

RECEIPT OF APPLICATION

DATE BROUGHT IN: 5/9/03

CHECK #: 5360 AMOUNT: 50.00

DATE TO BE CHECKED IN BY: 5/14/03

PROJECT/LOCATION: 2101 Patterson

Items to be checked for on application form at time of submittal:

- Application type(s)
- Acreage
- Zoning
- Location
- Tax #(s)
- Project description
- Property owner w/ contact person, address & phone #
- Developer w/ contact person, address & phone #
- Representative w/ contact person, address & phone #
- Signatures of property owner(s) & person completing application

CUSTOMER SERVICE
SURVEY SENT

7-15-03

From: Hank Masterson
To: Scott Peterson
Date: 2/4/03 5:52PM
Subject: General Meeting: 2701 Patterson

Scott,
Fire's comments:

1. Complete separate fire flow forms for the 4000 square foot addition and for the proposed new apartment buildings. Section A of the form is completed by the petitioner; section B by the City Water Department. Return the completed form to the Community Development Department. Call the Fire Department at 244-1414 if you have questions.

2. Show on your site plan:

- a. Existing and proposed access, along with internal circulation on-site;
- b. Existing and proposed fire hydrants, along with water mains. Be sure to show the size of all water mains supplying fire hydrants.

Thanks,

hank

APPLICATION COMPLETENESS REVIEW

Use "N/A" for items which are not applicable

Date: 5/14/03

Project Name: Patterson Rd. Apts. (if applicable)

Project Location: 2101 Patterson Rd (address or cross-streets)

Check-In Staff Community Development: PL initials of check-in
Development Engineer: _____ staff members

APPLICATION TYPE(S): _____

(e.g. Site Plan Review)

FEE PAID: Application: \$50
Acreage: _____
Public Works: _____

BALANCE DUE:

Yes amount \$ _____
 No

COMPLETENESS REVIEW:

Originals of all forms received w/signatures? Yes No, list is missing items below

- _____
- _____
- _____

Missing drawings, reports, other materials: No Yes, list missing items below

Note: use SSID checklist

- _____
- _____
- _____

Incomplete drawings, reports, other materials? No Yes, list missing items below

Note: Attach SSID checklist(s) w/incomplete information identified

- _____
- _____
- _____

Professional stamp/seal missing from drawings/reports?

No

Yes, list missing items below

- _____
- _____
- _____

Other: Please list below

PROJECT ASSIGNMENT AND PROCESSING

Project Manager: Scott

Special Processing Instructions:

Counter General Meeting

A counter general meeting request was received for the property listed below. Please review the property/request, review the checklist and add all engineering requirements, then return all information to the staff person listed below.

Date: 1/7/03

Applicant: John Bratton

Phone # 931-2443

Property Location: 2101 Patterson

Tax Parcel #: 2945-121-31-008

Type of application requested: SPR

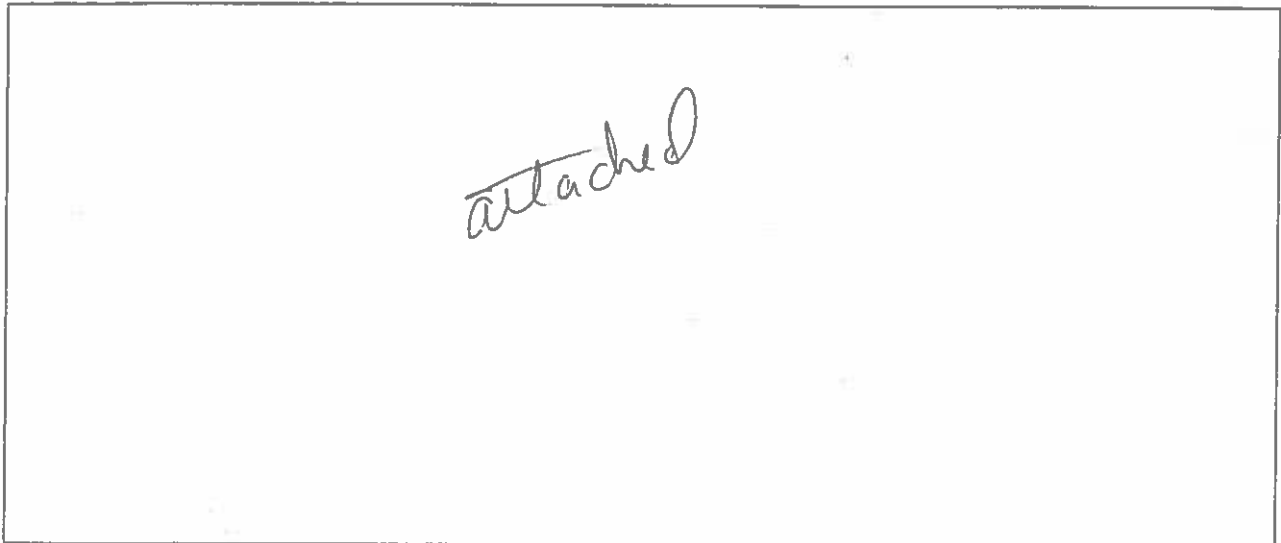
Proposed Project: adding 4 units @ 4000 sq ft.
to N side of building

Complex burned 3rd floor + had 15 units.
Rebuilding only 10 units (4 units expansion)
on N side

Review by: 1/14/03

Return to: Faye

Aerial Photo of Property



City of Grand Junction GIS Zoning Map

— · — · — **Airport Zones**
— AIRPORT ROAD
- - - CLEAR ZONE
— CRITICAL ZONE
— RUNWAY 22
— RUNWAY 29
— TAXI WAY

↑ **Cell Towers**

□ **County Parcel Information**

Air Photos
■ 2002 Photos

+++ **Rail Roads**

— **Streets 2**



SCALE 1 : 3,606



Counter General Meeting Notes – 2101 Patterson

1/10/03 SPR – Add 4 apartment units
Engineer: Laura L

Site Overview: Existing apartment complex being reconstructed after fire damage seeks to add four new units.

Water:	fire flow form
Sewer:	available onsite
Drainage:	detain per SWMM
Flood plain:	--
Wetlands:	--
Access:	Improve access to TEDS standards
Site circulation:	onsite, per TEDS
TCP:	no
CDOT permit:	no
Street class:	Principal Arterial
Street improvements:	
Other:	Dedicate 15' trail easement along canal right-of-way

Streets/Traffic notes: Dedicate right-of-way for principal arterial (110') half street section (appears to be additional 5' of right-of-way)

Cross-access easement required with church for use of access

Drainage notes: Detain additional runoff generated per SWMM or pay drainage fee.

Utility notes:

Other:

Planner's Name: _____

SUBMITTAL CHECKLIST

MAJOR SITE PLAN REVIEW

Date: _____

Expiration-6 months from above date

Location: _____

Project Name: _____

ITEMS	DISTRIBUTION																				Total Required																		
DESCRIPTION	SSID Reference	<input type="checkbox"/> City Community Development	<input type="checkbox"/> City Development Engineer	<input type="checkbox"/> City Utility Engineer	<input type="checkbox"/> City Real Estate Manager	<input type="checkbox"/> City Parks/Recreation	<input type="checkbox"/> City Attorney	<input type="checkbox"/> City Sanitation	<input type="checkbox"/> City Fire Dept / Clifton Fire Dept	<input type="checkbox"/> City Transportation Engineer	<input type="checkbox"/> City Addressing	<input type="checkbox"/> City Code Enforcement	<input type="checkbox"/> City Downtown Dev. Authority	<input type="checkbox"/> County Planning	<input type="checkbox"/> Building Department	<input type="checkbox"/> Persigo WWT	<input type="checkbox"/> Walker Field Airport	<input type="checkbox"/> School District #51	<input type="checkbox"/> Qwest	<input type="checkbox"/> Excel		<input type="checkbox"/> GVRP	<input type="checkbox"/> Water District	<input type="checkbox"/> Sewer District	<input type="checkbox"/> Drainage District	<input type="checkbox"/> Irrigation District	<input type="checkbox"/> CDOT	<input type="checkbox"/> RTPO	<input type="checkbox"/> Corps of Engineers	<input type="checkbox"/> Urban Trails	<input type="checkbox"/> Mesa County Health Department	<input type="checkbox"/> State Environmental Health	<input type="checkbox"/> Other						
Application Fee \$	VII-1	1																																					
<input checked="" type="checkbox"/> Development Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
<input checked="" type="checkbox"/> Submittal Checklist*	VII-4	1																																					
<input checked="" type="checkbox"/> Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
<input checked="" type="checkbox"/> Location Map	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
<input checked="" type="checkbox"/> Planning Clearance*	VII-3	1																																					
<input type="checkbox"/> Names & Addresses* Fee\$	VII-3																																						
<input checked="" type="checkbox"/> General Project Report	X-08	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
<input checked="" type="checkbox"/> Site Plan	IX-31	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
<input type="checkbox"/> 11"x17" Reduction of Site Plan	IX-31	1									1																												
<input checked="" type="checkbox"/> Evidence of Title/Lease Agreement	VII-2	1		1	1																																		
<input type="checkbox"/> Legal Description*	VII-3	1		1																																			
<input checked="" type="checkbox"/> Deeds, ROW and Easements	VII-2,3	1		1	1				1																	1	1												
<input type="checkbox"/> Avigation Easement	VII-1	1		1	1												1																						
<input type="checkbox"/> DIA/Guarantee*	VII-2	1	1	1		1																																	
<input type="checkbox"/> CDOT Access Permit	VII-4	1	1																						1	1													
<input type="checkbox"/> Building Elevations	IX-10	1	1												1																								
<input type="checkbox"/> Road Cross-Sections	IX-28	1	2																																				
<input type="checkbox"/> Roadway Plan and Profile	IX-29	1	2																					1			1												
<input type="checkbox"/> Traffic Impact Study	X-15	1							1																	1	1												
<input type="checkbox"/> Water & Sewer Plan and Profile	IX-35	1	2	1				1											1	1	1	1	1																
<input type="checkbox"/> Industrial Pretreatment Sign-off*	VII-4	1		1																																			
<input type="checkbox"/> Drainage & Irrigation Checksheet*	XI-02	1																						1	1														
<input checked="" type="checkbox"/> Final Drainage Report <i>Letter</i>	X-5,8	1	2																					1															
<input type="checkbox"/> Grading and Drainage Plan	IX-13	1	1																					1				1											
<input type="checkbox"/> Storm Drainage Plan-Drawing/Report	IX-32	1	2																1	1	1			1															
<input type="checkbox"/> Stormwater Management Plan	X-14	1	2																																				
<input type="checkbox"/> Transaction Screen Process/Phase II Environmental	X10,16	1	1																																				
<input type="checkbox"/> Final Geotechnical Report	X-07	1	1												1																								
<input type="checkbox"/> Detail Sheet	IX-09	1	2																																				
<input checked="" type="checkbox"/> Landscape Plan	IX-19	2	1	1																																			
<input type="checkbox"/> Lighting Plan	IX-20	1	1																																				
<input checked="" type="checkbox"/> Fire Flow Form*	XI-03	1						1																															
<input type="checkbox"/> Boundary Survey	na	1	1	1																																			

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

Counter General Meeting Notes – 2101 Patterson – Add 1000 SF MISC

5/1/03 Minor Site Plan Review (MSPR)
Engineer: Laura Lamberty 256-4155

Site Overview: Single parcel located at 2101 Patterson with 25 +/- existing units in two buildings. Separate application to re-build 4 units (5 destroyed in fire). General meeting indicated desire to add separate building with 50+ units.

Water:	Fire flow form
Sewer:	On-site
Drainage:	Detain per SWMM
Flood plain:	--
Wetlands:	--
Access:	Existing off of Patterson
Site circulation:	Confirm easement with church to west
TCP:	no
CDOT permit:	no
Street class:	Minor Arterial
Street improvements:	No
Other:	Right-of-way required

Streets/Traffic notes:

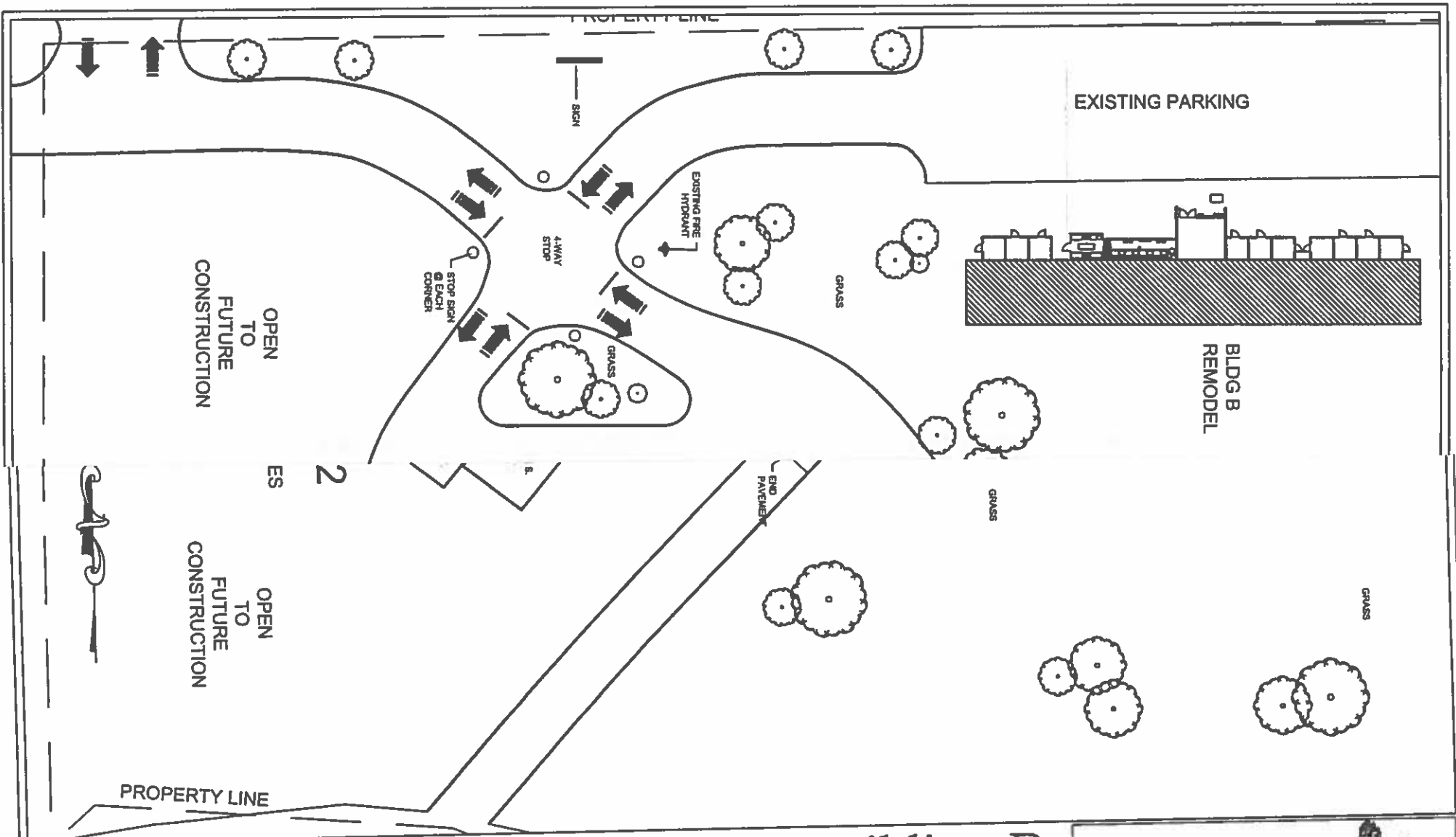
Dedicate 5' of right-of-way on Patterson (55' half street) and 14' multi-purpose easement along Patterson frontage if not already in place.

Drainage notes: Fee-in-lieu of detention may be utilized for this portion of project.

Utility notes:

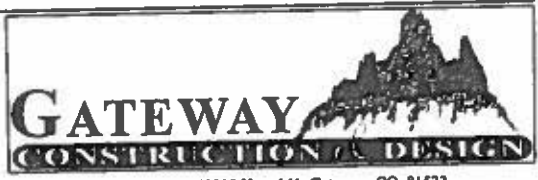
Other: Consideration to a master plan needs to be given. The number of minor site plans on a particular parcel are limited over time. While this can be approved without a site plan for the other proposed improvements, these proposed improvements need to work with future proposals.

Site plan shall show parking lot and how on-site circulation works. This will need to be in conformance with TEDS requirements.

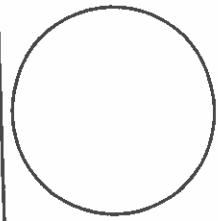


Apartment Building B Restoration

2101 Patterson Road
Grand Junction, Colorado



P.O. Box 369, 43200 Hwy 141, Gateway, CO 81522
 Call (970) 931-2433 Fax (970) 931-2447
 gc&d@gtwy.com www.gatewaydev.com



Project #: 2002-09
 Phase: N/A
 Set: Preliminary
 Set Date: Dec. 11, 2002
 Previous Sets:

Sheet:
Sheet
 Sheet Title 1
 Sheet Title 2
 Drawn By: Drawn By:

Planning Meeting for McDonalds Build out February 3, 2003

In Attendance

Scott Peterson – Social Planner
Laura Lamberry – P.E.
Hank Masterson – G.J. Fire Dept
Dave McDonald – Property Owner
Tom Dixon – Owner Representative/Development Coordinator
John Bratton – General Contractor

Subject: Property-RMF8

18 existing units/ add 4 units immediately / add 30-50 units next 24 months

1. If future buildings add more than 62,000 sq ft, a second access will be required
2. 200 sq ft of open space must be created per unit
3. Scott Peterson will accept a proposal and plan for zero scape
4. Laura will allow one year after C.O. on the four units attached to existing building B, to be landscaped per code.
5. It may be advisable, financially, to pay a fee for the 4 units in lieu of building a temp storm water retention pond.
6. In order to proceed immediately and turn in application on or before 2/15 the following must be completed:
 - Tom Dixon – Application to city, including: site plan, parking, 14' utility easement, 5' dedicated road transaction, dedicated canal trail, fire flow form and approval or new design, construction activity design (storm water discharge permit with designed B.P.A.'s), copy Dave and John with transportation design standards.
7. Dave to provide copy of church easement
8. John to provide permit drawings
9. Scott to provide Part B of Fire Flow Form
10. Max distance from fireplug to A Building is 200'.

Cc: Dave McDonald, Laura Lamberry, Tom Dixon, John Bratton

GATEWAY CONSTRUCTION & DESIGN



P.O. Box 369 Gateway, Colorado 81522 - Call (970) 931-2433 - Fax (970) 931-2447 - Email gc&d@gtwy.com

FAX

Date: 2/4/03

Page 1 of 2

To: Laura Lamberry

Attention: _____

Fax: 256-4031

Phone: _____

From: John Bratten

Subject: Planning Meeting for McDonald Build Out
Feb 3, 2003

Notes/Comments

General Meeting/Pre-Application Conference Checklist

Date 2-7-03

Applicant TALL PINES INVESTMENTS Phone TOM DIXON 255-1131 Tax Parcel # 2945-121-31-008

Location 2101 PATTERSON RD. Proposal CONSTRUCT 4 DWELLING UNITS ON BUILDING THAT WAS DAMAGED BY FIRE

Meeting Attendees TOM DIXON, JOHN BRATTON, DAVE McDONALD, HANK ANK LAURA

While all factors in a development proposal require careful thought, preparation and design, the following circled items are brought to petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process. General meetings and pre-application conference notes/standards are valid for only six months following the meeting/conference date shown above. Incomplete submittals will not be accepted. Submittals with insufficient information identified during review process, which have not been addressed by the applicant will not be scheduled for a public hearing. Failure to meet any deadline for the review process may result in the project not being scheduled for hearing or being pulled from the agenda. Any changes to the approved plan will require re-review and approval prior to those changes being accepted.

ZONING & LAND USE

- a. Zoning:
- b. Future Land Use Designation:
- c. Growth Plan, Corridor & Area Plans Applicability:

OFF-SITE IMPACTS

- a. access/right-of-way required
- b. traffic impact
- c. street improvements
- d. drainage/stormwater management
- e. availability of utilities

SITE DEVELOPMENT

- a. bulk requirements
- b. traffic circulation
- c. parking (off-street: handicap, bicycle, lighting)
- d. landscaping (street frontages, parking areas)
- e. screening & buffering
- f. lighting & noise
- g. signage

MISCELLANEOUS

- a. revocable permit
- b. State Highway Access Permit
- c. floodplain, wetlands, geologic hazard, soils
- d. proximity to airport (clear or critical zone)

OTHER

- a. related files
- b. neighborhood meeting

FEES

- a. application fee: \$140 + Ac. Fees (MAJOR SITE PLAN)
Due at submittal. Checks payable to City of GJ
- b. Transportation Capacity Payment (TCP): \$50.00 (MINOR)
- c. Drainage fee:
- d. Parks Impact Fee:
- e. Open Space Fee or Dedication:
- f. School Impact Fee:
- g. Recording Fee:
- h. Plant Investment Fee (PIF) (Sewer Impact):

PROCESSING REQUIREMENTS

- a. Documents - ZDC, SSID, TEDS, SWMM
- b. Submittal Requirements/Review Process
- c. Annexation (Persigo Agreement)

PLANNER'S NOTES

RMF-D

A. SEE SECTION 4.3 C. OF ZONE + DEV. CODE OR MINOR (DEPENDS ON SQ. FT.)

A. MAJOR SITE PLAN REVIEW REQ. FOR APPROVAL OF THE 4 DWELLING UNIT EXPANSION OF THE CURRENT BUILDING.

D. LANDSCAPING REQ. FOR SQUARE FOOTAGE OF BUILDING EXPANSION. (SEE SECTION 6.5 OF ZONING/DEV. CODE)

C. PARKING: 1.8 SPACES PER UNIT (CAR) 0.5 SPACES PER UNIT (BIKE)

d. \$225 PER UNIT.

e. 200 SQ. FT. PER BEDROOM - PREMACT REG. AREA USABLE.

General Meeting
Development Engineer Notes

Date: 2-3-03
Time: 10:15

Project: Add Apartment Buildings

Location: 2101 Patterson Tax ID no. _____

Applicant, representative: John Bratton Dave McDonald
Tom Dixon

Planner(s): _____

Engineer: _____

Site visit (date: _____): Add @ 55+ Units

Issues: water	<u>on-site</u>	sewer	<u>yes-on-site</u>	storm drainage	<u>retain</u>
flood plain	<u>no</u>	wetlands	<u>—</u>	access	<u>per TEDS</u>
site circulation	<u>per TEDS</u>	TCP	<u>yes per unit</u>	CDOT permit	<u>no</u>
street class	<u>Patterson</u>	street impr.	<u>no</u>	other	_____
constr. Activity permit	<u>yes</u>	underground elec.	<u>?</u>	other	_____

Pre-application meeting notes: 5' ROW, 14' MPE & not dedicated already

Follow-up items: underground electric if no ~~site improvements~~ street impr?
Connection

General Meeting Notes – 2101 Patterson – Add 50+ Apartments

2/3/03 Site Plan Review (SPR)
Engineer: Laura Lamberty 256-4155

Site Overview: Single parcel located at 2101 Patterson with 25 +/- existing units in two buildings. Separate application to re-build 4 units (5 destroyed in fire).

Water:	Fire flow form
Sewer:	On-site
Drainage:	Detain per SWMM
Flood plain:	--
Wetlands:	--
Access:	Existing off of Patterson
Site circulation:	Confirm easement with church to west
TCP:	yes, \$ 300/unit
CDOT permit:	no
Street class:	Local Commercial
Street improvements:	No
Other:	Right-of-way required

Streets/Traffic notes:

Dedicate 5' of right-of-way on Patterson (55' half street) and 14' multi-purpose easement along Patterson frontage if not already in place. Connection/easement to east may be required if lower portion of property is developed.

Drainage notes: Detain excess storm water per SWMM and discharge at historic.

Utility notes: Undergrounding of overhead electric distribution lines not required as no street improvements are required. No further above ground electric lines permitted.

Sewer is available in the upper portion of the site. Sewering lower portion may require connection to Manor Avenue to the South. Sewer fees and plant investment fees will apply.

Other:

Site location map



Planner's Name:
Scott Peterson

SUBMITTAL CHECKLIST

MINOR SITE PLAN REVIEW

Date: *2-7-03*
Expiration Date: 6 months from above date

Location: *2101 PATTERSON*

Project Name:

ITEMS	SSID Reference	DISTRIBUTION																			
		● City Community Development	● City Development Engineer	● City Utility Engineer	● City Real Estate Manager	● City Parks/Recreation	● City Attorney	○ City Sanitation	● City Fire Dept / Clifton Fire Dept	○ City Police Department	● City Code Enforcement	● Building Dept	○ Persigo WWT	● Qwest	● Excel	○ GVRP	● Water District <i>65</i>	● Sewer District <i>65</i>	○ RTPO		○ Urban Trails
DESCRIPTION																					
Application Fee \$ <i>5000</i>	VII-1																				
● Development Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Submittal Checklist*	VII-4	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
● Location Map	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Planning Clearance*	VII-3	1																			
● General Project Report	X-08	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Site Plan (or larger)	VIII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Site data table (sq. ft. of various uses)	VII-4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title/Lease Agreement	VII-2	1			1	1															
○ Sign Plan/Sign Package	VII-3	1								1											
● Fire Flow Form* <i>REQ.</i>	XI-3	1						1													

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

Planner's Name:
SCOTT PETERSON

SUBMITTAL CHECKLIST

Date: *2-7-03*

MINOR SITE PLAN REVIEW

Expiration Date: 6 months from above date

Location: *2101 PATTERSON*

Project Name:

ITEMS	DISTRIBUTION																	Total required				
	SSID Reference	● City Community Development	● City Development Engineer	● City Utility Engineer	● City Real Estate Manager	● City Parks/Recreation	● City Attorney	○ City Sanitation	● City Fire Dept / Clifton Fire Dept	○ City Police Department	● City Code Enforcement	● Building Dept	○ Perisgo WWT	● Qwrest	● Excal	○ GVRP	● Water District <i>65</i>		● Sewer District <i>65</i>	○ RTPO	○ Urban Trails	○ Other
Date Received: _____																						
Receipt #: _____																						
File #: _____																						
DESCRIPTION																						
Application Fee \$	VII-1																					
● Development Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Submittal Checklist*	VII-4	1																				
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	X	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Location Map	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Planning Clearance*	VII-3	1																				
● General Project Report	X-08	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● 11"x17" Site Plan (or larger)	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ Site data table (sq. ft. of various uses)	VII-4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
● Evidence of Title/Lease Agreement	VII-2	1			1	1																
○ Sign Plan/Sign Package	VII-3	1								1												
● Fire Flow Form* <i>REQ.</i>	XI-3	1						1														

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

Winter General Meeting Notes – 2101 Patterson

1/10/03

SPR – Add 4 apartment units

Engineer: Laura L

Site Overview: Existing apartment complex being reconstructed after fire damage seeks to add four new units.

Water: fire flow form
Sewer: available onsite
Drainage: detain per SWMM
Flood plain: --
Wetlands: --
Access: Improve access to TEDS standards
Site circulation: onsite, per TEDS
TCP: no
CDOT permit: no
Street class: Principal Arterial
Street improvements:
Other: Dedicate 15' trail easement along canal right-of-way

Streets/Traffic notes: Dedicate right-of-way for principal arterial (110') half street section (appears to be additional 5' of right-of-way)

Cross-access easement required with church for use of access

Drainage notes: Detain additional runoff generated per SWMM or pay drainage fee.

Utility notes:

Other:

General Meeting Schedule for January 27, 2003 - February 03, 2003				
Date/Time	Project	Location - Tax Schedule #	Planner	Applicant Information
Jan 27, '02 9:30	ANX/SPR - build a church	2020 1/2 S Broadway/ 2947-222-00-207	Ronnie	Kreg Obergfell - 256-9792
Jan 27, '02 10:15	SPR - build a quick lube (NOT in 24 Rd Corridor)	607 24 Rd/ 2945-00-024	Pat	Dennis Johnson - 245-4099
Jan 27, '02 11:00	SPR - Use existing home and add a crematory	124 Power Rd/ 2945-153-00-016	Scott	Ken Waterman - 858-9062
Jan 27, '02 11:45	SPR - 4000-5000sqft bldg for Heavy Equipment Sales	E of 21 Rd on N side of Hwy/ 2697-362-00-011	Lori	Nancy Harrington - 858-3994
Jan 27, '02 12:30	POSTPONED - LOOK BELOW FOR NEW APPOINTMENT	245 S 1st St/ 2945-154-30-003	Lisa	Ed Chamberlin - 242-6804
Jan 27, '02 12:30	Parking lot at Holy Family School	2320 N 7th St/ 2945-111-02-971	Lisa	Rob Jenkins - 256-1980
Feb 03, '02 9:30	ANX/Major Subdivision on 15 acres	2366 H Rd/ 2701-294-00-089	Lori	Steve Hejl - 248-5457
Feb 03, '02 10:15	Major Site Plan Review to add additional apartments	2101 Patterson Rd/ 2945-121-31-008	Scott	Tom Dixon - 255-1131
Feb 03, '02 11:00	Amend Master Plan (St. Mary's Hospital)	2635 N 7th St/ 2945-112-00-971	Lisa	Rob Jenkins - 256-1980
Feb 03, '02 11:45	ANX/PP - Subdivide RSF-4 zone district on 5 acres	E of 28 1/2, S of B 3/4 Rd/ 2943-301-00-245	Pat	Gary Dalton - 261-4275
Feb 03, '02 12:30	SS/Plan Amend-split back into original 2 lots & build new home-geotechnical cond	1154 Santa Clara/ 2945-234-09-039	Ronnie	Bryan Snyder - 257-1899

(4 units) Proposed
 - 14 units ~~Existing~~ Bld. (3 start going to 2 start)
 - DIA Landscaping (1 yr before installation?)
 15 units existing (larger) footprint 900 - 1000 sq ft

IN THE FUTURE, MAY GO UP TO 80 UNITS TOTAL
 LAURA,
 CROSS ACCESS AGREEMENT (SADW) (PROVIDE)
 - SECOND ACCESS?

- P.C. FOR BURNED BUILDINGS WAS CONSIDERED AT A STAINUE STRUCTURE BECAUSE OF 2 HR WALL CONSTR. - NOW THEY WANT TO ADD 4 UNITS ON BACK - INCREASE FOOTPRINT

- PAVING SITE PLAN APPROVAL FOR ENTIRE AREA? (VALID FOR ONE YR.)

2101 Patterson Road

MAKE NEW COPY FOR TOM

RMF-5 ACROSS ST.



— Growth Plan ^{MAP} — PUBLIC

SCALE 1 : 2,958



— 35% Expansion Rule

✓ PARKING 1.8 spaces per unit O.W. per unit (Bena)

✓ LANDSCAPE (IMPROVED AREA ONLY)

✓ OPEN SPACE — PARK FEE (\$225 PER UNIT)
(200 # PER BEDROOM OR PRIMARY REC. AREA)

✓ SECT. 4.30. PAGE 54

— ZONING: RMF-5

— AC. 10.05

— (CANAL IN BACK) GRAND VALLEY

— BUILDING SEPARATION

15 UNITS

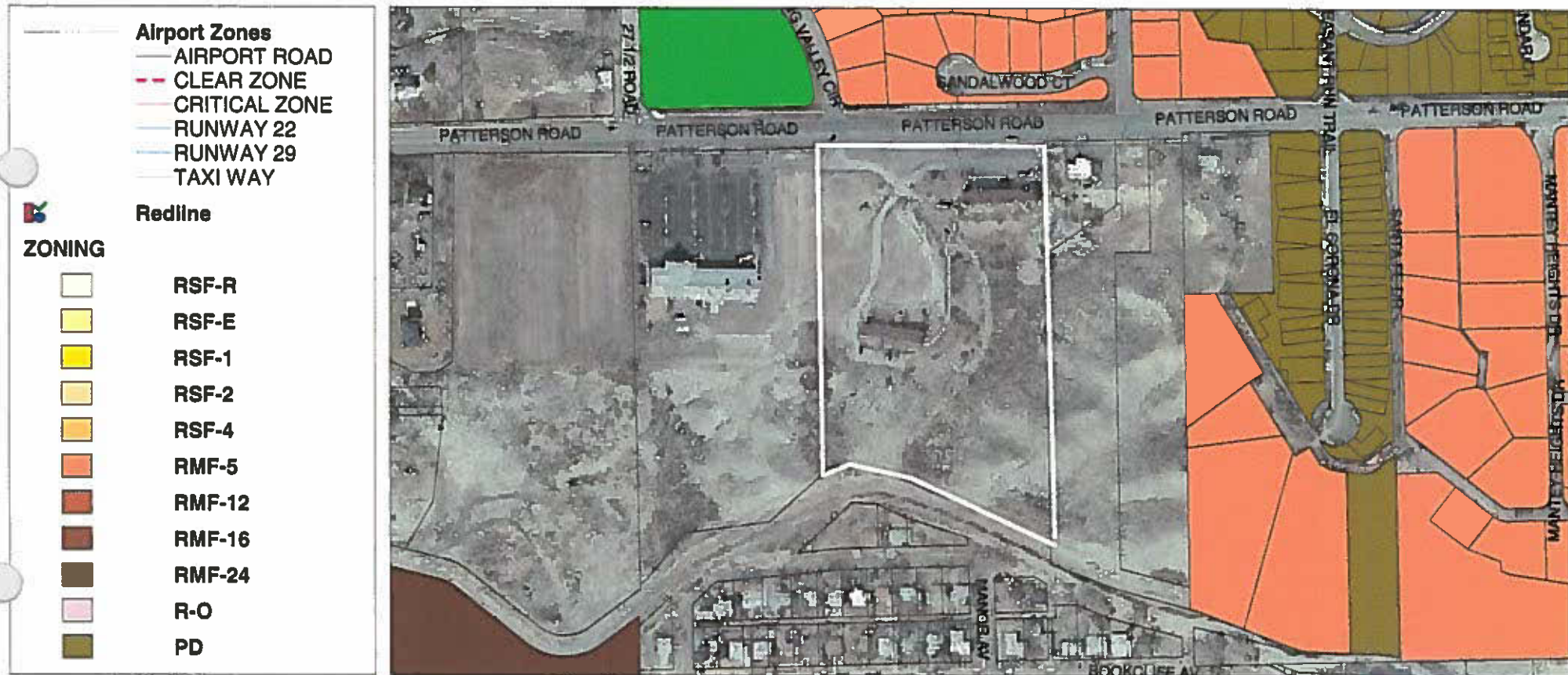
15

8 UNITS

— DENSITY 8 UNITS/ACRE



2101 Patterson Road



SCALE 1 : 4,329



RMF-8



City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 256-4031



February 7, 2003

Mr. Tom Dixon, AICP
Development Concepts, Inc.
2764 Compass Drive, Suite 201
Grand Junction, CO 81506

2101 PATTERSON

Dear Tom,

Attached you will find the meeting notes from our recent General Meeting that was held on February 3, 2003, regarding property located at 2101 Patterson Road. Your client's request is to construct four (4) dwelling units onto the present building that is currently being rebuilt due to a fire within the last year and also in the future to construct additional apartment buildings on the property for fewer than 80 dwelling units maximum. *These comments are general comments offered by staff to assist you in preparing the required elements and components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project.*

Please do not hesitate to contact the appropriate staff person concerning any questions you may have about their comments or other issues applicable to your proposed project.

If you should have any additional questions, you may contact me at (970) 244-1447 and I will be happy to assist you.

Sincerely,

A handwritten signature in cursive script that reads "Scott D. Peterson".

Scott D. Peterson
Associate Planner



General Meeting Notes – 2101 Patterson – Add 50+ Apartments

2/3/03 Site Plan Review (SPR)
Engineer: Laura Lamberty 256-4155

Site Overview: Single parcel located at 2101 Patterson with 25 +/- existing units in two buildings. Separate application to re-build 4 units (5 destroyed in fire).

Water:	Fire flow form
Sewer:	On-site
Drainage:	Detain per SWMM
Flood plain:	--
Wetlands:	--
Access:	Existing off of Patterson
Site circulation:	Confirm easement with church to west
TCP:	yes, \$ 300/unit
CDOT permit:	no
Street class:	Local Commercial
Street improvements:	No
Other:	Right-of-way required

Streets/Traffic notes:

Dedicate 5' of right-of-way on Patterson (55' half street) and 14' multi-purpose easement along Patterson frontage if not already in place. Connection/easement to east may be required if lower portion of property is developed.

Drainage notes: Detain excess storm water per SWMM and discharge at historic.

Utility notes: Undergrounding of overhead electric distribution lines not required as no street improvements are required. No further above ground electric lines permitted.

Sewer is available in the upper portion of the site. Sewering lower portion may require connection to Manor Avenue to the South. Sewer fees and plant investment fees will apply.

Other:

From: George Miller
To: Peterson, Scott
Date: 2/3/03 5:22PM
Subject: Re: 2101 Patterson

Thanks, Scott. I gather this means they won't be obligated to make any improvements for this rebuild.

>>> Scott Peterson 02/03/03 03:34PM >>>
George,

For your information from this mornings Gen. Mtg. on 2101 Patterson. The proposal right now is to expand the footprint of the apartment building that burned this past summer I think, by some 900 to 1,000 sq. ft. However, the old building had 15 apartments on three (3) stories. The new proposed building after the remodel and expansion would have 14 apartments on two (2) stories, so the proposal would lose one (1) apartment dwelling overall. There is an existing apartment building in the back of the lot that has 8 units.

In the future, they would like to add a total of 50 units over multiple buildings for just under 80 units maximum and would like Staff comments on the requirements for that as well.

Scott

DevRev Patterson 2101 Rebuild Apt Bldg GenMtg 2-3-03 Miller

Proposal is to rebuild a structure damaged by fire. Rebuild will be of similar size.

Although this action may not trigger improvement thresholds, I want to make comment about needed area improvements.

At present this site is accessed opposite Valley Cir, and shares its access with a church to the west. This access has a very limited throat length, prior to the split to approach the two separate sites. In the future, this throat should be extended to a minimum of 60' prior to the break.

Additionally, the access geometry should be amended to reflect current standards for one along a Principal Arterial, to assure smooth, higher speed turns from Patterson..



Development Concepts, Inc.

Planning and Development Services

2764 Compass Drive
Suite 201
Grand Junction, CO 81506

Office - 970 - 255-1131
Fax - 970 - 255-1159
e-mail - tom.dci@attbi.com

Patterson Road Apartments

Minor Site Plan

2101 Patterson Road

Owner: Tall Pines Investments, LLC

Parcel Number: 2945-121-31-008

Submittal Date: May 7, 2003

Project History and Description

This Minor Site Plan being reviewed proposes the addition of 1,000 square feet or less of building area to an existing apartment building. The addition will include a laundry area with approximately 400 square feet and 10 small storage units utilizing the remainder of the addition. The laundry facility and storage areas are being provided for the on-site residents and will not be commercially operated for public use.

Land Use and Zoning

The Patterson Road Apartments site is surrounded by the following land uses:

West:	Church
South:	Grand Valley Canal and Single-Family Residential
East:	Single-Family Residential
North:	Single-Family Residential

The following zoning districts surround the site:

West:	RMF-8
South:	RMF-8
East:	RMF-8
North:	RMF-5

Utilities and Services

The Patterson Road Apartments development has the following utility and public services available:

Potable Water
Sanitary Sewer
Irrigation Water
Drainage
Fire Protection
Police Protection
Telephone
Cable TV
Electricity
Natural Gas

City of Grand Junction
Persigo Sanitation District
Grand Valley Irrigation
Grand Junction Drainage District
Grand Junction Fire Department
Grand Junction Police
Qwest (U.S. West)
Bresnan Communications
Xcel Energy
Xcel Energy

City of Grand Junction Land Development Code

The following criteria were identified as relevant to a Minor Site Plan review as discussed in a General Meeting occurring on February 3, 2003:

1. Complies with the Growth Plan;

The *Growth Plan* identifies the subject property as Residential – Medium (4 to 8 du/a) and is zoned RMF-8. This criterion is **MET**.

2. Complies with the adopted major street plan, trails plan and parks plan;

The site has frontage and direct access onto Patterson Road, a minor arterial. A previous trail dedication adjacent to the Grand Valley Irrigation Company canal has occurred which is consistent with the Urban Trails Master Plan. The subject property does not impact the Parks Master Plan. This criterion is **MET**.

3. Will be located on property that is authorized for development by this Code;

The existing zoning allows apartment development; the proposed addition provides for needs of on-site tenants. This criterion is **MET**.

4. Is consistent with the zoning and use provisions;

The property is zoned RMF-8 which allows multi-family development. The site currently has apartments. This criterion is **MET**.

5. Meets parking, access and drainage requirements;

The required parking for multi-family development is 1.8 spaces per unit. There are approximately 50 existing parking spaces for the 25 units presently built on the site. This criterion is **MET**.

6. Is served by public facilities; and

The property is presently served by a full range of urban services including domestic water, public sanitary sewer, access onto a public road, and public safety requirements. This criterion is **MET**.

7. Has or is eligible to receive all applicable local, state and federal permits.

The site has recently received approval to re-build an apartment unit that was damaged by fire. All necessary permits were received in order to commence that work. All necessary planning, zoning and building approvals or permits will also be received on this addition prior to commencement of work activity. This criterion **CAN BE MET**.

Conclusion

The proposed addition requested under this Minor Site Plan review will allow an upgrade to a developed site which will, in turn, make a convenient and efficient upgrade to the site. The addition of a laundry facility to serve tenants will make the rental units more attractive and functional, and will be a general improvement to the site.

Site location map



Fire Department
New Development Fire Flow

Instructions: To process the application, the developer/applicant's engineer should first fill out all items in Section A, and then deliver/mail this form to the appropriate water purveyor. Once the water supplier has signed and given the required information, deliver/mail the completed and fully signed form to the Fire Department.

SECTION A

Date 7 May 2003
Project Name: Patterson Road Apartments 2101 PATTERSON
Assessor's Tax Parcel Number: 2945-121-31-008
Property Owner name: Tall Pines Investments, LLC
City's project file #: _____
Name of Water Purveyor: City of Grand Junction

1. If the project includes one or more one or two-family dwelling(s):
 - a. The maximum fire area' for each one or two family dwelling will be _____ square feet.
 - b. All dwelling units will will not include an approved automatic sprinkler system.
Comments: addition will be 1000 square feet or less for laundry room and individual storage units

2. If the project includes a building other than one and two-family dwelling(s):
 - a. List the fire area and type of construction for all buildings used to determine the minimum fire flow requirements: Wood Frame with Stucco Siding

 - b. List each building that will be provided with an approved fire sprinkler system: NONE

3. List the minimum fire flow required for this project (based on Appendix B and C): _____
Comments: _____

Note: Fire Flow Rule: The City's Fire Code³ sets minimum fire flows for all structures and new development. In general, for single family dwellings, at least 1000 g.p.m at 20 p.s.i. residual pressure must be continuously available at each structure. Duplex, other residential and all non-residential uses must have more fire flows in order to fight fires. Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressures or a combination of both.

Note for the Applicant/Project engineer: Refer to Appendix B and C, IFC 2000, to determine the minimum if flow required for this project, based on the Water Purveyor's information (i.e., location, looping and size of water lines; water pressure at the site, etc.) and the type, density and location of all structures. Base your professional judgment on the City approved utility plans and Water Provider information shown on this Form. Each time the utility plans/other information relating to treated water changes, resubmit this form just as you c the first time.

[End of Section A. Section B Continues on the reverse side of this page]

¹Fire area is defined on page 357 of the IFC.

City of Grand Junction
Fire Flow Form

SECTION B
[To be completed by the Water Supplier]

1. Circle the name of the water supplier: Ute Clifton Grand Junction
2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information: _____
3. List the g.p.m. at 20 p.s.i. residual pressure at the point that the development/project will be connected to existing water system: 1675
4. Attach fire flow test data for the fire hydrants nearest to the development/project that must be used to determine available fire flow: _____
[Or: 1. attach a map or diagram with the same information, or 2. attach a map/diagram with flow modeling information.]
5. If new lines are needed (or if existing lines must be looped) to supply the required fire flows, or if more information is needed to state the available minimum gpm @ 20 psi residual pressure, please list what the applicant/developer must do or obtain:

Print Name and Title of Water Supplier Employee completing this Form:

Ron Key Water Service Supervisor Date 5-8-03

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer⁴ to verify/certify that the proposed water system improvements, as reflected in the approved utility plans submitted in support of the application/development, will provide the minimum fire flows to all Structure in this project. If so, the engineer's signature below means that the City's Fire Flow requirements will be met in this development, if constructed as approved.

Print Name and License No. of P.E.:

Signature of P.E.:

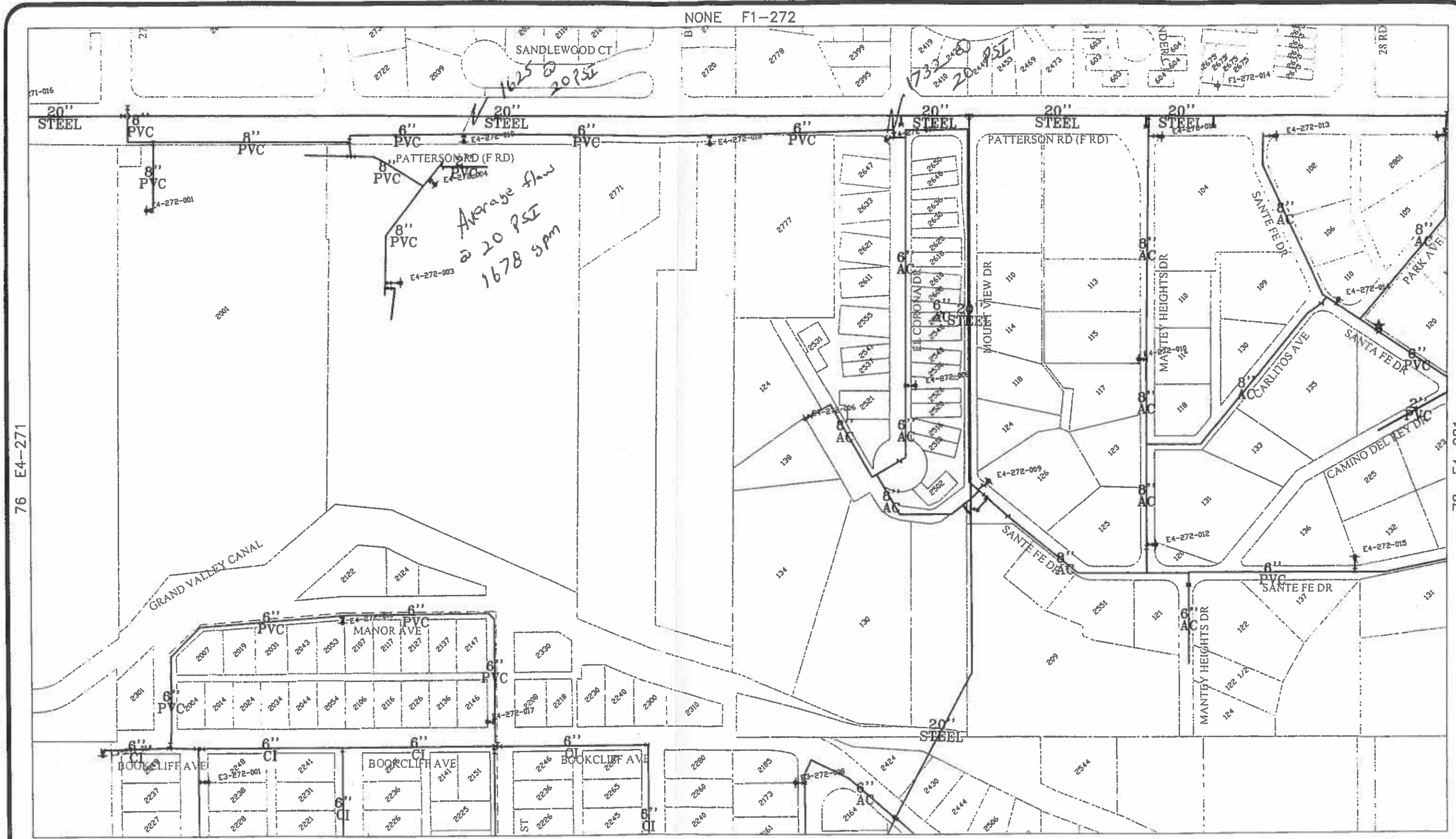
Dated: _____

1. There are three drinking water suppliers: Ute Water, Clifton Water, and City water.
2 Address, Grand Junction, CO 81501
3 International Fire Code, 2000 Edition
4 City Code defines engineer as one who is licensed as a P.E. by the State of Colorado.

City of Grand Junction
Fire Hydrant Flow Summary

Hydrant Number	Route Number	Number	Street	Type & Year	Main Size	Color	Average Maximum Flow	1997-2002 Average Flow @	1997-2002 Max Flow	2002 Max Flow	2002 Flow at 20 psi	2001 Max Flow	2001 Flow at 20 psi	2000 Max Flow	2000 Flow at 20 psi	1999 Max Flow	1999 Flow at 20 psi	1998 Max Flow	1998 Flow at 20 psi
E3-271-004	6865	1320	Walnut	M54	6"CI	G	702	1493	3307	556	1361		No Test	605	677	605	842	605	1279
E3-271-003	6870	1302	Pinyon	M56	6"CI	G	653	1367	2239		No Test	629	2239	504	613	605	773	605	1494
E4-271-006	6875	2426	N. 15th	M88	8"PVC	G	531	722	722		No Test		No Test		No Test	531	722		No Test
E4-271-008	6880	2498	Wellington Ct.	M95	6"PVC	G	659	747	955		No Test		No Test	475	545	581	741	920	955
E4-271-007	6885	2460	Wellington Ct.	M95	6"PVC	G	832	1552	2239		No Test		No Test	475	545	787	1580	978	1842
E4-271-004	6890	1498	WELLINGTON	M68	8"AC	G	491	732	1092		No Test	531	1092	411	472	531	632		No Test
E4-271-002	6895	1324	Wellington	M71	8"AC	G	731	1190	1864		No Test		No Test	411	464	693	1064	920	1864
NEED #	6900	1305	Wellington	M82	8"AC	G	670	1193	2249		No Test	629	1459	238	230	238	241	1008	2249
E4-271-001	6910	1202	WELLINGTON	M74	8"AC	G	531	1232	1232		No Test	531	1232		No Test		No Test		No Test
E4-271-003	6915	1441	Patterson W.	K78	20"S	G	882	1906	2374		No Test	475	1212					1008	2131
NEED #	6915	1441	Patterson S.	M75	?	B	623	1337	2053	556	2030		No Test	444		531	657	605	1
E4-271-005	6920	1501	Patterson	M85	20"S	B	713	1170	1448		No Test		No Test		No Test	712	1022	605	10...
E4-271-009	6925	2737	Patterson	M85	20"S	B	678	1284	1342		No Test		No Test		No Test		No Test	605	1225
E4-272-007	6930	2649	El Corona	C87	6"AC	G	920	1732	1984		No Test		No Test		No Test	787	1295	1062	1984
E4-272-006	6935	124	El Corona	M72	6"AC	G	952	1996	2653		No Test		No Test		No Test	787	1295	1062	2039
E4-272-008	6940	2526	El Corona	AD80	8"AC	B	856	2136	2983		No Test	629	2019		No Test	751	1407		No Test
E4-272-009	6945	126	Mt. View	M72	8"AC	B	776	2071	3685	650	1279	712	3685		No Test	823	1290		No Test
E4-272-012	6950	120	Mante Hgts.	M84	6"AC	B	737	2804	3397		No Test		No Test	751	3356	672	1659		No Test
E4-272-010	6955	113	Mante Hgts.	MH70	6"AC	B	374	414	480		No Test		No Test	411	480	336	348		No Test
E4-272-011	6957	104	Mante Hgts.	M72	8"AC	B	920	2073	2073		No Test		No Test		No Test		No Test		No Test
E4-272-013	6960	136	SANTA FE	C87	6"PVC	B	919	3154	5982		No Test		No Test	751	1251	751	2229		No Test
E4-281-002	6965	110	Santa Fe	M72	6"PVC	B	920	5041	5041		No Test		No Test		No Test		No Test		No Test
E4-272-015	6967	102	Santa Fe	M75	6"PVC	B	916	2098	2515		No Test		No Test		No Test	823	1680		No Test
E4-281-001	6970	2801	Patterson	M72	8"AC	B	764	2043	2958	650	1050	581	2121		No Test		No Test		No Test
E4-281-003	6975	2813	Patterson	AD92	8"PVC	G	774	2078	3190		No Test	531	875	857	2221	787	2028		No Test
E4-281-005	6977	2825	Patterson S.	C87	8"PVC	G	674	1230	2036		No Test		No Test	531	682	581	723	605	1478
E4-281-008	6980	2827	FIRE HOUSE	AD90	8"PVC	G	817	1625	2329	581	932		No Test		No Test		No Test	950	1613
F1-271-016	6982	2748	Patterson	M93	20"S	B	798	1869	2120		No Test		No Test	823	2120	787	1737	605	1656
F1-271-002	6985	1202	Patterson	C83	20"S	B	771	1872	2518		No Test		No Test		No Test	787	1754	605	1342
NEW	7000	1014	S 4th St	M95	6"PVC	O	906	2580	3290	889	2970		No Test	787	2017	857	2044		No Test
C3-261-001	7005	910	S. 4th	C87	6"PVC	O	856	2745	2970	889	2970	823	2483		No Test		No Test		No Test
C4-261-002	7010	202	4th Ave. Koch	C88	8"CI	O	736	1948	2955	444	752	531	1123	751	2385		No Test	978	2527
C4-261-001	7015	202	4th Ave. W.	C84	8"CI	O	802	1858	2694	444	752		No Test	889	1868	751	1521	978	2...
D1-252-005	7020	540	Park	M93	6"AC	O	810	1972	2804		No Test		No Test	827	1972	889	1721	605	13...
D1-252-004	7025	531	Fairview	C87	6"AC	O	667	1568	2308		No Test	336	402	751	1681	857	1888	605	1563
D1-252-008	7030	530	Hale	M67	6"CI	O	747	1726	3065	531	679		No Test	857	1812	823	1798	605	1279
D1-252-011	7035	544	Rockaway	M93	6"CI	O	740	2215	3395		No Test		No Test	757	1869		No Test	605	1382
D1-252-010	7040	402	Rockaway	C87	6"PVC	O	779	1878	2314		No Test		No Test	781	1993	751	1737	605	1469
D1-252-015	7045	546	Lawrence	M93	6"CI	O	844	2263	2903		No Test		No Test	787	1877	787	1719	978	2903
D1-252-013	7050		Fairview/Lawrence	M93	6"PVC	O	677	1799	3131		No Test	336	373		No Test	787	1914	605	1780
D1-252-009	7055	498	Fairview	M93	6"PVC	O	899	2353	2922		No Test		No Test	920	2347	857	1790		No Test
D1-252-006	7060	506	W Ute	M93	6"PVC	O	763	1750	2057		No Test		No Test		No Test		No Test	605	1443
D1-252-001	7065	640	W Ute	M93	6"PVC	O	627	1440	3208	531	841	336	392		No Test		No Test	605	1318
D1-252-012	7070	460	LAWRENCE	C86	6"PVC	O	811	2150	3264	650	1043		No Test	787	2216	950	2682	605	1547
D1-252-007	7075	502	W. Colorado	M93	6"PVC	G	769	1936	2346		No Test		No Test		No Test	751	2120	605	1342
D1-252-003	7080	618	W Colorado	C87	6"CI	O	#DIV/0!	#DIV/0!	0		No Test		No Test		No Test		No Test		No Test
D2-252-007	7085	500	W Main	M64	4"CI	O	638	1760	3205	581	845	291	313	823	3205	857	2678		No Test
D2-252-006	7090	540	W Main	M93	4"CI	R	746	3414	5520		No Test		No Test	712	2159	920	2563	605	5520
D2-251-006	7095	833	W Main	M76	6"CI	R	560	1413	3011	0	0		0	823	2641	857	3011		No Test
	7097		Justice Cent./W Ma	M99			823	3288	3288		No Test		No Test	823	3288		No Test		No Test
D2-252-004	7100	735	W Main	C94	4"CI	O	627	2961	5470		No Test		No Test	605	1474	672	1938	605	5470
D2-252-003	7105	742	W. White	C86	6"AC	O	702	1400	1818		No Test	712	1364	581	1283	787	1818	605	937
D2-252-005	7110	635	Hoesch	AD?	6"AC	O	649	1413	1874		No Test		No Test	629	1417	712	1874	605	949

NONE F1-272



76 E4-271

78 E4-281

70 E3-272

LEGEND

CITY WATER LINE 4" AND UNDER		WATER VALVE	
CITY WATER LINE 6" TO 10"		FIRE HYDRANT	
CITY WATER LINE 12" AND ABOVE		SAMPLE STATION	
UTE WATER LINE			
ABANDONED WATER LINE			

SCALE
1"=200'
REVISED
January 09, 2003

CITY OF GRAND JUNCTION WATER SYSTEM MAP



F1-271	F1-272	F1-281
E4-271	E4-272	E4-281
E3-271	E3-272	E3-281

SHEET NUMBER
E4-272



Review Agency Comment Sheet

(Petitioner: Please fill in blanks in this section only unless otherwise indicated)

Date: 5/15/03 To Review Agency: Water District GJ Extra

File No: MSP-2003-094 Staff Planner: Scott Peterson

Project Name: Patterson Road Apartments

Location: 2101 Patterson

Development Review Meeting Date: 5/27/03
(To be filled in by City Staff)

COMMENTS

(For Review Agency Use)

Outside Review Agencies: Please email comments to : CommDev@ci.grandjct.co.us FAX comments to (970) 256-4031 or mail written comments to the above address. Note: If this form is not returned, additional review information will not be provided.

City Review Agencies: Please type your comments in Impact AP.

**All comments must be returned to the
community Development Department no later than**

(To be filled in by City Staff) 5/23/03

NOTE: Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed By

Date

Email Address

Telephone



Review Agency Comment Sheet

(Petitioner: Please fill in blanks in this section only unless otherwise indicated)

Date: 5/15/03 To Review Agency: City Real Estate Manager

File No: MSP-2003.094 Staff Planner: Scott Peterson

Project Name: Patterson Road Apartments

Location: 2101 Patterson

Development Review Meeting Date: 5/27/03
(To be filled in by City Staff)

No comments at this time
COMMENTS *PTK*
(For Review Agency Use)

MAY 16 2003

Outside Review Agencies: Please email comments to : CommDev@ci.grandjct.co.us, FAX comments to (970) 256-4031 or mail written comments to the above address. Note: If this form is not returned, additional review information will not be provided.

City Review Agencies: Please type your comments in Impact AP.

**All comments must be returned to the
community Development Department no later than**

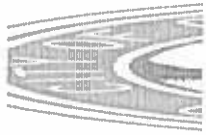
(To be filled in by City Staff) 5/23/03

NOTE: Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Peter T. Krick 5/27/2003
Reviewed By Date

Email Address

Telephone



CITY OF GRAND JUNCTION

Community Development Dept. • 250 N. 5th Street • Grand Junction, CO 81501

May 19, 2003

ACCEPTANCE LETTER

A submittal for the Patterson Road Apartments (MSP-2003-094) has been accepted for review.

If you have any questions regarding the status of this project review, please contact Scott Peterson, the project planner, at 244-1447 or scottp@ci.grandjct.co.us.

Review comments for the project will be available on 6/3/03 after 4:00 P.M., approximately 5 weeks from the application submittal date.

If this project requires a public hearing, a sign must be posted on the property a minimum of ten (10) days in advanced of the hearing. There will be a \$50.00 refundable deposit required at the time the sign is picked up from Community Development.

cc: MSP-2003-094

From: "Bob Lee" <BLee@co.mesa.co.us>
To: <CommDev@ci.grandjct.co.us>
Date: Mon, May 19, 2003 12:51 PM
Subject: Agency Review

MSP-2003-094 No objections to the application. Project must comply to all local building codes and licensing laws.

AP
5/19/03



Review Agency Comment Sheet

AP
5/27/03

(Petitioner: Please fill in blanks in this section only unless otherwise indicated)

Date: 5/15/03 To Review Agency: Excel

File No: MSP-2003-094 Staff Planner: Scott Peterson

Project Name: Patterson Road Apartments

Location: 2101 Patterson

Development Review Meeting Date: 5/27/03
(To be filled in by City Staff)

RECEIVED
MAY 22 2003

COMMUNITY DEVELOPMENT
DEPT.

COMMENTS

(For Review Agency Use)

Outside Review Agencies: Please email comments to : CommDev@ci.grandjct.co.us, FAX comments to (970) 256-4031 or mail written comments to the above address. Note: If this form is not returned, additional review information will not be provided.

City Review Agencies: Please type your comments in Impact AP.

**All comments must be returned to the
community Development Department no later than**

(To be filled in by City Staff) 5/23/03

NOTE: Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

J. BASTFORD 5-21-03
Reviewed By Date

244-2630
Email Address Telephone

DEVELOPMENT REVIEW MEETING

Tuesday – May 20, 2003

9:00 A.M.

Community Development Conference Room

Quotes/Brain Ticklers of the week:

A. Announcements

B. Pre-Application Conference/General Meeting Issues

C. Special Topics

1. When is the second access required? 30 units or something else?
What constitutes a second access?
Staff: Rick Dorris

D. Development Projects

No.	File No.	Project Description	Location	Staff
1.	PFP-2003-076	Rimrock Marketplace 3 Subdivision - replat Blocks 2 and 3 of Rimrock Marketplace 2 Subdivision plus an addition parcel to the north and to vacate a portion of Ligrani Lane to accommodate a cul-de-sac to provide access	2546 Rimrock Avenue	Pat Cecil
2.	FPP-2003-078	The Knolls, Filing 6 - Final Plan/Plat for 15.5 acres, 19 Single Family lots and one open space tract in a PD zone.	East side of 27 ½ Rd, SE of Piazza	Lori Bowers
3.	FP-2003-079	Dakota West Filing 2 - Final Plan for 28 lots on 6.29 acres in a RMF-5 zone.	3088 & 3090 D ½ Road	Lori Bowers
4.	ANX-2003-090	Sonrise Acres Subdivision - annex 6.288 acres currently zoned County RSF-4 zone to be rezoned City RSF-4.	3068 F Road	Lori Bowers

5.	COU-2003-089	Edwards Day Care Center - remodel and change of use to a Day Care Center.	483 28 ¼ Road	Senta Costello
6.				
7.				
8.				

E. Mesa County Development Review Files
Staff: Dave Thornton

F. Adjournment

From: "Basford, John A" <John.Basford@XCELENERGY.COM>
To: "review agency" <CommDev@ci.grandjct.co.us>
Date: Wed, May 21, 2003 1:47 PM
Subject: MSP-2003-094 Patterson Rd. Apts.

*AP
5/21/03
Sent*

There are 2 entirely different site layouts enclosed. I don't know what to look at, or which one may be what is being proposed. Both of the plans pose different challenges for Xcel energy. With either Plan there will be necessary easement, and there may be several different ways & types of service that may be proposed or built.

No objections, but we will need plans of what is being proposed. I will need Customer contact information, and Accurate load information to be provided to Xcel Energy by the owners or developers

John A. Basford
Planner Design Group
2538 Blichmann Ave.
Grand Junction Co. 81505
Ph.(970)244-2630
Fax (970)244-2661
john.basford@xcelenergy.com

(I didn't have any luck getting any Job information on the rebuild fire damage apartment from anyone involved with that current job.)

From: Peter Krick
To: Scott Peterson
Date: 5/27/03 12:07PM
Subject: MSP-2003-094

AP
5/29/03

Scott,
I have no comments regarding the additional spaces within the limits of the existing building. However, any additional planning on this site will require the submittal of a survey to accompany any planned improvements.
Peter

WENDY,
PLEASE ENTER INTO IMPACT.

THX.

Scott

DEVELOPMENT REVIEW MEETING

Tuesday – May 27, 2003

9:00 A.M.

Community Development Conference Room

Quotes/Brain Ticklers of the week:

- A. Announcements
- B. Pre-Application Conference/General Meeting Issues
- C. Special Topics
- D. Development Projects

No.	File No.	Project Description	Location	Staff
1.	SPR-2003-088	Kennedy Avenue Duplex – Site Plan Review to add dwelling unit to existing residence	1235 Kennedy Avenue	Senta Costello
2.	MSP-2003-094	Patterson Road Apartments – Minor Site Plan Review of an addition for a laundry room & storage	2101 Patterson Road	Scott Peterson
3.	PRE-2003-097	Meridian Commercial Park – Preapplication Conference for a 26 acre commercial park	2776 Hwy 50	Pat Cecil
4.	PDR-2003-086	Amendment to St. Mary's Master Plan – Planned Development Review	2635 N 7 th Steet	Lisa Cox
5.	SS-2003-095	The Estates, Filing II – Simple Subdivision, Adjust property line between two lots	710, 714 Estates Blvd	Lisa Cox
6.				
7.				

- E. Mesa County Development Review Files
Staff: Dave Thornton

- F. Adjournment

REVIEW COMMENTS

Page 1 of 2
June 3, 2003

FILE # MSP-2003-094

TITLE HEADING: Patterson Road Apartments

LOCATION: 2101 Patterson Road

PETITIONER: Tall Pines Investments, LLC – Dave McDonald

PETITIONER'S ADDRESS/TELEPHONE: 2245 I Road (P.O. Box 2865)
261-5009

PETITIONER'S REPRESENTATIVE: Development Concepts, Inc. – Tom Dixon
255-1131

STAFF REPRESENTATIVE: Scott Peterson

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT AND LABEL A RESPONSE TO COMMENT FOR EACH AGENCY OR INDIVIDUAL WHO HAS REQUESTED ADDITIONAL INFORMATION OR REVISED PLANS, INCLUDING THE CITY, ON OR BEFORE 5:00 P.M., SEPTEMBER 3, 2003.

CITY COMMUNITY DEVELOPMENT

5/22/03

Scott Peterson

244-1447

1. On revised Site Plan, indicate lot number, subdivision, acreage and lot dimension information. Also show and label all easements; access, utility and drainage etc. Label Patterson Road.
2. Identify and label distance to front and side property lines for proposed addition (Building B).
3. Delete future building envelopes and parking areas as that is not being reviewed with this application.
4. Show existing parking lot and space arrangement and label all existing driving areas as "asphalt" on Site Plan. Stripe parking lot. Also, existing parking lot driving surface needs to be maintained in good condition, free of dust, weeds and debris (Section 6.6 A. 9. b. of the Zoning & Development Code). Drive-by inspection of site indicates that existing parking lot area by Building B needs maintenance attention. Please address in response to comments on intentions.
5. Zoning: RMF-8.
6. Proposed addition is roughly 960 square feet.

CITY DEVELOPMENT ENGINEER

5/19/03

Laura Lamberty

256-4155

1. Show easement(s) indicated on plat in relation to building envelope.
2. TCP = 0

REVIEW COMMENTS / MSP-2003-094 / PAGE 2 of 2

3. Drainage Fee= (.022ac)^{0.7} x (.95 -.45)x10000=\$355
4. 14' mulit-purpose easement along Patterson and 5' right-of-way along Patterson dedicated per NE Christian church Subdivision. So not required on this or future projects.
5. Show dimensions on site plan as relates to building layout near parking area.
6. This review does not comment on layout for future expansion.

CITY PROPERTY AGENT

5/29/03

Peter Krick

256-4003

I have no comments regarding the additional spaces within the limits of the existing building. However, any additional planning on this site will require the submittal of a survey to accompany any planned improvements.

CITY CODE ENFORCEMENT

5/20/03

Ron Sommerhause

256-4124

No comment.

CITY FIRE DEPARTMENT

5/23/03

Norm Noble

244-1473

No objections to the proposed addition to building B of laundry room and 10 small storage units. Available Fire flow is adequate for the building.

MESA COUNTY BUILDING DEPT

5/19/03

Bob Lee

244-1656

No objections to the application. Project must comply to all local building codes and licensing laws.

XCEL ENERGY

5/22/03

John Basford

244-2630

There are 2 entirely different site layouts enclosed. I don't know what to look at, or which one may be what is being proposed. Both of the plans pose different challenges for Xcel energy. With either Plan there will be necessary easement, and there may be several different ways & types of service that may be proposed or built.

No objections, but we will need plans of what is being proposed. I will need Customer contact information, and accurate load information to be provided to Xcel Energy by the owners or developers

Comments not available as of 6/3/03:

City Attorney

Park & Recreation Department

City Utility Engineer

Qwest

City of Grand Junction

7-8-03

RE: 2101 Patterson Road

Upon completion of the addition at 2101 Patterson Road, the parking lot is to be all or partially repaved. It is not being done in advance due to sidewalks and sprinkler lines.


Tall Pines Investments

COMMITMENT FOR TITLE INSURANCE ISSUED BY

STEWART TITLE GUARANTY COMPANY

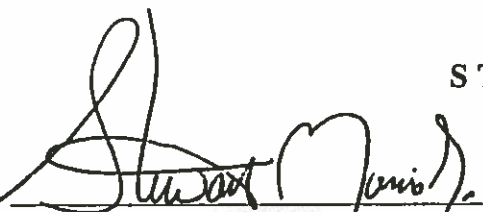
STEWART TITLE GUARANTY COMPANY, A Texas Corporation, herein called the Company, for valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

Signed under seal for the Company, but this Commitment shall not be valid or binding until it bears an authorized Countersignature.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A.


Chairman of the Board

STEWART TITLE
GUARANTY COMPANY




President

Countersigned:

Authorized Countersignature

STEWART TITLE OF GRAND JUNCTION, INC.
P.O. Box 178
Grand Junction, CO 81501
(970) 243-3070
Agent ID #060091

SCHEDULE A

Order Number: 03005500A

1. Effective date: April 01, 2003 at 8:00 A.M.

2. Policy or Policies to be issued:	Amount of Insurance
(a) A.L.T.A. Owner's (Extended)	\$ TBD

Proposed Insured:
A BUYER TO BE DETERMINED

(b) A.L.T.A. Loan (Standard)	\$
------------------------------	----

Proposed Insured:

(c) Leasehold	\$
---------------	----

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is fee simple

4. Title to the fee simple estate or interest in said land is at the effective date hereof vested in:
TALL PINES INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

5. The land referred to in this Commitment is described as follows:
SEE ATTACHED LEGAL DESCRIPTION

Purported Address:

2102 PATTERSON ROAD
GRAND JUNCTION, CO 81506

STATEMENT OF CHARGES

These charges are due and payable before a Policy can be issued.

PREMIUM	PRELIMINARY SEARCH
SEARCH FEE:	\$200.00

SCHEDULE A

Order Number: 03005500A

LEGAL DESCRIPTION

Lot 2 of
NE CHRISTIAN CHURCH SUBDIVISION,
Mesa County, Colorado.

Tax Schedule #2945-121-31-008

NOTE: The above legal description is subject to change upon completion of a new legal description or plat.

SCHEDULE B
Section 1

Order Number: 03005500A

REQUIREMENTS

The following are the requirements to be complied with:

- Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
- Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to wit:

1. Release by the Public Trustee of Mesa County of the Deed of Trust from TALL PINES INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY for the use of FIRST NATIONAL BANK OF THE ROCKIES to secure \$600,000.00, dated November 30, 2001 and recorded December 4, 2001 in Book 2973 at Page 989.
2. Release by the Public Trustee of Mesa County of the Deed of Trust from TALL PINES INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY for the use of FIRE MOUNTAIN INVESTMENT, INC., A COLORADO CORPORATION to secure \$250,000.00, dated November 30, 2001 and recorded December 4, 2001 in Book 2973 at Page 996.
3. Deed from TALL PINES INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY to A BUYER TO BE DETERMINED conveying the land described in Schedule A, herein.

NOTE: Colorado Law requires that a Real Property Transfer Declaration accompany documents conveying title to real property when such documents are presented for recording. Failure to provide such Declaration may result in monetary penalties being added to property taxes.

NOTE: Additional requirements may be necessary when name of purchaser is known.

SCHEDULE B
Section 2

Order Number: 03005500A

EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Rights or claims of parties in possession, not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
6. Unpatented mining claims; reservations or exceptions in patents, or an act authorizing the issuance thereof; water rights, claims or title to water.
7. All taxes and assessments now a lien or payable.
8. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded March 10, 1898 in Book 11 at Page 516.
9. All easement(s) across herein described property as shown on the Plat of said subdivision.
10. Note(s) as shown on the Plat of NE CHRISTIAN CHURCH SUBDIVISION.
11. Shared Access Easement recorded December 4, 2001 in Book 2973 at Page 987.

NOTE: Additional Exceptions may be required upon completion of a plat or new legal description.

DISCLOSURES

Pursuant to C.R.S. 10-11-122, notice is hereby given that:

- (A) THE SUBJECT REAL PROPERTY MAY BE LOCATED IN A SPECIAL TAXING DISTRICT;
- (B) A CERTIFICATE OF TAXES DUE LISTING EACH TAXING JURISDICTION SHALL BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT;
- (C) INFORMATION REGARDING SPECIAL DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE OBTAINED FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR.

Note: Colorado Division of Insurance Regulations 3-5-1, Paragraph C of Article VII requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." Provided that Stewart Title of Western Colorado, Inc. conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lender's Title Policy when issued.

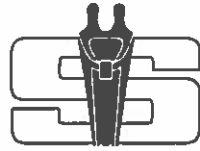
Note: Affirmative Mechanic's Lien Protection for the Owner may be available (typically by deletion of Exception No. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A. The land described in Schedule A of this commitment must be a single family residence, which includes a condominium or townhouse unit.
- B. No labor or materials have been furnished by mechanics or materialmen for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- C. The Company must receive an appropriate affidavit indemnifying the Company against unfiled mechanic's and materialmen's liens.
- D. The company must receive payment of the appropriate premium.
- E. If there has been construction, improvements or major repairs undertaken on the property to be purchased, within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and/or the contractor; payment of the appropriate premium; fully executed Indemnity agreements satisfactory to the company; and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

NOTHING HEREIN CONTAINED WILL BE DEEMED TO OBLIGATE THE COMPANY TO PROVIDE ANY OF THE COVERAGES REFERRED TO HEREIN UNLESS THE ABOVE CONDITIONS ARE FULLY SATISFIED.

Order No. 03005500A



STEWART TITLE GUARANTY COMPANY
Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Stewart Title Guaranty Company.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

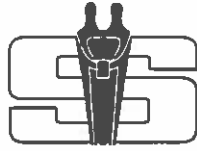
We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.



STEWART TITLE OF GRAND JUNCTION, INC.
Privacy Policy Notice

PURPOSE OF THIS NOTICE

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We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
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We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

DISCLOSURE

Order No.: 03005500A

To comply with the provisions of C.R.S. 10-11-123, the Company makes the following disclosure:

- (a) That there is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- (b) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note:

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 256-4031



**CITY OF GRAND JUNCTION
MINOR SITE PLAN REVIEW**

FOR)	ADMINISTRATIVE DECISION
)	APPROVING
Tall Pines Investments, LLC)	
Attn: Dave McDonald)	
P. O. Box 2865)	File# MSP-2003-094
Grand Junction, CO 81505)	

An application has been submitted by Tall Pines Investments, LLC, requesting a Minor Site Plan Review to construct a 960 square foot building addition on an existing apartment building for use as a laundry facility and storage units in an RMF-8, Residential Multi-Family – 8, zoning district located at 2101 Patterson Road. The application was considered administratively by the City of Grand Junction Community Development Department on July 9, 2003. After considering all pertinent data, the Administrator **APPROVES** the Minor Site Plan upon finding that the proposal complies with all applicable sections of the Grand Junction Zoning & Development Code. The Minor Site Plan Review approval is subject to the following conditions:

1. Developer is responsible for contacting the City of Grand Junction and requesting a final inspection of all on- site improvements upon completion.
2. The proposed laundry facility and storage unit addition cannot be used or operated for commercial use. Use by residents of the apartment complex only.
3. All applicable Building Permits are required to be obtained through the Mesa County Building Dept.

All uses which are subject to a Minor Site Plan Review must commence construction within six (6) months of the date of approval. If a building permit is obtained within six (6) months, the approval shall be valid for as long as the building permit remains valid. Failure to develop or establish such use accordingly shall constitute sufficient basis to revoke this approval.

Scott D. Peterson
Associate Planner

Date: July 9, 2003

Attachment: Approved Site Plan
cc w/att: Laura Lamberty, City Development Engineer



Planning \$ <u>N/A</u>	Drainag <input type="radio"/> <u>\$355.00</u>
TCP \$ <u>0</u>	School Impact \$ <u>N/A</u>

<input type="radio"/> 3 PERMIT NO.
FILE # <u>MSP-2003-094</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2101 Patterson Road
 SUBDIVISION NE CHRISTIAN CHURCH
 FILING _____ BLK _____ LOT 2
 OWNER Tall Pines Investments, LLC
 ADDRESS 2245 I Road
 TELEPHONE 261-5009
 APPLICANT ~~Development Concepts, Inc~~ SAME
 ADDRESS ~~2764 Compass Drive~~
 TELEPHONE ~~261-1131~~ 261-5009

TAX SCHEDULE NO. 2945-121-31-008
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~15,000~~ 960 +/-
 SQ. FT OF EXISTING BLDG(S) approx. 15,000
 NO. OF DWELLING UNITS: BEFORE 25 AFTER 25
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Apartments
 DESCRIPTION OF WORK & INTENDED USE: Addition to apartment building for laundry facility + storage units

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-8
 SETBACKS: FRONT: 20' from Property Line (PL) or from center of ROW, whichever is greater
 SIDE: 5' from PL REAR: 10' from PL
 MAXIMUM HEIGHT 35'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X
 PARKING REQUIREMENT: ~~25~~ N/A
 SPECIAL CONDITIONS: N/A
 CENSUS TRACT _____ TRAFFIC ZONE _____ ANNEX _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

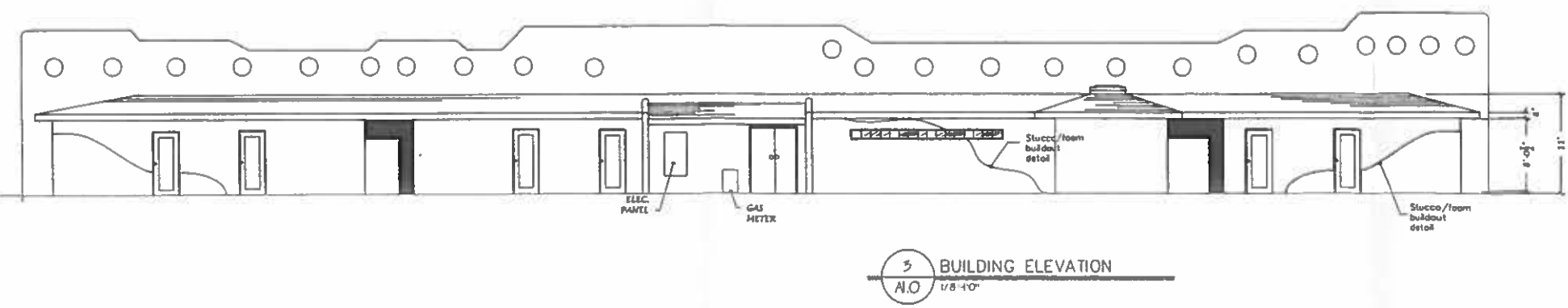
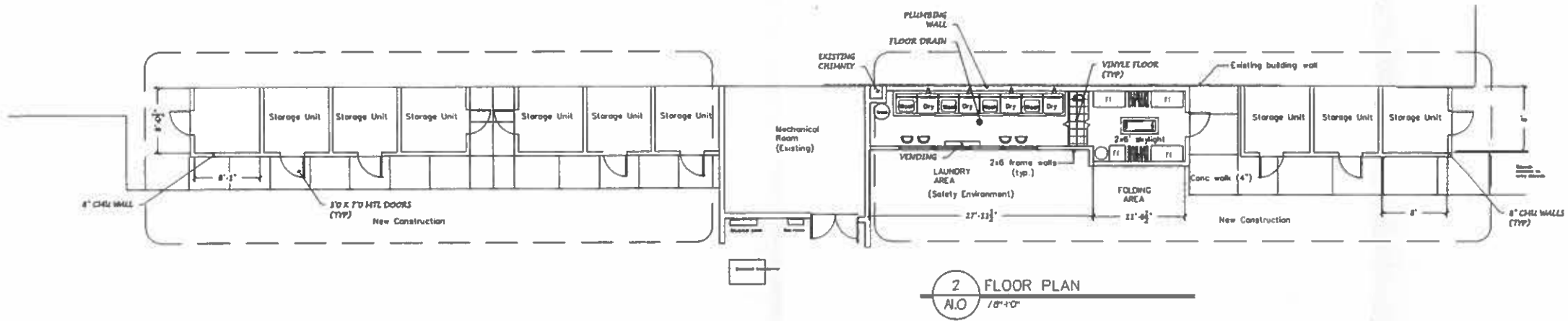
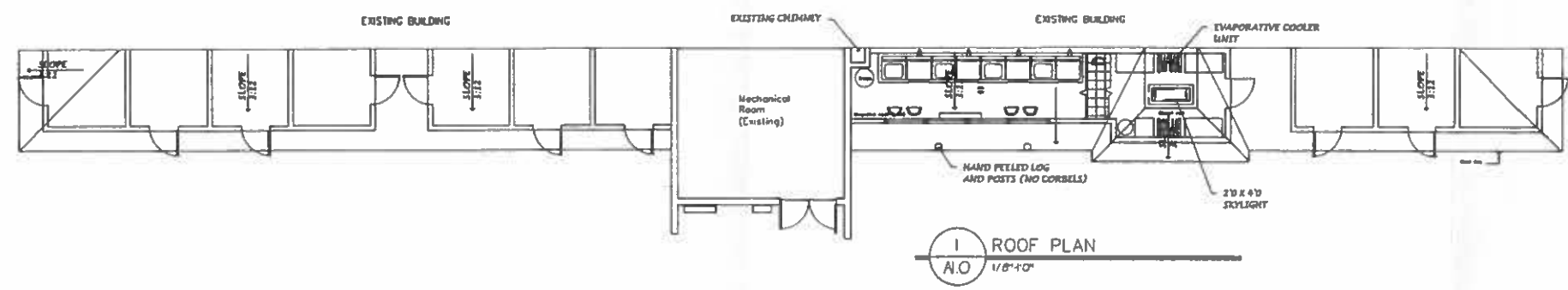
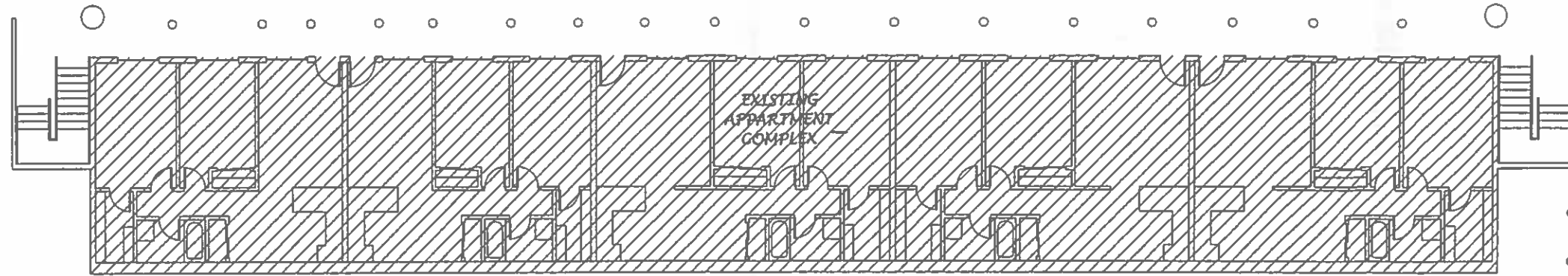
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature John Dixon David M. Keul Date 9 May 2003
 Department Approval Just D. Petersen Date July 9, 2003

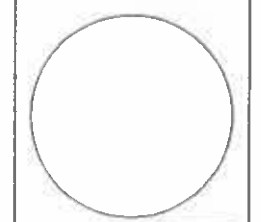
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>T116-67060</u>
Utility Accounting <u>D. Overholt</u>			Date <u>7/10/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

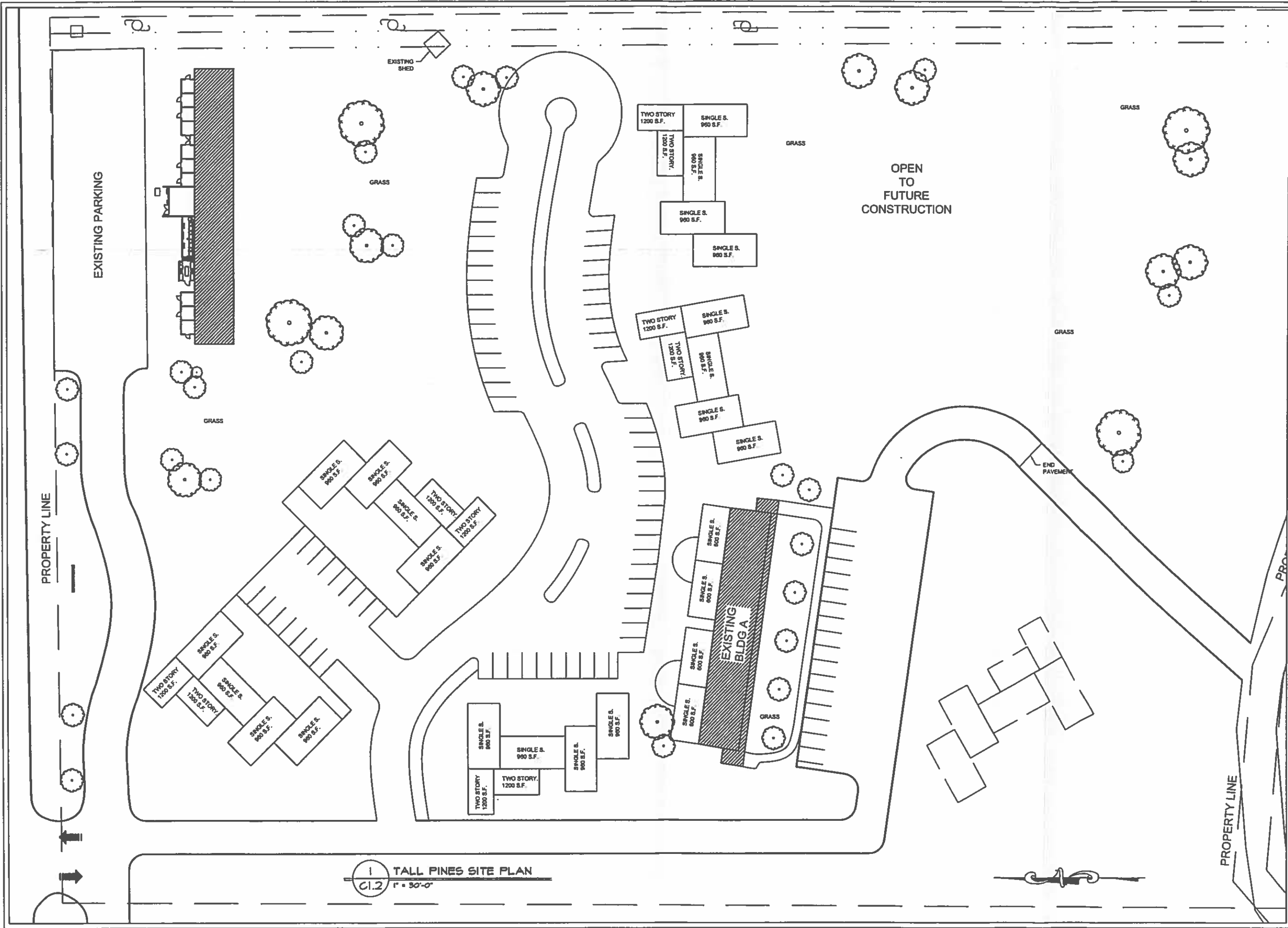


Apartment Building B
Restoration
2101 Patterson Road
Grand Junction, Colorado



Project #:	2002-09
Phase:	N/A
Sec:	Preliminary
Set Date:	Dec. 11, 2002
Previous Sets:	

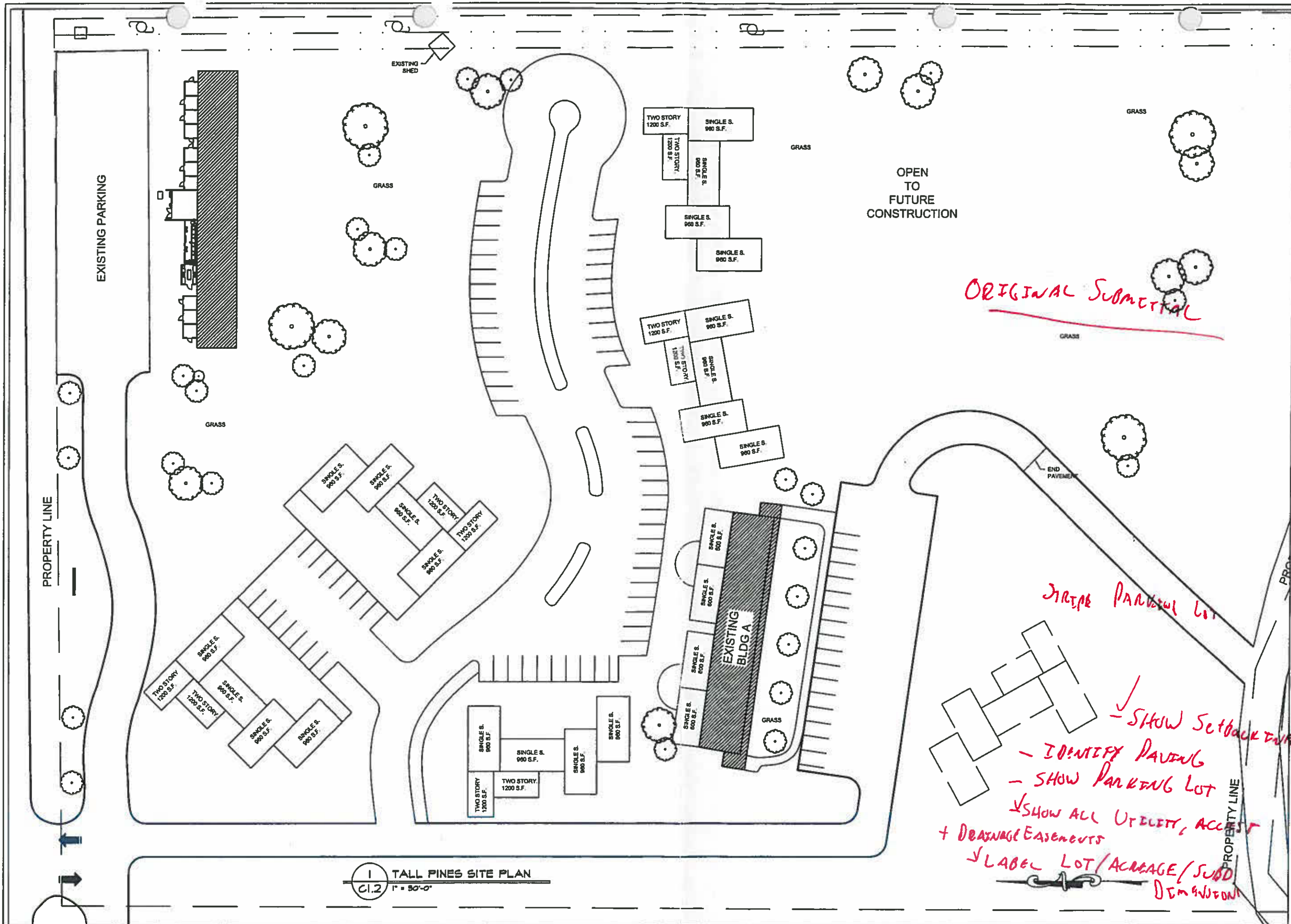
Sheet: **A1.0**
FLOOR PLAN LAYOUT
&
ELEVATIONS



1 TALL PINES SITE PLAN
 C1.2 1" = 30'-0"

**Apartment Building B
 Restoration**
 2101 Patterson Road
 Grand Junction, Colorado

Project #:	2002-09
Phase:	N/A
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Set Date:	Dec. 11, 2002
Previous Sets:	



PROPERTY LINE

EXISTING PARKING

EXISTING SHED

OPEN TO FUTURE CONSTRUCTION

ORIGINAL SUBMETTAL

TRIPLE PARKING LOT

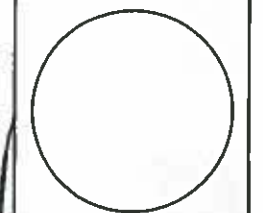
*SHOW SETBACKS
 - IDENTIFY PAVING
 - SHOW PARKING LOT
 SHOW ALL UTILITY, ACCESS
 + DRAINAGE EASEMENTS
 LABEL LOT/ACREAGE/SUB
 DEMONSTRATION*

1 TALL PINES SITE PLAN
 C1.2 1" = 30'-0"

Apartment Building B
 Restoration
 2101 Patterson Road
 Grand Junction, Colorado



GATEWAY CONSTRUCTION & DESIGN
 P.O. Box 369, 43200 Hwy 141, Gateway, CO 81512
 Call (970) 931-2433 Fax (970) 931-2447
 gc.d@gateway.com www.gatewaydev.com

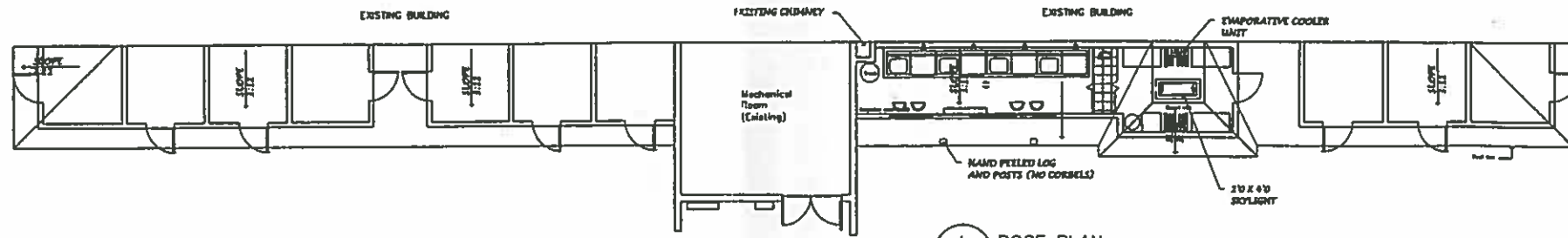
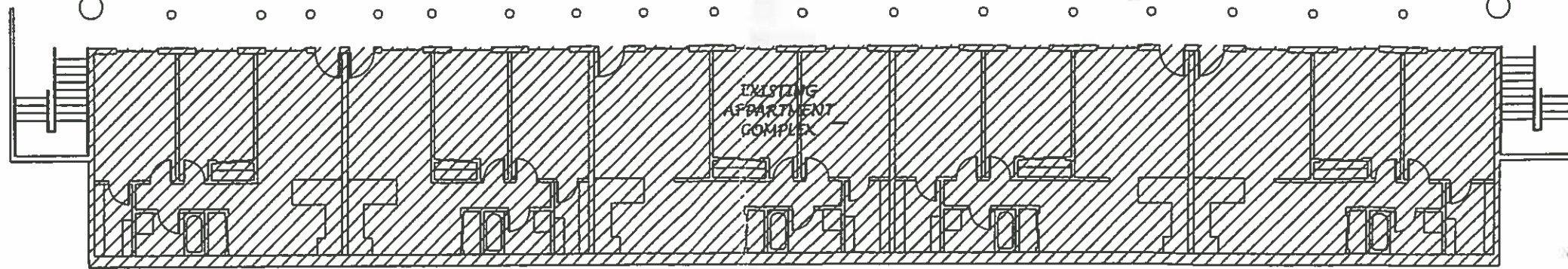


Project #:	2002-09
Client:	N/A
Set:	Preliminary
Set Date:	Dec. 11, 2002
Previous Sets:	

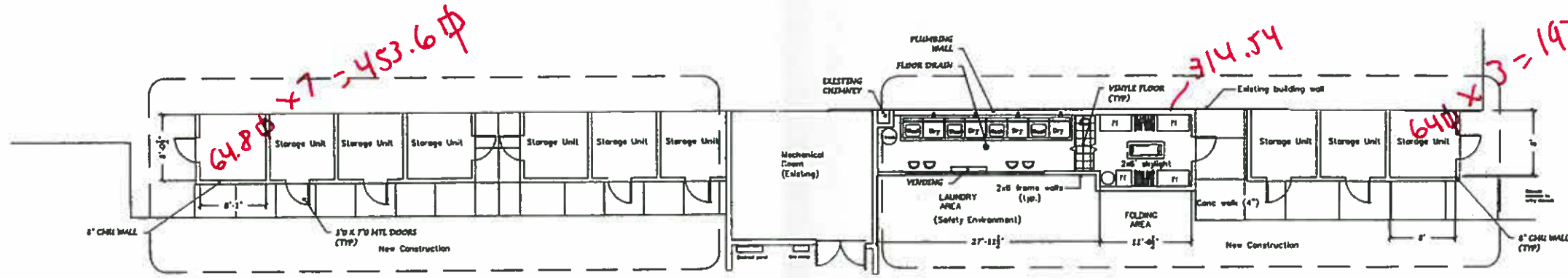
202 5-17-03

Sheet
 Sheet Title 1
 Sheet Title 2

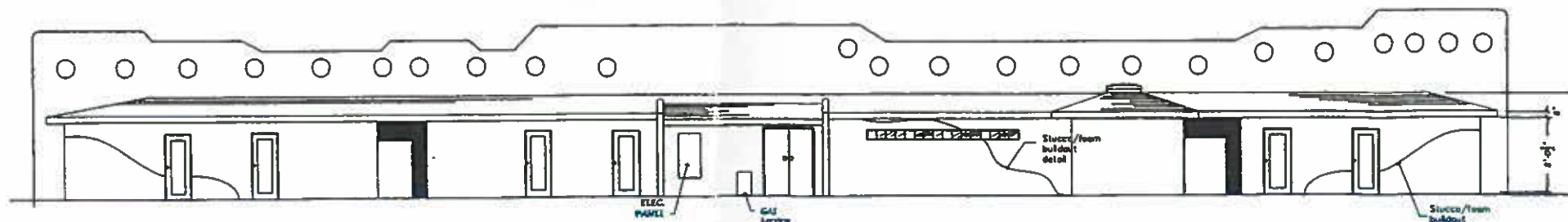
Drawn By: Drawn By:



1 ROOF PLAN
A.O
1/8"=1'-0"



2 FLOOR PLAN
A.O
1/8"=1'-0"



3 BUILDING ELEVATION
A.O
1/8"=1'-0"

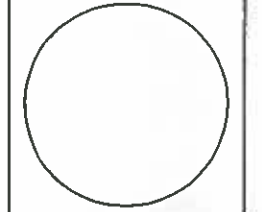
64.80 x 7 = 453.6 \$

314.54

64.00 x 3 = 192

960.14 \$ Total

Apartment Building B
Restoration
2101 Patterson Road
Grand Junction, Colorado

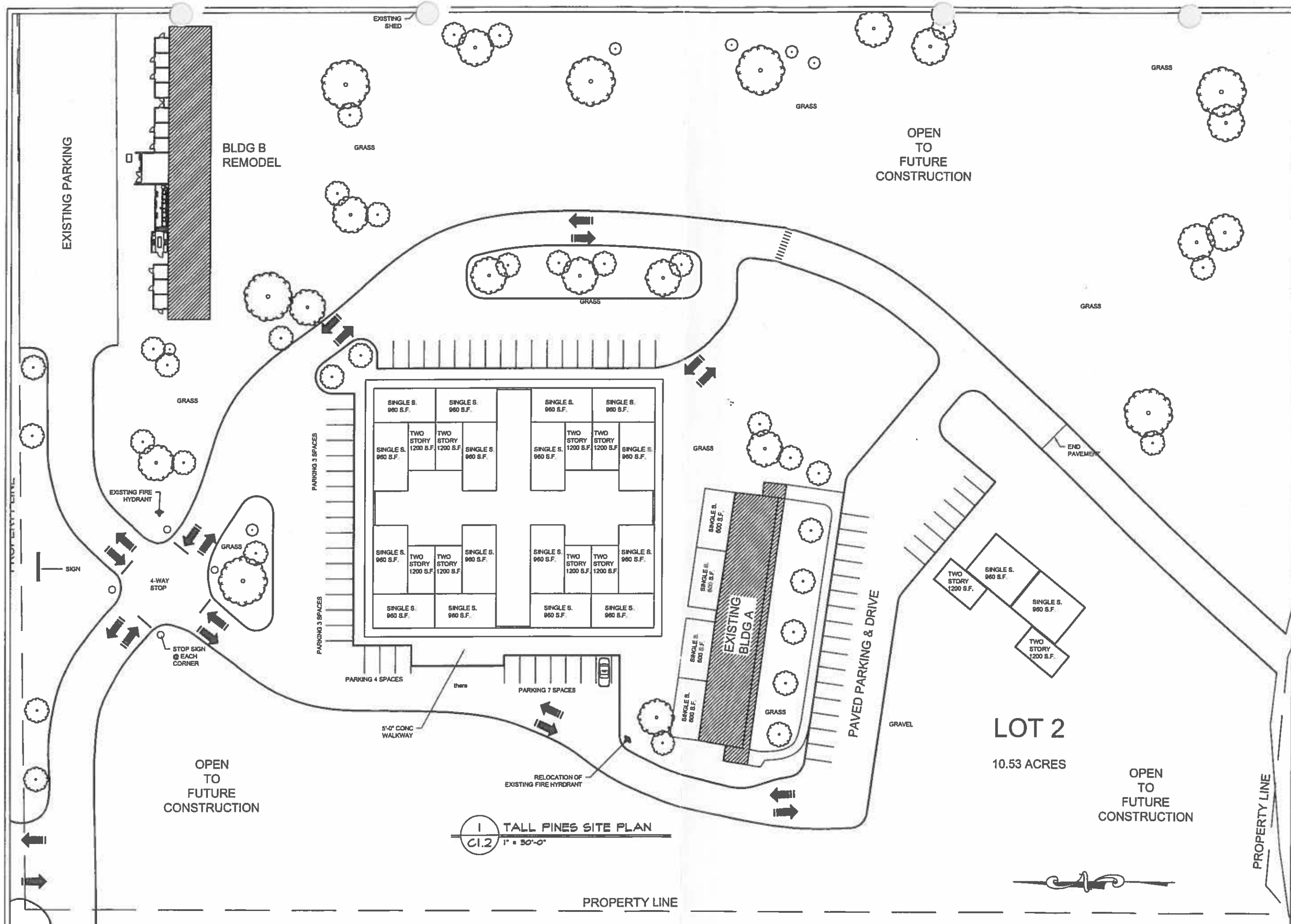


Project #:	2002-09
Phase:	N/A
Set:	Preliminary
Set Date:	Dec. 11, 2002
Previous Sets:	

SOP 5-19-03

Sheet: **A1.0**
FLOOR PLAN LAYOUT & ELEVATIONS

Drawn By: GREGORY E. BARRETT

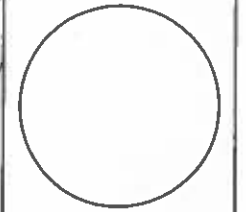


1 TALL PINES SITE PLAN
C1.2 1" = 30'-0"



Apartment Building B Restoration

2101 Patterson Road
Grand Junction, Colorado



Project #: 2002-09
Phase: N/A
Set: Preliminary
Set Date: Dec. 11, 2002
Previous Sets:

Sheet
Sheet Title 1
Sheet Title 2
Drawn By: Drawn By:

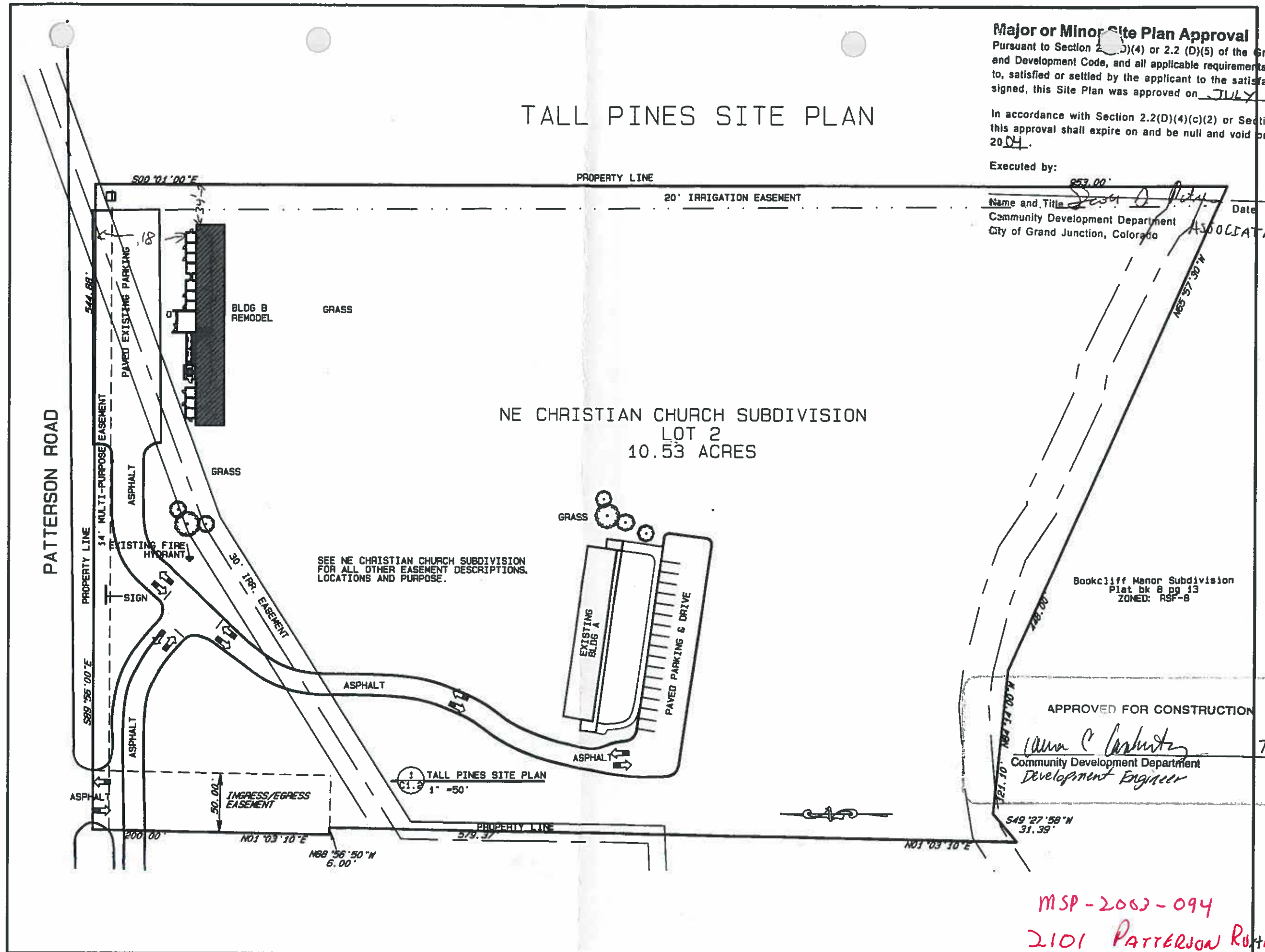
TALL PINES SITE PLAN

Major or Minor Site Plan Approval
 Pursuant to Section 2.2(D)(4) or 2.2(D)(5) of the Grand Junction Zoning and Development Code, and all applicable requirements having been agreed to, satisfied or settled by the applicant to the satisfaction of the undersigned, this Site Plan was approved on JULY 9, 2003.

In accordance with Section 2.2(D)(4)(c)(2) or Section 2.2(D)(5)(d)(1), this approval shall expire on and be null and void on JAN 9, 2004.

Executed by:

Name and Title: Debra A. Decker Date: 7-9-03
 Community Development Department
 City of Grand Junction, Colorado
 ASSOCIATE PLANNER



Bookcliff Manor Subdivision
 Plat bk 8 pg 13
 ZONED: ASF-8

APPROVED FOR CONSTRUCTION
Laura C. Carls
 Community Development Department
 Development Engineer
 Date: 7-9-03

MSP-2003-094
 2101 PATTERSON ROAD