

Table of Contents

File 1978-0127
Date 10/2/00

Project Name: Spring Valley Townhouses

P	S	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.
r	c	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.
e	a	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.
s	n	
e	n	
n	d	
t		
X	X	*Summary Sheet – Table of Contents
		Application form
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		*Mailing list
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Follow-up Form		
X	X	Review Sheets		
X	X	Review Sheet Summary		
X	X	Letter from James Patterson to Steve Heald – 9/24/82		
X		Owner's Insurance Policy Form		
X	X	Letter from David Peterson to Jack Weaver re: – 5/15/81		
X	X	Letter from Del Beaver to Ben E. Carnes – 2/6/79		
X	X	Petition and Application for Rezoning		
X		Landscaping Plan		
X	X	Site Plan - TO BE ANNOTATED		
X		Grading and Drainage		
X		Location Map		
X		Utility Plan		

PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

Gentlemen:

We, the undersigned, being the owners of the following described property, situated in the City of Grand Junction, County of Mesa, State of Colorado, to-wit:

See Attached Proof Of Ownership Document

Containing 13.57 acres, more or less, do respectfully petition and request that the Planning Commission amend the zoning ordinance of the City of Grand Junction by changing said above described land from R-1A zone to PD - 8 zone.

Respectfully submitted

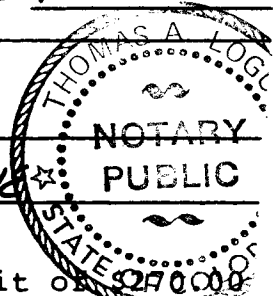
Ben E. Carnes

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 1st day of DEC. BY BEN E. CARNES for the purposes therein set forth.

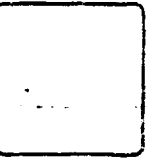
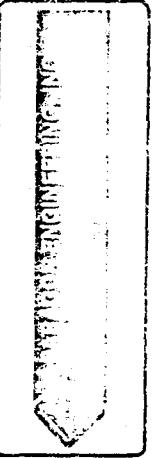
My commission expires: Aug. 9th 1981

Thomas A. Logg
Notary Public

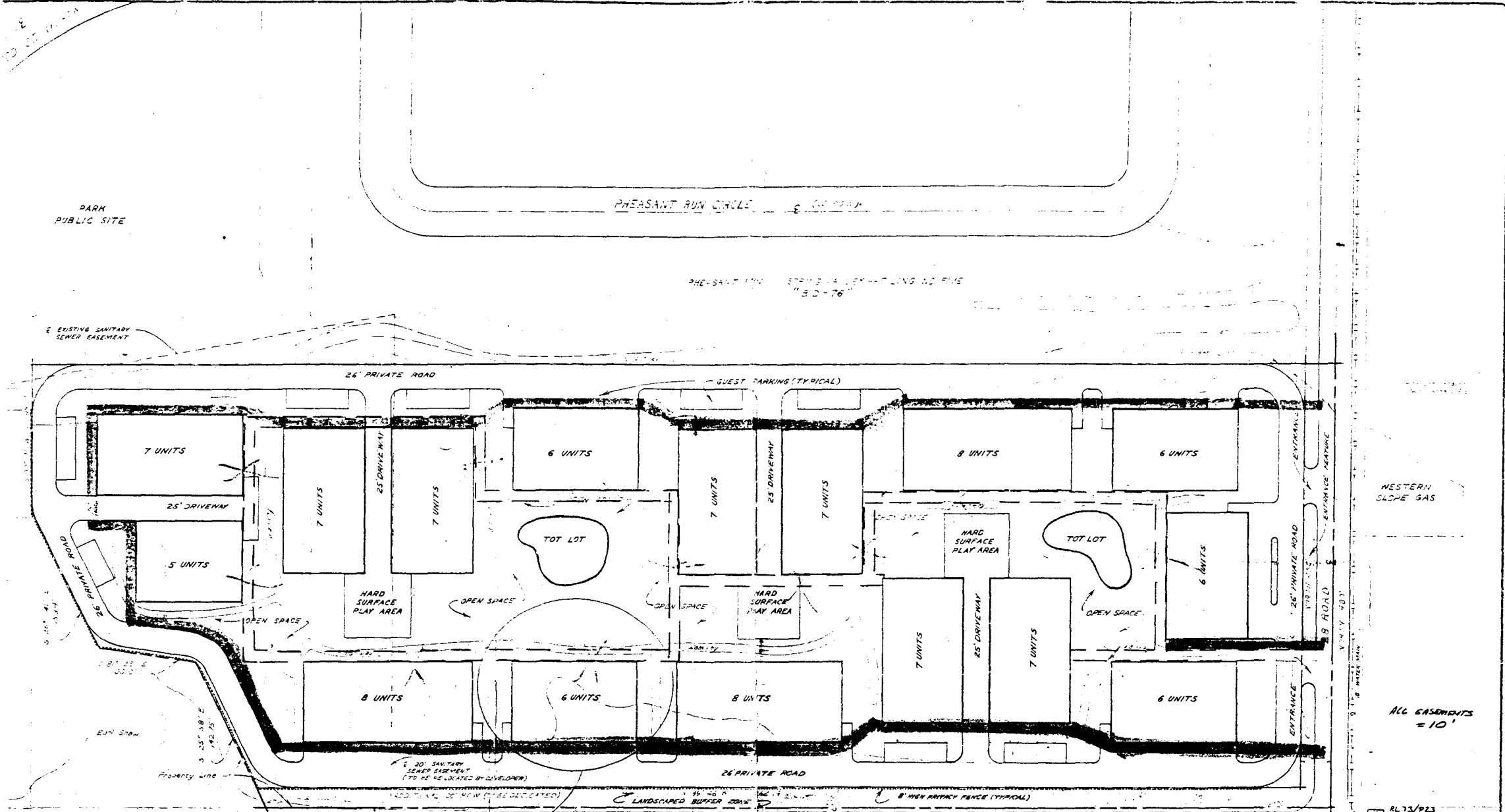


*NOTE: Filing of a petition to rezone requires a deposit of \$270.00 with the Planning Office to defray the cost of the amendment

DATE	NOVEMBER 1978
SCALE	1" = 50'
REV.	
NO.	
BY	
CHECKED	



OUTLINE DEVELOPMENT PLAN for
 SPRING VALLEY TOWNHOMES
 GRAND JUNCTION, COLORADO



SEE TYPICAL UNIT
 DETAIL - SHEET 3

PATTERSON ('F') ROAD
 85' 46" W 1322.4

20' WATER MAIN
 8" SANITARY SEWER

- NOTES:
1. TOTAL ACRES: 13.57
 2. TOTAL UNITS: 108
 3- 8 PLEX, 7- 7 PLEX,
 5- 6 PLEX, 1- 5 PLEX
 3. DENSITY: 7.9/ACRE

RL 73/923

ALL EASEMENTS
 = 10'

WESTERN
 SLOPE GAS

3' W X 40'

3' W X 18'

3' W X 40'

3' W X 40'

3' W X 40'

3' W X 40'

3' W X 40'

3' W X 40'

3' W X 40'

3' W X 40'

3' W X 40'

3' W X 40'

3' W X 40'

3' W X 40'

3' W X 40'

PARK
PUBLIC SITE

PHEASANT RUN CIRCLE

PHEASANT RUN, SPRING VALLEY - FILING NO. FIVE
"3-3-76"

E EXISTING SANITARY
SEWER CASING

26' PRIVATE ROAD

STREET PARKING (TYPICAL)

7 UNITS

6 UNITS

8 UNITS

6 UNITS

25' DRIVEWAY

7 UNITS

7 UNITS

7 UNITS

7 UNITS

OPEN SPACE

HARD SURFACE
PLAY AREA

TOT LOT

6 UNITS

5 UNITS

HARD SURFACE
PLAY AREA

OPEN SPACE

HARD SURFACE
PLAY AREA

7 UNITS

7 UNITS

OPEN SPACE

6 UNITS

8 UNITS

6 UNITS

8 UNITS

6 UNITS

25' DRIVEWAY

PROPERTY LINE

20' SANITARY
SEWER CASING
(TO BE RELOCATED BY DEVELOPER)

26' PRIVATE ROAD

LANDSCAPED BUFFER ZONE

8' HIGH PRIVACY FENCE (TYPICAL)

28' ROAD

WESTERN
SLOPE GAS

ALL EASEMENTS
= 10'

RL 13/P23

PATTERSON (P) ROAD

SEE TYPICAL UNIT
DETAIL SHEET 3

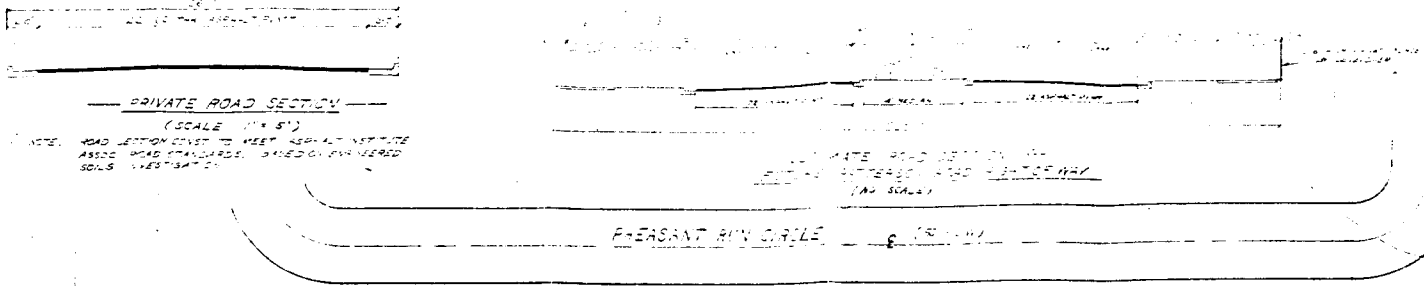
20' WATER MAIN

HANLEY
HEIGHTS
DRIVE

SANTA FE
DRIVE

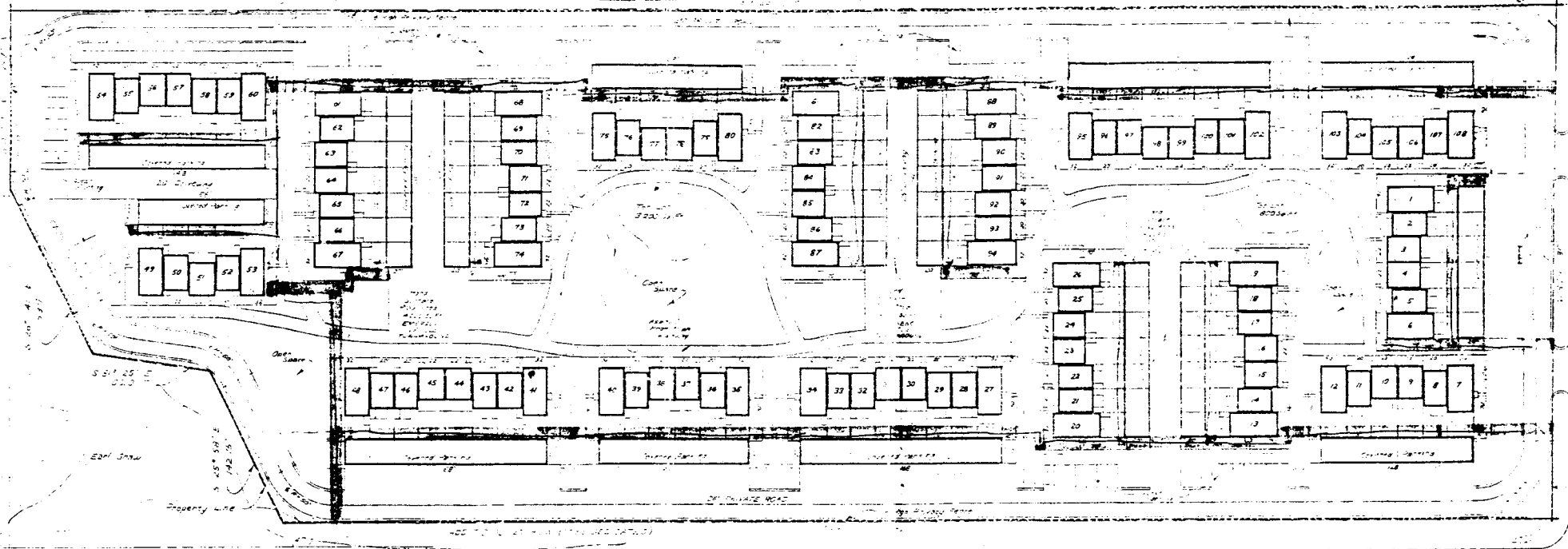
- NOTES:
1. TOTAL ACRES: 13.57
 2. TOTAL UNITS: 108
3- B PLEX, 7- T PLEX,
5- E PLEX, 1- S PLEX
 3. DENSITY: 7.9/ACRE
 4. TOTAL PARKING: 366 SPACES
COVERED: 26

OUTLINE DEVELOPMENT PLAN For
SPRING VALLEY TOWNHOMES
GRAND JUNCTION, COLORADO



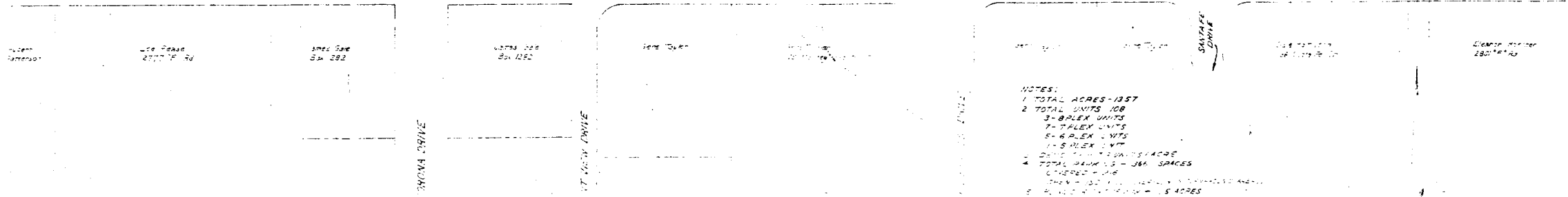
PARK
PUBLIC SITE

PHEASANT RUN, SPRING VALLEY — FILING NO. FIVE
"B D-76"

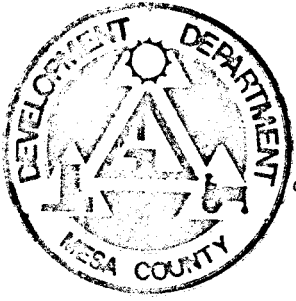


ALL BASEMENTS
10'

PATTERSON ("F") ROAD
89' 46" W 1922.9



SITE PLAN
PRELIMINARY DEVELOPMENT PLAN FOR
SPRING VALLEY TOWNHOMES
PATTERSON ROAD & 28 ROAD
GRAND JUNCTION, COLORADO



CITY - COUNTY
DEVELOPMENT DEPT.

P.O. BOX 897 - GRAND JUNCTION, COLORADO - 81501
DIAL 303 243-9200 ext. 343

Grand Junction Planning - Mesa County Planning - Building Department

February 6, 1979

Ben E. Carnes
444 White Avenue
Grand Junction, Colorado 81501

Re: File #127-78, Spring Valley Townhomes, PD-8

Dear Mr. Carnes,

The item referenced above was approved by the Grand Junction Planning Commission on January 30, 1979. This item will be heard before the Grand Junction City Council on February 21, 1979.

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

Staff and review comments.

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

Sincerely,

Del Beaver
Senior Planner, Design/Development

cc: Paul Barru
William Nelson

DB/kms

REVIEW SHEET SUMMARY

FILE # 127-78

ITEM PROPOSED OUTLINE DEVELOPMENT PLAN - PD-8 - SPRING VALLEY TOWNHOUSES

PC MEETING DATE _____

MCC/OC MEETING DATE _____

<u>DATE REC.</u>	<u>COMMENTS</u>	
12-12-78	FIRE DEPT.	Not approved - must show looped water line (min. 8" dia.) on plat and hydrant locations (min. 300' apart)
12-12-78	CITY ENG.-RISH	(1) Power of attorney for full-street improvements on Patterson Road and 28 Road should be granted. (2) The "26' Private Road" should be a dedicated public street. 22' mat with 2' curb and gutter and 5' pans at parking accesses would be an appropriate section if sufficient off-street parking is provided and walkways which are logical and adequate are provided. Pavement section must be designed based on soils. That "2'" label is premature. (See sketch on review sheet). I think 108 units on 13.57 acres should have public streets which the city will maintain. (3) Prel. should include good drainage analysis. There will be a lot of paved area and roof area. (4) Limiting access to 28 Road and providing a "loop" street is very good. This will do much to eliminate thru traffic from this neighborhood.
12-12-78	CITY ENG.-MCKEE	Why private roads? Access to 28 Road looks okay!
12-18-78	G.V. PROJECT	There exists along and near the easterly edge of the development tract, a ditch conveying return -flow water in a northerly direction to where it discharges into a covered drain line located along the north boundary of said development tract. The return-flow ditch is controlled by the Grand Valley Water Users Assoc. and any changes or modifications there to must be approved by the "Assoc." and the ditch's service during the irrigation season cannot be interrupted.

PLANNING DEPARTMENT

Recommend approval based on review comments and the fact that denser development is more efficiently serviced and is appropriate in this location.

PLANNING COMMISSION

P.C. desires additional information on Public/Private streets and landscaping/screening at Preliminary.

CITY COUNCIL

Approved subject to planning commission recommendations. Question of public usage. Private streets to be addressed at preliminary plan stage.

RECEIVED TOO LATE FOR DECEMBER 19, 1978 MEETING

FILE # 127-78

ITEM PROPOSED OUTLINE DEVELOPMENT PLAN PD-8-SPRING VALLEY
TOWNHOUSES

<u>DATE REC.</u>	<u>REVIEW AGENCY</u>	<u>COMMENT</u>
12-29-78	PUBLIC SERVICE	Gas: request that all private roads and driveways be designated as utility easements. Electric: will require exhibit easements at time of construction, will work with developer prior to final platting.
12-29-78	MOUNTAIN BELL	Require ten foot utility easements as shown in red.

REVIEW SHEET SUMMARY

FILE # 127-78

ITEM SPRING VALLEY TOWNHOUSES - PD-8

PC MEETING DATE JANUARY 30, 1979

MCC/OC MEETING DATE _____

<u>DATE REC.</u>	<u>COMMENTS</u>	
1-19-79	FIRE DEPARTMENT	18" Ute main available at 28 Road and Patterson Estimated required fireflow in 1500 GPM. Submit water plan and hydrant layout for approval.
1-19-79	CITY UTILITIES	15-20 foot easements should be provided on sewer lines. I doubt that six inch and four inch water lines shown will provide enough water for ISO. Vehicular access must be possible to each manhole at all times.
1-19-79	PUBLIC SERVICE	Electric: Will require eight foot easement See attached preliminary sketch for line location. Gas and Electric will get an exhibit easement from developer prior to construction
1-19-79	POLICE DEPARTMENT	Approved.
1-19-79	PARKS & RECREATION	The most highly visible area between the covered parking and the units has no landscaping. The little narrow strip between the walk and the adjacent patio could be used as a buffer. When one group uses their patio they won't be staring eye to eye with the next door neighbor. In the front where the landscaping is, it does nothing to break up all the straight lines of the buildings. The spaces of relief that were created you have filled all out even again with plant material. Trees are not drawn to scale; therefore, they are located too close to the building. Dirt areas adjacent to covered parking are going to be seasonal mud holes or undesirable dust generators. More variety is needed in plant material; use some evergreen trees (i.e. pines, spruce) and more than 3 shrubs to break up monotony of the design. <u>See sheet 3 - refer to numbers</u> 1. How do you keep vehicles off of pedestrian walkways? 2. The pedestrian pathway passes within 10 or 12 feet of the front door in the area. Why not shift the path and buffer the two activities. 3. Units such as 98 & 99, 30 & 31, 44 & 45 will get a "face full" of headlights unless plantings are placed in order to help screen this problem. Trees won't do this because the lowest branches will be head high, not light high.
1-19-79	CITY ENGINEERING	Due to the size of this development access should be a minimum of 300 feet from Patterson Road to allow and control exclusive turn lanes both into this development and onto Patterson Road when the need is warranted. As developments occur along 28 Road it will be used as access to Patterson Road which may eventually necessitate a traffic signal at the intersection of 28 Road and Patterson Road. 50' half right-of-way and power of attorney for full street improvements are needed along Patterson Road. Improvements are tentatively planned for 1985 in 5 year CIP pending adequate funding. Some agreement similar to that for Spring Valley #5 or a power of attorney is needed for 28 Road full street improvements. Although 28 Road

City Engineering, Continued

may not be designated as a collector, that is how it will function when Spring Valley is developed. (Note: The Spring Valley agreement requires a letter of credit)

Since apparently the internal driveways are to be private, I have no responsibilities toward them and offer no comment. I assume the Development staff has satisfied the questions raised by me in my general note of 12-13-78 about "private streets".

The statement on the drainage plan about the Spring Valley system design compensating for "some of the increased runoff" from this site is not quite accurate. The design calculations for the Spring Valley 30" drain and detention pond were based on this 13.6 acres being a field with runoff coefficient of 0.15.

The area developed as proposed will have much impervious surface and a coefficient of 0.7. Revised calculations should be submitted with final plat to clearly show the impact of this development on the drainage outlet system. Some onsite detention may be advisable.

1-22-79 MOUNTAIN BELL

Require ten foot utility easements as shown in red on plat in file.

COMPREHENSIVE TEAM

No objection to PD-8 density, but design must not be detrimental to the neighborhood.

STAFF RECOMMENDATIONS

Recommend approval subject to review sheet comments.

GJPC 1-30-79

PICKENS/SCHOENBECK/PASSED 7-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE REZONE.

PICKENS/SCHOENBECK/PASSED 7-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE DEVELOPMENT PLAN, SUBJECT TO STAFF AND REVIEW SHEET COMMENTS.

CITY COUNCIL 1-3-79

MOVED BY COUNCIL O'DWYER: THAT THE PROPOSED OUTLINE DEVELOPMENT PLAN FOR PD-8, SPRING VALLEY TOWNHOUSES, NW CORNER OF PATTERSON ROAD AND 28 ROAD, BE APPROVED SUBJECT TO THE CONDITIONS OF THE PLANNING COMMISSION, AND WITH THE STIPULATION THAT THE INTERNAL STREETS, REGARDLESS OF OWNERSHIP, CONFORM WITH ALL CITY STREET SPECIFICATIONS. SECONDED BY COUNCILMAN DUNN.

CITY COUNCIL 2-21-79

MOVED BY COUNCILMAN BROWN: THAT THE PROPOSED ORDINANCE BE PASSED FOR PUBLICATION. SECONDED BY COUNCILWOMAN QUIMBY.

MOVED BY COUNCILMAN BROWN: THAT THE PRELIMINARY DEVELOPMENT PLAN BE APPROVED SUBJECT TO CONDITIONS OF THE PLANNING COMMISSION. SECONDED BY COUNCILWOMAN QUIMBY.

Proposed

OUTLINE DEV. PLAN

Subdivision

~~Carnes Rezone~~

PD-8 SPRING VALLEY Township

Date 12-1-78

Item # 127-78

Petitioner Ben E. Carnes

Loc: NW of intersection of SE & F Rd

Review Agencies Comments

Review Agencies Comments

~~OUTLINE~~

Action Taken

P.C. Approved 12/19/78

C.C. approved 3 Jan 79

Comments

Private Streets if no legal problems

\$Subj. to all other review comments

Action Taken

P.C.

C.C.

Comments

ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)

Subdivision Spring Valley Town Homes - Preliminary
Date _____ Item # 127-78 # PD-8 Rezone
Petitioner _____

Review Agencies Comments

Review Agencies Comments

[Lined area for review agency comments, separated by a central vertical column of checkboxes]

Action Taken

P.C. 30 JAN 78 Rec. Approval

C.C. 2/21/79 " "

Comments

Subject to staff comments

Action Taken

P.C. _____

C.C. _____

Comments

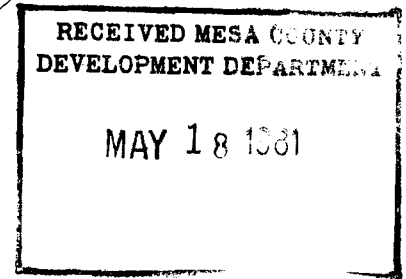
ITEMS REQUIRED FROM DEVELOPER

- | | | |
|--|--|--|
| <input type="checkbox"/> Check | <input type="checkbox"/> Utility Agreement | <input type="checkbox"/> Title Investigation |
| <input type="checkbox"/> Drainage | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Covenants |
| <input type="checkbox"/> Improvements | <input type="checkbox"/> Guarantee | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> Other (Specify) | | |

**P PETERSON
DEVELOPMENT
COMPANIES**

P.O. Box 3725
Grand Junction, Colorado 81502
(303) 245-6115

Alex / Bob
May 15, 1981



Mr. Jack Weaver
3300 East First Ave., Suite 300
Denver, Colorado 80206

Dear Mr. Weaver,

As per our discussion, of May 15th, I have directed Paragon Engineering to do the subdivision plat for the first 3 buildings of Spring Valley Townhomes. This plat will show the exact locations of the individual units to be sold and will be satisfactory to the City of Grand Junction Planning Commission as an addition to the Pheasant Run Condo's plat which had previously been filed.

I am informed by Mr. Metzner, that as long as we do not change the existing platted and approved easements, that they can expedite the approval of this subdivision plat and obtain the necessary signatures within their department and administration without requiring formal hearings for either the planning commission or city council.

Paragon Engineering has indicated that they will begin immediately to do the necessary survey work to complete this project, including the writing of the condominium declarations. This work will be completed by June 1st, at which time we will forward it to your office. If you have any questions, please do not hesitate to call.

Sincerely yours,

David J. Peterson

David J. Peterson

DJP:km

cc: Norman Frantz - Penner Management
Paul Penner - Penner Management
John Thiessen - Thiessen & Assoc.-Architects
Bob Gerlofs - Paragon Engineering
Jeff Tyvoll - Peterson Development
Carl Metzner - City of Grand Jct. Development Dept.

127-78

~~127-78~~



City of Grand Junction, Colorado 81501
250 North Fifth St.,

September 24, 1982

Mr. Steve Heald
Mountain Realty
Grand Junction, CO 81501

Dear Steve:

I asked the City Engineer to give me a list of the unfinished items in Spring Valley Subdivision. He has done this and I am enclosing a copy for your use. Also enclosed are some of the correspondence items referred to in the list.

As I told you earlier, I will accept the concrete improvements in Filing No. 5, as I don't think there is any hope of resolving that issue to the satisfaction of the City.

Please have your engineer contact the City Engineer in an effort to get the other items resolved.

Sincerely,

James E. Patterson, Jr.
Public Works Director

JEP/hm

cc - Jim Wysocki
Ron Rish

→ Bob Goldin
John Kenney

Ron
9-27-82