

Standard Distribution list for
Pre-Application Conferences

PRE- 2006-002

Community Development Department Planner

Development Engineer

Traffic Engineer

City Fire Department

City Parks Department

City Attorney

Water District

Drainage District

Irrigation District

Other _____

Date and time of Pre-Application Conference: 1/23/06 2 PM Scott

Place: Conference Room 135A at the Community Development Department Office.

Attendance is expected of all agencies involved with the Pre-application Conference process.

589 25 1/2 Rd. Ramona Commons Res. Condo's

Pre-Application Conference Information

Please read the "*What is a Pre-Application Conference?*" brochure and the instructions below prior to completing this form. The brochure may be obtained at the City Community Development Department service counter at 250 North 5th Street or by calling (970) 244-1430.

Purpose

The information provided on this form, and the required site or subdivision sketch plan submitted with the application, will be reviewed by City staff to determine:

- the approvals necessary to construct your project;
- the material(s) necessary to submit a complete development application;
- whether the type of project you're proposing is consistent with adopted City codes, standards and policies; and
- an estimate of time and schedule to complete the development review process.

Required Information

This form must be completed and 10 copies of the form and applicable information submitted to the Community Development Department with the required site or subdivision sketch plan at **least 10 working days prior to a scheduled Pre-Application Conference**. All information, other than that provided by the City, is required in order to properly assess your proposal.

Optional Information

By providing some or all of the optional information, City staff will be able to provide a more detailed critique of your proposed design. This can be helpful in designing for, or accommodating, the more challenging or uncertain aspects of your project, such as traffic circulation, stormwater drainage, utilities, landscaping, *etc.*

City Response

At the Pre-Application Conference meeting, City staff will discuss the project with you to ensure that all those involved in the meeting have a good understanding of your goals and objectives. At the conference, City staff will provide written responses and commitments based upon the information submitted, to assist you with the preparation of your development application. If new issues are raised at the conference that are not reflected on this form, City staff will provide written comments and direction on the new issues within five working days of the Pre-Application Conference.

TO BE FILLED OUT BY THE CITY:

Pre-Application Conference date: _____

Date form was returned to City: _____

Person receiving the form: _____

I. Applicant Information

1. Project Name: Pomona Commons

2. Project Address: 589 25 1/2 Road, Grand Junction, CO 81505

3. Project Tax #: 2945-102-00-153

4. Applicant's Name: Jurenda Homes LLC

5. Applicant's Address: P.O. Box 2935, Grand Junction, CO 81502

6. Applicant's Phone Number: 970-242-6185

FAX Number: 970-254-1499

Email Address: davisji@bresnan.net *Judy Davis*

7. Lead Representative Name (Person and Firm): Same as above

8. Primary service provided by the Representative: Same as above

9. Representative's Address: Same as above

10. Representative's Phone Number: Same as above

FAX Number: Same as above

Email Address: Same as above

11. Other representative's and services provided (persons and firm names):
Rhino Engineering will provide the civil engineering
Western Colorado Testing will provide the soil testing and analysis

12. Names and professions/expertise of any additional individuals attending the Pre-Application Conference:

II. Project Narrative

1. On separate sheets, please provide a project narrative, which includes the following information:

- A. A general description of the project (type and use and size/Density) and the basic objectives you wish to accomplish (e.g., business establishment, relocation or expansion of a certain size, creation of a certain number of residential lots or expansion of a certain size; creation of a certain number of residential lots or commercial spaces aimed at a particular segment of the market; *etc*).
- B. A general description of development phasing, if any.
- C. A general description of the site, identifying its location, know or suspected environmental conditions (soils, wetlands, surface waters, topography, *etc.*), existing and/or proposed access points, location of outfalls, existing uses and /or structures on the site. In addition an explanation of how stormwater will be managed and any known constraints to development of the site should be identified.
- D. Please provide your anticipated dates for the following that are applicable to your project:
 - Application submittal (intended or expected);
 - Property closing;
 - Expiration of any financial commitments;
 - Construction initiation;
 - Opening date/date of first Certificate of Occupancy; and
 - Any other deadline that may be affected by the processing of the proposed application.
- E. Please provide any other information that the City should be aware of concerning your proposed project, site, deadlines, etc.

Project Narrative

- A. The project being developed by Jurenda Homes LLC calls for 15 Residential Condominium Units, ranging in size from 1,500 sq ft units to 1,700 sq. ft. units. The project will have .45 acres/23.44% covered by buildings, .27 acres/14.06%, covered by paving, and 1.20 acres/62.50% of the lot will be covered by mature trees, landscaping and open space. The objective of this project is to build these units in accordance with the RMF-8 zoning guidelines.
- B. There shall be no development phasing. Construction for all units will be done at the same time.
- C. The site is located at 589 25 ½ Road, Grand Junction, CO 81505. The property is approximately 1.92 acres and lies in a transition area between commercial and single family housing and also falls in the infill/redevelopment boundary line as defined by the city. All existing structures have been demolished. The site has a mobile home park on three sides and an elementary school and park facilities are on the fourth side. A Geotechnical Investigation was completed on May 12, 2005 by Western Colorado Testing Inc.; no adverse soil conditions were noted in their investigation and the soils appear to be compatible with the structures planned for the project. In addition, Rhino Engineering is performing a Transaction Screen Process to determine any potential environmental concerns, none are anticipated. Further, the following will be included with the preliminary submittal: a completed storm water management plan, the transaction screen process and a finished landscaping plan.
- D. There are no anticipated dates.
- E. N/A

III. Land Use and Zoning.

Upon request and with a property tax identification number, the City can provide, within 48 hours, the information in the shaded areas. This information can be obtained at the Community Development Department or by calling (970) 244-1430. The applicant shall provide all other information.

1. REQUIRED INFORMATION	Existing	Proposed
A. Zoning	RMF-8	RMF-8
B. Land Use Classification		Transitional
C. Actual Use (e.g., retail, single family)	Land	Condominiums
D. Applicable Overlay Districts	N/A	N/A
E. Area Plans	N/A	N/A
F. Corridor Plans		Property is in the Infill Boundary Plan
G. Floodplains	N/A	N/A
H. Wetlands	N/A	N/A
I. Airport Environs	N/A	N/A
J. Wildfire Hazard Area	N/A	N/A
K. Geologic Hazard Area	N/A	N/A
L. Ridgeline Protection Area	N/A	N/A
M. Hillside Development Area	N/A	N/A
N. Former Ridges Metro District	N/A	N/A
O. Approved Planned Development	N/A	N/A
P. Adjoining Zoning		
North	PD	PD
South	PD	PD
East	CSR	CSR
West	PD	PD
Q. Adjoining Land Use Classifications		
North	Mobile Home Park	Mobile Home Park
South	Mobile Home Park	Mobile Home Park
East	Elementary School	Elementary School
West	Mobile Home Park	Mobile Home Park
R. Adjoining Actual Uses		
North	Mobile Home Park	Mobile Home Park
South	Mobile Home Park	Mobile Home Park
East	Elementary School	Elementary School
West	Mobile Home Park	Mobile Home Park

IV. Site Design.

For the construction of building or structures on a single site, the following information must be provided in addition to a Site Plan Sketch.

If your application is the creation of a subdivision for the future development of individual lots, then please skip this section and complete section "V. Subdivision Design." Requirements for the site plan sketch are attached to this form.

1. REQUIRED INFORMATION	Existing	Proposed
A. Number of structures	0	4
B. Approximate total gross floor area	0	24,700 sq.ft.
1. Residential	N/A	100%
2. Retail	N/A	N/A
3. Office	N/A	N/A
4. Wholesale	N/A	N/A
5. Industrial	N/A	N/A
6. Other	N/A	N/A
C. Approx. Floor Area Ratio (gross sq. ft divided by sq. ft. of lot)	0	30%
D. Maximum Building Height	0	36 ft.

2. OPTIONAL INFORMATION	Existing	Proposed
A. Minimum Setbacks		
Front		20'/25'
Sides		5'/3'
Rear		10'/5'
B. Lot coverage by building (area and %)		.45 acres/23.44%
C. Lot coverage by paving area		.27 acres/14.06%
D. Lot coverage by landscaping (area and %)		1.20 acres/62.5%
E. Proposed methods of screening of adjoining uses.		6 ft Privacy Fence
F. Building orientation/location of entries.		See Site Plan
G. Planned development default zone.	N/A	N/A
H. Variations from default zone.	N/A	N/A
I. Hours of operation.	N/A	N/A
J. Number of employees.	N/A	N/A
K. Other measurements of project intensity (restaurant seats, hospital beds, hotel rooms, classroom/auditorium seats, etc.	N/A	N/A
L. Distribution of signage among tenants.	N/A	N/A

2. OPTIONAL INFORMATION, continued	Existing	Proposed
M. Type of construction (e.g., wood or steel frame, masonry, etc.)	None	Wood and Concrete
N. Proposed method of managing stormwater.	None	Completed Storm Water Management Plan and will be submitted with Preliminary Plan

V. Subdivision Design.

For projects that involve the creation of a subdivision, the following information must be provided in addition to a subdivision sketch. Requirements for the subdivision sketch are attached to this form or may be obtained by contacting the Community Development Department.

1. REQUIRED INFORMATION	Existing	Proposed
A. Number of lots		
B. Average lot size		
C. Type(s) of units (e.g., single family attached or detached, duplex)		
D. Gross Density		

2. OPTIONAL INFORMATION	Existing	Proposed
A. Maximum lot size (sq. ft./acres)		
B. Minimum lot size (sq. ft./acres)		
C. Average lot dimensions		
D. Minimum lot width		
E. Number of flag lots		
F. Type of perimeter enclosure		
G. Open space: passive vs. active (area and %)		
H. Streets and Rights-of-Way (area and %)		
I. Homeowners Association for maintenance of common areas		

VI. Utilities.

1. Please provide the information requested below that is applicable to your project. A list of utility providers and contact persons are attached on a separate sheet.

Utility	Nearest Location	Utility Provider (Company, District, etc.)
Telephone	See Site Plan	Qwest Communications
Cable TV	See Site Plan	Bresnan Communications
Electricity	See Site Plan	Xcel Energy
Natural Gas	See Site Plan	Xcel Energy
Domestic Water	See Site Plan	City of Grand Junction
Fire Hydrants	See Site Plan	City of Grand Junction
Drainage District	See Site Plan	Grand Junction Drainage District
Sanitation District	See Site Plan	City of Grand Junction
Irrigation Drain	See Site Plan	On the property
Storm Sewer	See Site Plan	City of Grand Junction

2. List any utilities that are not currently available or extended to the property.

N/A All utilities are available or on the property

3. For those utilities listed in # 2, describe any arrangements that have been, or will be made to extend utilities to the property.

December 22, 2005

Janet Carter
Rhino Engineering
1229 N. 23rd Street
Grand Junction, CO 81501

Dear Ms. Carter:

Attached you will find general notes and submittal checklist regarding your client's request to develop property located at **589 25 ½ Road (Unplatted)**. Your client's request is to submit for a Major Site Plan Review and Condominium Plat to develop up to 15 attached dwelling units in an existing RMF-8, Residential Multi-Family - 8 units/acre Zoning District. *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,



Scott D. Peterson
Associate Planner

General Meeting Checklist / Pre-application Conference Checklist

Date: 12-22-05

Applicant: JANET CARTER

Phone: 241-6027

Tax Parcel #: 2945-102-00-15J

Location: SPR 25 1/2 RD. 12450 ENG.

Proposal: SPR/CONDO - 15 UNITS

Conference Attendance: N/A

While all factors in a development proposal require careful thought, preparation and design, the following circled 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. 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 the review process, which have not been addressed by the applicant will not be scheduled for a public hearing. Failure to meet any deadlines 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.

1.99 AC.

Zoning & Land Use

Planner's Notes

- a. Zoning: RMF-8 RESIDENTIAL MULTI-FAMILY - 8 UNITS/ACRE
- b. Growth Plan Land Use Designation: 8-12 DU/AC, RESIDENTIAL MEDIUM HIGH
- c. Growth Plan (Goals & Policies) Applicability:
- d. Corridor Guidelines or other Plan applicability:
- e. Land Use Compatibility: SETBACK: 20' (FRONT) 5' (SIDE) 10' (REAR) MAXIMUM HEIGHT: 35'

Off-site Impacts

- a. access/right-of-way required: SEE DEVELOPMENT REVIEW ENG. NOTES.
- b. traffic impact
- c. street improvements
- d. drainage/stormwater management
- e. availability of utilities

Site Development

NO COND. USE PERMIT REQUIRED SINCE PROPERTY HAD MULTIPLE DWELLING UNITS ON PROPERTY PREVIOUSLY.

- a. bulk requirements: UNITS ON PROPERTY PREVIOUSLY.
- b. access, traffic circulation
- c. parking (off-street: handicap, bicycle, lighting): 2 SPACES PER DWELLING UNIT.
- d. landscaping (street frontages, parking areas): 14' WIDE LANDSCAPING STRIP REQUIRED ADJACENT TO
- e. screening & buffering: 25 1/2 RD. ALONG WITH 6' TALL SOLID FENCE.

Misc.

1 TREE PER 2,000 SQ. FT. OF PROPERTY AND 1 SHrub PER 300 SQ. FT. OF PROPERTY.

- a. revocable permit
- b. State Highway Access Permit: OPEN SPACE AREA NEEDS TO AVERAGE 4,000 SQ. FT. FOR THE 15
- c. floodplain, wetlands: ~~SEE OPEN SPACE REQUIREMENTS, PER SUBJECT. (ACTING UNIT REVISION)~~
- d. proximity to airport (clear or critical zone)
- e. geologic hazard, soils: MINIMUM 1 HOUR FIRE RATED WALL REQUIRED BETWEEN UNITS.
- f. mineral resources: SUGGEST PRE-APP CONF. PRIOR TO ACTUAL SUBMITTAL.

Other

- a. related files: SUBMIT SEPARATE DOCUMENT FOR RECORDING REGARDING PARADISE VALLEY MOBILE HOME PARK STREET ENCRoACHMENT INTO PROPERTY.
- b. other concerns

Fees

- a. application fee: \$140.00 + \$50.00 (MAILING LABELS) + \$30.00 (\$15/ACRE - 2 AC. SITE) + \$75.00 (ENG. REPORTS)
- b. Transportation Capacity Payment (TCP):
- c. Drainage fee:
- d. Parks & Open Space Fee: \$225 PER UNIT AND 10% OF THE VALUE OF THE PROPERTY
- e. School Impact Fee: \$282 PER UNIT (WILL INCREASE IN 2006) (SUBMIT APPRAISAL)
- f. Recording Fee: 4160
- g. Plant Investment Fee (PIF) (Sewer Impact):

Processing Requirements

- a. Reference Documents - ZDC, SSID
- b. Submittal Requirements
- c. Review Process: ADMINISTRATIVE

PLEASE RETURN A COPY OF THIS FORM IN THE COMMUNITY DEVELOPMENT DEPT REVIEW PACKET

General Meeting Notes - 589 25 ½ Rd.

APN:

Date	December 28, 2005	Application Type: Major Site Plan
Engineer:	Kent M.	
Planner:	Scott P.	
Applicant:	Janet Carter	
Site Overview:	Single family residence on large lot	
Water:	4" & 8" dia. Ute water lines in 25 ½ Rd.	
Sewer:	San. sewer lines of unknown size in 25 ½ Rd. & mobile home park	
Drainage:	Provide on-site detention / retention	
Flood plain:	No	
Wetlands:	Contact the Army Corps for determination if in question.	
Access:	Per Chapter 4, T.E.D.S.	
Site circulation:	Per Chapter 4, T.E.D.S.	
TCP Fee:	TCP Fee will apply at the rate of \$1,039 / dwelling	
CDOT permit:	No	
Street class:	25 ½ Rd. is considered a Major Collector roadway	
Street improvements:	Pay TCP Fee in lieu of street improvements	
Utility Undergrounding:	Pay the City \$25 per foot for utility undergrounding adjacent to prop.	
Other:	--	

Streets/Traffic notes:

- 1) Only one access will be allowed to the property per TEDS standards. All other existing driveways must be closed by removing the driveway cut and replacing with vertical curb, gutter and sidewalk.
- 2) Show the location and width of existing curb cuts on adjacent properties and properties on the opposite side of the street. Any new access proposed for this site shall meet spacing and offset requirements in TEDS, Chapter 4.
- 3) All on-site overhead utilities must be placed below ground.

Drainage notes:

- 4) Provide on-site retention or detention of post-developed stormwater.
- 5) A Construction Activity Permit issued by the State of Colorado is required on all grading sites larger than 1 acre. The City of Grand Junctions stormwater ordinance takes effect January 1, 2006.

Utility notes:

- 6) Pay the City of Grand Junction \$25 per foot for future undergrounding of overhead utilities adjacent to the property.
- 7) Contact Jodi Romero in the City of Grand Junctions Customer Service Department regarding (potential changes in) sewer plant investment fees.
- 8) A Fire flow form is required for hydrant nearest the project site. Contact Ute Water at 242-7491 for additional information.
- 9) A work in the right-of-way permit and inspections are required for all utility cuts, connections and work in the City right-of-way. Contact the City's Public Works Department at 244-1555 for more information.

Easements and Right-of-Way:

- 10) Ingress / egress easements will not be required to the trailer park west of the project
- 11) Dedicate a 14' wide Multi-Purpose easement adjacent to the 25 ½ Rd.

Grand Junction Fire Department

Generic General Meeting Comments For Commercial Projects

- Complete a fire flow form. Section A is completed by the petitioner, section B by the public water system provider. Return the **completed** form to the Community Development Department.
- Show on your site plan/utility composite:
 - Access driveways from public streets in to your development;
 - Interior traffic circulation;
 - The nearest existing fire hydrants;
 - Any proposed water main extensions, connections to existing mains, and all main sizes;
 - Any proposed fire hydrants. Hydrants must be located within 250' of all required access roads for fire trucks (as measured along the access road);
 - If fire sprinkler systems are to be installed, show the location of the underground fire line along with the proposed location of the fire department connection.
- Call the Fire Department at 244-1414 if you have questions.

Generic General Meeting Comments For Residential Subdivisions

- Complete a fire flow form. Section A is completed by the petitioner, section B by the public water system provider. Return the **completed** form to the Community Development Department. Call the Fire Department at 244-1414 if you have questions.
- Show on your site plan/utility composite:
 - The nearest existing fire hydrants;
 - Any proposed water main extensions, connections to existing mains, and all main sizes. Water mains must be stubbed out to the end of all stub streets;
 - Any proposed fire hydrants. Hydrants should be located at all major intersections, be spaced no more than 500' apart, and be located so that all lots are within 250' of the nearest fire hydrant (as measured along an access route);
 - All new streets (public and private) along with any proposed stub streets to adjacent parcels for future road extension. Dead-end streets exceeding 150' length must have an emergency turn-around area for fire trucks.
- Call the Fire Department at 244-1414 if you have questions.

Planner's Name: SCOTT O. PETERSON	SUBMITTAL CHECKLIST	Date: 12-22-05
SITE PLAN REVIEW, MAJOR		Expiration-6 months from above date

Location: SP9 25 1/2 Rd.	Project Name:
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ITEMS	DISTRIBUTION																																				
DESCRIPTION	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 / Union Fire Dept	City Transportation Engineer	City Addressing	City Code Enforcement	City Downtown Dev. Authority	County Planning	Building Department	Persigo WWT	Walker Field Airport	School District #51	Qwest	Xcel	GVP	Water District	Sewer District	Drainage District	Irrigation District	CDOT	RTPO	Coops of Engineers	Urban Trails	Mesa County Health Department	State Environmental Health	Other	Total Required				
Application Fee \$ 170+50+75	VII-1	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	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-4	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	
● 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	
● Planning Clearance*	VII-4	1																																			
● Names & Addresses* Fee \$ 50	VII-4																																				
● General Project Report	X-8	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	
● 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	
● 11"x17" Reduction of Site Plan	IX-31	1																																			
● Evidence of Title/Lease Agreement	VII-3	1			1																																
● Legal Description*	VII-3	1			1																																
● Deeds, ROW and Easements 14'	VII-2,3	1			1																																
○ Avigation Easement* MPE	VII-1	1			1												1																				
● DIA/Guarantee*	VII-2	1	1	1			1																														
○ CDOT Access Permit	VII-5	1	1																																		
● Building Elevations	IX-10	1	1																																		
● Road Cross-Sections	IX-28	1	2						1																												
● Roadway Plan and Profile	IX-29	1	2						1																												
○ Traffic Impact Study	X-15	1							1																												
● Water & Sewer Plan and Profile	IX-35	1	2	1					1										1	1	1	1	1														
○ Industrial Pretreatment Sign-off*	VII-6	1		1											1																						
● Drainage & Irrigation Checklist*	XI-2	1																																			
● Final Drainage Report 440	X-5	1	2																																		
● Grading and Drainage Plan 435	IX-13	1	1												1																						
○ Storm Drainage Plan-Drawing/Report	IX-32	1	2																	1	1	1															
● Stormwater Management Plan	X-14	1	2																																		
○ Transaction Screen Process/Phase II Environmental	X10,16	1	1																																		
● Final Geotechnical Report	X-7	1	1																																		
○ Detail Sheet	IX-9	1	2																																		
● Landscape Plan	IX-19	2	1	1																																	
● Lighting Plan IF PROPOSED	IX-20	1	1																																		
● Fire Flow Form*	XI-3	1							1																												
● Improvement Survey	IX-12	1	1		1																																

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

Planner's Name: **SCOTT O. PETERSON**

SUBMITTAL CHECKLIST

Date: **12-22-05**

CONDOMINIUM PLAT

Expiration Date: 6 months from above date

Location: **589 25 1/2 Rd.**

Type of Use:


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. City Fire Dept.	City Police Department	City Downtown Dev. Authority	City Addressing	City Code Enforcement	County Planning	Building Department	Persigo WWT	Quest		Xcel	GVP	Water District CITY	Sewer District CITY	Drainage District GV	Irrigation District GV	Urban Trails	Other	
Date Received: _____																											
Receipt #: _____																											
File #: _____																											
DESCRIPTION																											
Application Fee \$ WITH SPR	VII-1	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	1	1	1	1	1	1
• Submittal Checklist *	VII-4	1																									
• Review Agency Cover Sheet	VII-4	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
• 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
• Names & Addresses* Fee\$ 50	VII-4	1																									
• General Project Report	X-8	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
• Vicinity Sketch	IX-34	1	1						1																		
• 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
• Composite Drawing	IX-8	1	1	1					1								1	1	1	1	1						
• Evidence of Title/Lease Agreement	VII-3	1			1		1																				
• Legal Description*	VII-3	1			1		1																				
• County Treasurer's Tax Certificate	VII-2	1					1																				
• Conveyances	VII-2	1	1		1		1																				
• Final Condominium Plat	VII-2	1	1	1	1		1				1	1															
• Covenants, Conditions & Restrictions/Condominium Declarations	VII-2	1	1				1																				
• Unit Owners, List of	na	1										1															
• Fire Flow Form*	XI-3	1	1					1																			

CURRENT WITHIN 90 DAYS
















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

589 25 1/2 Road

S&P Doc.

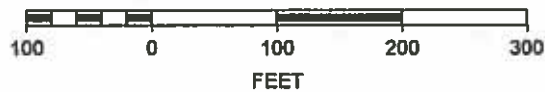
 Redline

ZONING

	RSF-R
	RSF-E
	RSF-1
	RSF-2
	RSF-4
	RMF-5
	RMF-12
	RMF-16
	RMF-24
	R-O
	MU
	C-1
	C-2
	B-1
	B-2



SCALE 1 : 1,832



*IF
+ CONDU PART 2
SPR/NOT PP*

*+ RMF-8
+ 1.99 ACRES
+ 8-12 G.P. @ MH (86,684 sq ft)*



From: Rick Dorris
To: Janet Carter
Date: 12/20/2005 2:11:22 PM
Subject: 589 25 1/2 Road

Janet,

The sanitary sewer will need to be in the street or in a tract dedicated to the HOA. The only landscaping in tract can be gravel, rock, or grass (no shrubs or trees). A concrete path over it would also be okay. Each unit must have it's own service connected to the main. A single discharge line from each building, like you discussed the other day, won't work.

The encroachment from the Mobil Home Parks street can be handled by an easement. For example, this project would grant an easement to the mobile home park for their street.

Call if you have questions.

Thanks,

Rick Dorris
Development Engineer
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501
voice 970-256-4034
fax 970-256-4031
email: rickdo@gjcity.org

CC: Scott Peterson

Review Agency Comment Sheet

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

Date: 1/6/06 To Review Agency: Community Development

File No: PRE-2006-002 Staff Planner: Scott Peterson

(To be filled in by City Staff)

Project Name: Pomona Commons Residential Condos

Location: 589 25½ Road

A development review meeting has been scheduled for the following date: 1/17/06

(To be filled in by City Staff)

COMMENTS

(For Review Agency Use)

Outside Review Agencies: Please email comments to: CommDev@gjcity.org, FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If your review agency does not comment, additional review information will not be provided. (Please attach additional sheets if needed.)

Pre-App Meeting is 1/23//06 2:00 PM

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

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

1/16/06

(To be filled in by City Staff)

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

RECEIVED
JAN 11 2006
COMMUNITY DEVELOPMENT
DEPT.

APD
1/11/06

City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction CO 81501

Telephone: (970) 244-1430
Fax: (970) 256-4031
Email: CommDev@gjcity.org



Review Agency Comment Sheet

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

Date: 1/6/06 To Review Agency: Police Department

File No: PRE-2006-002 Staff Planner: Scott Peterson
(To be filled in by City Staff)

Project Name: Pomona Commons Residential Condos

Location: 589 25 1/2 Road

A development review meeting has been scheduled for the following date: 1/17/06
(To be filled in by City Staff)

COMMENTS *(For Review Agency Use)*

Outside Review Agencies: Please email comments to: CommDev@gjcity.org, FAX comments to (970) 256-4031 or mail written comments to the above address. **NOTE:** If your review agency does not comment, additional review information will not be provided. (Please attach additional sheets if needed.)

Pre-App Meeting is 1/23/06 2:00 PM

No comments

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

All comments must be returned to the Community Development Department no later than
1/16/06
(To be filled in by City Staff)

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

B. Gregor Date 1-10-06
Reviewed By

briang@gjcity.org Telephone 244-3786
Email Address

Revised August 2002

SP

BRESNAN

Communications

AP
1/12/06

January 12, 2006

Pomona Commons Residential Condos
Community Development Department
250 North 5th Street
Grand Junction, CO 81501

Dear Scott Peterson,

We are in receipt of the plat map for Pomona Commons Residential Condos. I would like to notify you that we will be working with the other utility companies to provide Cable TV and High Speed Internet service to this subdivision. I would like to take this opportunity to bring to your attention a few details that will help both of us provide these services you wish to have available to the new area. These items are as follows:

1. We require the developers to provide, at no charge to Bresnan Communications, an open trench for cable and Internet service where underground service is needed and when a roadbore is required, the developer too must provide that. The trench may be the same one used by other utilities however; **the road-bore must have a 4" conduit for the sole use of cable TV.**
2. We require developers to provide, at no charge to Bresnan Communications, fill-in of the trench once the cables has been installed in the trench, as well as the areas around all pedestal locations.
3. We require developers to provide, at no charge to Bresnan Communications, a 4" PVC conduit at all utility road crossings where the cable lines will be installed. The cable TV crossings will be in the same locations as the power and telephone crossings. **If the conduit is not installed, we will be unable to place our lines until one is installed. This 4" conduit will be for the sole use of cable TV.**
4. Should your subdivision contain cul-de-sacs the driveways and property lines (pins) must be clearly marked prior to the installation of underground cable. Any need to relocate pedestals or lines will be billed directly back to your company.
5. Bresnan Communications will provide service to your subdivision so long as it is within the normal cable TV and Internet service area. Subdivisions that are out of the existing cable TV and Internet service area may require a construction assist charge; paid by the developer, to Bresnan Communications in order to extend the cable TV service to that subdivision.
6. Should Bresnan Communications be required to perform work on any of its existing aerial or underground cable facilities as part of the construction process to provide service to the subdivision, Bresnan Communications may require a construction assist charge, to be paid for by the developer.

Should you have other questions or concerns please feel free to contact me at any time. If I am out of the office when you call please leave your name and phone number with our office and I will get back in contact with you as soon as I can.

Sincerely,

Scott Wright
Bresnan Communications
Project Coordinator
Phone: 263-2313

GRAND JUNCTION DRAINAGE DISTRICT

P.O. BOX 969 GRAND JUNCTION, CO 81502
(970) 242-4343 FAX (970) 242-4348

AP
1/16/06

Date: January 16, 2006
To: Grand Junction Community Development Department
Attention: Scott Peterson
From: John L. Ballagh, Manager
Subject: Pomona Commons Residential Condos 589 25 ½ Road
PRE 2006-002

The site is entirely within the Drainage District. There are no known Drainage District facilities to or through the site. There are no known planned Drainage District facilities through the site. The area is not one of historic high water table problems. The Drainage District is not requesting dedication of any easements to the District across the site. The Drainage District is only suggesting that the *storm sewer* in 25 ½ Road be identified as **storm drain** on the site plan. It is requested that the documents of the project clearly state who will be responsible for operation and maintenance, including cleaning and restoration to design capacity, of the detention site. It is suggested that the engineer provide the City with vertical and horizontal information of adequate detail to evaluate the capacity of the detention site at any time in the future.

Planner's Name: SCOTT O. PETERSON **SUBMITTAL CHECKLIST** Date: 1-26-06
SUBDIVISION, SIMPLE Expiration Date: 6 months from above date
 Location: SR9 25 1/2 ROAD Project Name: POMONA COMMONS

ITEMS	DISTRIBUTION																																				
	SSID Reference	City Community Development	City Development Engineer	City Utility Engineer	City Real Estate Manager	City Parks/Recreation	City Attorney	City Fire Dept. - 4-Station Fire Dept.	City Police Department	City Transportation Engineer	City Downtown Dev Authority	City Addressing	Code Enforcement	City G.I. Planning Commission	County Planning	Building Department	Perigo WWT	Water Field Airport	School District #61 (if new parcel)	Chwest	Xcel	GVP	Cable	Water District CITY	Sewer District CITY	Drainage District GV	Infiltration District GV	CDOT	RTPO	Corp of Engineers	Urban Trails	COLORADO GEOLOGICAL SURVEY	U.S. Postal Service	Other	Total required		
Date Received: _____																																					
Receipt #: _____																																					
File #: _____																																					
DESCRIPTION																																					
Application Fee \$	VII-1	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	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-4	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	
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	
Names & Addresses* Fee \$ 50	VII-4	1																																			
General Project Report	X-8	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	
Site Plan	IX-31	2	2	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	
Composite Plan	IX-8	1	2	1	1			1						1					1	1	1	1	1	1	1	1									1		
11"x17" Reduction Composite Plan	IX-8	1				1	1					1		1		1																					
Final Plat	IX-12	1	2	1	1	2	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	
11"x17" Reduction of Final Plat	IX-12	1												1	1					1																	
Evidence of Title/Lease Agreement	VII-3	1			1																																
Legal Description*	VII-3	1			1																																
Deeds	VII-2	1			1																																
Easements 14' m PE	VII-3	1	1	1	1	1													1	1	1	1															
Avigation Easement*	VII-1	1			1													1																			
ROW-Dedication/Conveyance	VII-4	1	1	1	1	1													1	1	1	1															
DIA/Guarantee*	VII-2	1	1	1																																	
County Treasurer's Tax Certificate	VII-2	1			1																																
Appraisal of Vacant Land	VII-1	1			1	1																															
CDOT, 404, or Floodplain Permit	VII-5,6	1	1																																		
Inside Cover Sheet	IX-15	1	2																																		
Detail Sheet	IX-9	1	2																																		
Road Cross-sections	IX-28	1	2																																		
Roadway Plan & Profile	IX-29	1	2																																		
Traffic Impact Study	X-15	1	1																																		
Water & Sewer Plan & Profile	IX-35	1	2	1														1	1	1	1	1	1														
Water System Design Report	X-17	1	1																																		
Sewer System Design Report	X-13	1	1																																		
Final Drainage Report	X-5	1	1																																		
Grading And Drainage Plan	IX-14	1	2																																		
Storm Drainage Plan - Drawing/Report	IX-32	1	2																	1	1	1	1														
Stormwater Management Plan	X-14	1	1																																		
Transaction Screen Process / Phase II Environmental Report	X-10,16	1	1																																		
Final Geotechnical Report	X-7	1	1																																		
Landscape Plan w/ SPR	IX-19	2	1	1																																	
Covenants, Conditions, & Restrictions	VII-2	1	1																																		
Common Space Agreement	VII-1	1	1																																		
Fire Flow Form*	XI-3	1																																			
Improvement Survey		1																																			

CURRENT WITHIN 90 DAYS

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

General Meeting Checklist / Pre-Application Conference Checklist

Date: 1-26-06

Applicant: JANET CARTER ^{PHONO} Phone: 241-6027

Tax Parcel #: 294J-102-00-6

Location: 599 25 1/2 RD

Proposal: SS/JPR/CONDO - 15 UNITS

Conference Attendance: PEE-AP.

While all factors in a development proposal require careful thought, preparation and design, the following circled 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. 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 the review process, which have not been addressed by the applicant will not be scheduled for a public hearing. Failure to meet any deadlines 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

Planner's Notes

1.99 AC.

a. Zoning: RMP-8, RESIDENTIAL MULTI-FAMILY - 8 UNITS/ACRE

b. Growth Plan Land Use Designation:

c. Growth Plan (Goals & Policies) Applicability:

d. Corridor Guidelines or other Plan applicability:

e. Land Use Compatibility:

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

2 LOT SIMPLE SUBD - AND RIGHT-OF-WAY DEDICATION!

b. access, traffic circulation

CONDO PART TO BE FEED LATER

c. parking (off-street: handicap, bicycle, lighting)

d. landscaping (street frontages, parking areas)

e. screening & buffering

Misc.

a. revocable permit

b. State Highway Access Permit

c. floodplain, wetlands

d. proximity to airport (clear or critical zone)

e. geologic hazard, soils

f. mineral resources

Other

a. related files

SEE REVIEW COMMENTS FROM PRE-APPLICATION CONF.

b. other concerns

Fees

a. application fee: WITH SPR

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

b. Transportation Capacity Payment (TCP):

c. Drainage fee:

d. Parks & Open Space Fee:

e. School Impact Fee:

f. Recording Fee:

g. Plant Investment Fee (PIF) (Sewer Impact):

Processing Requirements

a. Reference Documents - ZDC, SSID

b. Submittal Requirements

c. Review Process

PLEASE RETURN A COPY OF THIS FORM IN THE COMMUNITY DEVELOPMENT DEPT REVIEW PACKET

3.	CUP-2005-301	Airport Center At North Crest Drive - Conditional Use Permit because of the proximate to Walker Airport	826 North Crest Drive	Ronnie Edwards
4.	CUP-2005-302	Airport Center At North Crest Dr - Conditional Use Permit because of proximate to Walker Airport	832 North Crest Drive	Ronnie Edwards
5.	PRE-2006-002	Pamona Commons Pre-Application for 15 residential condominium units on 1.92 acres in a RMF-8 (Residential Multi-Family-8 units/acre) zone district	589 25 ½ Road	Scott Peterson

E. Other Discussion Items

F. Adjournment

1-17-06

REVIEW COMMENTS

Page 1 of 5
January 23, 2006

FILE # SPR-2005-002 TITLE HEADING: Pomona Commons Residential Condos

LOCATION: 589 25½ Road

PETITIONER: Judy Davis - Pomona Commons

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 2935
242-6185

STAFF REPRESENTATIVE: Scott Peterson



CITY COMMUNITY DEVELOPMENT

1/20/06

Scott Peterson

244-1447

1. Simple Subdivision required to subdivide property into two (2) parcels along with the dedication of Pomona Court if doing Condo Plat (Site Plan Review also required). However, if doing townhouse lots, can file Preliminary/Final Plat to dedicate street, lots and tracts. Public Hearing required for either condo or townhouse. If Pomona Court is a private street, City Council will need to approve after Planning Commission review of Preliminary Plat.
2. Proposed 6' tall fence will need to be located at the west side of the 14' Multi-Purpose Easement adjacent to 25 1/2 Road with trees and shrubs located between the fence and sidewalk (Sect. 6.5 G. 5. of the Zoning & Development Code).
3. Please be aware of 20' front yard building setback adjacent to all street frontages (Pomona Court & 25 1/2 Road). Units adjacent to 25 1/2 Road appear to be right at 20' Front Yard Setback, however dwelling units located along south property line do not meet with 20' Front Yard Setback from Pomona Court.
4. Proposed density of 7.81 (15 units divided by 1.92 acres) meets the minimum density requirements for the Growth Plan of 8 - 12 DU/Ac. (Sect. 3.6 B. 9. of the Zoning & Development Code).
5. No Conditional Use Permit required since property had multiple dwelling units on property previously.
6. Parking Requirement: 2 spaces per dwelling unit.
7. Landscaping Requirement: 1 tree per 2,500 sq. ft. of property and 1 shrub per 300 sq. ft. of property. See Section 6.5 of Zoning & Development Code for additional landscaping requirements. Submit separate Landscaping Plan at time of formal submittal.
8. Submit separate document for recording regarding Paradise Valley Mobile Home Park street encroachment into property.

REVIEW COMMENTS / PRE-2006-002 / PAGE 2 of 5

9. Applicant will need to submit appraisal at time of formal review from an MAI appraiser and pay the equivalent of 10% of the value of the property to satisfy the Open Space Fee (Sect. 6.3 B. 1. of the Zoning & Development Code.
10. City Park Fee will be \$225 per unit and School Impact Fee will \$460 per unit. School Impact Fee is payable at the time of Planning Clearance issuance.
11. Minimum 1-hour fire rated wall required between units.

CITY DEVELOPMENT ENGINEER

1/17/06

Rick Dorris

256-4034

1. There isn't much description to go along with the plan.
2. Is this a public or private street? The street is assumed to be private due to the cross section. If so, the applicant will need to show in writing how the street meets the private street criteria in chapter 13 of TEDS. Also, a private street must go to City Council for approval. If this is supposed to be an "alternative" public street, the applicant will need to make the case for it according to chapter 15 of TEDS.
3. The cul de sac doesn't meet the TEDS standards. See chapter 5 and use the large cul de sac since it is longer than 150'. If it is private, one of the other turnarounds in chapter 5 can be used. If public, it must be a standard cul de sac.
4. The sanitary sewer is over 2' out of the ground not counting services. Are you sure it is best to fill this site for sewer service? The finished floor will have to be at least 4' above the existing ground which makes the site almost 9' above the street on the mobile home park. A private lift station is not an option. When it fails, and it will, the homeowners will want the City to accept it and this is a very expensive proposition for the City. Individual pump stations won't work here either for much the same reason.
5. Suggest working with the mobile home park to obtain an easement to access their sewer. This easement would have to be dedicated to the City and may also pose problems since it appears there are structures on top of the sewer line.
6. If gravity sanitary sewer is the chosen route, see the City's redline for a much more efficient sanitary sewer design.
7. Show the proposed site grading at the preliminary submittal since it is a significant change over existing. It appears there may be extensive retaining wall needed.
8. I assume the area outside the footprint will be owned by the HOA. If so, the sanitary sewer must be in an easement dedicated to the City. An agreement will have to be recorded limiting ground cover in the easement to concrete, asphalt, grass, or rock; no trees or bushes.
9. How will the detention basin be discharged to 25 ½ Road? It appears a pump will be required. If the pond is above the surrounding street in the mobile home park, special design considerations are necessary to ensure the pond doesn't leak or fail.
10. The pond discharge line is shown going to an existing storm sewer in 25 ½ Road. It didn't appear to me in the field that there is storm sewer present this far north; however, I didn't check the as-builts for the 25 ½ Road project. See the public works dept. upstairs for the as-builts on the 25 ½ Road project.
11. Show the Pamona School entrances. They don't meet TEDS spacing requirements with this street. A TEDS exception will be required.

REVIEW COMMENTS / PRE-2006-002 / PAGE 3 of 5

12. Complete the curb return on the north side of the proposed street. However, it appears there is a mobile home in the way here. The mobile home/fence may also be causing a sight distance problem.
13. Show the mobile home on the north side of the proposed street just west of 25 ½ Road.
14. Remove the existing driveway cuts on 25 ½ Road and install new curb, gutter, and sidewalk.
15. Both State and City Stormwater permits will be required.
16. Dedicate a 14' multi-purpose easement along 25 ½ Road.

CITY FIRE DEPARTMENT

1/17/06

Chuck Mathis

244-1473

1. Complete a fire flow form. Section A is completed by the petitioner, section B by the public water system provider. Return the completed form to the Community Development Department. Must meet minimum fire flow for fire area or sprinklers will be required. Fire area is all areas including all square footage upstairs and down and garage area. This includes all attached units. i. e. a fourplex with each unit attached and each unit being 2000 sq ft would be a total fire area of 8000 sq ft. Show this on the fire flow form.
2. Show on your site plan/utility composite:
 - a. The nearest existing fire hydrants on 25 1/2 rd.
 - b. Water main extensions, connections to existing mains, and all main sizes.
 - c. Show all proposed fire hydrants, line sizes and connections. Hydrants should be located at all major intersections, be spaced no more than 500' apart, and be located so that all lots are within 250' of the nearest fire hydrant (as measured along an access route)
3. Show all road sizes and dimensions of cul-de-sac which meet the minimum standard for cul-de-sacs greater than 150 feet. Inside minimum radius 40 feet and outside radius 48 feet.
4. Road sizes must meet the standard for width with the following.
For access routes less than 28 feet wide and for fire apparatus turnaround areas, vehicle parking is not allowed. No Parking signs, are required. An approved design for the signage is shown in the Transportation Engineering Design Standards, available from the City of Grand Junction Department of Public Works.
"For access routes 16 to 22 feet wide, No Parking signs are required along both sides of the route.
"For access routes 22 to 28 feet wide, No Parking signs are required along one side of the route.
5. All areas of all units must be within 150 of the roadway for access.
6. Call the Fire Department at 244-1473 if you have questions.

CITY POLICE DEPARTMENT

1/11/06

Brian Gregor

244-3571

No comment or problems.

BRESNAN COMMUNICATIONS

1/12/06

Scott Wright

263-2313

We are in receipt of the plat map for Pomona Commons Residential Condos. I would like to notify you that we will be working with the other utility companies to provide Cable TV and High Speed Internet service to this subdivision. I would like to take this opportunity to bring to your attention a few details that will help both of us provide these services you wish to have available to the new area. These items are as follows:

1. We require the developers to provide, at no charge to Bresnan Communications, an open trench for cable and Internet service where underground service is needed and when a roadbore is required, the developer too must provide that. The trench may be the same one used by other utilities however; the road-bore must have a 4" conduit for the sole use of cable TV.
2. We require developers to provide, at no charge to Bresnan Communications, fill-in of the trench once the cables has been installed in the trench, as well as the areas around all pedestal locations.
3. We require developers to provide, at no charge to Bresnan Communications, a 4" PVC conduit at all utility road crossings where the cable lines will be installed. The cable TV crossings will be in the same locations as the power and telephone crossings. If the conduit is not installed, we will be unable to place our lines until one is installed. This 4" conduit will be for the sole use of cable TV.
4. Should your subdivision contain cul-de-sacs the driveways and property lines (pins) must be clearly marked prior to the installation of underground cable. Any need to relocate pedestals or lines will be billed directly back to your company.
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6. Should Bresnan Communications be required to perform work on any of its existing aerial or underground cable facilities as part of the construction process to provide service to the subdivision, Bresnan Communications may require a construction assist charge, to be paid for by the developer.

Should you have other questions or concerns please feel free to contact me at any time. If I am out of the office when you call please leave your name and phone number with our office and I will get back in contact with you as soon as I can.

GRAND JUNCTION DRAINAGE DISTRICT

1/16/06

John Ballagh

242-4343

The site is entirely within the Drainage District. There are no known Drainage District facilities to or through the site. There are no known planned Drainage District facilities through the site. The area is not one of historic high water table problems. The Drainage District is not requesting dedication of any easements to the District across the site. The Drainage District is only suggesting that the storm sewer in 25 ½ Road be identified as storm drain on the site plan. It is

REVIEW COMMENTS / PRE-2006-002 / PAGE 5 of 5

requested that the documents of the project clearly state who will be responsible for operation and maintenance, including cleaning and restoration to design capacity, of the detention site. It is suggested that the engineer provide the City with vertical and horizontal information of adequate detail to evaluate the capacity of the detention site at any time in the future.

Comments not available as of 1/23/06:

Parks & Recreation Department

Qwest Communications

Xcel Energy

PRE - 2006-002

From: Rick Dorris
To: Janet Carter
Date: 2/14/2006 8:27:41 pm
Subject: Pomona Commons TEDS exception request

Janet,

I'm Sorry but the exception request is lacking a lot of information and it would be a waste of time to forward it in the process.

Looks like you are requesting alternative street standards for the project. Chapter 15 suggests this be done by formal pre-application, Preliminary Plan, or another means. I would request that you do this in a separate letter because it is not a TEDS exception. Chapter 15 is an alternative analysis within the normal parameters of the TEDS. Please refer to chapter 15 with emphasis on 5.2. The burden is on the project to make the case for the alternative standards. Demonstrate in writing how the request meets all of the performance criteria in chapter 15. Be sure to include a site plan that graphically demonstrates the request and dimension it with enough detail to show that it meets TEDS.

For exceptions 2 and 3, please refer to chapter 14 of the TEDS. Look at the flowchart on page two. In the second box "Staff Notified in Writing by Applicant," be sure to address all of these. It is essential that you propose alternatives; this should be done graphically. Then, under "staff review," answer these questions.

When making an application like this be sure to anticipate the questions that the reviewers will ask and present both in writing and with drawings the answers. Remember, you are requesting something different than the normal. You need to make the case similar to what an attorney does when trying to defend or prosecute a criminal.

Hope this helps. Once the request is complete enough, I'll forward it through the process.

Thanks,

Rick Dorris
Development Engineer
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501
voice 970-256-4034
fax 970-256-4031
email: rickdo@gjcity.org



1229 North 23rd Street, Suite 201 • Grand Junction, Colorado 81501
(970) 241-6027 • Fax: (970) 256-7992
www.rhinoengineers.com • email: reinc23@qwest.net

PRE-2006-002

RECEIVED

FEB 08 2006

COMMUNITY DEVELOPMENT
DEPT.

February 8, 2006

City of Grand Junction
Rick Dorris
250 North 5th Street
Grand Junction, CO 81501

Dear Rick Dorris,

The following narrative concerns the Pomona Commons Project on 25 1/2 Road. Due to the small size of the Pomona Commons site a TED's exception is needed for this project. IFI corp. is proposing to develop a residential subdivision with approximately 15 multi-family condos. The property is approximately 1.92 acres and is zoned RSF-8 and adheres to the current Master Plan for this area. Currently the property is vacant, but is surrounded by the Paradise Valley Mobile Home Park.

The property is in the process of being divided into two parcels. Parcel 1 consists of 3 lots, visitor parking, and open space; Parcel 2 consists of the remaining 12 lots and open space. Pomona Court has a cul-de-sac length of 350+ linear feet. There are 3 necessary exceptions of the TEDS Manual needed for the Pomona Commons Project.

Exception 1: Change in Right-Of-Way Width

As mentioned before, the entire Pomona Commons site is only 1.92 acres which means if the standard right of way width is used, then 20.00% of the site will be deeded to the city for Pomona Court right-of-way and the buildable area will be restricted further due to building setbacks. However, if the asphalt mat is reduced to 22' instead of 28' and by eliminating the sidewalk, the percent of right of way use will result in 10.90%. With the additional pedestrian walkways the proposed Right-of-Way reduction still complies with 15.1.1 of TED's, the pavement width is above the minimum width of 20' and the minimum horizontal curb radii are above the 15' minimums. With the reduced asphalt mat, signage will be placed along the travel routes prohibiting parking on the street to allow for fire truck traffic through the site.

Exception 2: Change in Pedestrian Facilities

A sidewalk along the eastside of Pomona Commons Court is proposed to provide adequate walkways for pedestrians. This reduced walkway for pedestrians will still allow pedestrians to travel safely within the site.

Exception 3: Change in Access Lengths

Due to the current accesses across the street for Pomona Elementary School and the access to the Paradise Valley Mobile Home Park the access spacing requirements can not

see
Chapter 15
of TEDS
practically
15.2
see chapter 17 of TEDS
see flow chart on page 2.

be met, regardless of the access location. However, the location of the proposed access for Pomona Commons has been designed to accommodate the traffic from Pomona Commons and to minimize the impact made to the accesses for both the Pomona Elementary School and Paradise Valley Mobile Home Park.

The street in the Pomona Commons development has been designed to accommodate and abide by all other design requirements in the TEDS manual, with the exception of the items listed above. But with the limitations due to the size of this property it is necessary for these alternative designs. No known public safety elements have been compromised with the designs for Pomona Commons. This development fits the master plan and can prove to be a great addition to the community in this area. If there are any questions regarding the information provided in this narrative please feel free to contact us at Rhino Engineering, Inc.

Thank you,
Rhino Engineering, Inc.



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