road ends at South Terrace Drive. Development of the subject annexation areas would require extensions and looping of the two above-described 8" water mains.

Call us if you have any questions or concerns.

Sincerely,



Ralph W. Ohm, P. E.
Superintendent Transmission & Distribution

RWS/rlc

xc: Jim Bright - Grand Junction Fire Department

REVIEW COMMENTS

Page 1 of 3

FILE #RZP-96-237

TITLE HEADING: Stassen Farms

LOCATION: SW corner 20 1/2 & F 3/4 Roads

PETITIONER: Mobile Development Corp.

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 14823
Albuquerque, NM 87191

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., NOVEMBER 22, 1996.

CITY COMMUNITY DEVELOPMENT

11/15/96

Bill Nebeker

244-1447

1. Provide a street stub from Creamery Court to the south for access to the parcel incorrectly labeled as Country Squire subdivision, for future development of this parcel. (According to the assessor's map Country Squire does not come this far north.)
2. Provide a minimum 12 foot wide pedestrian easement off of Swiss Brown Drive to 20 1/4 Road (in the vicinity of lot 8, block 1). A right-of-way dedication for a future street will not be required for the other half of 20 1/4 Road, but the right-of-way provides a good future pedestrian connection.
3. By itself, Udder Park is too narrow to provide adequate common useable open space for this subdivision. Eliminate lot 17, block 3 or another lot adjacent to the detention pond to provide a larger area for active recreation.
4. The final plat must include the submittal of CC&R's and proof that a homeowner's association has been formed to maintain the open space areas.
5. Staff recommends that the CC&R's include restrictions on 6' high solid fences along the park boundary, to eliminate the walled in feeling.
6. To avoid duplication of numbers on Swiss Brown Drive, change this street name from Holstein Lane east to Holstein Court. The remainder of the street can remain Swiss Brown.
7. Show centerline of road to north within Country Meadows Filing #2 to assure that it aligns with Holstein Lane.
8. What are the proposed setbacks for this subdivision?

CITY DEVELOPMENT ENGINEER

11/15/96

Jody Kliska

244-1591

Half street improvements of F 3/4 and 20 1/2 Roads will be required.

CITY UTILITY ENGINEER

11/15/96

Trent Prall

244-1590

1. In order for the City of Grand Junction to recover some of the expenses incurred constructing the Independence Valley Trunk Extension, trunk extension fees of \$416.67 / acre will be required **PRIOR TO RECORDING THE PLAT.**
2. 8" sewer stub outs will be required to southern development property lines on both 20 ½ Rd.. and proposed street stub out off of Creamery Court.
3. Sewer horizontal alignment for subdivision appears adequate, however still need to see plans for connection to Independence Valley Trunk Extension. Vertical alignment comments will be made during submittal of final plans.

CITY PROPERTY AGENT

11/11/96

Steve Pace

256-4003

No final plat - no comments.

CITY PARKS & RECREATION

11/15/96

Shawn Cooper

244-3869

1. Parks & Open Space Fees - 66 lots @ \$225 = \$14,850.
2. Maintain 20 1/4 as a pedestrian / bike way if not to be a road.
3. Provide pedestrian / bike access to the west to 20 1/4, preferably mid-block (like between lots 7 & 8, Phase D) - 15' easement and 10' concrete walk.
4. Expand open space / park area at detention pond maybe dedicate lot 17. Small play area; split rail fencing; pedestrian / bike access from 20 ½ Road.

CITY FIRE DEPARTMENT

11/8/96

Hank Masterson

244-1414

An additional fire hydrant is required along F 3/4 Road. Locate 500' east of the hydrant proposed at Holstein Lane and F 3/4 Road.

CITY ATTORNEY

11/12/96

Dan Wilson

244-1505

Cover sheet refers to Mobile Development Corp. Proposed deed is to H.E. Brutsche. I need to see corporate documents (articles, etc.) or information that Brutsche is not developing via a corporation.

MESA COUNTY PLANNING

11/12/96

Richard Goecke

244-1744

1. County P.U.D. requirements require open space dedications equal to 20% of net site area (area left after roadway dedications). This proposal appears to be short of the 20% ration. Further, 50% of the open space must be usable for recreational purposes; again this proposal appears short of the threshold.
2. County P.U.D. requirements also set forth buffering standards where adjacent densities/uses are different. As submitted, this appears to be a "city development in the county" with respect to the larger, established uses.
3. The street names are "udderly" unbelievable.
4. State Highway 340 acceleration/deceleration should be considered.

UTE WATER

11/11/96

Gary Mathews

242-7491

1. Ute Water has an 8" main in 20 1/2 Road located at the entrance of Country Squire Subdivision. The 8" line needs extended to F 3/4 Road and then tied to the 8" in F 3/4 Road located at approximately Holstein Lane & F 3/4 Road. Ute Waster DOES NOT want another regulator station at 20 1/2 & F 3/4 Roads.
2. Water mains shall be c-900, class 150. Installation of pipe fittings, valves and services including testing and disinfection shall be in accordance with Ute Water standard specifications and drawings.
3. Developer will install meter pits and yokes. Ute will furnish the pits and yokes.
4. Construction plans required 40 hours before development begins.
5. Policies and fees in effect at the time of application will apply.

PUBLIC SERVICE COMPANY

11/6/96

Gary Lewis

244-2698

No objections. 14' front lot easements should be sufficient to serve development. "Tract A" and "Tract B" will have to be designated as utility easements to allow gas & electric facilities to be installed.

REDLANDS WATER & POWER

11/18/96

Gregg Strong

243-2173

This property has a total of 80 shares of Redlands water for all phases of development. With the amount of homes as an end result for all phases, Redlands highly recommends that a holding facility such as a pond for collection of the shares of water be incorporated in the design of the project. As it is now, with the 80 shares of water and the 66 homes planned for the 1st filing, 10 to 11 homeowners may water at any one time.

Redlands will deliver the 80 shares to the headgate and Redlands has and will maintain full authority over the regulation of the headgate. There will be no cutting of the lock and chain on the headgate and taking more water than the development is entitled to.

Redlands is not responsible for any shortages of water due to inadequate irrigation design and engineering.

LATE COMMENTS

U S WEST

11/19/96

Max Ward

244-4721

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

MAIL COPY TO:

AND

CALL THE TOLL-FREE NUMBER FOR:

U S West Communications
Developer Contact Group
P.O. Box 1720
Denver, CO 80201

Developer Contact Group
1-800-526-3557

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

~~Don't~~ ANY FURTHER COMMENTS ON THESE PRELIMINARY PLANS?

CIAVONNE & ASSOCIATES, INC.
SITE PLANNING • LANDSCAPE ARCHITECTURE
844 GRAND AVE., GRAND JUNCTION, CO
970-241-0745 • FAX 241-0765 • 81501

BILL

November 21, 1996

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
NOV 22 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 Rezone & Preliminary Plan for Stassen Farm submittal dated October 28, 1996, File #RZP-96-237

Community Development Staff

NOT SHOWN
ESMT

- ✓ 1. This connection to the Laybourn property will be shown on the updated plan to be presented at the planning commission hearing. COUNTRY SQUIRRELS STILL SHOWN
- ✓ 2. This pedestrian easement to the 20-1/4 Road ROW will be shown on the updated plan to be presented at the planning commission hearing.
- ✓ 3. The petitioner would prefer to remove Lot 1, block 2 to expand the open space. This keeps the active open space more internal to the project for safety reasons.
- ✓ 4. CC& R's will be provided at final as requested.
- ✓ 5. Fencing restrictions will be defined in the CC&Rs, with consideration given to fence heights adjacent to the open space.
- ✓ 6. Final street names will be submitted at final with consideration for clear addressing.
- ✓ 7. The alignment of Holstein Lane with Country Meadows will be shown on the updated plan to be presented at the planning commission hearing.
- ✓ 8. As stated in the General Project Report, the petitioner is requesting front yard setbacks of 35', side yard setbacks of 10' and rear yard setbacks of 25'.

RONNIE TO REUSE ADDRESS

OK BUT 20 1/2 RD REIMPROVED

City Development Engineer

- 1. Petitioner requests that improvements on F-3/4 to be made in lieu of TCP payment.

Grand Junction City Utility Engineer

- 1. The trunk sewer extension fees will be paid prior to recordation of the plat.
- 2. Sewer stubs will be shown at final for both 20-1/2 Road and Creamery Court.
- 3. Sewer connection details will be shown to City Development Engineer.

NO!
NOT SHOWN

City Parks and Recreation Department

- 1. A request will be made to have the 2.5 acre park development, shown as Track C, constructed in lieu of an Open Space Fee.
- 2,3. A pedestrian easement to the 20-1/4 Road ROW will be shown on the updated plan to be presented at the planning commission hearing.
- 4. The petitioner would prefer to remove Lot 1, block 2 to expand the open space. This keeps the active open space more internal to the project for safety reasons. Design elements internal to the park will be considered at final.

City Fire Department

- 1. Fire hydrant will be added 500' east of Holstein Lane on F-3/4 Road.



City Attorney

1. Hans Brutsche is the developer. Mobile Development Corp. was a former relation and no longer applies.

Mesa County Planning

1,2. This application is being made in the City of Grand Junction. Present zoning within Mesa County would allow 11,000 s.f. lots with no open space. With the additional open space suggested by City Planning staff, the proposal will provide 10% open space, all of which is usable, either as active play area or as linking trails.

3. The street names are only rivaled by "F-3/4" Road, and "B.75" road.

Ute Water

1. The 8" main will be extended as requested without the regulator station.

2. Ute standard specifications will be followed for equipment and installation.

Public Service Company

1. Tract A & B will be designated as utility easements.

Redlands Water & Power

1. Additional shares will be considered to provide the irrigation water necessary.

Sincerely,



Craig Roberts
Secretary/Treasurer
Ciavonne & Associates, Inc.

STAFF REVIEW - PLANNING COMMISSION REPORT - DECEMBER 10, 1996 HEARING

FILE: RZP-96-237
DATE: November 26, 1996
STAFF: Bill Nebeker
REQUEST: Preliminary Plat - Stassen Farms 66 lot subdivision in a proposed PR 2.4 zone.
LOCATION: SWC F3/4 & 201/2 Road
APPLICANT: Hans E. Brutsche for Mobile Development Corp.

EXECUTIVE SUMMARY: The applicant proposes a 66 lot subdivision on 28.41 acres formerly used as a dairy farm. The proposal has an average density of 2.32 dwellings per acre. The site includes a 2.31 linear park through the center of the development with good access to most of the remaining subdivision. Half street improvements are required on F 3/4 Road and 20 1/2 Road and a pedestrian connection to a future trail in 20 1/4 Road right-of-way. This parcel is in the process of being annexed into the City by the owner's request. Staff recommends approval with conditions.

EXISTING LAND USE: predominantly vacant

PROPOSED LAND USE: residential single family homes

SURROUNDING LAND USE:

NORTH: developing single family (Country Meadows Subdivision)

SOUTH: single family home

EAST: single family

WEST: single family

EXISTING ZONING: County R-2

PROPOSED ZONING: City PR 2.4

SURROUNDING ZONING:

NORTH: County R-2 (9900 sq. ft. minimum lot size for sewerred lots)

SOUTH: County R-2

EAST: County R-2

WEST: County R-2

RELATIONSHIP TO COMPREHENSIVE PLAN: The Growth Plan recommends that this area develop as Residential Medium Low Density 2-3.9 dwelling units per acre. The density of the proposed development is approximately 2.4 dwellings per acre.

R-2

RON ABEL - OWNS COUNTRY MEADOWS

132 UNITS 1320 AUST

80% - 20 1/2 RD

20% - F 3/4: INDEPENDENCE

SIGHT DISTANCE - 20 1/2 w/ BROADWAY

ACCEL - DECEL LANE ON BROADWAY (3)

① COMPATIBILITY - ISSUE COMES UP IF YOU REZONE, NOTIFY YOU JUST DEVELOP AT CURRENT ZONING

② TRAFFIC ON 20 1/2

LOREI STONE - 2042 F 3/4

- NOTIFICATION

- D/W'S ON F 3/4 RD.

- IRRIGATION WATER

- STEVE

DARLENE BISSELL - 1930 STAR CANYON DR

- TRAFFIC ON BROADWAY

- 3 TIMES THE AREA - SAME AMOUNT OF HOMES

- FIRE STATION 7 MILES AWAY

HERMAN DOYLE?

CHARLIE POST -

MARY HUBER -

RICK HAN -

JUDITH HOPPER -

ED STEVENS - WEST SCENIC DR. - TRAFFIC ON BROADWAY

$$\frac{\text{COUNTRY}}{R-2} = 3.5 \text{ U/AC}$$

JIM WEST - INDEPENDENCE VALLEY DEVELOPER
FUNDING OF IMPROVEMENTS FOR 20 1/2: BROADWAY
CANYON CORNER - 2 AC LOTS
1.3 AC LOTS - INDEPENDENCE

STAFF ANALYSIS: Stassen Farms Subdivision is a 66 lot single family development proposed on 28.41 acres. The site is in the process of being annexed to the City of Grand Junction upon request by the property owner. Staff is recommending a zone of annexation of PR 2.4. An additional 100 acres in two parcels, located to the northeast of this site is also being annexed. This site has historically been the Stassen Dairy Farm. The farm ceased operation about nine years ago. There are developed or developing properties on three sides of this proposed subdivision.

Access to the subdivision is off 20 1/2 Road and F 3/4 Road. Half street improvements will be required for both of these streets in lieu of a Transportation Capacity Payment. There will be no direct access from the lots within the subdivision to 20 1/2 Road, a designated collector street. A note stating such shall be placed on the final plat. Direct access is allowed to F 3/4 Road since 11 lots front this street. Access to the interior of the subdivision is from three streets; Holstein Lane aligns with Country Meadows Drive to the south. Brown Swiss Drive connects with 20 1/2 Road. An unnamed street extends to future development to the south. Some street name changes may be required during final plat review.

The west half of 20 1/4, south of F3/4 Road was incorporated into the lots within Independence Valley Subdivision Filing #2. North of F 3/4 Road the west half was also vacated and included within the lots in Filing #1. A note on Independence Valley Filing #1 states that the east half of the street is to be vacated when adjacent development occurs. The east half was vacated and incorporated into Country Meadows, but a 15' wide pedestrian easement was rededicated for a future trail. The east half of 201/4 Road adjacent to Stassen Farms will not be vacated with this subdivision. The Parks Department has requested that this right-of-way be reserved for a bicycle/pedestrian trail. This trail will connect with the easement within Country Meadows Subdivision. A minimum 12' wide pedestrian easement will be provided between Stassen Farms and 20 1/4 Road. A 10' wide concrete path shall be required to be constructed within the easement during Phase I for access to the trail.

The applicant is providing the 2.31 acre "Udder Park" interior to the site. The park is long and narrow but a larger area useful for active recreation has been provided near the end of the Holstein Court cul-de-sac. A portion of the park also serves as a detention pond for storm runoff. Amenities provided within the park shall be detailed during final plat approval. The applicant has requested that the park be constructed in lieu of Open Space Fees. Staff only allows waiver of these fees for public park sites. Staff recommends split rail or other low fences to avoid the walled-in effect on this recreation amenity.

Redlands Water & Power has recommended that a holding facility such as a pond be incorporated into the final design of the subdivision to assure adequate supply of water for irrigation purposes. The applicant has responded that additional shares will be considered to provide the irrigation water necessary for the subdivision. Redlands is not responsible for any shortages of water due to inadequate irrigation design and engineering.

STAFF RECOMMENDATION: Approval with the following conditions:

1. A 10' wide concrete path shall be constructed within a 12' wide pedestrian easement between Holstein Lane and 20 1/4 Road between lot 7 and 8 during Phase I.
2. Recreation amenities for Udder Park shall be detailed and guaranteed during final plat approval.
3. A note shall be placed on the final plat stating that no direct vehicular access shall be allowed between the subdivision and 20 1/2 Road, except for maintenance of the detention pond.
4. The final plat shall include the submittal of CC&Rs and proof that a homeowner's association has been formed to maintain the open space tracts.

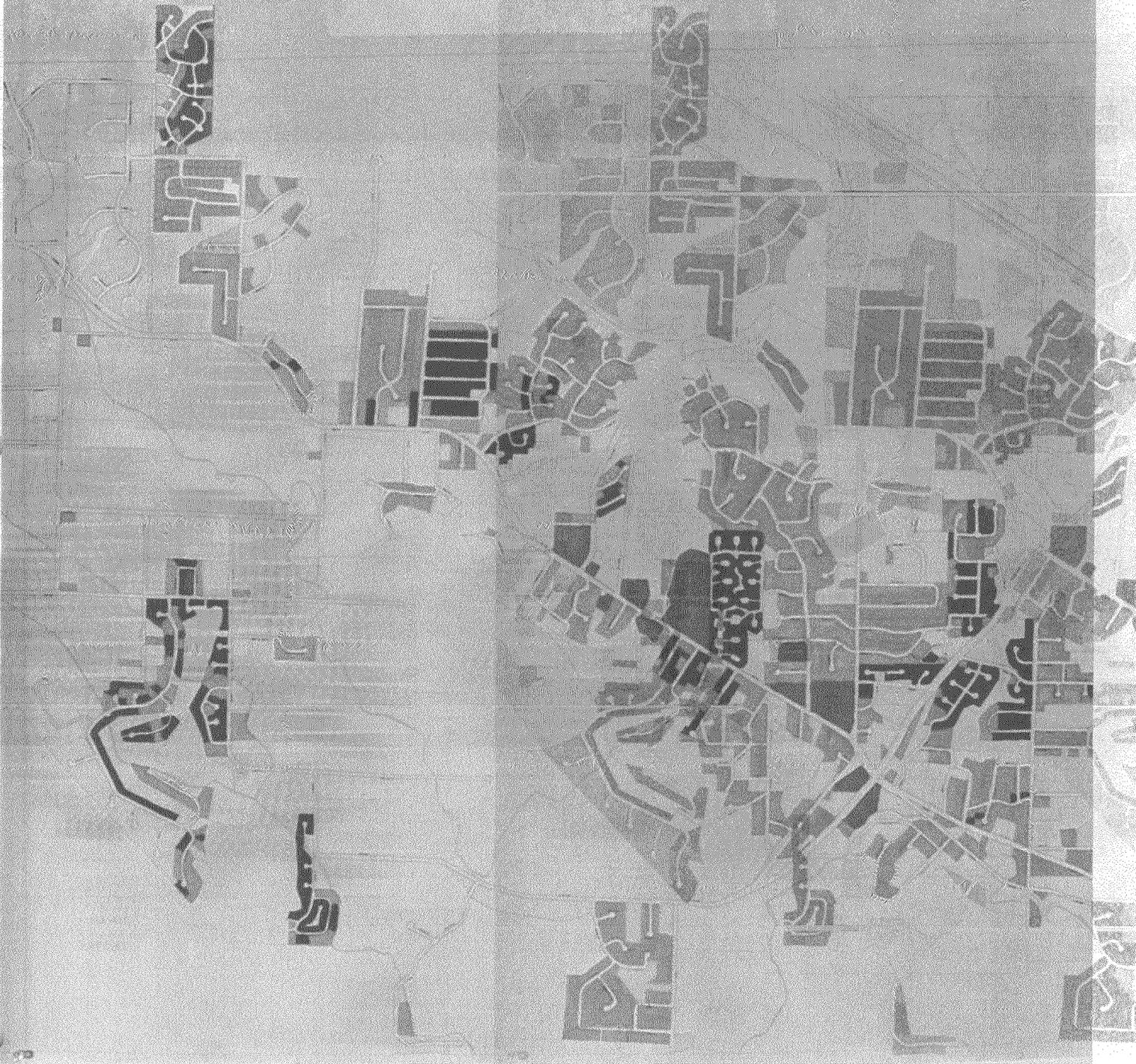
RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item 96-237 I move that we approve the Stassen Farms Preliminary Plan subject to staff's recommendation.

bn\rz\96237pcr\112696

REDLANDS LOT SIZES

-  LESS THAN 1/10 ACRE
-  1/10 ACRE - 1/4 ACRE
-  1/4 ACRE - 1/2 ACRE
-  1/2 ACRE - 3 ACRES

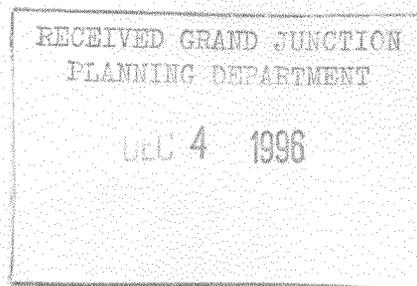


STATE OF COLORADO
Roy Romer, Governor
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF WILDLIFE

AN EQUAL OPPORTUNITY EMPLOYER

Perry D. Olson, Director
6060 Broadway
Denver, Colorado 80216
Telephone: (303) 297-1192

711 Independent Avenue
Grand Junction, CO 81505
303-248-7175



*For Wildlife-
For People*

December 4, 1996

Mr. Dave Thornton
Mr. Bill Nebeker
Community Development Department
250 North 5th
Grand Junction, CO 81501

Dear Mr. Thornton and Mr. Nebeker,

I am writing as a follow up to our brief conversation November 25, 1996 about the annexation of the Stassen property. It is my understanding that the Stassen property will be annexed into the City and that there is a development proposal for one of the 3 parcels to be annexed. It is also my understanding that the parcel with the development proposed is not the parcel which borders the Colorado River adjacent to the Colorado Division of Wildlife's (CDOW) land - I believe this parcel is referred to as Lot #8. I want to reaffirm that, when the time is appropriate, the CDOW would like to comment on any development or use proposed for Lot #8, since a portion of this parcel is high quality wildlife habitat adjacent to the Walker State Wildlife Area.

The CDOW's legislative mission is to protect and preserve wildlife and its habitat for the benefit of the people of Colorado and its visitors. Many people assume that wildlife can just move over. In reality, wildlife is rapidly losing places to move over to. No part of Colorado is left untouched by human influence, be it from recreationists, industry, agriculture or urban sprawl. Wildlife habitat that is not directly destroyed is often rendered unusable because of associated impacts from uncontrolled pets, roads, trails, vehicles, noise, etc. For these reasons and because of the unprecedented growth in recent years, CDOW is particularly concerned with the cumulative impacts of more and more people in Colorado.

For your information and future reference, especially as the City continues to expand its boundaries, the following are some areas of interest and/or concerns the CDOW has in Mesa County:

Any development, disturbance or use proposed in riparian and/or wetland areas, especially along or adjacent to the Colorado or Gunnison Rivers; included are parks, trails, gravel mining and golf courses.

Subdivisions or developments proposed for newly annexed lands.

Gravel mining, oil and gas development, other industrial developments - on public or private land.

Any proposal to develop or enhance wildlife habitat.

I would like to point out that the CDOW is not opposed to growth and development. However, growth and development should (and can) be managed to have less of an impact on, not only wildlife, but all of our natural resources. These natural resources are worthy of protection not only because of their intrinsic value, but also because they are often the primary reason people have chosen to live in the Grand Valley.

Some measures available for mitigating or lessening impacts to wildlife include: 1) requiring a vegetative buffer to be left in place along watercourses, 2) maintaining a green belt of undisturbed vegetation to serve as a travel corridor between various habitats, to lessen the effects of fragmentation, 3) not developing environmentally sensitive areas, such as breeding, rearing and wintering areas for wildlife (especially important for birds along the River), extreme slopes, hard to vegetate areas, and, 4) using only native plants for landscaping. These are just a few general recommendations and there are more where they came from if you are interested.

Remember, we will always have some kind of wildlife, but its the kind of wildlife that tells the real story. Starlings, sparrows, robins, raccoons and skunks can live anywhere because they are generalists. But blue herons, southwest willow flycatchers, golden and bald eagles, kit fox, long-nosed leopard lizards, squawfish and migrating waterfowl can't; they each have specific habitat requirements. The Grand Valley provides a unique environment for both wildlife and people. When appropriate and/or requested the Division of Wildlife would welcome the opportunity to participate in the City's land use planning process so we may help to protect or enhance what we already have. We have much information and knowledge available, including the Wildlife Resource Information System, a GIS by county.

Thank you for your time the other day and thank you for this opportunity to let the City of Grand Junction know the CDOW's interests and concerns and how we can be of assistance. Please contact me at 248-7178 ext. 216 for further information and or questions.

Sincerely,



Terry M. Mathieson
District Wildlife Manager

December 9, 1996

To the Grand Junction City Planning Commission and City Council:

The undersigned residents of unincorporated Mesa County hereby submit a request to postpone or cancel the December 10, 1996, hearing on rezoning of the Stassen Farms property, which is not yet in the city but has a petition for annexation pending. As grounds for the zoning hearing postponement, we submit the following:

1) The cards sent to nearby property owners regarding the rezone hearing were inaccurate and misleading in stating the 28 acre-parcel was currently zoned RSF-4 and being considered for a rezone to PR-2.4. The 28-acre parcel is not now zoned RSF-4; it is not yet in the city and has county zoning of R-2. Further, the R-2 zone is not really synonymous with RSF-4, as R-2 requires minimum 11,000 square foot lots; the RSF-4 city zone requires only 8,800 square foot lots. The cards were misleading in another respect: several people unfamiliar with R-2 and RSF-4 zones believed that the card's designation of RSF-4 (as the land's current zone) was already more dense than the proposed PR-2.4, so that it would be a "downzone," or decrease, in density. This was puzzling and appeared to be a positive change, thereby discouraging attendance at the hearing.

2) Whether or not the law requires written notification for rezoning of the entire 128.5 acres, more people would be concerned if they knew that large an area is to be rezoned to a city zone requiring smaller minimum size lots. Not notifying those same people who received cards about the 28-acre parcel that over 100 additional acres were to be rezoned for development purposes is conveying half-truths and thereby deliberately misleading neighbors that only 66 total units are planned for this land. Additionally, the first card stated the 28-acre parcel was located on the "SW corner of F 3/4 and 20 1/2 Road," which is accurate. The second card read: "SE corner of F 3/4 and 20 1/2 Road." Is the city trying to confuse people?

3) The Public Notice for the rezone hearing which appeared in the December 3, 1996, Daily Sentinel gave a date of December 3rd for the hearing on the above parcels. Since it did not correctly state that the hearing would be held on December 10, there was no correct legal notice to those concerned about this particular hearing.

4) Finally, the Public Notice of Land Use Hearing sign posted on 20 1/2 Road will have been posted for only about 16 days prior to the December 10 hearing date, instead of the required 30 days. One adjacent property owner, after receiving her card, looked daily for the sign from November 14 until November 23, when she and a friend searched the property and found the sign lying face down, well off the road so that she had not known of its existence until then. It was not until the afternoon of November 24th that someone replanted the sign. Therefore, it is not possible the sign has been properly posted for the 30-day period prior to the December 10th hearing.

In view of the above, it is requested that the rezoning hearing be postponed or canceled for not meeting the required public notice requirements.

Stephen A. Gail
Darleen E. Shell
Judith H. Hays

William B. Fiegel
Louise C. Stone

PUBLIC NOTICES

PUBLIC HEARING

The Grand Junction Planning Commission will hold a public hearing at 7:00 pm on December 3, 1996 in the City Auditorium, 520 Rood Avenue to consider the following items:

RS-96-211 MINOR SUBDIVISION-TAYLOR MINOR SUBDIVISION

Request for a 2 lot Minor Subdivision in an RSF-4 (Residential Single Family with a density not to exceed 4 units per acre) Zone District and vacation of a portion of Short Lane between F $\frac{1}{2}$ Road and Midway Avenue.

PETITIONER: Philip Taylor

LOCATION: Midway & F $\frac{1}{2}$ Road

LEGAL DESCRIPTION: MINOR SUBDIVISION: A tract of land in Sec 1, T1S, R1W, U.M., more particularly described as follows: Beg at a pt 30ft N and 40ft E of the SW cor of the NW $\frac{1}{4}$ of Sec 1, T1S, R1W, U.M.; thence N350ft; thence E 487ft; thence S350ft; thence W to the POB; EXCEPT the W 322ft thereof; AND EXCEPT that part beg 30ft N and 527ft E of the SW cor of the NW $\frac{1}{4}$ of Sec 1, T1S, R1W, U.M. to a POB; thence N 117ft; thence W 165ft; thence S 117ft; thence E to the POB. TOGETHER WITH all water and water rights, ditches and ditch rights appurtenant thereto or used in connection therewith including but not limited to .80 Class I water rights with the Grand Valley Water Users Association.

VACATION OF RIGHT-OF-WAY: vacate Short Lane between F $\frac{1}{2}$ Road and Midway Avenue as platted in Onan Subdivision.

PDR-96-242 PLANNED DEVELOPMENT REVIEW - COMMUNITY HOSPITAL

Request for approval of a change to an approved PD (Planned Development) Zone to allow 4,150 s.f. in additions to Community Hospital.

PETITIONER: Community Hospital

LOCATION: 2021 N. 12th Street

LEGAL DESCRIPTION: Beg at a pt 40.0ft W and 25.0ft S 00°03'W from the NE cor NE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec 11, T1S, R1W, U.M.; thence S00°03'W 304.7ft; thence W274.92ft to the E-R-O-W of 11th Street; thence N00°03'E 15 ft; thence W 320.28ft to the easterly R-O-W of College Place; thence N00°02'E 294.59ft; thence E along the southerly R-O-W of Walnut Ave. 595.2ft to the POB; TOGETHER WITH the N 10ft of alley adjacent to the S side of subject property, as vacated in Ord. 2137 recorded 8-12-83 in B-1449P-638; EXCEPT the E 10ft thereof, as conveyed to the City of Grand Junction in deed recorded 7-18-83 in B-1445, P-70.

RZF-96-237 PRELIMINARY PLAN-STASSEN FARMS

Request for preliminary plan approval for 66 single family residential lots on approximately 28.41 acres of land with zoning of PR-2.4 (Planned Residential with a density not to exceed 2.4 units per acre).

PETITIONER: Mobile Development Corp.

LOCATION: SE corner 20 $\frac{1}{2}$ F $\frac{3}{4}$ Roads

LEGAL DESCRIPTION: A tract of land located in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec 15, T1S, R10W of the 6th P.M. being more particularly described as follows: Beg N00°53'E 471ft from the center of Sec 15; thence W 620 feet; thence S 240 feet; thence W 695 feet; thence N00°31'E 1095 feet; thence S 09°37'E 1323.2 feet; thence S00°53'W 849 feet to the POB.

PDR-96-241 PLANNED DEVELOPMENT REVIEW-COMMUNITY HOSPITAL

Request to rezone approximately 1.21 acres from RMF-64 (Residential Multi-family, 64 units per acre) to PB (Planned Business) and approval of the final plan for a parking lot expansion for Community Hospital.

PETITIONER: Community Hospital

LOCATION: NW corner of 12th Street & Orchard Avenue

LEGAL DESCRIPTION: Beg at a pt N89°58'W 219.92ft from the E $\frac{1}{4}$ cor of Sec 11, T1S, R1W, U.M.; thence N00°04'E 220ft; thence N89°58'W 85ft; thence S00°04'W 220ft to the center line of Orchard Avenue; thence along the said center line S89°58'E 85 feet to the POB; AND beg at a pt N89°58'W 30ft from the E $\frac{1}{4}$ cor of Sec 11, T1S, R1W, U.M.; thence N89°58'W 189.92ft; thence N00°04'E 220ft; thence S89°58'E 189.92ft; thence S00°04'W 22ft to the POB; EXCEPT tract deeded to the City of Grand Junction by Quit Claim Deed recorded in B-819, P-137; TOGETHER WITH the E half of alley adjacent to the W side of the above described parcel as vacated in Ord recorded August 12, 1983 in B-1449 P-638.

RZF-96-243 REZONE & PRELIMINARY PLAN-FALL VALLEY

Request to rezone from RSF-R (Residential Single Family with a density not to exceed 1 unit per 5 acres) and approval of a preliminary plan for 140 units on approximately 37.93 acres of land (112 single family lots, 4 duplex lots - 8 units, and 20 townhome units).

PETITIONER: John Davis

LOCATION: SE corner 25 $\frac{1}{2}$ & F $\frac{1}{2}$ Roads

LEGAL DESCRIPTION: The S 9 acres of the W $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec 3, T1S, R1W of the U.M., EXCEPT the N13.5 rods of the W 9 rods and EXCEPT the N225ft of the E181.5ft thereof, AND E1/2 NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec 3, T1S, R1W, U.M., EXCEPT the N225FT of the W 12.1ft thereof, Mesa County, Colorado.

RZF-96-244 REZONE & FINAL-7TH STREET PROFESSIONAL OFFICES

Request for approval of rezone from RMF-32 (Residential Multi-family, 32 units per acre) to PB (Planned Business) and approval of the final plan for a 3,504 s.f. office building.

PETITIONER: PC MANAGEMENT LLC

LOCATION: 1301 & 1305 N 7th Street

LEGAL DESCRIPTION: The north 50 feet of the south 250 feet

PUBLIC NOTICES

of Lot 19 of Capitol Hill Subdivision, Mesa County, Colorado AND the north 50 feet of the south 200 feet of Lot 19 of Capitol Hill Subdivision, Mesa County, Colorado.

ANX-96-231 ZONE OF ANNEXATION-STASSEN FARMS

Request to zone lands currently being annexed to the City, consisting of approximately 128.56 acres, to RSF-4 (Residential Single Family with a density not to exceed 4 units per acre) and PR-2.4 (Planned Residential with a density not to exceed 2.4 units per acre).

PETITIONER: Leatha Jean Stassen

LOCATION: SE corner 20 $\frac{1}{2}$ & F $\frac{3}{4}$ Roads

LEGAL DESCRIPTION: TO BE ZONED RSF-4: A parcel of land situate in the Southeast $\frac{1}{4}$ of Section 35, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows: Beginning at the southeast corner of said Section 35, thence N00°20'54" E along the east line of said Section 35 a distance of 1285.96 feet to a point; thence N89°31'00" W a distance of 1333.59 feet to the northeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 35; thence N89°31'00" W along the north line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 390.90 feet to a point; thence leaving said north line S00°00'00" W a distance of 1300.60 feet to a point on the south line of said Section 35; thence N89°59'46"E along the south line of said Section 35 a distance of 1716.61 feet to the point of beginning. ALSO A parcel of land situated in the north $\frac{1}{2}$ of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 15, thence S89°32'00"E along the south line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 937.50 feet to a point; thence N00°00'00"E a distance of 25.00 feet to a point on the north right-of-way line for F $\frac{1}{2}$ Road; thence S89°32'00"E along the north right-of-way line for said F $\frac{1}{2}$ Road a distance of 402.21 feet to a point; thence N00°00'00"E a distance of 1064.70 feet to a point on the north line of said Section 15, from which the northwest corner of G.L.D. Lot 3 bears S89°59'46"W a distance of 1332.07 feet; thence N89°59'46"E along the north line of said Section 15 (said north line also being the south line of Section 35, Township 1 North, Range 2 West of the Ute meridian) a distance of 1314.39 feet to the southeast corner of said Section 35; thence continuing along the north line of said Section 15 N89°59'46"E a distance of 141.22 feet to the Witness Corner for the northeast corner of said Section 15; thence continuing along the north line of said Section 15 N90°00'00"E a distance of 114.76 feet to a point; thence along the Tiara Rado Interceptor Sewer Line the following 4 courses: 1) S02°01'55"W a distance of 422.33 feet to Manhole No. 2A; 2) S75°56'31"W a distance of 105.51 feet to Manhole No. 3; 3) S38°34'24"W a distance of 99.86 feet to Manhole No. 3A; 4) S08°07'12"E a distance of 133.31 feet to Manhole No. 4; thence S32°06'16"E a distance of 108.88 feet to a point; thence S52°05'59"E a distance of 153.44 feet to a point on the west line of Lot 19, Block 20 of Panorama Subdivision Filing No. 7; thence along the west boundary line of said Lot 19, Block 20 the following 3 courses: 1) S12°35'00"W a distance of 115.50 feet to a point; 2) S01°34'00"W a distance of 85.00 feet to a point; 3) S32°17'00"E a distance of 102.20 feet to a point on the north line of Lot 18, Block 20 of said Panorama Subdivision Filing No. 7; thence N89°21'30" W along the north line of said Lot 18, Block 20 a distance of 270.00 feet to the northwest corner of said Lot 18, Block 20; thence S00°27'00"E along the west boundary line of said Panorama Subdivision Filing No. 7 a distance of 291.98 feet to the northeast corner of Forrest Hills Subdivision; thence along the north boundary line of said Forrest Hills Subdivision and extending across 20 $\frac{1}{2}$ Road N87°37'40"W a distance of 1392.60 feet to a point on the west right-of-way line for said 20 $\frac{1}{2}$ Road; thence N00°52'20"E along said west right-of-way line a distance of 230.17 feet to a point on the south right-of-way line for F $\frac{1}{2}$ Road; thence N89°32'00"W along the south right-of-way line for said F $\frac{1}{2}$ Road a distance of 1300.00 feet to a point on the west line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 15; thence N00°25'33"E along the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 20.00 feet to the point of beginning.

TO BE ZONED PR-2.4: A parcel of land situate in the north $\frac{1}{2}$ of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Beginning at the northwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 15, thence S 00°25'33"W along the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 20.00 feet to a point on the south right-of-way line for F $\frac{1}{2}$ Road; thence S89°32'00"E along the south right-of-way line for said F $\frac{1}{2}$ Road a distance of 1300.00 feet to a point on the west right-of-way line for 20 $\frac{1}{2}$ Road; thence S00°52'20"W along the west right-of-way line for said 20 $\frac{1}{2}$ Road a distance of 230.17 feet to a point; thence S87°37'40"E a distance of 20.01 feet to a point on the north-south centerline of said Section 15; thence S00°52'20"W along said north-south centerline a distance of 598.16 feet to a point, from which the Center $\frac{1}{2}$ corner of said Section 15 bears S00°52'20"W a distance of 471.00 feet; thence leaving said north-south centerline N89°55'00"W a distance of 620.00 feet to a point; thence S00°05'00"W a distance of 240.00 feet to a point; thence N89°55'00" W a distance of 695.00 feet to a point on the west line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 15; thence N00°25'33"E along the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 1077.77 feet to the point of beginning.

(017Y-)

PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

DATE: DEC - 3 1996. TIME: 7:00 p.m.

PLACE: City Auditorium, 520 Rood Avenue

A petition for the following request has been received and tentatively scheduled for a public hearing on the date indicated above.

If you have any questions regarding this request or to confirm the hearing date, please contact the Grand Junction Community Development Department at (970) 244-1430.

RZP-96-237 STASSEN FARMS
SW CORNER OF 20 1/2 & F 3/4 ROADS

Request to rezone from RSF-4 (Residential Single Family with a density not to exceed 4 units per acre) to PR-2.4 (Planned Residential; 2.4 units per acre) and preliminary plan approval for 66 single family residential lots on approximately 28.41 acres of land.

PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

DATE: DEC 10 1996 TIME: 7:00 p.m.

PLACE: City Auditorium, 520 Rood Avenue

A petition for the following request has been received and tentatively scheduled for a public hearing on the date indicated above.

If you have any questions regarding this request or to confirm the hearing date, please contact the Grand Junction Community Development Department at (970) 244-1430.

RZP-96-237 STASSEN FARMS
SE CORNER OF 20 1/2 & F 3/4 ROADS

Request for preliminary plan approval for 66 single family residential lots on approximately 28.41 acres of land with proposed zoning of PR-2.4 (Planned Residential with a density not to exceed 2.4 units per acre.

Stassen Farms Preliminary Subdivision - RZP-96-237

Amended Conditions
December 10, 1996
Staff: Bill Nebeker

Condition #1 amended as follows:

1. A 8' wide concrete path shall be constructed within a 12' wide pedestrian easement between Holstein Lane and 20 1/4 Road between lot 7 and 8 during Phase I.

Conditions 2 - 4 no change:

2. Recreation amenities for Udder Park shall be detailed and guaranteed during final plat approval.
3. A note shall be placed on the final plat stating that no direct vehicular access shall be allowed between the subdivision and 20 1/2 Road, except for maintenance of the detention pond.
4. The final plat shall include the submittal of CC&Rs and proof that a homeowner's association has been formed to maintain the open space tracts.

Add conditions 5 - 7

5. Prior to final plat approval the applicant shall present evidence showing that vacated 20 1/4 Road is included in the ownership of this parcel.
6. A 15' wide pedestrian easement shall be provided in the vacated 20 1/4 Road right-of-way. A 10' wide concrete path shall be constructed in the easement.
7. The applicant may adjust the phasing plan to correspond with phasing of street improvements.

8. 1/2 ST. IMPROVEMENTS ARE REQUIRED FOR 20 1/2 RD
i. f 3/4 RD AT THE HOUSTON LANE

BOB TAYLOR

WTD'S TO SAY ONLY ONE ^{agency} WOULD BE LIVING TARGET.

1200'S HOME ON 8000'S LOT

^{BOB TAYLOR}
E/B'S RECOMMENDS - BARBARA; 2 OTHERS

REVERSE OF KEY - YOU SHOULD KNOW, YOU KNOW EVERYTHING

GORDON.

WRONG SOLUTION

- TRAFFIC ANALYSIS REQUIRED FOR FINAL ROUNDS

(ADD'L STEP REQUIRED BY ~~BOB~~ JODY

ANX - BSF - 1 1, 2, 3

DONT PRELIMINARY PLAN

to 4-1

Stassen Farms Preliminary Subdivision - RZP-96-237

Amended Conditions

December 10, 1996

Staff: Bill Nebeker

Condition #1 amended as follows:

1. A 8' wide concrete path shall be constructed within a 12' wide pedestrian easement between Holstein Lane and 20 1/4 Road between lot 7 and 8 during Phase I.

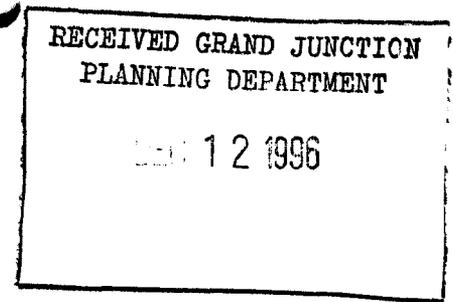
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4. The final plat shall include the submittal of CC&Rs and proof that a homeowner's association has been formed to maintain the open space tracts.

Add conditions 5 - 7

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6. A 15' wide pedestrian easement shall be provided in the vacated 20 1/4 Road right-of-way. A 10' wide concrete path shall be constructed in the easement.
7. The applicant may adjust the phasing plan to correspond with phasing of street improvements.

Hans Brutsche
101 South Third Street, Suite #275
Grand Junction, CO 81501



December 12, 1996

Mr. Dan Wilson
Grand Junction City Attorney
250 N.5th Street
Grand Junction CO 81501

Dear Mr. Wilson:

This letter will serve as my request to appeal the decision of the City of Grand Junction Planning commission on Stassen Farms, rendered at their meeting on the evening of December 10, 1996.

I would appreciate you notifying me at your earliest possible convenience the date and time that this appeal will be heard.

Please feel free to contact me at, 241-2480 if you have any questions or need any further information regarding this request.

Sincerely,

Hans E. Brutsche

Wave - what are the details of "the deal" Ned Wilson refers to?
 Bill - for Stassen file

COUNTY

Group asks county help to oppose annexation

By Lani Duke

A group of concerned citizens Jan. 13 asked Mesa County commissioners to represent its concerns over the proposed Stassen annexations on the Redlands at the Jan. 15 Grand Junction city council meeting. Petitions gathered on the Redlands indicate that about 90% of Redlands residents agree they have no desire to be enclaved and brought into the city of Grand Junction. However, what the county can do to forestall annexation is questionable.

One complaint is whether the city is using unfair tactics to further annexation efforts. Presented to the commissioners was a letter from Ned Wilson, owner of Adobe Creek National Golf Course in Fruita and developer of Chipeta Golf Course on Orchard Mesa, who was offered a greatly reduced impact fee if he requested annexation to Grand Junction.

In his letter, Wilson said, "After a brief meeting with city staffers, I was informed the project's development fees could be reduced from the \$117,000 (due the county) to approximately \$17,000 (due the city). Had we been a shrewd developer, we would have embraced the opportunity. However, we elected to remain in the county for the benefit of the surrounding neighbors. 3600 feet of property line on B Road could easily start a domino effect of flagpole annexation, thus creating large enclaves on Orchard Mesa.

"I am not one to oppose growth in the valley; however, I feel the same situation is occurring at 20.5 Road in the Redlands. If one looks at an area map of this project, a 1-acre density fits the use and landscape nicely. If that same area is broken down to 1/4-acre lots, the development is far from blending in with neighboring uses, let alone setting precedent for the remaining hundreds of acres in this area.

"If an area is not cost effective to develop, due to inflated land price, development fees or improvement fees, then the developer should be a good neighbor and look elsewhere, not petition the city to receive greater density or reduced development fees through annexation.

"Likewise, the county should use the necessary tools to prevent such unnecessary annexation," Wilson's letter concluded.

The tactic may not be illegal, even

if the city is offering to allow the developer to pay just over 10% of the impact fee he would have to pay for developing in the county. On the other hand, some citizens see it as morally offensive, appearing to be, in essence, a bribe for conspiring to create a flagpole annexation on Orchard Mesa.

Redlands dwellers and others scattered throughout the Valley expressed moral indignation at what they called Grand Junction's steamroller approach. Ila May Keithley, describing herself as a "Redlands renegade," said her group wants the county to actually run the 201 sewer district, employing the city of Grand Junction as manager.

Judith Huffer said she and other Redlands residents felt "bulldozed" by Grand Junction.

John Whiting, not a Redlands resident, expressed his sympathy and complained about Grand Junction's being considered a "review agency" when he applied for development on his Kannah Creek property (10 miles beyond city limits).

Although he lives 1-1/2 miles from the proposed Stassen annexation, Delbert Tolen considers himself an affected party. He asked if the commissioners realized that F.75 Rd. on the Redlands was being used as part of the annexation.

Nor has the city of Fruita been told that part of Stassen #3 may intrude into its 201 sewer district, said Darlene Gsell of the Redlands. Maps available to various city and county departments seem to be in conflict over where the "buffer zone" is in relation to the Stassen property, and what impact either has on Fruita's 201.

Bill Fiegel complained that his formal requests for a copy of a map hanging in city offices, which shows geographic dispersment of city-owned powers of attorney, had not been answered.

The county commissioners promised to look into the matter, to determine to what degree the county may be involved, before the Jan. 15 city council meeting. This issue goes to press Jan. 15, so the next moves will already have been made before you read this. Stay tuned.

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BLM seeks comment for outfitter permits

The Bureau of Land Management has received applications for commercial permits for the 1997 use season for a variety of activities in the Grand Junction Resource Area. The Resource Area is accepting public comments on the new applicants who are proposing to conduct the following ventures.

Ronny Head, horseback rides on Grand Mesa slopes and Gunnison Bluffs

Lonnie Peters, summer horseback rides in South Canyon area

Ron Malone, jet boat drop-off for duck hunters and scenic river tours on the Colorado River through Ruby Canyon

Alan Baier, horseback rides in Bookcliffs Wild Horse Area. Float trips on the Gunnison and Dolores Rivers

Bernie Kendall, instructional and educational canoe and kayak trips on the Dolores River

Randy Gerke, backpacking in Big and Little Dominguez Canyons

Wayne Pond, horseback rides in Rabbit Valley and cattle drives on Sunnyside Road

Joyce Ensley, horseback and river boat and raft trips on the Gunnison River

Greg Trainor, private float trips on the Gunnison and Dolores Rivers

Comments can be sent to the Bureau of Land Management, Grand Junction Resource Area at 2815 H Road, Grand Junction, CO, 81506. The deadline for comments is Feb. 12.

Public Notice

NOTICE OF FINAL SETTLEMENT
 Notice is hereby given that the City of Fruita (Owner) has established January 27, 1997 as the date of final settlement with Continental Pipeline Construction (Contractor) for work in connection with the South Mesa Storm Drain Extension.

1. Any person, co-partnership, association or corporation who has an unpaid claim against the said project, for or on account of the furnishing of labor, materials, equipment or other items used or consumed by the Contractor or his Subcontractors in or about the performance of the Work, may at any time up to and including said time of final settlement, file a verified statement of the amount due and unpaid on account of such claim.
2. All such claims shall be filed with the City of Fruita.
3. Failure on the part of a creditor to file such statement prior to such final settlement will relieve the Contractor and Owner from any liability for such claim.

By: City of Fruita
 Fruita Times, Jan. 17, 24, 1997

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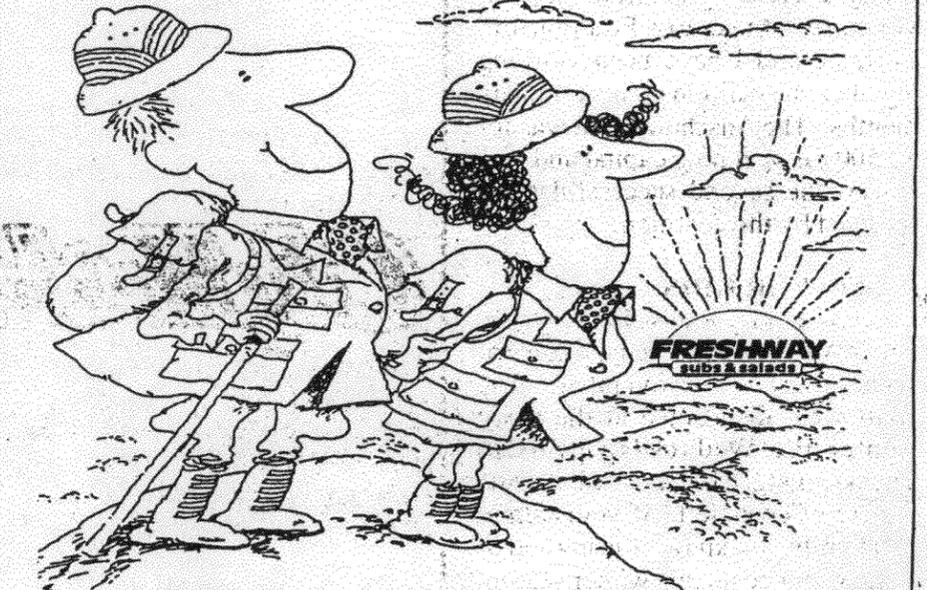
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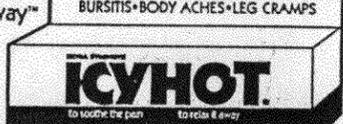
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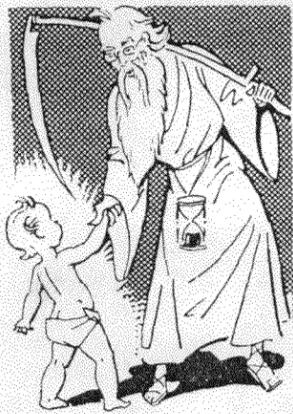
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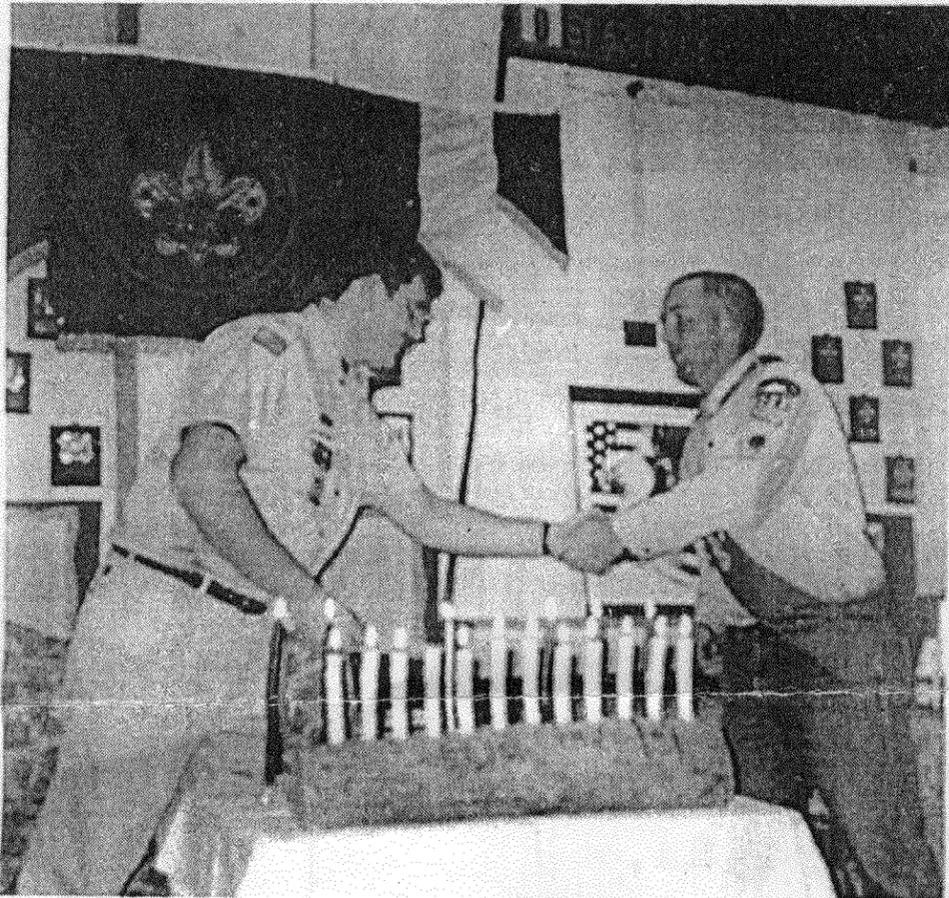
VOLUME 104, ISSUE 52

FRUITA, MESA COUNTY, COLORADO 81521-2285

FRIDAY, DECEMBER 27, 1996

Wills, wonts, woes and foes figure in Redlands annexation question

DT
BN
MD
+ KP



NEW EAGLE: Dustin Kelleher became an Eagle Scout at a court of honor at the VFW Hall on 19 Rd. on Dec. 14, 1996. He is shown here receiving the Eagle Charge from Andy Miller, former Scout executive for Grand Junction and points south in Western Colorado. Others participating in the ceremony included Sam Ragsdale, Pat Shue, Nauda Webb and Galvin Gibson. Dustin collected many merit badges on the way to becoming an Eagle, and for a community project worked over the playground and equipment at the Fruita United Methodist Church. Photo by Gene Thomas

By Lani Duke

Housing density on the Redlands is a major concern for most who live there. Connected to the northern side of the Grand Valley by only three corridors, the Redlands suffers from periodic traffic bottlenecks. Sheriff's deputies may take as long as 45 minutes to respond to a 911 call. How much more dense should the Redlands be allowed to get?

Regardless of whether or not they eventually become annexed to the city of Grand Junction, many Redlands residents are concerned about the deterioration of their quality of life. Many of them feel that proposed city annexations will only rapidly increase housing density, traffic congestion and taxation. The supposed benefits of city inclusion are fatuous at best, they claim.

But housing developers, pushing to get their planned developments inside city limits, contend their projects will sell more quickly under city governance. City police have assured that inclusion within the city boundaries will reduce emergency response time to less than 10 minutes. However, city police, as county law enforcement officers, will have to reach the Redlands via the same three traffic corridors—east end, west end or middle.

The Grand Junction planning commission, in a Dec. 12 meeting, ap-

peared to concede to neighbors' concerns about housing density and agreed that the proposed Stassen annexations be limited to a density of one dwelling unit per acre. But, annexation does take place, the Grand Junction city council is not necessarily bound by the commission's recommendation.

Dec. 18, Grand Junction's city council decreed that annexation of Stassen 1, 2 and 3 would be legal. That the proposed annexation would 'leap' over Walter Walker Wildlife Area does not compromise contiguity requirements, according to Colorado statutes, says city attorney Dan Wilson. Following this reasoning, one might expect to see Grand Junction eventually 'leap' over the Colorado National Monument and annex Glade Park and Unaweep Canyon.

One wag suggested that Redlands residents petition for annexation to the city of Fruita. It is unlikely that, even under ideal conditions, Fruita would attempt to include this area. Fruita knows its sewer can't handle that kind of an addition. Could these Redlands residents petition to be included in the "buffer zone" already agreed to by Fruita, Grand Junction and Mesa County? If so, they would remain in an area to be perhaps permanently sullied by either city's restrictions. The only requirement written into state law is that these districts extend no farther than three miles from current city limits. Whether or not it is possible to petition to become included in one of these districts has apparently not been codified yet.

Several Redlands residents claim that Grand Junction officials have been reluctant to hand over lists or maps of those Redlands properties whose powers of attorney have been relinquished to the city in annexation matters. They complain that they've met with stalling tactics or claims of confidentiality violation when they request the materials. Is it possible that noncooperation with these complainants violates Colorado's Sunshine laws? County officials claim that they do not have access to this information, so cannot serve as an alternative source for the same data.

Another tactic reportedly being considered by some Redlands homeowners is attempting to revoke the power of attorney that they maintain they were coerced into granting in order to receive sewer service.

Legacy Grant papers signed

By Gene Thomas

At the regular meeting Monday night, the Fruita City Council passed a resolution allowing Mayor Lyle Baldwin to sign papers for the Legacy Project Grant Agreement for the Colorado Riverfront Project and the mayor then did sign agreement papers. Bob Kron was present and said \$2 million more in grants will be sought which would be used for the Riverside Park in Fruita.

In other business, the council:

—Renewed City Market's 3.2 beer license. Councilwoman Gwene Phinnell voted against this.

—Heard reports on Elam Gravel Pit receipts and the upcoming city audit. November budget and cash reports were given by City Clerk Margaret Steelman.

—Passed a resolution in support

of a loan/grant application for the Peach and Apple St. reconstruction project in the amount of \$500,000.

—Heard updates by City Mgr. John Schneider on the Mesa County Enterprise Zone and the Fruita Monument High School area master plan proposal. A motion was passed to allow work on the master plan to proceed with city staff approval.

—Renewed a contract with Certified Folder Display for distributing Fruita brochures.

—Learned from Schneider that the VFW wants to dedicate its new vets memorial on the Civic Center grounds on Arbor Day in April and that 26 applications have been received for the full time city engineer job.

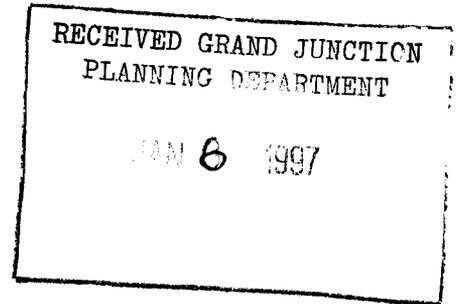
—Passed ordinances on second

reading setting criteria for determining when impact fees or public dedications shall be required by the city, setting review fees for zoning actions, and vacating the east-west alley south of the Keep It Simple Bldg.

—Passed resolutions releasing Kings View Estates and Maple Grove subdivisions from improvements agreements subject to performance guarantee.

—Heard the mayor talk on the Stassen annexation on the Redlands, Councilman Gordon Vetter tell of a presentation by the Mesa County Economic Development Council in Fruita, and Phinnell report that the new flagpoles are here for the Veterans Memorial at the Civic Center and it will be dedicated the last Friday in April.

Richard Shofner Tally
733 Horizon Drive
Grand Junction, CO 81506
(970) 245-7200



January 3, 1997

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

RE: PP-96-237-Stassen Farms

Dear Mr. Nebeker:

My wife and I own a 10 acre parcel of land at the Northwest corner of 20 1/2 and F 3/4 Roads. Our property formerly was a part of the Stassen Farm, and we purchased it, along with 10 shares of irrigation water, from Mrs. Letha Jean Stassen in 1995.

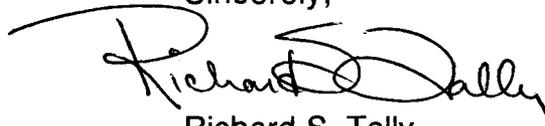
This irrigation water flows through a pipe across the property proposed for development. At the time we purchased our property, Mrs. Stassen specifically granted "ditch rights" across this property as a condition of the purchase.

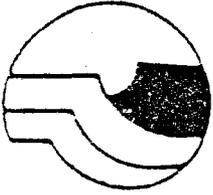
The developer of the property, Mr. Hans Brutche, is aware of the irrigation pipe and has verbally agreed to provide us with our irrigation water through the proposed subdivision.

However, since we have nothing in writing, and the preliminary plan makes no provision for the delivery of our irrigation water, the purpose of this letter is to inform the City of Grand Junction about the irrigation pipe and ditch rights and to register our concerns about continued delivery of our irrigation water.

We trust you will include this information in your files on the project with a flag for special attention.

Sincerely,


Richard S. Tally



RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

Mesa County Department of Land Use and Transportation
Engineering Division / Traffic Services

JAN 09 1997

750 Main Street • P.O. Box 20,000 • Grand Junction, Colorado 81502-5013 • Ph. (303) 244-1817

01/06/96

Mr Hans Brutsche
101 S. 3rd St.
Suite 275
Grand Junction, Colo. 81501

Subject: Mesa County Road Standards

Per your request, I am providing the following information taken from *Mesa County Standard Specifications for Road and Bridge Construction*.

Mesa County Standards state that the volume range for an Urban Residential street is 0-1000 ADT(average daily traffic). A residential collector section volume range is 1001 to 3000 ADT. The volume range for an Urban collector is 3001 to 8000 ADT.

A comprehensive traffic study will show what, if any improvements will be required to mitigate the impacts of any development in the area that will use 20½ Road for access to the general street system.

If you have any questions regarding this letter, please call me at 244-1830

Sincerely

Ken Simms
Traffic Analyst

MK CENTENNIAL

214 EIGHTH STREET, SUITE 314

P.O. DRAWER 309

TEL: 970-928-8599

CENTENNIAL ENGINEERING, INC.

GLENWOOD SPRINGS, CO 81601

FAX: 970-928-8526

January 9, 1997

Mr. Hans Brutsche
 101 South Third, Suite 275
 Grand Junction, CO 81501

Re: 20 1/2 Road Traffic Evaluation for Stassen Farms Development

Dear Mr. Brutsche:

At your request MK Centennial has completed an engineering evaluation of the capacity of 20 1/2 Road and the sight distance provided at the intersection of 20 1/2 Road and State Highway 340 (SH 340). This evaluation was conducted in accordance with standard engineering practice and our findings are presented below.

20 1/2 Road Traffic Capacity

The question has been raised whether or not the traffic volume that will exist in the future on 20 1/2 Road will exceed the daily capacity of that roadway. Conversations with Mesa County Traffic Services staff revealed that the County's threshold for an urban collector roadway (such as 20 1/2 Road) is 3,000 vehicles per day (vpd). Further, the County is considering changing this standard to allow even higher traffic volumes. This potential change is based on experience with similar roads within the county where significantly higher traffic volumes are currently being processed at a good level of service. In order to determine if 20 1/2 Road will be over capacity upon completion of both the subject 65 unit single family housing development (Stassen Farms), and an adjacent 132 unit single family housing development (Country Meadows), traffic volume projections were prepared and compared to the current 3,000 vpd standard.

Mesa County Traffic Services provided the results of daily traffic counts conducted on 20 1/2 Road just north of SH 340 during August of 1995. These counts reveal that the existing traffic volume on a weekday on 20 1/2 Road averages 547 vpd. The Institute of Transportation Engineers publication *Trip Generation* was used to estimate the amount of traffic that will be added to this existing volume as a result of the development of Stassen Farms and Country Meadows. The results of these trip generation calculations are contained in Table 1.

Table 1
 Estimated Trip Generation

Development	Number of Units	Estimated Daily Trips
Stassen Farms	65 single family	694
Country Meadows	132 single family	1,333



Letter to Hans Brutsche
 January 9, 1997
 Page 2

While it can be safely assumed that at least half of the traffic generated by Country Meadows will use Independence Valley Drive to access SH 340, in order to provide a worst case analysis it has been assumed for this calculation that all of the traffic generated by both Stassen Farms and Country Meadows will use 20 1/2 Road. Under this worst case scenario, the total traffic volume on 20 1/2 Road is estimated at 2,574 vpd (547 existing plus 694 Stassen Farms plus 1,333 Country Meadows). This estimated daily total is well below the County standard of 3,000 vpd.

Intersection Sight Distance

In order to determine if the available sight distance at the intersection of 20 1/2 Road and SH 340 is adequate, field measurements were made of the sight distances provided at this intersection and were compared to applicable standards. On January 2, 1997, field measurements were made of the available sight distance to the left (east) and right (west) for a vehicle at the stop sign at the intersection of 20 1/2 Road and SH 340. These measurements were made to the furthest point from which an approaching vehicle was completely and continuously in view from the stop sign. These field measurements revealed that the sight distance to the left is approximately 800 feet, and the sight distance to the right is approximately 700 feet. Vehicles to the left can be seen in spots beyond 800 feet, but are intermittently blocked by trees on the south side of SH 340; therefore, this additional distance is not considered in this analysis.

In order to determine the adequacy of this available sight distance, the City of Grand Junction Transportation Engineering Design Standards, the Mesa County Standard Specifications, and the State Highway Access Code were consulted to identify the required sight distance at stop sign controlled intersections. These standards are summarized in Table 2 for intersections with a 45 mph speed limit on the cross street (the posted speed limit of SH 340).

Table 2
 Minimum Intersection Sight Distance Requirements

Standard Consulted	Required Distance Left (Feet)	Required Distance Right (Feet)
City	610	570
County	625	625
State	450	450

The available sight distance of 800 feet to the left and 700 feet to the right clearly meets these standards. The American Association of State Highway and Transportation Officials

Letter to Hans Brutsche
January 9, 1997
Page 3

(AASHTO) "Green Book" guidelines for the design of new facilities recommends a sight distance of 700 feet to both the left and the right. The available sight distance is also in conformance with this standard. Sight distance at the intersection is not considered a problem.

Stopping Sight Distance

The final engineering question considered is the matter of stopping sight distance on southbound 20 1/2 Road. City, County, and State regulations are all in agreement that a stopping sight distance of 255 feet is required for a 35 mph roadway on a downgrade such as 20 1/2 Road. This distance is needed for drivers approaching the intersection to see the last car in queue at the stop sign and have time to stop without hitting it.

There is a hump in 20 1/2 Road which limits the sight distance of vehicles approaching the stop sign at SH 340. Mesa County Traffic Services provided a surveyed vertical profile of 20 1/2 Road to assist in determining if this hump results in sight distances less than those required. The regulations state that the driver eye height is assumed to be 3.5 feet and the height of a vehicle is assumed to be 4.25 feet. Using these prescribed heights, the required sight distance, and the vertical profile provided by the County, it was determined that if one car is stopped at the stop sign, adequate stopping sight distance is available; if more than one car is stopped at the stop sign, the hump of the road reduces the available sight distance to less than that required. The fact that this is a residential roadway which will be used primarily by drivers familiar with conditions, and that there is a Stop Ahead sign posted at the crest of the hump helps to reduce the potential hazard of this limited sight distance.

I trust that this information is useful to you in your planning for this project. Please do not hesitate to call if you need further assistance.

Sincerely,



Mark Bancala, P.E.
Transportation Engineer

JANURARY 10, 1997

TO: ALL CITY OF GRAND JUNCTION CITY COUNCIL MEMBERS
FROM: REDLANDS & MESA COUNTY RESIDENTS OPPOSED TO STASSEN FARMS ANNEXATION

WE REDLANDS RESIDENTS & OTHERS FEEL THERE IS NOT AN ADEQUATE MECHANISM-PROCESS IN PLACE IN CITY OF GRAND JUNCTION GOVERNMENT'S SYSTEM AT THIS TIME TO COLLECT RELEVANT DATA, TO ALLOW CITIZENS IN AFFECTED AREAS (NEIGHBORS OF STASSEN FARMS PROPOSED ANNEXATION) TO DIALOGUE WITH THE CITY COUNCIL (WRITTEN, ORAL TESTIMONY, DOCUMENTS, MAPS, ETC.) PRIOR TO THE COUNCIL MAKING A FINAL DECISION & VOTING ON THIS PROPOSED ANNEXATION.

- PRESENTLY GRAND JUNCTION GOVERNMENT'S PROCESS IS TO
- #1 RECEIVE MOST ALL PERTINENT INPUT DATA FROM THE CITY STAFF & FEED TO CITY COUNCIL
- #2 GET SLIM TO NO INPUT OR DATA FROM THOSE CITIZENS IN THE AFFECTED AREAS OF THE PROPOSED STASSEN FARMS ANNEXATION
- #3 HAVE 2 COUNCIL MEETINGS
PROBABLY OVERRIDE THE DENSITY RECOMMENDATIONS OF PLANNING COMMISSION BOARD
MAKE FINAL VOTE ON DENSITY
ALLOW FOR VERY LIMITED PUBLIC TESTIMONY PRIOR TO VOTE
MAKE FINAL VOTE THIS SAME NITE ON ANNEXATION
TELL CITIZENS TO LIVE WITH DECISION WHETHER MAJORITY OF LANDOWNERS IN AFFECTED AREA & OTHER REDLANDS RESIDENTS LIKE IT OR NOT

HAVING SUCH CONTROLLED & LIMITED, IF ANY, INPUT FROM THE CITIZENS IN THE PROPOSED AFFECTED AREA OF THE STASSEN FARMS ANNEXATION DOES NOT SERVE THE BEST INTRESTS OF THE COMMUNITY & IS THE REASON WHY MANY PEOPLE ARE HOSTLE TO LOCAL CITY GOVERNMENT.

MANY CITIZENS HAVE STRONG FEELINGS THAT THIS PROPOSED ANNEXATION IS NOT BEING DONE IN A STROCTLY LEGAL OR A LOGICAL MANNER.

THIS WAY OF ATTEMPTING TO ANNEX BY THE CITY MAKES FOR HARD FEELINGS & DOES NOTHING TO IMPROVE THE PUBLIC RELATIONS OR GOOD WILL OF THE CITIZENS OF MESA COUNTY TOWARDS ("THEIR LOCAL GOVERNMENT?") THE CITY OF GRAND JUNCTION.

THE CITY OF GRAND JUNCTION AT BEST HAS A VERY POOR PUBLIC IMAGE BY MOST OF THE CITIZENS OF MESA COUNTY. CONTINUING DOWN THIS PATH OF IGNORING THE MAJORITY OF TAXPAYING CITIZENS RIGHTS & WISHES WILL ONLY LEAD TO POTENTIALLY MORE CITY, COUNTY, & CITIZEN BATTLES.

THE PROPOSAL WE MAKE TO YOU COUNCIL MEMBERS IS THIS:

#1 2-3 PUBLIC HEARINGS WHERE BOTH THE COUNCIL AS WELL AS THE CITIZENS IN THE AFFECTED AREA ARE GIVEN EQUAL TIME TO GIVE INPUT & DIALOGUE WITH EACH OTHER ABOUT MATTERS OF CONCERN OF THE PROPOSED STASSEN FARMS ANNEXATION. BOTH SIDES SITTING DOWN AND CLEARLY SPELLING OUT WHERE THEY ARE EACH COMING FROM WOULD GO A LONG WAY TOWARD RESTORING PUBLIC TRUST OF THE CITY & GREATLY REDUCE THE NEGATIVE FEELINGS CITIZENS HAVE THAT WHEN THEY PRESENTLY COME TO A CITY COUNCIL MEETING THAT ANNEXATION MATTERS ARE ALREADY A DONE DEAL WITH CITIZENS TESTIMONY BEING IGNORED.

#2 WHERE BOTH CITY COUNCIL, MESA COUNTY COMMISSIONERS, & AFFECTED AREA RESIDENTS TOGETHER & MAKE AN ON SITE VISIT TO PROPERTIES TO CLARIFY POSITIONS & MATTERS AS THEY RELATE TO THIS PROPOSED ANNEXATION.

#3 WHERE COUNCIL PUTS IN PLACE, (NOT JUST TAKING CITY STAFF'S RECOMMENDATIONS & THEN COUNCIL VOTES) THE PROCESS OF COLLECTING INPUT DATA FROM THE FOLLOWING GROUPS & THEN VOTE AFTER ALL OF THE BELOW IS TAKEN INTO ACCOUNT:
A. HEARING BOARD'S DENSITY RECOMMENDATIONS
B. HEARINGS BY CITY COUNCIL & CITIZENS OF THE AFFECTED AREA GROUPS & THEIR RECOMMENDATIONS
C. INPUT OF IMPACTS & RECOMMENDATIONS FROM VARIOUS GOVERNMENT ENTITIES (HEAD COUNTY STAFF REPRESENTATIVE, HEAD PLANNER, SHERIFF'S OFFICE, FIRE MARSHAL, MIN OF 1 COUNTY COMMISSIONER, ETC.)

BY THE CITY COUNCIL CONSIDERING SETTING UP A PROCESS TO ALLOW THE MAJORITY OF AFFECTED REDLANDS AREA RESIDENTS TO GIVE INPUT PRIOR TO MAKING FINAL ANNEXATION VOTE, MAKES PUBLIC YOUR ACTIONS THAT THESE REDLANDS CITIZENS ARE REGARDED AS A VALUABLE & MAJOR PART OF THE ANNEXATION PROCESS & THAT WE THE CITY OF GRAND JUNCTION HIGHLY RESPECT SERVING & PROTECTING THE RIGHTS OF REDLANDS RESIDENTS.

THIS NEW PROCESS OF CONSIDERING ANNEXATIONS WITH THE STARTING OF THE STASSEN FARMS ANNEXATION, BECOMES A WIN WIN FOR BOTH THE GOVERNMENT & CITIZENS.

THIS STARTING OF A NEW ANNEXATION PROCEDURE ON THE STASSEN FARMS COULD BECOME A MODEL FOR ALL FUTURE CITY OF GRAND JUNCTION ANNEXATIONS.

RESPECTFULLY,

REDLANDS RESIDENTS

MESA COUNTY RESIDENTS

CITY OF GRAND JUNCTION

DATE: January 15, 1997

CITY COUNCIL

STAFF PRESENTATION: Bill Nebeker

AGENDA TOPIC: #RZP-96-237 Appeal of Planning Commission's denial of the Preliminary Plan for Stassen Farms, located at the southwest corner of 20 1/2 Road and F 3/4 Road.

SUMMARY: Appeal of the Planning Commission's denial of the Preliminary Plan for Stassen Farms, consisting of 66 single family residential lots on approximately 28.41 acres of land for an overall density of 2.32 units per acre. The development includes a 2.31 acre linear private park and a bicycle/pedestrian path in the vacated 20 1/4 Road right-of-way. Half street improvements are required on F 3/4 Road and 20 1/2 Road. The owner of this parcel has petitioned for its annexation into the City. Staff recommended approval with conditions.

ACTION REQUESTED: Consideration of Appeal

BACKGROUND INFORMATION:

Location: SW Corner 20 1/2 Road & F 3/4 Road

Applicant: Mobile Development Corp.

Existing Land Use: single family home & accessory buildings, remainder is vacant

Proposed Land Use: residential single family homes

Surrounding Land Use:

North: developing single family (Country Meadows Subdivision)

South: single family home

East: single family

West: single family

Existing Zoning: County R-2

Surrounding Zoning:

North: County R-2 (9900 sq. ft. minimum lot size for sewerred lots)

South: County R-2

East: County R-2

West: County R-2

Relationship to Comprehensive Plan: The Growth Plan recommends that this area develop as Residential Medium Low Density 2-3.9 dwelling units per acre. The density of the proposed development is approximately 2.4 dwellings per acre.

Staff Analysis: Stassen Farms Subdivision is a proposed 66 lot single family residential development on 28.41 acres. The site, known as Stassen #3, has been petitioned for annexation into the City of Grand Junction upon request by the property owner. Staff recommended to the Planning Commission a zone of annexation of PR 2.4 (Planned Residential with a density not to exceed 2.4 dwellings per acre). An additional 100 acres in two parcels, (Stassen #1 and #2) located to the northeast of this site has also been petitioned for annexation. The Planning Commission recommended denial of the preliminary plan and recommended a zone of annexation of RSF-1 (single family residential not to exceed 1 dwelling per acre.) The Planning Commission expressed concerns over the traffic impact on 20 1/2 Road and its intersection with Highway 340.

See attached minutes from Planning Commission hearing dated December 10, 1996 for more information regarding the Commission's discussion of this item.

Access to the subdivision is off 20 1/2 Road and F 3/4 Road. Half street improvements will be required for both of these streets. The applicant may request a credit from the required Transportation Capacity Payment (TCP) for these improvements. There will be no direct access from the lots within the subdivision to 20 1/2 Road, a designated collector street. A note stating such shall be placed on the final plat. Direct access is allowed to F 3/4 Road since 11 lots front this street. Access to the interior of the subdivision is from three streets; Holstein Lane aligns with Country Meadows Drive to the south. Brown Swiss Drive connects with 20 1/2 Road. An unnamed street extends to future development to the south. Some street name changes may be required during final plat review.

The preliminary plan shows 20 1/4 Road as a right-of-way, however the applicant has recently stated that this right-of-way has been vacated. Evidence of the vacation must be verified prior to final plat approval. The final plat will be revised to show this vacation. In accordance with a request by the Parks Department, a 15' wide pedestrian easement with a 10' wide concrete path will be provided in the vacated easement to continue an easement and path previously dedicated in the Country Meadows Subdivision located to the north. A minimum 12' wide pedestrian easement will be provided between Stassen Farms and the pedestrian easement in vacated 20 1/4 Road. A 10' wide concrete path shall be required to be constructed within the easement during Phase I for access to the trail.

The applicant is providing a 2.31 acre private linear park interior to the site. The park is long and narrow but a larger area useful for active recreation has been provided near the end of the Holstein Court cul-de-sac. A portion of the park also serves as a detention pond for storm runoff. Amenities provided within the park shall be detailed during final plat approval. The applicant has requested that the park be constructed in lieu of Open Space Fees. City Code allows the City Council to modify this fee, but generally they've only

done so when a public park site is dedicated to the City. Staff recommends split rail or other low fences to avoid the walled-in effect on this recreation amenity.

Redlands Water & Power has recommended that a holding facility such as a pond be incorporated into the final design of the subdivision to assure adequate supply of water for irrigation purposes. The applicant has responded that additional shares will be considered to provide the irrigation water necessary for the subdivision. Redlands Water & Power has stated that they are not responsible for any shortages of water due to inadequate irrigation design and engineering.

RECOMMENDATION: Staff recommended approval of the preliminary plan with the following conditions:

1. A 8' wide concrete path shall be constructed within a 12' wide pedestrian easement between Holstein Lane and 20 1/4 Road between lot 7 and 8 during Phase I.
2. Recreation amenities for Udder Park shall be detailed and guaranteed during final plat approval.
3. A note shall be placed on the final plat stating that no direct vehicular access shall be allowed between the subdivision and 20 1/2 Road, except for maintenance of the detention pond.
4. The final plat shall include the submittal of CC&Rs and proof that a homeowner's association has been formed to maintain the open space tracts.
5. Prior to final plat approval the applicant shall present evidence showing that vacated 20 1/4 Road is included in the ownership of this parcel.
6. A 15' wide pedestrian easement shall be provided in the vacated 20 1/4 Road right-of-way. A 10' wide concrete path shall be constructed in the easement.
7. The applicant may adjust the phasing plan to correspond with phasing of street improvements.
8. A traffic impact plan for this subdivision shall be submitted prior to final approval of phase 1.

PLANNING COMMISSION RECOMMENDATION: Denial of the preliminary plan

Kathy Portner
Planning and Development
City of Grand Junction

January 17, 1997

Dear Kathy,

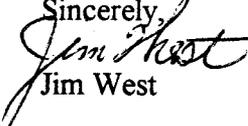
In reference to my telephone conversation with Dan Wilson on 16 January, I am writing to you with a couple of concerns about the configuration of the Preliminary Plat for the Staussen Farms Development that was approved at the City Council meeting on January 15. I was unable to voice these concerns at the meeting due to the length of the hearing. I was the next speaker when Mayor Afman closed the debate. I've discussed these items briefly with the developer of this property and so they will not come as a surprise to him. I also believe that he is willing to accommodate these ideas into his final plat concept.

1. Create a 3/4 acre buffer between Independence Valley Subdivision and the higher density lots of Staussen Farms Subdivision. When I developed Independence Valley Subdivision, I was required to maintain a minimum lot size along the Canyon Creek Subdivision of 1.5 Acres to buffer their 2 Acre size lots. When Ron Abaloe created Country Meadows Subdivision directly East of Independence Valley, he was required to maintain a minimum lot size of 3/4 acre lots along his West boundary. These transitional buffers help lessen the impact of the drastic density differences.

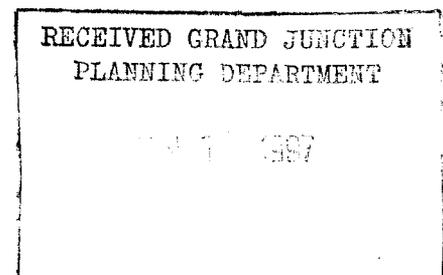
2. Provide a minimum rear setback on the lots along Independence Valley of 40 feet. This was also a requirement placed on Country Meadows and Independence Valley when we subdivided and was done for the same reason that the 3/4 acre lots were required. I understand that a walking path is being considered which will provide a 20 foot buffer between the two subdivisions and will help to reduce Staussen Farms overall setback requirements if they comply with this request.

3. Minimize F 3/4 driveway access. As Country Meadows develops and the traffic along F 3/4 Road increases, those vehicles backing out onto the street will create a definite traffic hazard. In Independence Valley, I was required to provide a large enough area and setback on those lots fronting Independence Valley Drive to allow cars to turn around prior to entering the street. If a new configuration employing more cul-de-sacs is not used for the final plat, then larger lots along F 3/4 Road might alleviate this problem.

I was disappointed that I was not allowed to express these concerns during the hearing process and I realize that these are merely suggestions at this point, but I hope that your staff will consider them and work with the developer to help us maintain the lifestyle in this area that we have worked so hard to develop.

Sincerely,

Jim West

cc: Hans Brutsche
Dan Wilson



File Close-out Summary

File #: RZP-96-237

Name: Stassen Farms Preliminary Subdivision; SWC 20 1/2 & F 3/4

Staff: Bill Nebeker

Action: Approved by PC with conditions, *APPROVED TO CC AND APPROVED W/ CONDITIONS*

Comments: Annexation and rezone information located in a separate file; Filing #1 submitted and approved 04-01-97 (File #FPP-1997-062)

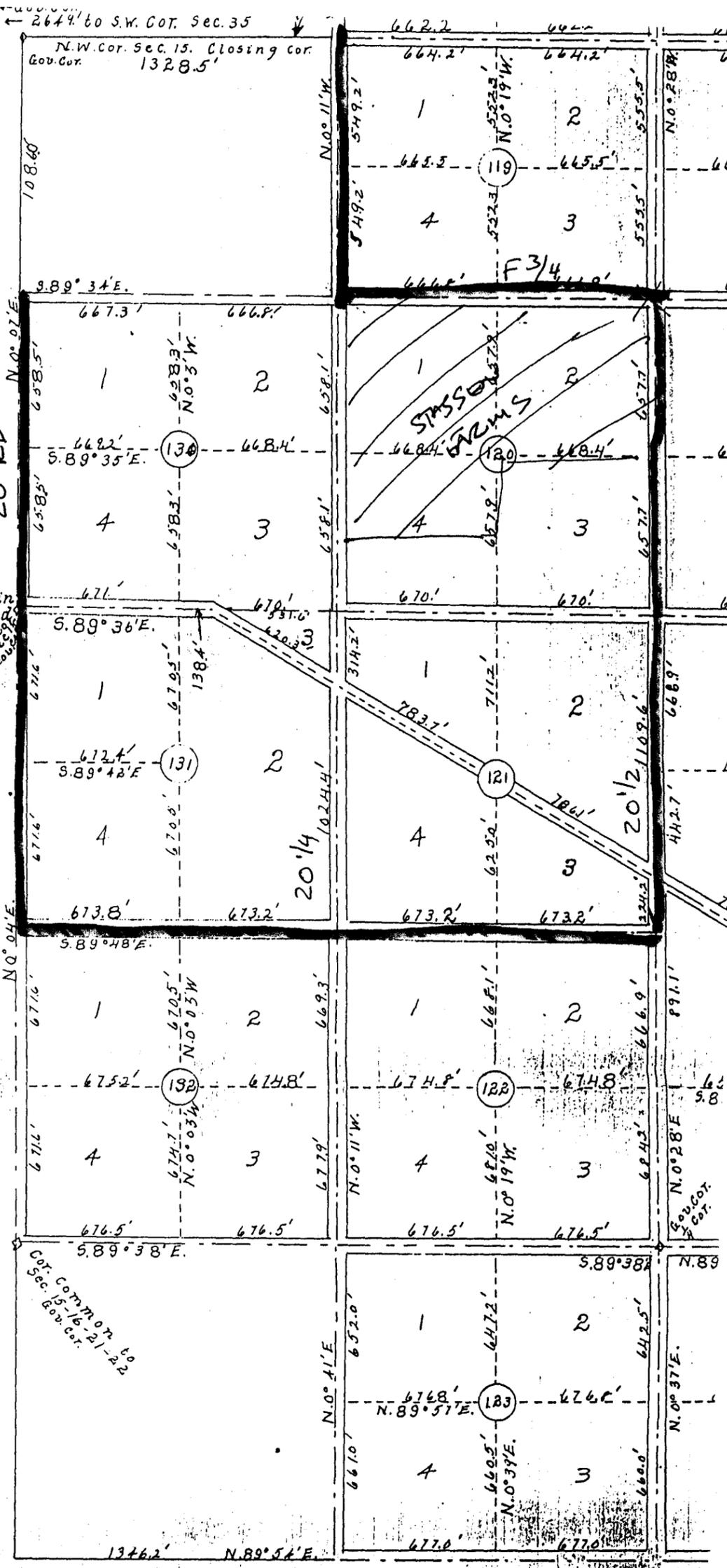
File Turned In: 04-07-97

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

Parcel 1:

A tract of land located in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 15, Township 11
South, Range 101 West of the 6th P. M. being more particularly
described as follows:

Beginning North 0°53' East 471 feet from the center of said Section 15,
thence West 620 feet,
thence South 240 feet,
thence West 695 feet,
thence North 0°31' East 1095 feet,
thence South 09°37' East 1323.2 feet,
thence South 0°53' West 849 feet to the point of beginning.



GREEN SHOWS
ROAD RESERVED
FROM VAC. ORD.
OF 1921

ALL OTHER ROADS
VACATED IN 1921

© BK 251 Pg. 399

Dedication:

Know all men by these presents that Hilla have caused the following described tract of land to be this plat and do hereby dedicate to the public forever indicated on this plat for public highways.

Description: The Wagner Redlands subdivision is (N.W. 1/4 NE. 1/4 NE. 1/4 N.W. 1/4 Sec. 22; T. 11S. R. 101 W. 6th P.M. — Al and S. 1/2 N.W. 1/4, S.W. 1/4 NE. 1/4, lots 1, 2, and 3. Sec. 15, T. 11S. R.

(signed) Hilarian (signed) Jennie

State of Colorado }
County of Mesa } ss.

I, Arthur J. Lee, a notary public in and do hereby certify that Hilarian C. Wagner and J the same persons who signed the above and foregoing before me this day in person and severally did and delivered the same as their own free and voluntary purposes therein set forth. Given under my hand and seal of office this 15th day of January A.D. 1912.

My commission expires
Dec. 15, 1914.



COMPALED

The petition of The Red Lands Company and Nettie M. Squier, the present owners of a certain land covered by that certain plat known as the Wagner Redlands Subdivision shown in Plat Book No. 4, at page 21, was considered by the Board. The Board viewed the land covered by the plat and found that the roads sought to be vacated had never been opened or used, and were unnecessary.

Upon motion of Commissioner Wallace, seconded by Commissioner Jones, the following resolution was introduced and was unanimously adopted by the Board:

WHEREAS The Red Lands Company and Nettie M. Squier, the present owners of a certain land covered by that certain plat known as the Wagner Redlands Subdivision shown in Plat Book No. 4, page 21, have presented a petition in writing asking that certain roads shown on said plat be vacated, and

WHEREAS the Board have personally viewed the said real estate covered by said plat and the roads sought to be vacated, and found that none of the roads sought to be vacated have ever been opened or used, and that the vacation of said roads will not leave any land adjoining said roads without an established public road connecting said land with an established public road,

THEREFORE BE IT RESOLVED that all of the said roads shown on said plat and dedicated thereby, be, and the same are hereby vacated, except the roads whose center lines are described as follows, to-wit:

Beginning at the Northwest corner of the SW 1/4 NW 1/4 of Section 15, Township 11 South, Range 101 West of the 6th P. M., thence South to the SW corner of said NW 1/4 SW 1/4 of said Section 15, thence East to the SE corner of the NE 1/4 SW 1/4 of said Section 15, thence North to the NE corner of the SE 1/4 NW 1/4 of said Section 15, thence West to the SW 1/4 of the NE 1/4 NW 1/4 of said Section 15, thence North to the NW corner of the SE 1/4 SW 1/4 of Section 35 in Township 1 North, Range 2 West of the Ute Meridian, in Mesa County, Colorado.

The petition of The Red Lands Company and D. T. Stone to vacate all the roads heretofore dedicated under a plat and dedication known as the Stone-Redlands Subdivision, shown in Plat Book No. 4 at page 22, was then considered by the Board. The Board viewed the land covered by the plat and found that none of the roads shown in said plat had ever been opened or used, and were unnecessary.

Upon motion of Commissioner Jones, seconded by Commissioner Wallace, the following resolution was introduced and unanimously adopted:

WHEREAS The Red Lands Company and D. T. Stone, present owners of all the land covered by that certain plat known as the Stone-Redlands Subdivision, shown in Plat Book No. 4, page 22, have presented a petition asking that all the roads shown on said plat be vacated, and

WHEREAS the Board have personally viewed the said real estate covered by the said plat, and the roads sought to be vacated, and found that none of the roads so dedicated have ever been opened or used, and that the vacation of said roads will not leave any land adjoining said roads without an established public road connecting said land with an established public road,

THEREFORE BE IT RESOLVED, that all of said roads shown on said plat and dedicated thereby, be, and the same are hereby vacated.

The petition of The Red Lands Company and A. J. Zwart and Maude Zwart to vacate all the roads heretofore dedicated under a plat and dedication known as the Kirk-Redlands Subdivision, shown in Plat Book No. 4, page 16, was then considered by the Board. The Board viewed the land covered by the plat and found that the lands sought to be vacated had never been opened or used, and were unnecessary.

Upon motion of commissioner Wallace, seconded by Commissioner Jones, the following resolution was introduced and adopted:

WHEREAS The Red Lands Company, and A. J. Zwart and Maude Zwart, present owners of all the land covered by that certain plat known as the Kirk-Redlands Subdivision shown in Plat Book No. 4, page 16, have presented a petition asking that certain roads shown on said plat be vacated, and

WHEREAS the Board have personally viewed the said real estate covered by said plat, and the roads sought to be vacated, and found that none of the roads sought to be vacated have ever been opened or used, and that the vacation of the said roads will not leave any land adjoining said road without an established public road connecting said land with an established public road,

THEREFORE BE IT RESOLVED, that all of the said roads shown on said plat and dedicated thereby, be, and the same are hereby vacated.

The petition of The Red Lands Company to vacate certain roads heretofore dedicated under a plat and dedication, known as the McCune-Redlands Subdivision, shown in Plat Book No. 4 page 20 was then considered by the Board. The Board viewed land covered by the plat and found that the roads sought to be vacated have never been opened or used, and were unnecessary.

Upon motion of Commissioner Jones, seconded by Commissioner Wallace, the following resolution was introduced unanimously adopted:

WHEREAS The Red Lands Company, present owner of all the land covered by that certain plat known as the McCune-Redlands Subdivision shown in Plat Book No. 4, page 20, have presented a petition asking that certain roads shown on said plat be vacated, and

WHEREAS the Board have personally viewed the said real estate covered by said plat, and the roads sought to be vacated and found that none of the roads sought to be vacated have ever been opened or used, and that the vacation of said roads will not leave any land adjoining said roads without an established public road connecting said land with an established public road.

THEREFORE BE IT RESOLVED that all of the said roads shown on said plat and dedicated thereby, be, and the same are hereby vacated, except the road along the west side of said described real estate as shown by said plat, being the road on and along the West Section line of Sections Eight (8) and Seventeen (17) in Township One (1) South, Range One (1) West of the Ute Meridian in Mesa County, Colorado.

STATE OF COLORADO County of Mesa)ss.

I, Ella M. Gallupe, County Clerk & Recorder and ex-officio clerk of the Board of County Commissioners, do hereby certify that the foregoing is a true and correct copy of the proceedings of the board of County Commissioners as appears of record in Book No. 7 of the County Commissioners' Record under date of March 11, 1921.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of March, A. D. 1921.

(MESA COUNTY SEAL COLORADO)

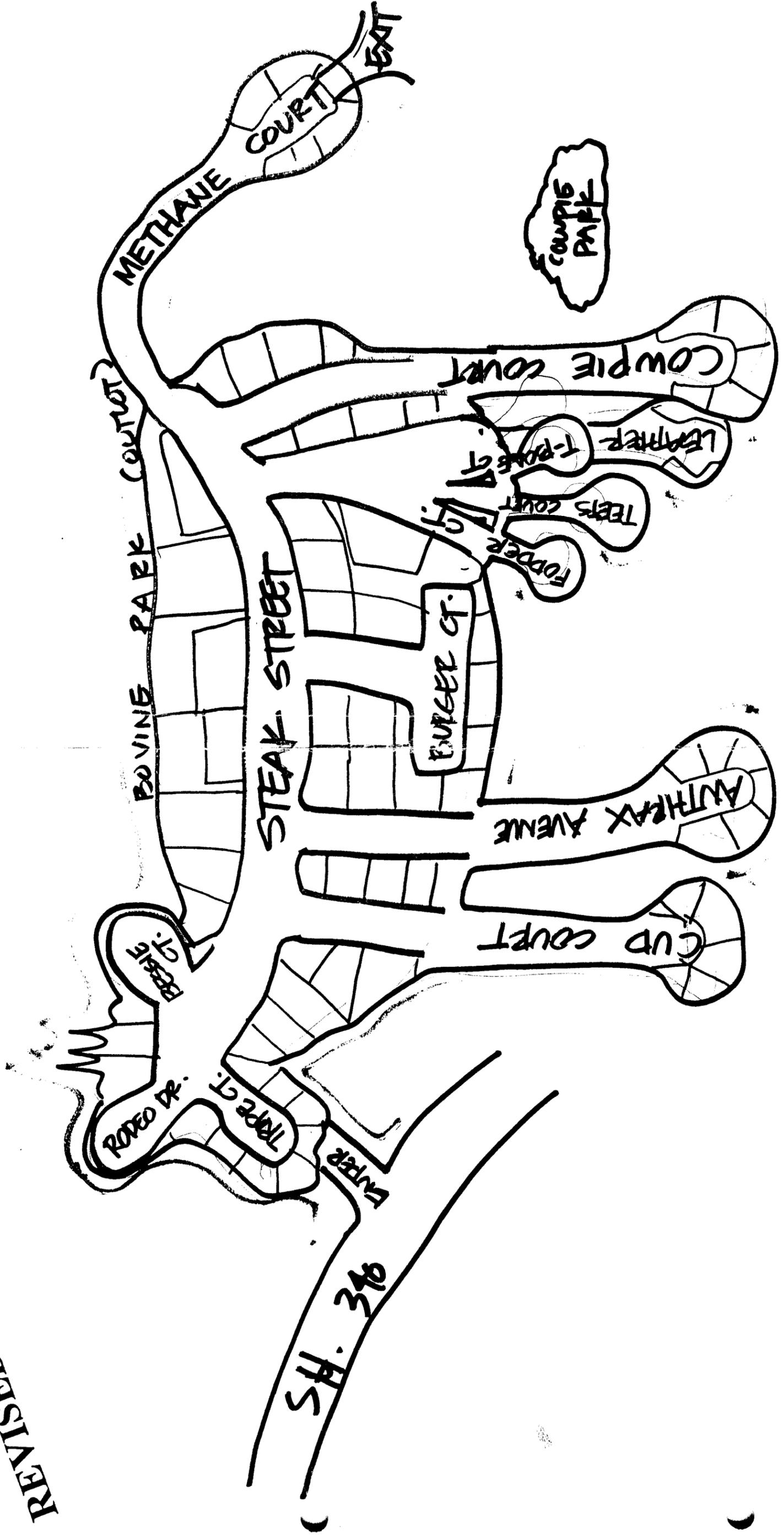
ELLA M. GALLUPE,
County Clerk & Recorder.
By Denzel L. Yarnell,
Deputy.

STAGEN FARMS SUBDIVISION

REVISED

REVISED

REVISED



Independence Valley Subdivision Filing #2

20 1/4 Road Right-of-Way

Country Meadows Subdivision

F 3/4 ROAD

Proposed
Subdivision
Site

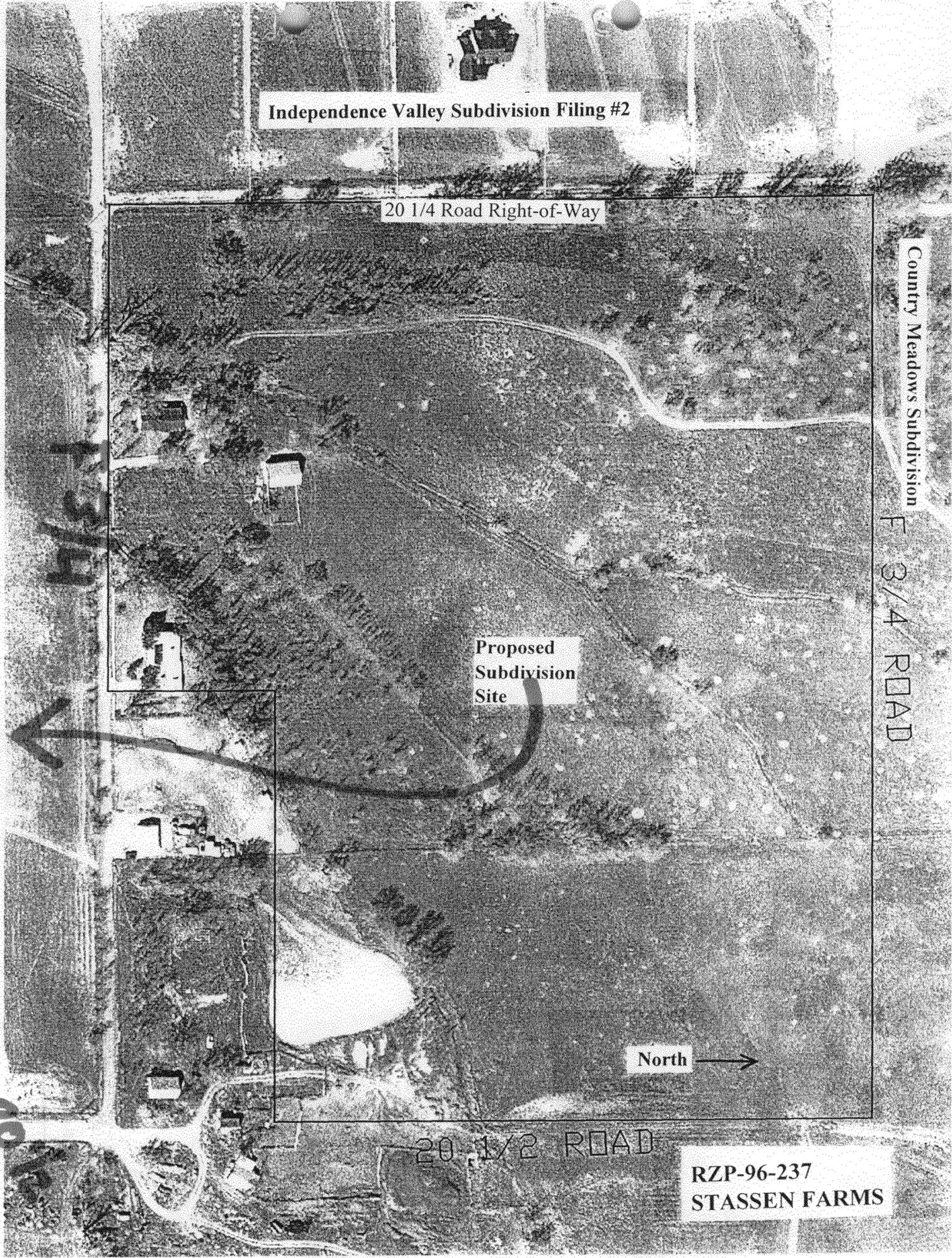
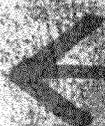
North

20 1/2 ROAD

RZP-96-237
STASSEN FARMS

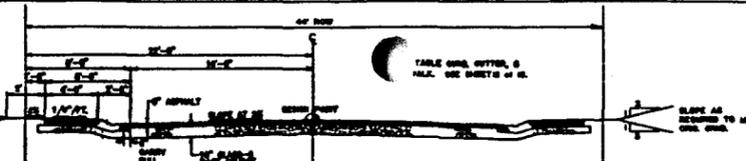
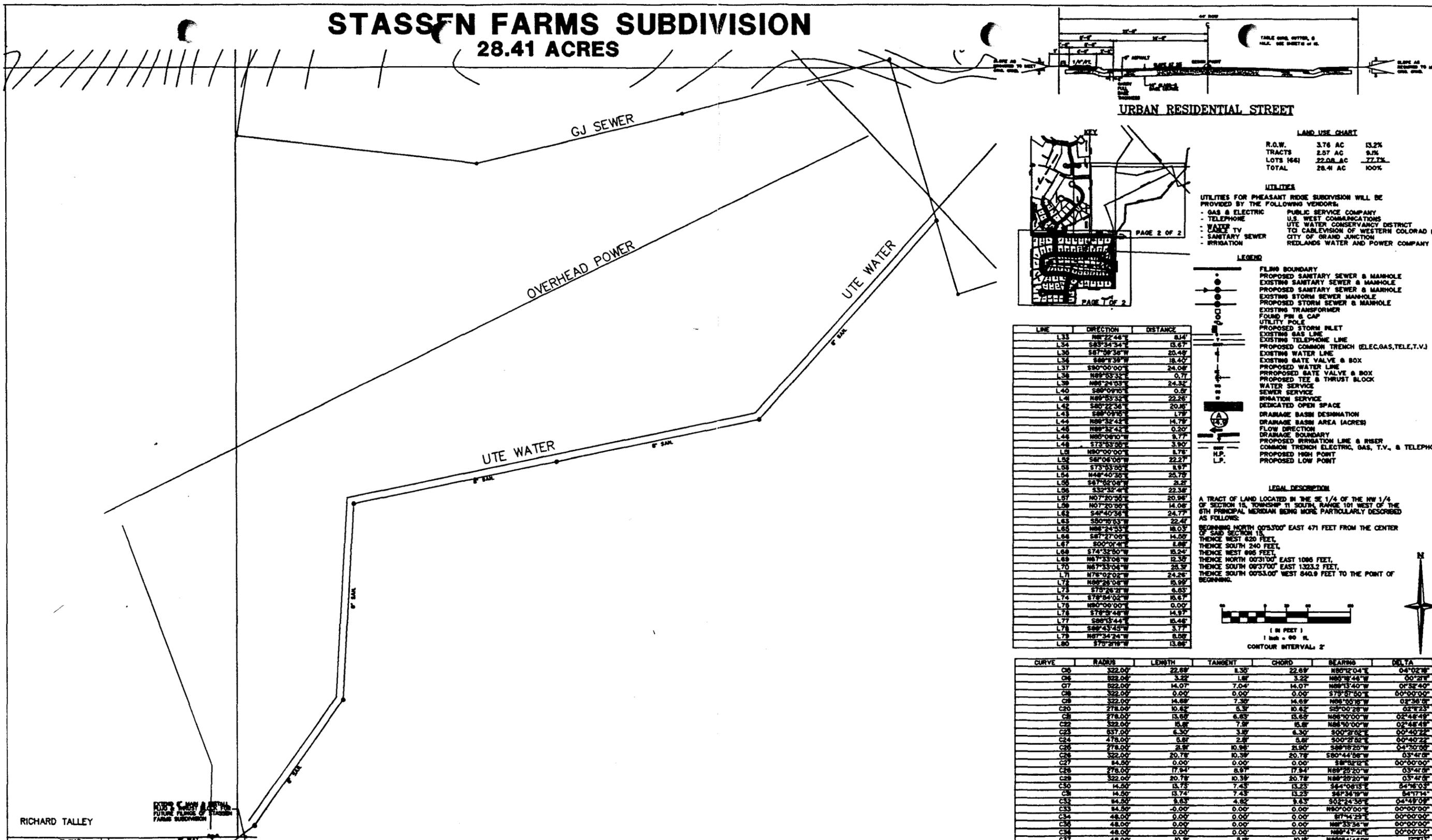
20

1 3/4



STASSFN FARMS SUBDIVISION

28.41 ACRES



URBAN RESIDENTIAL STREET

LAND USE CHART

R.O.W.	3.76 AC	13.2%
TRACTS	2.57 AC	9.1%
LOTS 164	22.08 AC	77.7%
TOTAL	28.41 AC	100%

- UTILITIES**
- UTILITIES FOR PHEASANT RIDGE SUBDIVISION WILL BE PROVIDED BY THE FOLLOWING VENDORS:
- GAS & ELECTRIC: PUBLIC SERVICE COMPANY
 - TELEPHONE: U.S. WEST COMMUNICATIONS
 - WATER: UTE WATER CONSERVANCY DISTRICT
 - WATER TV: TCI CABLEVISION OF WESTERN COLORADO INC.
 - SANITARY SEWER: CITY OF GRAND JUNCTION
 - IRRIGATION: REDLANDS WATER AND POWER COMPANY

- LEGEND**
- FLYING BOUNDARY
 - PROPOSED SANITARY SEWER & MANHOLE
 - EXISTING SANITARY SEWER & MANHOLE
 - PROPOSED SANITARY SEWER & MANHOLE
 - EXISTING STORM SEWER MANHOLE
 - PROPOSED STORM SEWER & MANHOLE
 - EXISTING TRANSFORMER
 - FOUND P.W. & CAP
 - UTILITY POLE
 - PROPOSED STORM INLET
 - EXISTING GAS LINE
 - EXISTING TELEPHONE LINE
 - PROPOSED COMMON TRENCH (ELEC.GAS,TELE.T.V.)
 - EXISTING WATER LINE
 - EXISTING GATE VALVE & BOX
 - PROPOSED WATER LINE
 - PROPOSED GATE VALVE & BOX
 - PROPOSED TEE & THRUST BLOCK
 - WATER SERVICE
 - SEWER SERVICE
 - IRRIGATION SERVICE
 - DEDICATED OPEN SPACE
 - DRAINAGE BASIN DESIGNATION
 - DRAINAGE BASIN AREA (ACRES)
 - FLOW DIRECTION
 - DRAINAGE BOUNDARY
 - PROPOSED IRRIGATION LINE & RISER
 - COMMON TRENCH ELECTRIC, GAS, T.V., & TELEPHONE
 - PROPOSED HIGH POINT
 - PROPOSED LOW POINT

LINE	DIRECTION	DISTANCE
L33	N82°24'46"E	8.14'
L34	S43°34'34"E	13.67'
L30	S87°09'36"W	20.49'
L34	S89°13'39"W	18.40'
L37	S80°00'00"W	24.06'
L38	N89°53'32"E	0.77'
L39	N89°24'03"E	24.32'
L40	S89°09'36"E	0.39'
L41	N89°53'32"E	22.83'
L42	S80°22'34"E	20.16'
L43	S88°09'18"E	1.79'
L44	N89°32'42"E	14.79'
L46	N89°32'42"E	0.20'
L46	N80°06'10"W	9.77'
L48	S73°53'05"E	3.90'
L51	N80°00'00"E	1.78'
L52	S89°06'06"W	22.27'
L53	S73°53'05"E	1.97'
L54	N48°40'36"E	20.79'
L56	S87°02'08"W	2.29'
L56	S33°32'41"E	22.38'
L59	N07°20'55"E	14.06'
L62	S49°40'24"E	24.77'
L63	S50°16'53"W	22.41'
L65	N86°24'53"E	18.03'
L66	S87°27'06"E	14.50'
L67	S00°01'41"E	1.68'
L68	S74°32'30"W	15.24'
L69	N87°33'06"W	12.35'
L70	N87°33'06"W	26.39'
L71	N76°02'02"W	24.26'
L72	N89°24'06"W	15.99'
L73	S73°26'21"W	6.63'
L74	S78°04'32"W	15.67'
L76	N89°00'00"E	0.00'
L76	S78°24'48"W	14.97'
L77	S89°15'44"E	15.46'
L78	S89°43'45"W	3.77'
L79	N87°34'24"W	0.56'
L80	S75°21'18"W	13.66'

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING NORTH 00°37'00" EAST 471 FEET FROM THE CENTER OF SAID SECTION 15, THENCE WEST 620 FEET, THENCE SOUTH 240 FEET, THENCE WEST 606 FEET, THENCE NORTH 00°31'00" EAST 1086 FEET, THENCE SOUTH 00°37'00" EAST 1323.2 FEET, THENCE SOUTH 00°53'00" WEST 640.9 FEET TO THE POINT OF BEGINNING.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARINGS	DELTA
C6	322.00'	22.69'	1.36'	22.69'	N80°12'04"E	04°02'28"
C6	322.00'	3.22'	1.69'	3.22'	N89°13'44"W	00°21'18"
C7	322.00'	14.07'	7.04'	14.07'	N89°13'40"W	00°52'40"
C8	322.00'	0.00'	0.00'	0.00'	S73°57'50"E	00°00'00"
C8	322.00'	14.69'	7.30'	14.69'	N86°55'16"W	02°36'08"
C20	278.00'	10.82'	5.39'	10.82'	S85°00'28"W	02°12'23"
C8	278.00'	15.69'	6.63'	15.69'	N86°10'00"W	02°48'49"
C22	322.00'	16.87'	7.99'	16.87'	N86°10'00"W	02°48'49"
C23	637.00'	6.30'	3.19'	6.30'	S00°21'52"E	00°40'22"
C24	478.00'	6.87'	2.87'	6.87'	S00°21'52"E	00°40'22"
C25	278.00'	2.91'	10.96'	21.90'	S88°18'25"W	04°30'56"
C26	322.00'	20.79'	10.39'	20.79'	S80°44'58"W	03°41'08"
C27	84.50'	0.00'	0.00'	0.00'	S89°52'22"E	00°00'00"
C28	278.00'	17.94'	6.67'	17.94'	N89°28'20"W	03°41'08"
C29	322.00'	20.79'	10.39'	20.79'	N89°28'20"W	03°41'08"
C30	14.50'	13.75'	7.43'	13.23'	S44°06'13"E	84°16'03"
C31	14.50'	13.75'	7.43'	13.23'	S43°34'19"W	84°17'14"
C32	84.50'	6.63'	4.82'	6.63'	S02°24'36"E	04°49'08"
C33	84.50'	-0.00'	0.00'	0.00'	N80°00'00"E	00°00'00"
C34	48.00'	0.00'	0.00'	0.00'	S77°44'25"E	00°00'00"
C35	48.00'	0.00'	0.00'	0.00'	N89°33'36"W	00°00'00"
C36	48.00'	0.00'	0.00'	0.00'	N89°47'41"E	00°00'00"
C37	48.00'	10.39'	5.22'	10.39'	N80°54'46"W	12°11'13"

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. _____ Drawer No. _____

Clerk and Recorder of Mesa County

RAWN BY: KWM
 PREPARED UNDER THE SUPERVISION OF: JAMES E. LANGFORD, P.E. NO. 14847
 CHECKED BY: JEL
 REVIEWED: _____
 DATE: _____



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

REVISION	DATE	DESCRIPTION	BY	CD

HANS BRUTCHE

PRELIMINARY PLAN

GRAND JUNCTION, CO.
 SCALE: Horiz: 1" = 50'
 Vert: 1" = 5'
 DATE: 11/25/96
 Project No: 0296-001
 SHEET NO: 2 OF 2

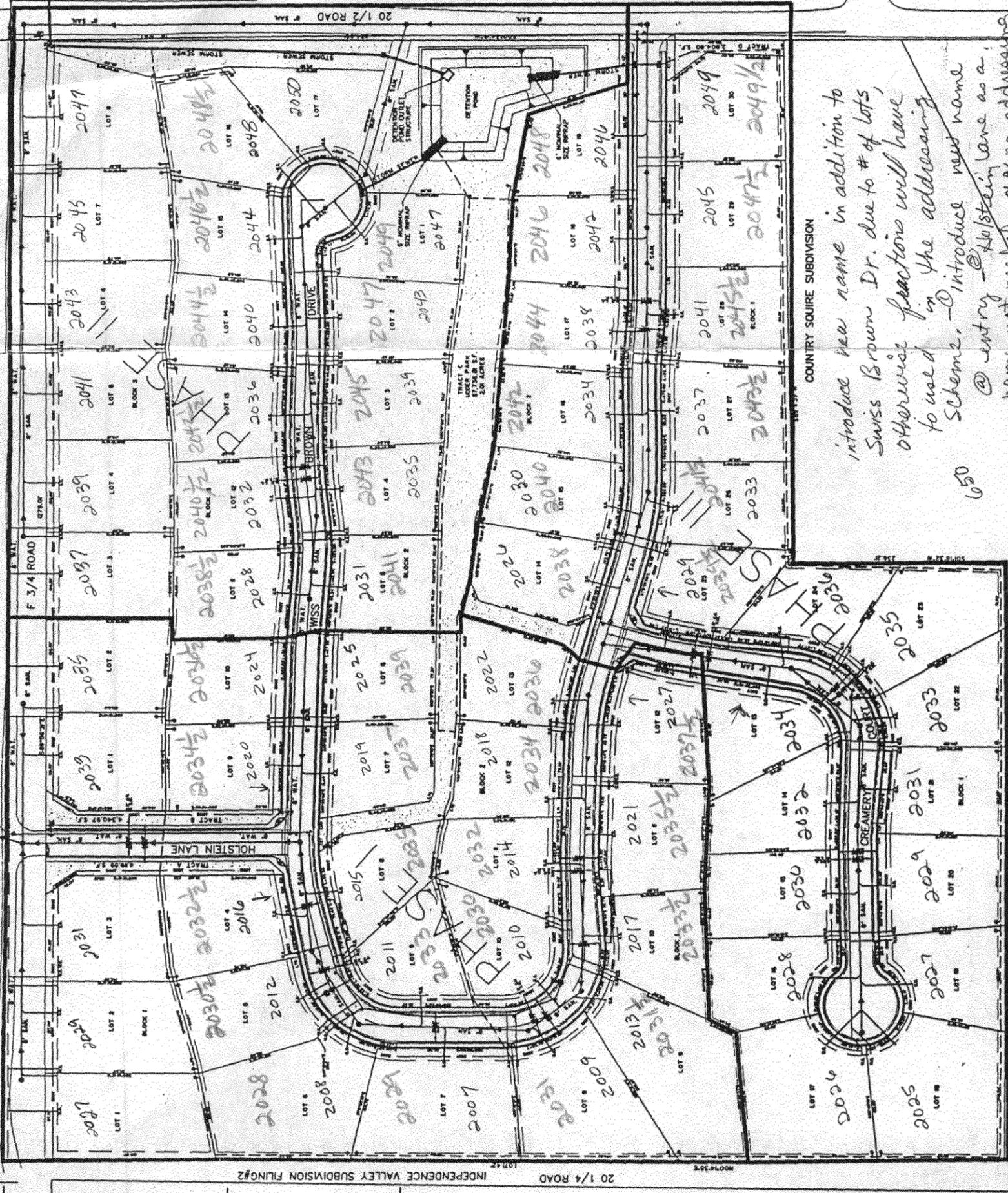
STASSER FARMS SUBDIVISION

28.41 ACRES

RANDEL C. STONE & LORI C. STONE

COUNTRY MEADOWS FILING #2

FUTURE FILINGS OF STASSER FARMS SUBDIVISION



675

LAND USE CHART

R.O.W.	176 AC	13.2%
TRACTS	227 AC	8.0%
LOTS (164)	22.38 AC	78.8%
TOTAL	28.41 AC	100%

- LEGEND
- UTILITY POLE
 - PROPOSED STORM WELT
 - EXISTING TELEPHONE LINE
 - EXISTING WATER LINE
 - EXISTING GATE VALVE & BOX
 - PROPOSED GATE VALVE & BOX
 - WATER SERVICE
 - SEWER SERVICE
 - DEDICATED OPEN SPACE
 - DRAINAGE BASIN DESIGNATION
 - FLOW DIRECTION
 - DRAINAGE BOUNDARY
 - COMMON TRENCH LINE & RISER
 - COMMON TRENCH ELECTRIC, GAS, T.V., & TELEPHONE
 - PROPOSED HIGH POINT
 - PROPOSED LOW POINT
 - M.P.
 - U.P.

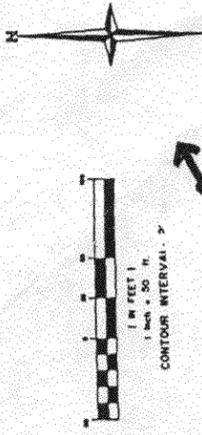
URBAN RESIDENTIAL STREET UTILITIES

- UTILITIES FOR PHEASANT RIDGE SUBDIVISION WILL BE PROVIDED BY THE FOLLOWING VENDORS:
- GAS & ELECTRIC - PUBLIC SERVICE COMPANY
 - WATER - WESTERN COMMUNICATIONS DISTRICT
 - TELEPHONE - CITY OF GRAND JUNCTION
 - TELEVISION - WESTERN COLORADO INC
 - SEWER - REDLANDS WATER AND POWER COMPANY

- FIELD BOUNDARY
- EXISTING SANITARY SEWER & MANHOLE
 - EXISTING SANITARY SEWER & MANHOLE
 - PROPOSED SANITARY SEWER & MANHOLE
 - EXISTING STORM SEWER MANHOLE
 - PROPOSED STORM SEWER & MANHOLE
 - PROPOSED STORM SEWER & MANHOLE
 - FOUND P.N. & CAP
 - UTILITY POLE

- LEGAL DESCRIPTION
- A TRACT OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- BEGINNING NORTH 00°35'00" EAST 471 FEET FROM THE CENTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- BEING NORTH 00°35'00" EAST 471 FEET FROM THE CENTER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- THENCE NORTH 00°35'00" EAST 471 FEET TO THE POINT OF BEGINNING.

LINE	DIRECTION	DISTANCE	AREA
L18	N 87° 32' 40" W	0.00	
L19	N 87° 32' 40" W	0.00	
L20	N 87° 32' 40" W	13.74	
L21	S 73° 33' 35" E	16.32	
L22	N 87° 32' 40" W	28.34	
L23	N 87° 32' 40" W	18.36	
L24	N 87° 32' 40" W	21.37	
L25	N 87° 32' 40" W	25.75	
L26	N 87° 32' 40" W	3.35	
L27	N 87° 32' 40" W	4.87	
L28	N 87° 32' 40" W	6.37	
L29	N 87° 32' 40" W	11.78	
L30	S 73° 33' 35" E	11.87	
L31	S 73° 33' 35" E	11.87	
L32	S 73° 33' 35" E	20.84	
L33	S 73° 33' 35" E	0.00	
L34	S 73° 33' 35" E	8.48	
L35	N 87° 32' 40" W	24.48	
L36	N 87° 32' 40" W	24.48	
L37	N 87° 32' 40" W	24.48	
L38	N 87° 32' 40" W	24.48	
L39	N 87° 32' 40" W	24.48	
L40	N 87° 32' 40" W	24.48	
L41	N 87° 32' 40" W	24.48	
L42	N 87° 32' 40" W	24.48	
L43	N 87° 32' 40" W	24.48	
L44	N 87° 32' 40" W	24.48	
L45	N 87° 32' 40" W	24.48	
L46	N 87° 32' 40" W	24.48	
L47	N 87° 32' 40" W	24.48	
L48	N 87° 32' 40" W	24.48	
L49	N 87° 32' 40" W	24.48	
L50	N 87° 32' 40" W	24.48	
L51	N 87° 32' 40" W	24.48	
L52	N 87° 32' 40" W	24.48	
L53	N 87° 32' 40" W	24.48	
L54	N 87° 32' 40" W	24.48	
L55	N 87° 32' 40" W	24.48	
L56	N 87° 32' 40" W	24.48	
L57	N 87° 32' 40" W	24.48	
L58	N 87° 32' 40" W	24.48	
L59	N 87° 32' 40" W	24.48	
L60	N 87° 32' 40" W	24.48	
L61	N 87° 32' 40" W	24.48	
L62	N 87° 32' 40" W	24.48	
L63	N 87° 32' 40" W	24.48	
L64	N 87° 32' 40" W	24.48	
L65	N 87° 32' 40" W	24.48	
L66	N 87° 32' 40" W	24.48	
L67	N 87° 32' 40" W	24.48	
L68	N 87° 32' 40" W	24.48	
L69	N 87° 32' 40" W	24.48	
L70	N 87° 32' 40" W	24.48	
L71	N 87° 32' 40" W	24.48	
L72	N 87° 32' 40" W	24.48	
L73	N 87° 32' 40" W	24.48	
L74	N 87° 32' 40" W	24.48	
L75	N 87° 32' 40" W	24.48	
L76	N 87° 32' 40" W	24.48	
L77	N 87° 32' 40" W	24.48	
L78	N 87° 32' 40" W	24.48	
L79	N 87° 32' 40" W	24.48	
L80	N 87° 32' 40" W	24.48	
L81	N 87° 32' 40" W	24.48	
L82	N 87° 32' 40" W	24.48	
L83	N 87° 32' 40" W	24.48	
L84	N 87° 32' 40" W	24.48	
L85	N 87° 32' 40" W	24.48	
L86	N 87° 32' 40" W	24.48	
L87	N 87° 32' 40" W	24.48	
L88	N 87° 32' 40" W	24.48	
L89	N 87° 32' 40" W	24.48	
L90	N 87° 32' 40" W	24.48	
L91	N 87° 32' 40" W	24.48	
L92	N 87° 32' 40" W	24.48	
L93	N 87° 32' 40" W	24.48	
L94	N 87° 32' 40" W	24.48	
L95	N 87° 32' 40" W	24.48	
L96	N 87° 32' 40" W	24.48	
L97	N 87° 32' 40" W	24.48	
L98	N 87° 32' 40" W	24.48	
L99	N 87° 32' 40" W	24.48	
L100	N 87° 32' 40" W	24.48	



ADJUSTED CURVES

COUNTY CLERK AND RECORDER'S CERTIFIC I hereby certify that this instrument was recorded in the office of the Recorder of Mesa County, Colorado, at _____ 1996, and is duly recorded. Reception No. _____ Clerk and Recorder of Mesa County

DRAWN BY: KWM	PREPARED UNDER THE SUPERVISION OF: JAMES E. LANGFORD	PL. NO. 14847	PROJECT NO. 0296-001
CHECKED BY: JEL	DATE: _____	DATE: 10/28/96	SHEET NO. 1 OF 1
THOMPSON - LANGFORD CORP. 529 25 1/2 RD., SUITE B210 GRAND JUNCTION, COLORADO PH. (303) 243-6067		GRAND JUNCTION, CO.	
COUNTRY SQUIRE SUBDIVISION		SCALE: 1" = 50'	
DESCRIPTION: _____		DATE: _____	
BY: DRD HANS BRUTCHER		DATE: _____	
PRELIMINARY PLAN			

introduce new name in addition to Swiss Brown Dr. due to # of lots, otherwise fractions will have to be used in the addressing scheme. - introduce new name @ entry @ Holstein lane as a name not needed as no addressing will be done off the entry there.

650

650