

# Table of Contents

File 1978-0127A  
Date 10/2/00

Project Name: Pheasant Run Townhomes

P	S	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
X	X	<p><b>*Summary Sheet – Table of Contents</b></p> <p>Application form</p> <p>Receipts for fees paid for anything</p> <p><b>*Submittal checklist</b></p> <p><b>*General project report</b></p> <p>Reduced copy of final plans or drawings</p> <p>Reduction of assessor's map</p> <p>Evidence of title, deeds</p> <p><b>*Mailing list</b></p> <p>Public notice cards</p> <p>Record of certified mail</p> <p>Legal description</p> <p>Appraisal of raw land</p> <p>Reduction of any maps – final copy</p> <p><b>*Final reports for drainage and soils (geotechnical reports)</b></p> <p>Other bound or nonbound reports</p> <p>Traffic studies</p> <p>Individual review comments from agencies</p> <p><b>*Consolidated review comments list</b></p> <p><b>*Petitioner's response to comments</b></p> <p><b>*Staff Reports</b></p> <p><b>*Planning Commission staff report and exhibits</b></p> <p><b>*City Council staff report and exhibits</b></p> <p><b>*Summary sheet of final conditions</b></p> <p><b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b></p>

**DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:**

X	X	Follow-up Form	X	X	Final Development Plan
X		Review Sheets			
X	X	Review Sheet Summary			
X	X	Action Sheet			
X	X	Letter form James Roberts to Ron Rish re: storm drainage – 3/2/79			
X	X	Handwritten note re: Private Streets by Ron Rish			
X	X	Letter from Karl Metzner to Paul Barru re: conditions, restrictions and special requirements - 4/2/79			
X	X	Final Plat Application			
X	X	Development Summary Form			
X		Roadway Plan & Details			
X		Roadway Details			
X		Roadway Profiles			
X		Utility Composite			
X		Overlot Grading & Drainage Plan			

27-2.3 FINAL PLAT APPLICATION - City of Grand Junction

Eighteen (18) copies this application required. Numbering system corresponds with Grand Junction Development Regulations. If question not applicable, indicate by n/a.

PHEASANT RUN TOWNHOMES Fee Paid \_\_\_\_\_  
 name of subdivision amount date

Name and address of land owners and/or subdividers. Developer/Contract holder

Paul S. Barcu et. al. \_\_\_\_\_  
 name name name

P.O. Box 368, Grand Jct. CO 81501 \_\_\_\_\_  
 address address address

245-4114 \_\_\_\_\_  
 business phone business phone business phone

A. Total Subdivision submitted yes, portion \_\_\_\_\_  
 Eighteen (18) copies submitted yes date March 1, 1979

B. Revisions to Preliminary Plat? \_\_\_\_\_  
 yes no

If so, list (add attached sheets if necessary) N.A.

The following check list shall be completed to insure that the maps contain the essential information required by the subdivision regulations: (See regulations for detailed information).

- 27-2.3
- b. (2) Scale of Map \_\_\_\_\_ X
  - c. (1) Name of Subdivision \_\_\_\_\_ X
  - (2) Date \_\_\_\_\_ X
  - (3) Legal Description of Property \_\_\_\_\_ X
  - (4) Control points, dimensions, angles, bearings \_\_\_\_\_ X
  - (5) Boundary lines, right-of-way lines, easements, ditches and lot lines with bearings and distances \_\_\_\_\_ X
  - (6) Streets and other rights-of-way - names and dimensions \_\_\_\_\_ X
  - (7) Location and Dimensions of easements \_\_\_\_\_ X
  - (8) Lots numbered and area of each lot in square feet \_\_\_\_\_ X
  - (9) Location and description of all monuments \_\_\_\_\_ X
  - (10) Statement of land ownership \_\_\_\_\_ X
  - (11) Dedication statement - easements, rights-of-way and public sites \_\_\_\_\_ X

- |      |  |          |
|------|--|----------|
| (12) | Surveyor or Engineer Certification     | <u>X</u> |
| (13) | Appropriate Certification Blocks       | <u>X</u> |
| (14) | Clerk and Recorder Certification Block | <u>X</u> |

**Supporting Documents**

- |        |      |  |                                  |
|--------|------|--|----------------------------------|
| 27.2.3 | (15) | Copy of Certificate of Title with List of all Mortgages, Judgments, Liens, Easements, Contracts, and Agreements of Records | <i>Submitted at earlier date</i> |
|        | (16) | Proof of Easement Dedication   | <u>X</u>                         |
|        | d.   | (1) Improvements Guarantee   | <i>forth-coming</i>              |
|        |      | (2) Composite Utility Plan   | <u>X</u>                         |
|        |      | (3) Composite Roadway Plan   | <u>X</u>                         |
|        |      | (4) Subsurface Soils and Geologic Investigation and Recommendation   | <i>forth-coming</i>              |
|        |      | (5) Radiation Survey to State Health Department Standards  | <u>X</u>                         |

The following checklist shall be completed to insure that design standards required by the subdivision regulations are met. (See Regulations for complete details)

- |        |   |             |
|--------|---|-------------|
| 27-3.1 | Site Considerations                       | <u>X</u>    |
| 27-3.2 | Streets, Alleys, and Easements            | <u>X</u>    |
| 27-3.3 | Blocks                                    | <u>X</u>    |
| 27-3.4 | Lots                                      | <u>X</u>    |
| 27-3.5 | Sidewalks                                 | <u>X</u>    |
| 27-3.6 | Irrigation Systems and Design             | <u>X</u>    |
| 27-3.7 | Public Sites Reservations and Dedications | <u>N.A.</u> |

NOTE: FOR COMPLETE SUBMITTAL REQUIREMENTS SEE THE GRAND JUNCTION DEVELOPMENT REGULATIONS; INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED! FOLLOWING FINAL APPROVAL, IT IS THE RESPONSIBILITY OF THE DEVELOPER TO INSURE THAT THE FINAL PLAT ORIGINAL, SIGNED REPRODUCIBLES OF UTILITIES AND ROADWAY COMPOSITE, AND ANY REQUIRED SUPPORTING DOCUMENTATION ARE SUBMITTED TO STAFF FOR THE RECORDING OF THE PLAT.

This application completed by:

Paragon Engineering Inc.  
name

P.O. Box 2872, Grand Jct. CO.  
Address

Thomas A. Fogue  
signature

March 1, 1979  
date

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: March 1, 1979

Development Name: PHEASANT RUN TOWNHOMES

Filing \_\_\_\_\_

Location of Development: TOWNSHIP 15 RANGE 1W SEC 1 1/4 S.E.

Owner(s) NAME Paul S. Barru

ADDRESS P.O. Box 368, Grand Junction CO 81501

Developer (s) NAME Above

ADDRESS \_\_\_\_\_

Type of Development	Number of Dwelling Units	Area* (Acres)	% of * Total Area
( ) Single Family	_____	_____	_____
(X) Apartments	<u>108</u>	<u>5.2</u>	<u>41.70</u>
( ) Mobile Homes	_____	_____	_____
( ) Commercial	<u>N. A.</u>	_____	_____
( ) Industrial	<u>N. A.</u>	_____	_____
( ) Other (specify)	_____	_____	_____
	Street	<u>0.5</u>	<u>3.94</u>
	Walkways	_____	_____
	Dedicated School Sites	_____	_____
	Reserved School Sites	_____	_____
	Dedicated Park Sites	_____	_____
	Reserved Park Sites	_____	_____
	Private Open Areas	<u>6.8</u>	<u>54.36</u>
	Easements	_____	_____
	Other (Specify)	_____	_____

TOTAL

\*By Map Measure

12.5      100.00%

Estimated Water Requirements 34,560 gallons/day.

Proposed Water Source(s) The Water Conservancy Dist.

Estimated Sewage Disposal Requirement 27,650 gallons/day.

**ACTION:**

**Planning Commission Recommendation**

Approval ( )

Disapproval ( )

Remarks \_\_\_\_\_

Date \_\_\_\_\_, 19\_\_\_\_.

**City Council**

Approval ( )

Disapproval ( )

Remarks \_\_\_\_\_

Date \_\_\_\_\_, 19\_\_\_\_.

Note: This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.

I perceive a potential issue soon.

## "Private" Streets - (Problems)

1. All streets should conform to same design and construction standards.
2. Police (traffic) enforcement problems. authority?
3. Fire access.
4. Refuse collection access.
5. Need "right-of-way" for sewer & water and system maintenance access.
6. Street cleaning (sweepers), patching, snow & ice removal.
7. Street preventative maintenance (Sealcoat & overlay on 10 yr. cycles)
8. Traffic control devices - authority & maintenance
9. Liability for accidents - Private vs municipal "immunity"? - impacts on homeowners insurance & potential lawsuits?
10. Right of public access??
11. Negative impact on HUT revenues which are based on open & maintained public street mileage
12. Public Service Co. franchise for street lighting applies to public streets. Interpretation of eligibility for street lighting? Who pays the power bill? How to distinguish between "private" street & private parking lots?
13. Residents are tax payers & are entitled to public streets with maintenance. Their taxes pay for this and also the historic precedence of this legitimate government service is strong.
14. Why do developers want "private" streets?  
Many desirable objectives can be obtained with good physical design using standards with some flexibility and still have public dedicated streets.

cc: Beaver  
McKee  
Newton  
Patterson

Ron Rich



# PARAGON ENGINEERING, INC.

P O Box 2872

Grand Junction, Colorado 81501 (303) 243-8966

March 2, 1979

Ron Rish  
City Engineer/Public Works  
250 N. 5 th  
Grand Junction, CO. 81501

Re: Spring Valley Townhomes

Dear Ron:

In response to your review comments pertaining to storm drainage at the above mentioned location, the enclosed computations have been prepared showing the impact of the townhome project on the storm water detention pond constructed for Spring Valley Filings 5 and 6.

As you will recall, the critical factors are not only pond holding capacity, but the effect of the maximum water surface on the upstream hydraulic gradient of the storm sewer system.

The flood routing procedure shows that when flow in the storm sewer system is at maximum (from 24 to 32 minutes), the pond water level is 4697.7 for Filings 5 and 6 only, and 4698.0 including the townhomes, both elevations being below the assumed 4700 which controls the hydraulic gradient on the as-built plans submitted to you last summer. The maximum pond water levels resulting from a 2 year storm are 4698.1 and 4698.5, respectively.

It could therefore be concluded that the pond is sufficiently large to accommodate the additional runoff, though it was not originally intended to do so.

Please call if you have any questions.

Very truly yours,

James R. Roberts

JRR/kk

encl.

## FLOOD ROUTING SPRING VALLEY STORMWATER DETENTION POND

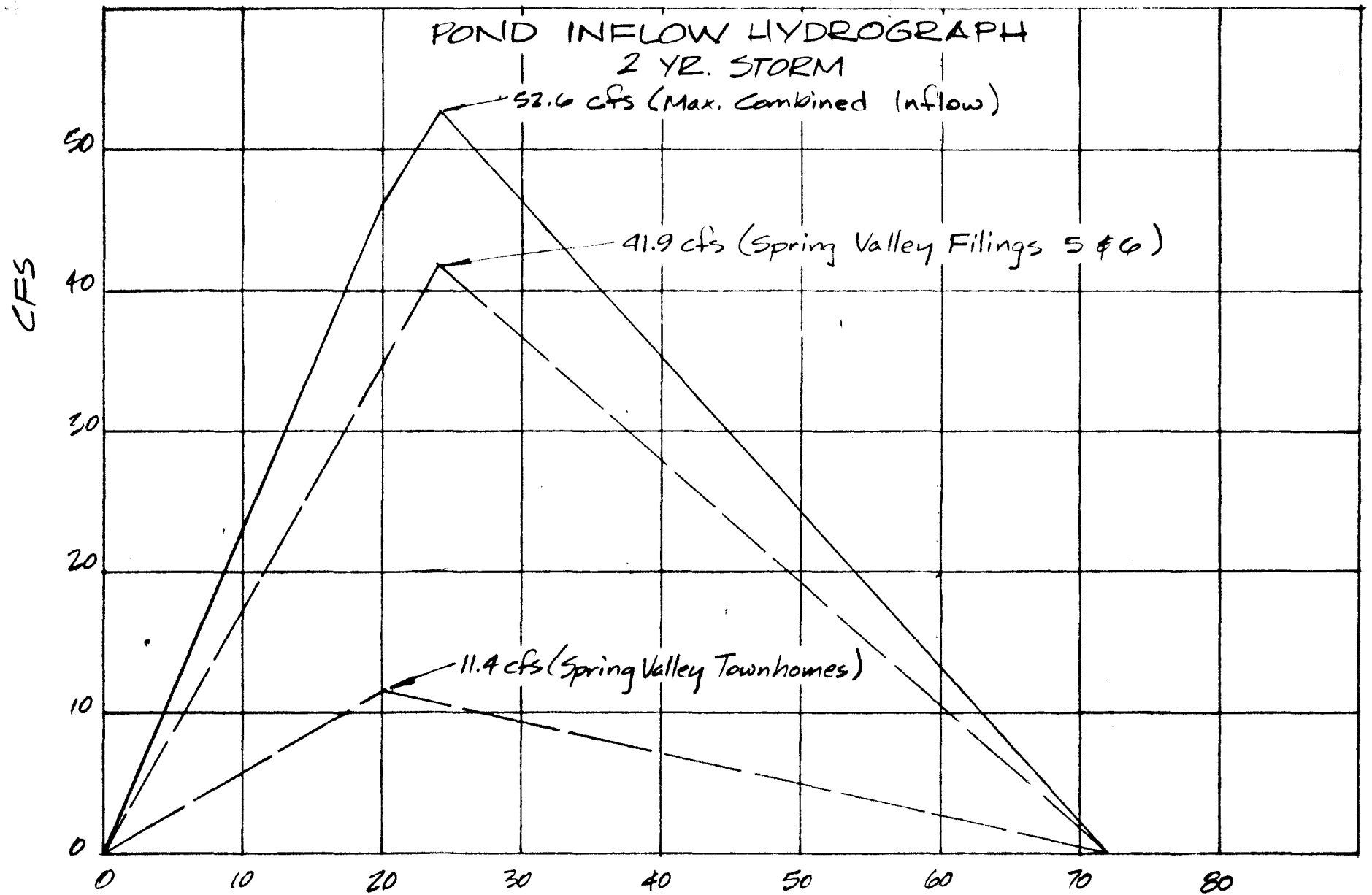
TIME, T (min.)	ΔT (min.)	$Q_i$ Avg. Inflow for ΔT (cfs)	$\Delta Q_i$ Total Inflow for ΔT (cfs)	$h$ Estimated w.s. Elev. (ft)	$Q_o$ Outflow @ $h$ (cfs)	$\Delta Q_o$ Outflow for ΔT (acre-ft)	$\Delta S$ Net Storage $\Delta Q_i - \Delta Q_o$ (ac-ft)	$\Sigma S$ Accum. Storage (ac-ft)	$H$ w.s. @ T (ft.)
0		0	0	95.0	0	0	0	0	95.0
		0	0	95.0	0	0	0	0	95.0
8	8	7.0	.08	95.5	3.0	.03	.05	.05	95.5
		9.3	.10	95.5	3.0	.03	.07	.07	95.5
16	8	21.0	.23	96.5	7.0	.08	.15	.20	96.5
		27.8	.31	96.8	8.5	.09	.22	.29	96.8
24	8	35.0	.39	97.2	10.5	.12	.27	.47	97.2
		45.2	.50	97.5	12.3	.14	.36	.65	97.5
32	8	38.5	.42	97.7	13.5	.15	.27	.74	97.7
		48.2	.53	98.0	15.4	.17	.36	1.01	98.0
40	8	31.5	.35	97.9	14.7	.16	.19	.93	97.9
		39.5	.44	98.3	17.2	.19	.25	1.26	98.3
48	8	24.5	.27	98.1	15.9	.18	.09	1.02	98.1
		30.7	.34	98.5	18.6	.20	.14	1.40	98.5
56	8	17.5	.19	98.1	15.9	.18	.01	1.03	98.1
		21.9	.24	98.5	18.6	.20	.04	1.44	98.5
64	8	10.5	.12						
		13.2	.15						
72	8	3.5	.04						
		4.4	.05						

SPRING VALLEY FILINGS 5 & 6 ONLY



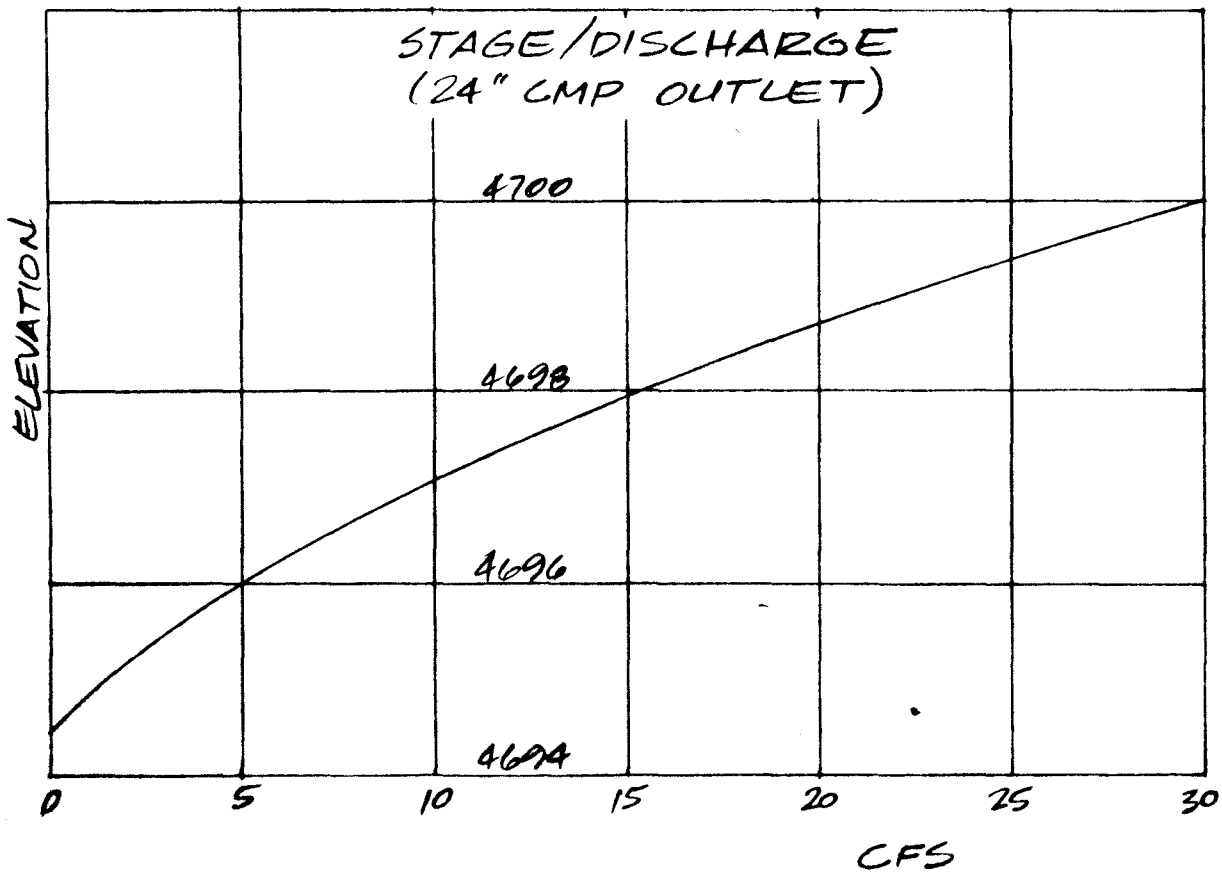
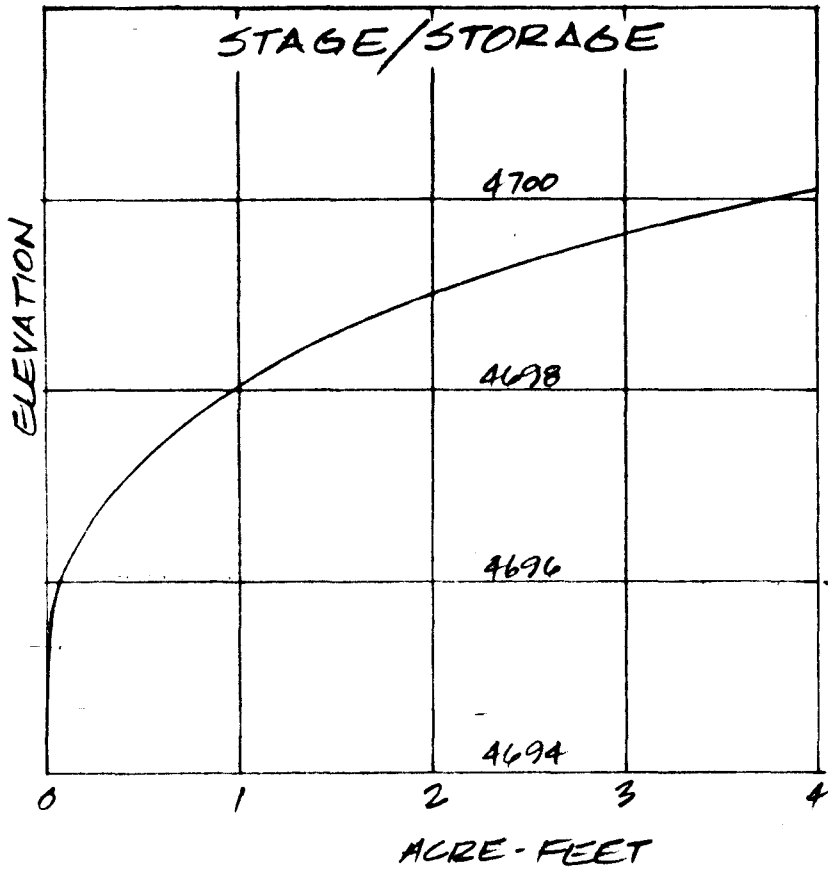
INCLUDING SPRING VALLEY TOWNHOMES





SPRING VALLEY FILINGS 5 & 6  
STORMWATER DETENTION POND

SPRING VALLEY  
FILINGS 5 & 6  
STORMWATER  
DETENTION POND



City  
County  
Development  
DepartmentCITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501  
559 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT. 345

April 2, 1979

Mr. Paul S. Barru  
P.O. Box 368  
Grand Junction, Co 81501

Re: File #127-78 Pheasant Run Townhomes - Final ✓

Dear Sir:

The item referenced above was approved by the Grand Junction Planning Commission on March 27, 1979.

Conditions, restrictions or special requirements place on this approval are as follows:

1. Staff and review comments except for Power of Attorney for street improvements
2. Petitioner to meet with Staff and City Engineers to determine pay or pave as development occurs
3. Perimeter Roads to be determined as private

Please contact our office if you have any questions concerning this item.

Sincerely,

Karl Metzner,  
Senior Planner  
Design/Developmentcc Tom Logue  
Paragon Engineers

skd

REVIEW SHEET SUMMARY

FILE # 127<sup>A</sup>-78

ITEM PHEASANT RUN TOWNHOMES - FINAL DEVELOPMENT PLAN

PC MEETING DATE \_\_\_\_\_

MCC/CC MEETING DATE \_\_\_\_\_

DATE REC.      COMMENTS

3-7-79	CITY FIRE	<p>The hydrants on your plat do not meet our requirements. Needed hydrants and their locations:</p> <ol style="list-style-type: none"> <li>1. Northeast of lot 1.</li> <li>2. Southwest of lot 13.</li> <li>3. Southwest of lot 40.</li> <li>4. West of lot 49.</li> <li>5. Northeast of lot 61.</li> <li>6. Northeast of lot 88.</li> </ol> <p>Your main line can be a looped six inch, but must tie into the large line found in F Road. Our tests show there is not enough flow just using the existing water lines. These requirements must be met before approval.</p>
3-13-79	CITY ENG/JENSEN	<p>The sewer line design has some problems. The bends using manholes which are inaccessible may cause some maintenance problems. Ten foot sewer line easements are not adequate to maintain sewer lines. Steep sewer lines should be in a 20 foot easement and shallow in 15 foot to allow room to dig up line if necessary from maintenance standpoint. However, it is not necessary that all sewers be placed in the center of the easement.</p>
3-13-79	PARKS & REC.	No comment.
3-13-79	P.D./VANDERTOOK	<p>Recommend alphabetical numbering of buildings to easily identify residential units, thus providing better police and fire service. Suggest a possible directory at entrance to also assist.</p>
3-15-79	CITY ENG/RISH	<ol style="list-style-type: none"> <li>1. Proposed entrance change should satisfy future inter-section needs.</li> <li>2. Power of attorney for street improvements on Patterson Road should be obtained. POA or other agreement should be obtained for 28 Road improvements.</li> <li>3. 28 Road improvements may be other than as they have detailed.</li> <li>4. As previously commented, I assume no responsibilities on "private roads" and offer no comments beyond those previously stated (Dec. 12, 1978 and Jan. 15, 1979 Review Sheets).</li> <li>5. Overlot grading and drainage plan as submitted does not quantify a response to Jan. 15, 1979 (Preliminary Plan) review comment #4. Some analysis of the developments impact on the existing drainage outlet system and/or onsite detention mitigation is appropriate. No hydrologic or hydraulic data have been received for this development.</li> </ol>
3/27/79	COMPREHENSIVE PLANNER	No Comment
3/27/79	DESIGN & DEVELOPMENT PLANNER	<p>Recommend approval subject to review comments, except #2 for City Engineer.</p>
	GJPC	<p>RIDER/MIKESELL/PASSED 5-0/A MOTION TO RECOMMEND APPROVAL SUBJECT TO STAFF AND REVIEW SHEET COMMENTS, WITH THE EXCEPTION OF THE COMMENT REQUESTING POWER OF ATTORNEY FOR STREET IMPROVEMENTS, RECOMMENDING INSTEAD THAT THE PETITIONER WORK WITH THE PLANNING DEPARTMENT AND CITY ENGINEER AND BE ABLE TO EITHER PAY FOR THE IMPROVEMENTS NOW OR TO CONSTRUCT THE IMPROVEMENTS AS HE DEVELOPS THE SUBDIVISION; ALSO RECOMMENDING THAT THE PERIMETER ROAD BE A PRIVATE ROAD.</p>

Acres 12.5  
Units 108  
Density 8

ACTION SHEET

Exist Fde  
File # 127A28  
Zone PD-8  
Tax Area Code \_\_\_\_\_

Activity PHEASANT RUN TOWNHOMES

Phase FINAL

Date Neighbors Notified N/A

Date Submitted MARCH 2, 1979

Date CIC/MCC Legal Ad \_\_\_\_\_

Date Mailed Out MARCH 2, 1979

PC Hearing Date 27 MARCH 1979

Review Agencies \_\_\_\_\_ Review Period - Return By \_\_\_\_\_

Send

- \_\_\_\_ COUNTY ROAD DEPARTMENT
- \_\_\_\_ COUNTY HEALTH DEPARTMENT
- COUNTY SURVEYOR
- \_\_\_\_ COMTRONICS
- \_\_\_\_ GRAND VALLEY RURAL POWER
- MOUNTAIN BELL
- PUBLIC SERVICE
- \_\_\_\_ SOIL CONSERVATION SERVICE
- \_\_\_\_ SCHOOL DISTRICT 51
- \_\_\_\_ STATE HIGHWAY
- \_\_\_\_ STATE GEOLOGICAL
- \_\_\_\_ STATE HEALTH - RADIOLOGICAL
- \_\_\_\_ TRANSAMERICA TITLE

Send

- FIRE City
- \_\_\_\_ IRRIGATION
- DRAINAGE G.U. Project
- \_\_\_\_ WATER (UTE, CLIFTON)
- \_\_\_\_ SEWER
- CITY ENGINEER, UTILITIES Rish
- \_\_\_\_ MACK, LOMA, MESA, COLLEBRAN
- \_\_\_\_ FRUITA, PALISADE
- City Utilities - Jensen
- P.D. Ed Vander Took
- Parks & Rec. Ken Idleman

Board      Date      Comments

63PC    3-27-79    sec app. sub. to staff + review comments with  
exception of P.O.A. for street improvement - instead petition  
meet w/ planning staff, city engineer + either pay or pay  
as subdivision developer. Perimeter roads be determined  
as private.

Council    4-18-79    approved subject to comments

Common Location Northwest Corner Patterson Rd & 28 rd.

Staff Comments

Need copy of comments & see file 87-80 for  
Home owners assn, particularly Pheasant Run Condos -  
in ref. to maintenance. They are converting

Original Documents

- \_\_\_\_ Imp. Agreement      \$ \_\_\_\_\_ Appraisal x .05 = \$ \_\_\_\_\_ Open Space;
- \_\_\_\_ Imp. Guarantee      Receipt # \_\_\_\_\_ Check # \_\_\_\_\_
- \_\_\_\_ Covenants      Open Space Dedication
- \_\_\_\_ Power of Attorney
- \_\_\_\_ Dev. Schedule