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File 1979-0047
Date 11/13/00

Project Name: CrestviewTownhomes

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	*Summary Sheet – Table of Contents	
X		Application form	
		Receipts for fees paid for anything	
		*Submittal checklist	
x		*General project report	
		Reduced copy of final plans or drawings	
		Reduction of assessor's map	
		Evidence of title, deeds	
X	X	*Mailing list	
		Public notice cards	
		Record of certified mail	
X		Legal description	
		Appraisal of raw land	
		Reduction of any maps – final copy	
X	X	*Final reports for drainage and soils (geotechnical reports)	
		Other bound or nonbound reports	
		Traffic studies	
		Individual review comments from agencies	
		*Consolidated review comments list	
X	X	*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	Action Sheet	X Letter from Thomas Logue to Planning Commission re: amended dev. plan - 10/1/81
X	X	Review Summary	X Letter from Alex Candelaria to Henry Faussonne re: approval of petition for a planned development and replat – 8/11/80
X	X	Letter from Ronald Rish to John Elmer re: items of incomplete work – 5/12/81	X Final Plat Application
X		Power of Attorney	X Development Summary Form
X		Letter from Thomas Logue to City of Grand Junction re: setback requirement for 15 th Street	X Letter from Sue Drissel re: public hearing form letter – 8/20/80
X	X	Letter from Henry Faussonne to Jim Wysocki re: re: connecting link between Bellridge and Crest View Sub. – 3/6/80	X Letter from Sue Drissel to Henry Faussonne re: approval of item sent with review comments – 5/1/80
X	X	Exhibit B, C, D and E	X X Preliminary Development Plan
X		Permanent Easement	X Preliminary Plan Application
X	X	Letter from Ronald Rish to James Patty re: of construction plans – 5/1/82	X X Geologic Hazard Investigation
X	X	Planning Commission Minutes - ** - 10/27/81	X Deed
X	X	Declaration of Restrictive Covenants	X Petition and Application for Rezoning
X		Public Notice Posting form – picked up 10/14/81	X X Bid Schedule Attachment

Acres 7.25 Rezone / 10.14 total
Units 97 ACTION SHEET
Density _____

File # #47-79
Zone _____
Tax Area Code _____

Activity Rezone County R-2 to City PD-8
Phase Preliminary Plan for Date Neighbors Notified _____
Date Submitted 17 June 79 restored sub. Date CIC/MCC Legal Ad _____
Date Mailed Out June 12, 1979 PC Hearing Date 26 June 79
Review Agencies 10 Review Period - Return By 6-22-79

- 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
 - IRRIGATION G.U.
 - DRAINAGE G.U. Project
 - WATER (UTE, CLIFTON)
 - SEWER
 - CITY ENGINEER/UTILITIES
 - MACK, LOMA, MESA, COLBRAN
 - FRUITA, PALISADE
 - P.D. Ed VanderTook

Board	Date	Comments
<u>BJPC</u>	<u>6-26-79</u>	<u>REC APP REZONE; REC APP PREL. PLAN SUBD TO STAFF COMMENT, and subj. to easement becoming PUBLIC STREET ACCESS</u>
<u>G.S.C.C.</u>	<u>7-18-79</u>	<u>Approved rezone and preliminary plan subject to the Planning Commission conditions.</u>

Common Location N.W. Corner F 1/4 & 27 1/2 roads

Staff Comments
includes preliminary plan on portion of land previously zoned.

Original Documents

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

Acres 3.5
Units 28
Density _____

ACTION SHEET

File # 47-79
Zone PR
Tax Area Code _____

Activity Crestview Townhomes
Phase Preliminary Plan

Date Neighbors Notified 4-18-80

Date Submitted 1 April 80

Date CIC/MCC Legal Ad _____

Date Mailed Out _____

PC Hearing Date 29 April 80

Review Agencies _____ 10 day 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 6.U.
 - DRAINAGE 6.U. Project
 - WATER (UTE, CLIFTON)
 - _____ SEWER
 - CITY ENGINEER/UTILITIES
 - _____ MACK, LOMA, MESA, COLBRAN
 - _____ FRUITA, PALISADE
 - P.D. Ed Vandertrob
 - Energy Office
 - Tech.
 - Jim Patterson
 - Parks & Rec

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GSPC</u>	<u>4/29/80</u>	<u>rec app. of prelim plan subject & staff comments</u>
<u>CIC</u>	<u>5/21/80</u>	<u>APPROVED (consent agenda) subj. to conditions of GSPC</u>

Common Location NW corner F.25 and 27.5 Roads

Staff Comments

Original Documents

_____ Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space; _____

_____ Imp. Guarantee _____ Receipt # _____ Check # _____

_____ Covenants _____ Open Space Dedication _____

_____ Power of Attorney _____

_____ Dev. Schedule _____

Acres 2.9
Units 27
Density _____

ACTION SHEET

File # 47-79
Zone PR
Tax Area Code _____

Activity REPLAT LOTS 16&17
CREST VIEW TOWNHOMES - Final

Phase _____ Date Neighbors Notified 7-15-80

Date Submitted _____ Date CIC/MOC Legal Ad _____

Date Mailed Out _____ PC Hearing Date 7-29-80

Review Agencies _____ Review Period - Return By _____

- | | |
|--|---|
| <u>Send</u> | <u>Send</u> |
| <input type="checkbox"/> COUNTY ROAD DEPARTMENT | <input checked="" type="checkbox"/> FIRE <u>CITY</u> |
| <input type="checkbox"/> COUNTY HEALTH DEPARTMENT | <input checked="" type="checkbox"/> IRRIGATION <u>G.V.</u> |
| <input type="checkbox"/> COUNTY SURVEYOR | <input checked="" type="checkbox"/> DRAINAGE <u>G.V. Project</u> |
| <input type="checkbox"/> COMPTONICS | <input checked="" type="checkbox"/> WATER (UTE, CLIFTON) |
| <input type="checkbox"/> GRAND VALLEY RURAL POWER | SEWER _____ |
| <input checked="" type="checkbox"/> MOUNTAIN BELL | <input checked="" type="checkbox"/> CITY ENGINEER/UTILITIES <u>RISH/PATTERSON</u> |
| <input checked="" type="checkbox"/> PUBLIC SERVICE | MACK, LOMA, MESA, COLLEBRAN |
| <input type="checkbox"/> SOIL CONSERVATION SERVICE | FRUITA, PALISADE |
| <input type="checkbox"/> SCHOOL DISTRICT 51 | <input checked="" type="checkbox"/> PD ED <u>VANDER TOOK</u> |
| <input type="checkbox"/> STATE HIGHWAY | <input checked="" type="checkbox"/> ENERGY OFFICE |
| <input type="checkbox"/> STATE GEOLOGICAL | <input checked="" type="checkbox"/> TECH. |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL | <input checked="" type="checkbox"/> PARKS & REC. |
| <input type="checkbox"/> TRANSAMERICA TITLE | <input checked="" type="checkbox"/> <u>JIM BRADON</u> |

<u>Card</u>	<u>Date</u>	<u>Comments</u>
P.C.	<u>7/29/80</u>	<u>REC. APPROVAL OF FINAL DEVEL. PLAN</u>
CIC	<u>8/20/80</u>	<u>approved</u>

Common Location N.W. corner of E. 25 and 27.5 Rd.

Staff Comments
[Signature]
* Per P.O. N. on 9/10/80

Original Documents

Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space; _____

Imp. Guarantee Receipt # _____ Check # _____

Covenants _____ Open Space Dedication _____

Power of Attorney _____

Dev. Schedule _____

PRELIMINARY DEVELOPMENT PLAN

for

CREST VIEW TOWNHOMES

"A Planned Unit Development"

GENERAL

Crest View Townhomes is a development within the previously approved Crest View Planned Development Subdivision. The site is quite flat, sitting to the south of a previously platted hill. Though it does not have significant topography, it does have an active spring which trickles the year round. It is also bordered by a drain ditch which comes through the development and exists the area at Fifteenth Street.

The preliminary development plan proposes to site 20 town/patio homes and 4 luxury duplexes for a total of 28 units. Their primary access will be from Crest View Drive via private, common owned driveways. The duplex units and a number of the town/patio homes will be single story and will be carefully fitted to the existing approved subdivision.

There will be an informal walkway created along the drainageway. The existing spring and its drainage will be redone, extensively landscaped and incorporated into the drainage system draining the cul de sac on Crest View Court as a stream bed drainage system.

This area has already been approved for multi-family construction and density. In terms of compatibility, what is proposed blends better with the surrounding area than traditional multi-family development.

Access will be from Fifteenth Street to Patterson Road. Utility service has been arranged for the first filing and service will be obtained from these

installations. Irrigation water is available.

This will definitely be an asset to the City of Grand Junction in terms of quality and compatibility.

REVIEW SHEET SUMMARY

FILE# 47-79

ITEM CRESTVIEW TOWNHOMES PRELIMINARY PLAN

DATE SENT TO REVIEW DEPT. 4-4-80

DATE DUE 4-16-80

PETITIONER Henry Fassone

LOCATION N.W. corner F $\frac{1}{4}$ Road and 27 $\frac{1}{2}$ Roads

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4-7-80	MAPPING	No objections
4-10-80	CITY UTILITIES	None
4-11-80	CITY FIRE	<p>The plats submitted to this office do not provide enough information. We need information as to distances from Crestview Way as to where the townhomes will be located, also their sizes & proximity to one another.</p> <p>We will require that hydrants be spaced 300 feet apart along Crestview Way and also south along 15th Street from Crestview Way. I am unable to tell from these plats whether on site hydrants will be required along the two common drives but most likely they will. In that case, a minimum 8" line will be needed up each drive. If more than (1) one hydrant is required on these lines, they will have to be looped back to 15th Street. The common drives need to be a <u>minimum 22$\frac{1}{2}$ finished mat surface with no parking</u> as was noted on June 18, 1979 comments. This is to insure access for fire apparatus.</p> <p>Reccomend placement of a hydrant at corner of Crestview Way & 15th Street and then every 300' along Crestview Way and south on 15th Street.</p>
4-16-80	CITY ENGINEER	<p>How will street improvements on 15th street be handled? The petitioner has discussed with us a few times in the past that they might want to install improvenents but I have seen no design work for this. A specific proposal or power-of-attorney for 15th Street improvements should be given. Usually this kind of issue is resolved prior to recording of the plat. To my knowledge this matter is still unresloved.</p> <p>The driveway entrances should be concrete to the back of walk. The drawing is not clear on this.</p> <p>As pointed out in the past, I still have not been shown the routing of the storm drainage outlet system from Crestview Court across this site to the proposed inlets in Crestview Way. An easement will also be required on this storm drainage route. How will the "streambed" drainage outlet at the street?</p> <p>The grading and drainage plan should show the the street inlets and storm pipes as proposed on their approved construction plans of Sept. 25, 1979. The drainage plan should show the size and location of the culvert under 15th St. Curbramps should be provided at the sidewalk termini.</p> <p>What is an "informal" walkway?</p>
4-16-80	TRANS. ENG.	No comments.
4-16-80	UTE WATER	1. Plans submitted do not show or state the destination or termination of the two 8" water lines which leavethe development in

the N.E. corner. This information along with future expansion plans and a "Peak Demand-Data Sheet" is required by this office before final approval.

2. Service for this development could come from an existing 8" line in N. 15th St.
3. Each dwelling unit would be individually metered from a mainline located in dedicated streets or roadways.
4. Any additional fire hydrants not located on Crest View Way or N. 15th Street will be on not less than dead-ended 8" water lines.
5. Extension policies, tap fees and connection fees in effect will apply.

4-18-80 PARKS & REC.

Again as with other Paragon developments the landscape plan at this stage of development is not detailed enough to comment on.

DESIGN & DEVELOPMENT PLANNER

1. Groundcover should be indicated on landscape plan.
2. Will city utilities be used? Trash container locations should be shown on plan.
3. A map of the entire development and how this portion fits into it should have been submitted.
4. POA for road improvements for 15th Street should have been given with recording of final plat; it should be given with final submittal.
5. Also, at final the following should be included: landscaping timetable, Homeowners' covenant.

STAFF RECOMMENDATION

1. Meet with City Fire re: fireflow requirements.
2. Supply City Engineer requested information for proper review.
3. POA for road improvements for 15th Street.
4. Address Design & Development Planner comments.

Staff recommends approval with Items 1 and 2 to be addressed before the time of City Council Hearing.

4-18-80 PUBLIC SERVICE

Gas & Electric: Common Drives be designated as a Utility easement. See plan returned to Planning Dept. for additional easements requested. Request developer contact PSCo. regarding meter locations.

5-02-80 GV DRAINAGE
PROJECT

Out of district.

4-29-80

GJPC - FLAGER/FRANK PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE PRELIMINARY PLAN, SUBJECT TO STAFF COMMENTS AND RECOMMENDATIONS.

5-19-80 MOUNTAIN BELL

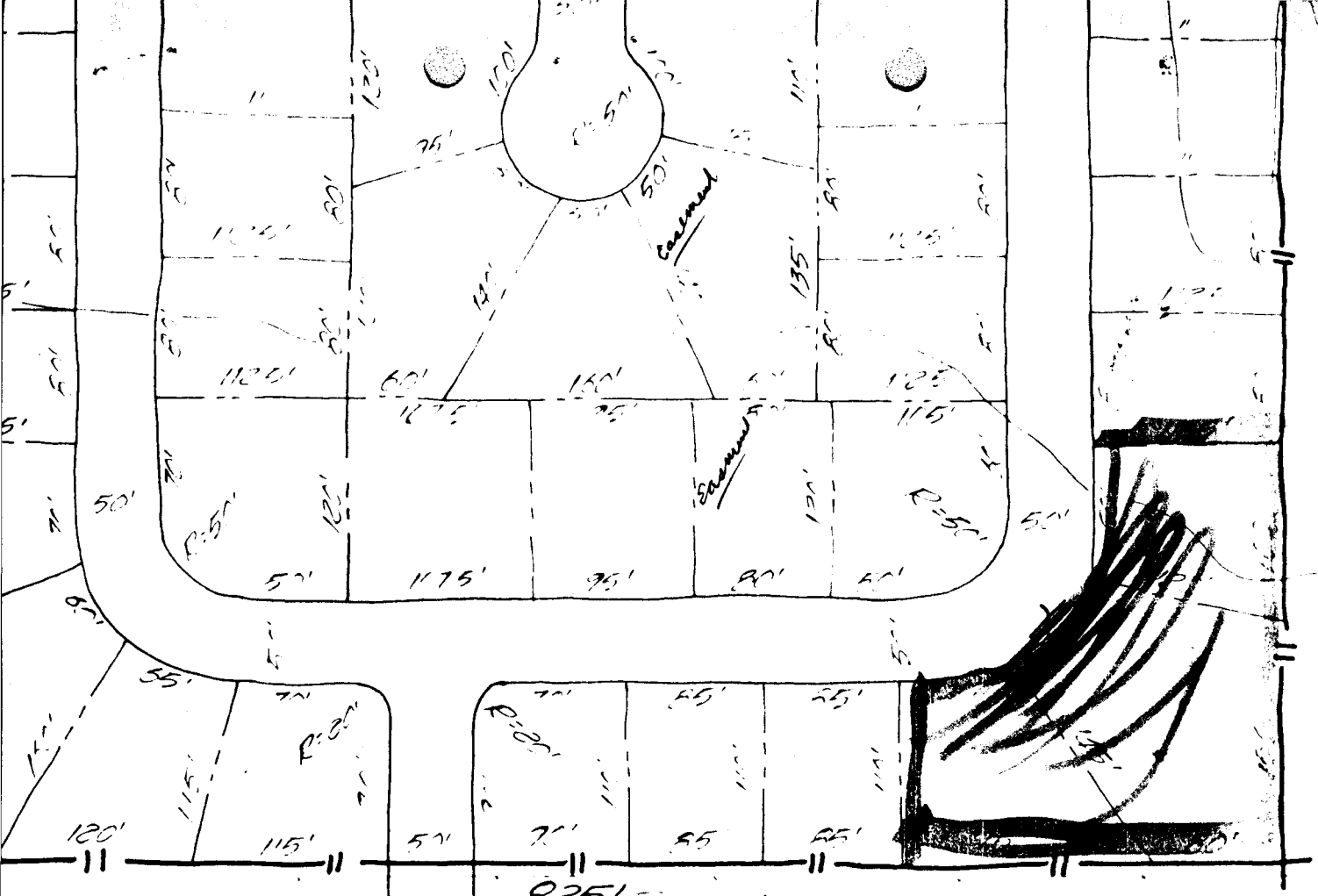
We request utility easements as shown on the attached sheet 1. (Outlined in red)

EXHIBIT "B"

PRELIMINARY PLAT AS SUBMITTED BY SEGO SERVICES, INC.
WAS NOT APPROVED ... REQUIRED COMPLETION WITH
CUL-DE-SAC AS SHOWN ON EXHIBIT "C" ...

EXHIBIT "C"

FINAL APPROVED PLAT OF KAREN LEE SUBDIVISION ...
DEVELOPER REQUIRED TO COMPLETE CUL-DE-SAC FOR
POSSIBLE THROUGH TRAFFIC AT LATER DATE ...



825'

NOTE Right of Way
Easement Agreement Between
Earl Simpson & Oscar Simpson
& Earl Corp. & Noel B. Norris

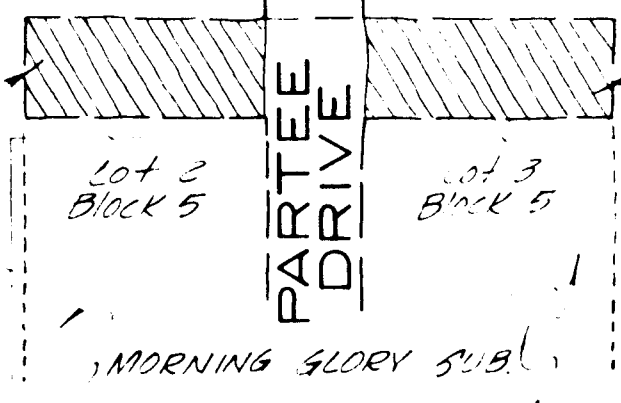
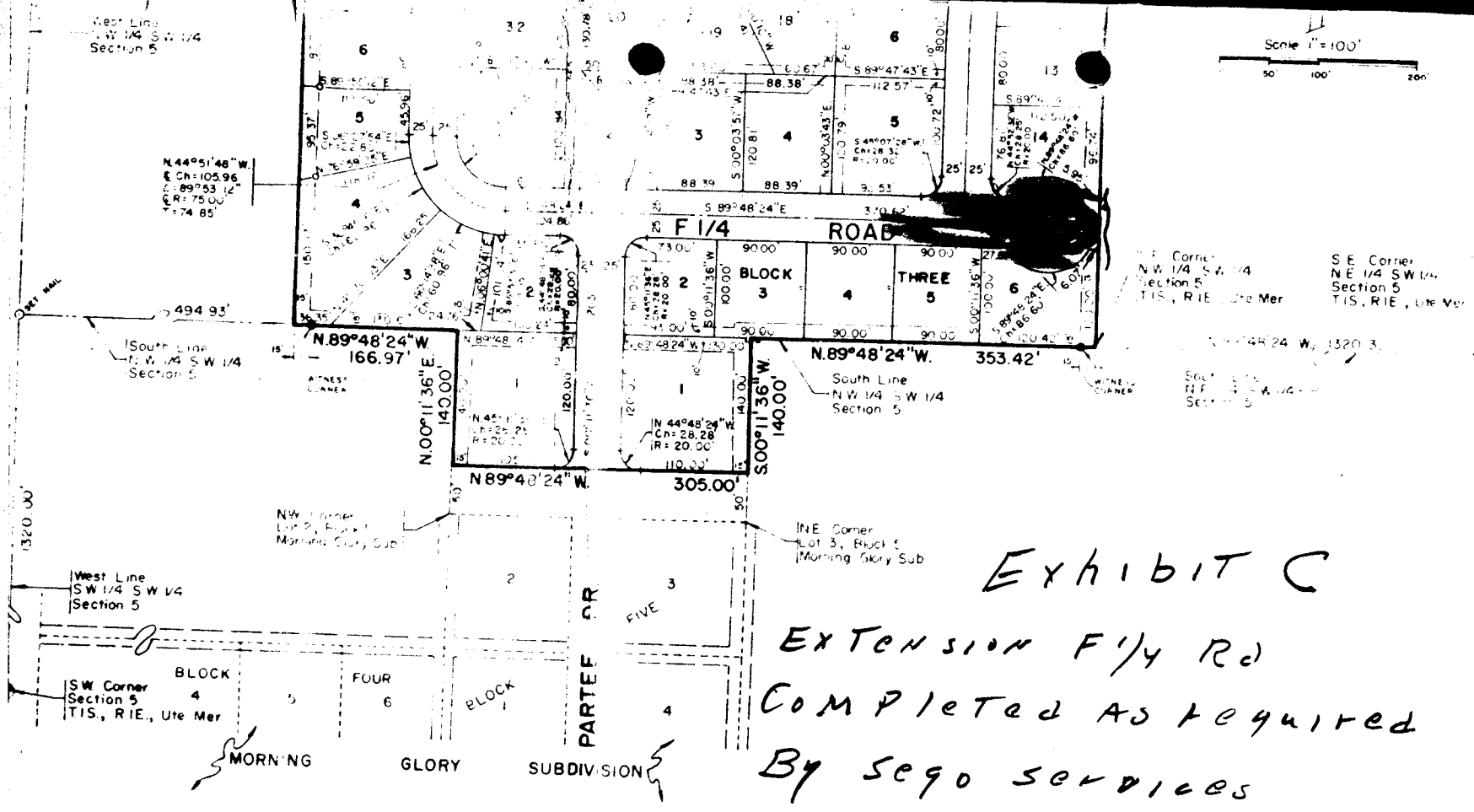


EXHIBIT B

Trehan
as submitted
By SEGO 5072

DID NOT RECEIVE
COMMISSION APPROVAL

Dec - EX C.



Provide access to large parcel with early development potential. Also to add East access for Horner Hill Farm

EXHIBIT "D"

INDIAN VILLAGE SUBDIVISION ... DEVELOPER REQUIRED TO
COMPLETE CUL-DE-SAC RESULTING IN LOSS OF ONE LOT ...

Original plat shown
 could be...
 Matched... Proposal...
 Rejected

DEED TO BE VACATED WHEN ROAD IS EXTENDED
 BEFORE DEVELOPMENT

requirements
 as completed
 By sego serv

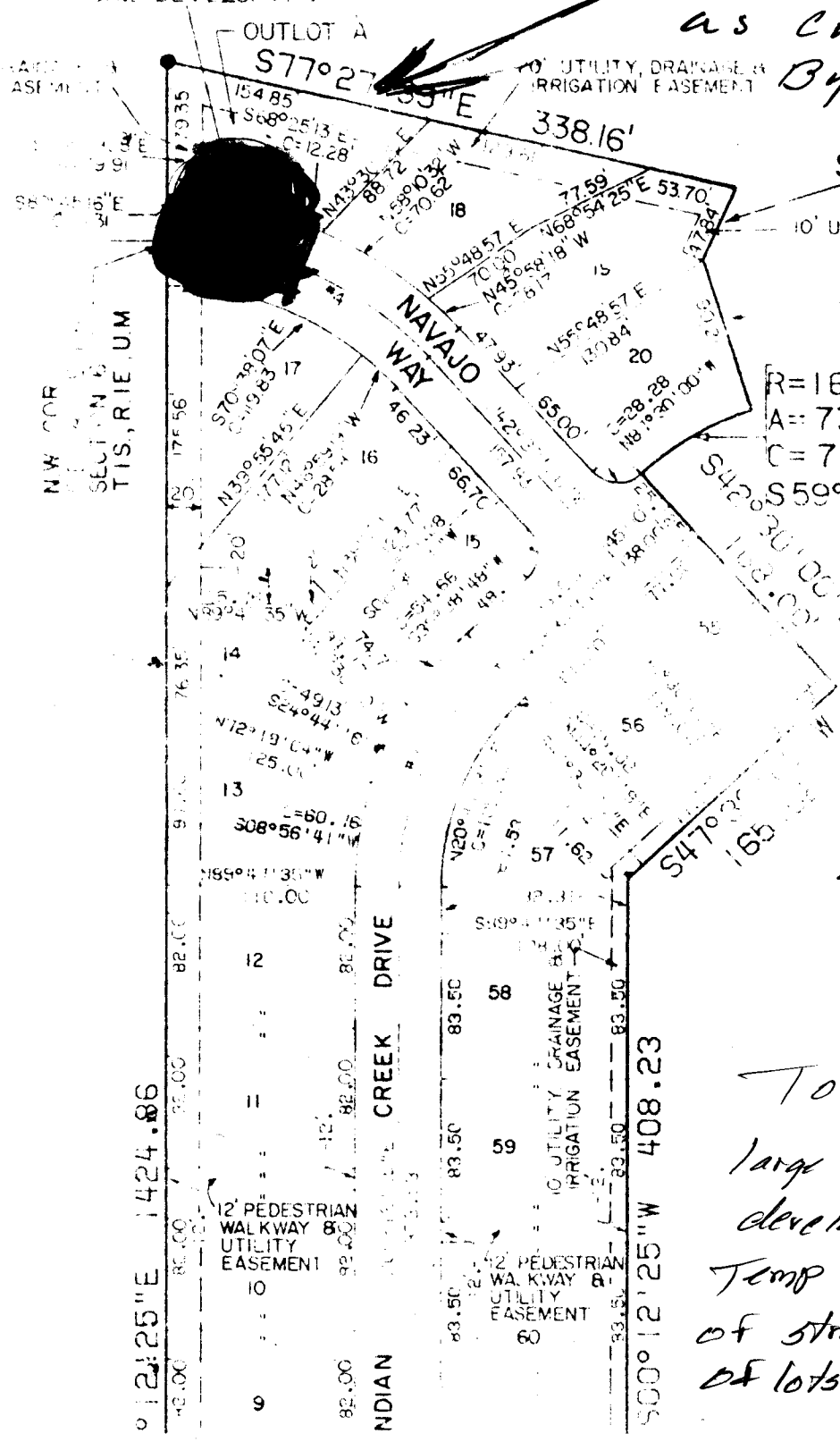


EXHIBIT
 D

To provide access to
 large parcel with
 development potential.
 Temp Colde sac required because
 of street length and number
 of lots served.

EXHIBIT "E"

DARLA JEAN SUBDIVISION ... DEVELOPER REQUIRED TO CUT ROAD,
INSTALL CURB, PAN & GRAVEL ...

EXHIBIT E

N

W. 1/4 Corner
Sec. 6, T.1S., R.1E., U.M.

RIS AND
ROAD
TION, CO.

HERMAN H. WISDOM AND
639 1/2-29 ROAD
GRAND JUNCTION, CO.
242-8367

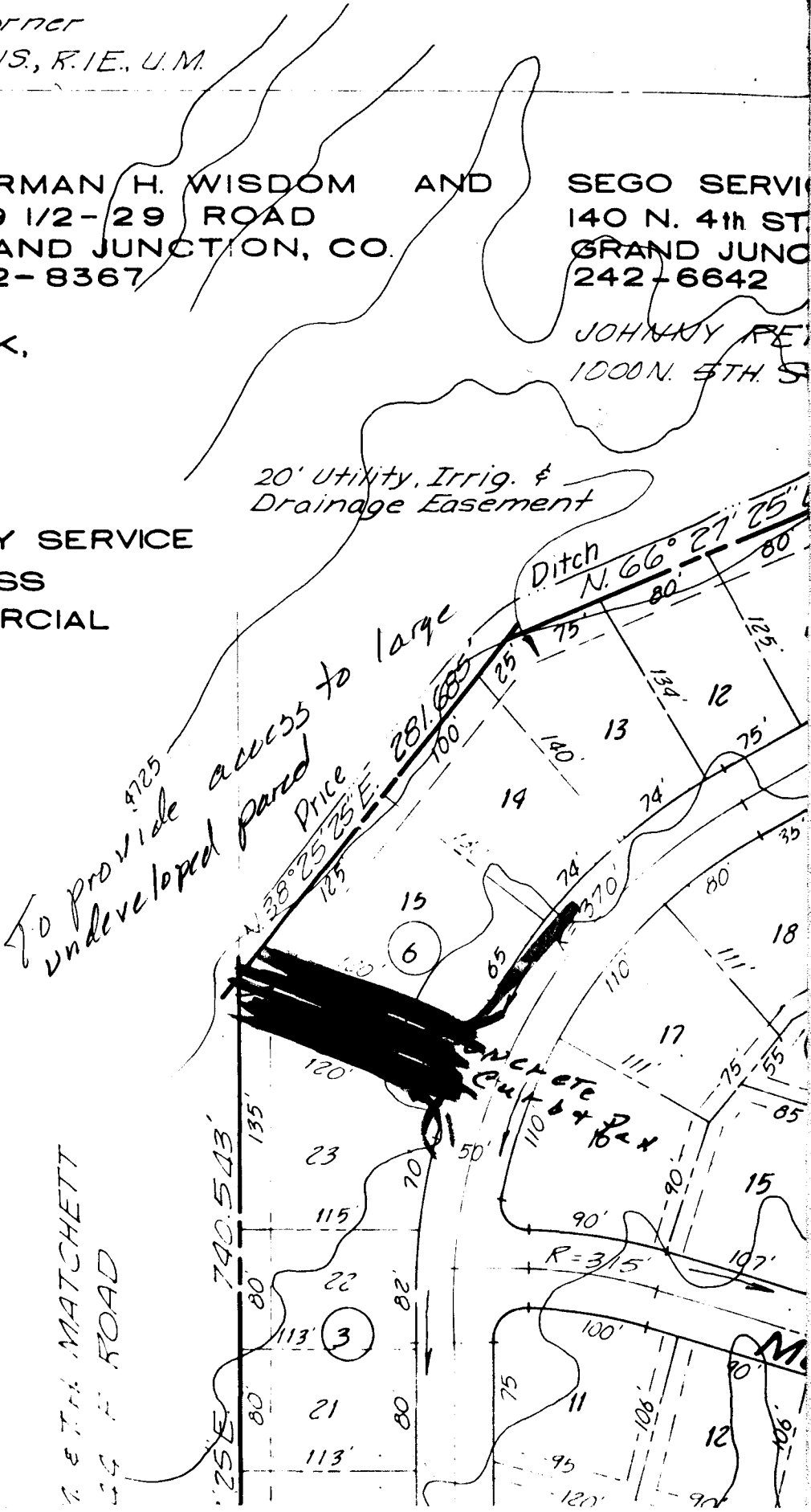
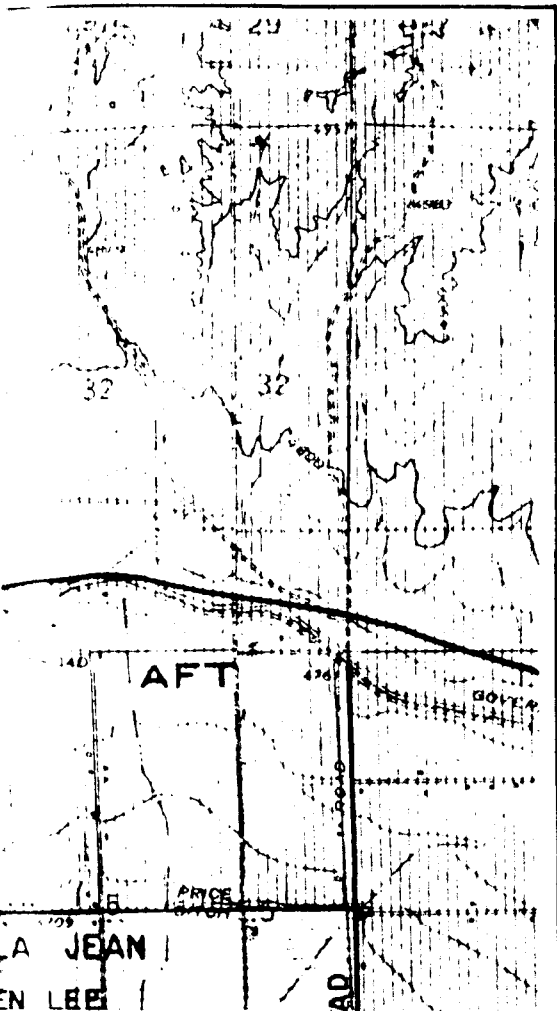
SEGO SERVICE
140 N. 4th ST
GRAND JUNC
242-6642

PATTERSON & QUIRK,
DRIVE
TION, COLORADO

JOHNNY RE
1000 N. 5TH S

LEGEND

-  R-2
-  HIGHWAY SERVICE
-  RI-B
-  BUSINESS
-  R-4
-  COMMERCIAL
-  AFT



1. 5TH MATCHETT
2. 5TH ROAD

REVIEW SHEET SUMMARY

FILE # 47-79

DATE SENT TO REVIEW AGENCIES 6-12-79

REZONE COUNTY R2 to CITY PD-8 &
 ITEM 1 PRELIMINARY PLAN FOR CRESTVIEW TOWNHOMES

DATE DUE 6-22-79

PC RECEIVING DATE _____

LOC/OC RECEIVING DATE _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6-18-79	CITY UTILITIES	If the intent is for the city to accept ownership, operate, and maintain the sanitary sewer system then the system will have to be constructed to city standards, inspected, and accepted by the city. The city will accept only that portion of the system located in the 30' utility easements and in Hawthorne Street. The 4" and 6" service lines will be maintained by the owners. I do not like to have trash trucks service an area with private streets - high liability potential. I don't see any trash container sites. There may be problems with truck turn around areas.
6-18-79	CITY FIRE	Okay to rezone. 22½ ft. finished mat min. on streets with no parking and the water line in north section should be looped back into 27½ Road.
6-18-79	PD-VANDERTOOK	Emergency vehicle use on private street? Width of private streets? Otherwise acceptable.
6-26-79	CITY ENGINEER (RISH)	I can't tell from their plan what the dimensions of drives or parking area spaces and lanes are. Access to "clusters" of buildings via private drives seems appropriate but this plan has a serious lack of public street access. In my opinion the "street" shown outlined with heavy "lot" lines about mid-way in the development should be a dedicated public street with full improvements (east-west street). Power of attorney or other improvements agreement should be granted for full improvements to 27½ Road. The half-width of right-of-way for Hawthorne should be 27.5 feet. A minimum of 22 ft. mat should be constructed initially on Hawthorne to allow 2-way traffic without parking and the necessary right-of-way must be provided. The plan recommends constructing Hawthorne in 3 phases. In my opinion that much phasing of improvements construction can be a physical problem to achieve end-results which match and are of the same construction quality. I assume they are planning to align with existing Hawthorne and that is good design. When and how will Hawthorne be opened thru to 15th Street? The missing length of this street will be needed as more development occurs in this area. How much drainage flows (and will flow) thru that ditch shown thru the center of the development? It looks like it may be a significant drainway. Some quantification of drainage flow and sizing of ditch and structures is appropriate for preliminary plan submittal. As their geologist reports, soils are expansive clays and designs must take that into account.

DESIGN & DEVELOPMENT PLANNER

Recommend approval of rezone and basic preliminary plan subject to review comments and the following considerations:
 * Problem with the private drive off 27½ Road as key entrance to development.
 * Major interior network of roads should be public rather than private to facilitate ease of providing public services.

#47-79 REZONE COUNTY R2 to CITY PD-8 & PRELIMINARY PLAN FOR CRESTVIEW TOWNHOMES

DESIGN & DEVELOPMENT PLANNER CONT.

- * More detail should be provided on plan regarding southeast corner of property below proposed extension of Hawthorne.
- * Poor utility line design is proposed, with network long and redundant.
- * Screening should be addressed between single family lot and existing home on 27½ Road and townhomes to the west.

SEE REVIEW SHEETS FOR COMMENTS NOT RECEIVED IN TIME:

MTW. BELL

PUBLIC SERVICE

GJPC 6/26/79

RIDER/MIKESELL/PASSED 5-0/A MOTION TO RECOMMEND APPROVAL OF THE REZONE TO THE CITY COUNCIL.

MIKESELL/FLAGER/PASSED 5-0/A MOTION TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN TO THE CITY COUNCIL, SUBJECT TO STAFF AND REVIEW SHEET COMMENTS, AND SUBJECT TO THE EAST-WEST ACCESS EASEMENT BEING DESIGNED AS A PUBLIC STREET.

REVIEW SHEET SUMMARY

FILE# 47-79

ITEM CRESTVIEW TOWNHOMES

DATE SENT TO REVIEW DEPT. 7-02-80

DATE DUE 7-14-80

PETITIONER Henry Faussonne

LOCATION N.W. corner of F .25 & 27.5 Rd.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7-10-80	UTILITIES	It may be possible to decrease the amount of new sewer mains and to eliminate sewer lines in easements across private property. This should be explained. If trash trucks are expected to enter private drives for service, the city should be provided with access permission and held harmless for damage to private drives.
7-10-80	CITY FIRE	Hydrant spacing will be every 300' on minimum 8" looped system. Some on-site hydrants will be required. Hydrants will be placed at the following locations: S.W. corner lot 16-4 S.W. corner lot 17-13 S.W. corner lot 16-10 N.E. corner lot 16-12 S.E. corner lot 8 Fire flow survey will be required prior to issuance of building permits. Recommend installation of water mains and fire hydrants prior to beginning construction. Inadequate access provided for fire equipment. 50 ft. radius needed to turn and maneuver fire equipment, on dead end. How will parking be provided?
7-10-80	G.V. DRAINAGE	Out of District
7-14-80	CITY ENGR.	Power of Attorney for full street improvements on 15th Street should be submitted prior to recording plat for this development. Storm drain pipes shown which are outside of street rights of way must be in easements. This is essential since all the street drainage outlets through these pipes to the large drain ditch. Physical arrangement of storm drains looks good and analysis shown is thorough. Sanitary Sewers which are outside of street rights of way must be in easements to the City. (I did not receive a plat in my review packet so I don't know where the easements exist.)
7-14-80	UTE WATER	Detailed construction drawings must be submitted for meter pits and manifold piping prior to construction. Comments on the Preliminary Plan still hold true. No further requests and no objection to the project.
7-16-80	TRANS. ENG.	There is no turn-around provided at the end of the dead end street through Lot 17.
7-16-80	PARK & REC.	None

STAFF RECOMMENDATION

Show drainage easement thru Lot 16.

How will common drives & Open Space be maintained? If by Homeowner's

Association, how will it be organized?

Are common drives to be utility easements also? (See comments on preliminary.)

Handling of 15th St. improvements still needs to be resolved.

Dimensions of proposed sign.

Recommend approval subject to staff comments.

- 8-01-80 PUBLIC SERVICE Electric: Requests "Common-Open Space between Lots 16-10, 16-11 and Lot 16-9 be made a Utility easement. Also and eight (8) foot front lot Utility Easement on Lots 16-1,2,3,5,6,7 and 5' on Lot 16-5 as marked. Make the West 10 feet of Lot 17-10 a Utility Easement.
Gas: No objections. Joint with electric as shown. May not double main is common open space is not asphalt.
- 7-29-80 GJPC - SIMONETTI/FLAGER PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF # 47-79 CRESTVIEW TOWNHOMES, FINAL REPLAT, SUBJECT TO STAFF COMMENTS AND RECOMMENDATIONS.

REVIEW SHEET SUMMARY

FILE NO. 47-79 DUE DATE 10/15/81

ACTIVITY Crestview Townhomes Replat of Lot 16 & 17

PHASE Amendment to Final Development Plan ACRES

LOCATION N.E. Corner 15th St. & Crest View Way

PETITIONER Henry Faussonne / Crestview Ltd.

PETITIONER ADDRESS P.O. Box 99, Palisade, CO 81526

ENGINEER Paragon Engineering, 2784 Crossroads Blvd., #104, Grd. Jct., CO 81501

OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY
- CONSISTENCY
- ADJACENT PROPERTY
- CHANGE IN THE AREA
- TRAFFIC IMPACT

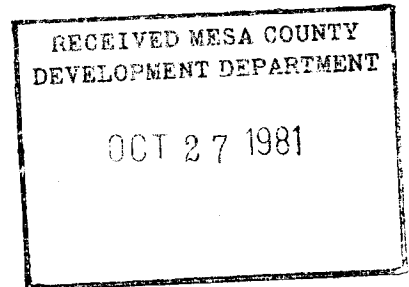
HAS BEEN ADDRESSED
 HAS NOT BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10/8/81	Transportation Engineer	No comment.
10/13/81	Grd. Jct. Fire Dept.	Approved 10/12/81. Problem resolved with meeting with Noel Harris & Harry Faussonne. Hydrant Placement Agreement signed.
10/14/81	Mountain Bell	Existing easements are adequate.
10/15/81	Staff Comments	1) Has this amendment been included in the covenants? 2) This amendment would only apply to lot 16 - 4.
10/16/81	City Engineer <i>Late</i>	On March 27, 1981, I approved construction plans for sanitary sewers and in a letter to Paragon Engineering indicated need for an easement. The recorded plat does not show the easement and to date we have not received an easement.
10/16/81	Staff Comments	Project must obtain building permit within 1 year of final approval or be scheduled for a rehearing.
10/19/81	Public Service <i>Late</i>	Electric & Gas: No objections. THI 10-6-81.
10/27/81	QUIMBY/DUNIVENT PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #47-79, CRESTVIEW TOWNHOMES, REVISED FINAL PLAN; ALL SUBJECT TO CONDITIONS OF THE PLANNING COMMISSION AND STAFF.	

October 27, 1981

RESPONSE TO REVIEW SHEET COMMENTS

File No.: 47-79
Item: Crestview Townhomes Replat of Lot 16 & 17
Phase: Amendment to Final Development Plan
Location: NE Corner of 15th Street and Crestview Way



<u>Agency</u>	<u>Response</u>
Transportation Engineer	Transportation Engineer had no comment.
Grand Junction Fire Department	Grand Junction Fire Department indicated that they approved the request on 10-12-81, all problems have been resolved.
Mountain Bell	Mountain Bell indicated that existing easements are adequate.
Staff Comments	1) Please find attached the Declaration of Restrictive Covenants for tracts 16 & 17 of Crestview Subdivision. 2) It is the petitioners understanding that this amendment will only apply to lot 16-4.
City Engineer	Petitioner will submit an executed easement for the mentioned sanitary sewer main. This easement will be recorded prior to the amended development plan reaching the Grand Junction City Council.
Public Service	Public Service had no objections.

2945-013-00-006
C&L.R. Peterson Trust
40 H.C. Peterson Family Trust
647 27 1/2 RD #47-79
Gr. Jct. Co 81501 A

2945-013-00-009
TAMERLANE LTD.
P.O. Box 931 #4779
Glenwood Springs Co A
81601

Crestview Ltd.
P.O. Box 99 #4779
Palisade, CO 81526

Paragon Engineering
2784 Crossroads Blvd. #4779
Grand Jct. CO 81501

J.A. & D.V. Ulibarri
637 27½ Road
City

H.J. Faussone & N.B. Norris
3074 36 7/10 Road
Palisade, CO. 81526

R.P. & K. Stokes
626 27½ Road
City

H.C. Peterson Family Trust
647 27¼ Road
City

Lee Johnson
1920 State Hwy. 13
Rifle, CO. 81650

Crest View

CRESTVIEW TOWNHOMES
GEOLOGIC HAZARD INVESTIGATION

SCOPE

This report is the result of our geologic hazard investigation at the site of a proposed residential development. The purpose of this investigation was to find which, if any, of the geologic hazards named in H.B. 1041 are present at this site and to determine their effects on the proposed project.

LOCATION

The site under investigation is approximately 1 3/4 miles Northeast of the Center of Grand Junction. The specific location is Northwest of the intersection of 27 1/2 Road and F 1/4 Road in the Northeast Quarter of the Southwest Quarter of Section 1, Township 1 South, Range 1 West of the Ute Meridian.

TOPOGRAPHY

The site is generally flat with an average slope to South of less than .5% up to 4 to 8% along the North edge of the site. A small drainage ditch forms much of the Northwest boundary of the property before it turns East and bisects the Eastern portion of the Parcel.

GEOLOGY

The surface geology consists of a thin mantle of Billings Silty Clay over most of the site. The Fruita Loam occurs along the far Northern edge of the site. These soils have developed over the Mancos Shale which is the bedrock in the location. No outcroppings of the Mancos Shale occur on the property.

GEOLOGIC HAZARDS

A geologic hazard is defined in H.B. 1041 as, "a geologic phenomenon which is so adverse to past, current, or foreseeable construction or land use as to constitute a significant hazard to public health and safety or to property." Several of the specific hazards listed in H.B. 1041 are not applicable to this location because of its gentle topography.

- A. Seismic Activity - All of Colorado is in Seismic Risk Zone 1 (Minor Damage) There is no evidence or history of seismic activity in this vicinity.
- B. Expansive Soil and Rock - The volumetric expansion of "swelling clays" is usually a result of increasing the water content of the clay. If the water content remains uniform, no expansion or shrinkage will occur. The Billings Clay, which covers most of this location, usually exhibits this characteristic. The Mancos Shale, which is the bedrock in the area, also exhibits this characteristic.

- C. High Water Table - No specific test holes to observe the water table elevation have been dug on the site. The Billings Clay normally has a high water table due to its low permeability and poor internal drainage. Inspection of the site did not reveal locations where the water table was very close to the surface.

CONCLUSIONS

- A. The geology of the site is a mantle of silty clay soils over the Mancos Shale.
- B. The clays on the site have great potential to be expansive. This possibility must be investigated by a detailed sils investigation and laboratory analysis of the soils. The designs of foundations must follow the recommendation of a competent soils engineer.
- C. There is some potential for part of the site to have a high water table. This should also be investigated during the soils investigation. It will also have major impact on the requirements for building foundations and may also effect the cost of utilitiy lines and roadway construction.
- D. If the site is carefully studied by a detailed subsurface soils investigation and the construction is designed following the recommendations of a competent soils engineer the site can be developed for use as residential tounhouses.

Respectfully submitted,

ARIX, A Professional Corporation



Gordon W. Bruchner, Professional Geologist

GWB:jb

DECLARATION OF RESTRICTIVE COVENANTS

CREST VIEW, LTD., a Colorado partnership consisting of HENRY J. FAUSSONE and NOEL B. NORRIS of Grand Junction, Colorado, and PAULUS CONSTRUCTION CO. INC., a Colorado corporation, owners of Tract 16 and Tract 17 of Crest View Subdivision, as the same appears on plat filed for record on July 13, 1979 at Pages 182 and 183 of Book 12 in the Office of the Mesa County Clerk and Recorder (Reception No. 1197023), along with the Affidavit of Correction filed for record on November 5, 1979 at Page 943 of Book 1228 in the Office of the Mesa County Clerk and Recorder (Reception No. 1207435), hereby make and impose upon said tracts the following restrictive covenants, which shall be purely in addition to those contained in the Amended Declaration of Restrictive Covenants now affecting all of Crest View Subdivision:

1. No dwelling unit on Tract 16 or Tract 17 of Crest View Subdivision shall be occupied by any persons under twenty-one (21) years of age, either as owners, as tenants, as subtenants, as guests or children of owners or tenants, or in any other fashion, except for bona fide house guests for up to 30 days per calendar year.

2. Any resident or owner of a dwelling unit or a building site on the property affected by these covenants may seek their enforcement in equity as well as damages for their violation. Damages for their violation will include the reasonable attorney's fees of those persons seeking their enforcement.

3. These covenants shall continue in effect for twenty (20) years, and may be modified during that time only by the unanimous consent of all owners of the dwelling units on the affected property. They will continue in effect indefinitely after that time, but may be modified by the affirmative vote of the owners of a majority of the dwelling units on the affected property.

IN WITNESS WHEREOF, this Amended Declaration of Restrictive Covenants has been executed this ____ day of May, 1981.

CREST VIEW, LTD.,
a Colorado partnership

By *Henry J. Faussone*
Henry J. Faussone

By *Noel B. Norris*
Noel B. Norris

PAULUS CONSTRUCTION CO. INC.,
a Colorado corporation

By *Leo E. Paulus Pres* ✓
President

ATTEST:

Sharon K. Paulus, Sec ✓
Secretary

Crestview

WELCOME

ALL AREAS ARE PRIVATE
OBSERVE LEASH LAW • NO FISHING

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

APR 08 1991

2 SIGNS AT
20 \$ each

see locations on back.

Henry J. Faussone
Noel B. (Bill) Norris
2910 Hermosa Court
Grand Junction, CO 81501

March 6, 1980

Mr. Jim Wysocki
City Manager
City of Grand Junction
Grand Junction, Colorado 81501

RE: Bellridge Subdivision &
Crest View Subdivision

Dear Jim:

After Bill Norris and I met with you and Jerry with reference to the dispute on the connecting link between Bellridge and Crest View Subdivisions, I had the feeling that a process was being established which would result in an acceptable solution to our request.

To review, you will recall that you recommended a possible solution by creating an improvement district which we were fully supportive of. It was then agreed upon that you would direct someone within the Planning staff to pursue this and we would hear from you within a short period of time. The extent of this process was that Don Warner called me two days later and stated that you had referred the matter to them, but that no one in the department seemed to have any specific knowledge as to the problem or its solution. Don did offer whatever help he might give, but said that review of Bellridges plat had been handled by an entirely different part of the department. We then attempted to contact Karl Metzner, but he was unavailable and we were told he would not be available for a number of days as he was involved in a series of discussions with Mesa County Commissioners. Another attempt then was made to find someone in the department who would assist and we were referred to Diane Smucny. Again, she stated that she was not sure she could help, but was willing to assist. She agreed to try to set up a meeting within a few days which would involve people within the Planning Department, as well as yourself and Jerry. After repeated attempts by us to find out when such a meeting would be held, she said that through her best efforts, she was unable to bring anyone together. (As of this date, some two weeks have passed and obviously, unless we pursue the matter aggressively, the City will have placed it on the back burner in hopes that it will not again surface.) As discussed in our meeting, if we had not, on several subdivisions, been the recipients of planning and counsel requirements imposing upon us the installation of streets to adjoining properties, all at our (the developer's) expense, we would have less reason to feel as strongly as we do in this case; namely that either the owner-developer of Bellridge be responsible for the completed connection,

Mr. Jim Wysocki
March 6, 1980
Page #2

or the City should take up the expense of installation.

So that you may again review our past involvements in the platting process, we are attaching photostatic copies of Exhibits A, B, C, D & E, showing specific details as to the road requirements that were imposed upon us.

Since we are now at a point where some solution must be found, we suggest that you and Jerry and whomever else you wish accompany us on a field trip so that we can first hand inspect the site and arrive at a solution to the problem.

Please may we hear from you within a few days.

Sincerely,
CRESTVIEW, LTD.



Henry J. Fausson
Partner

HJF:cb

CC: Jerry Ashby
City/County Attorney

Extend Crestview Drive
 Bid Schedule Attachment
 May 22, 1980

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
1.	Removal of 6' Curb, Gutter & Sidewalk	L.F.	70	\$ 4.00	\$ 280.00
2.	Subgrade Prep	S.Y.	673	\$ 1.50	\$ 1,009.50
3.	Base Gravel	C.Y.	149	\$ 16.00	\$ 2,384.00
4.	2" Asphalt Pavement (Including Prime)	S.Y.	450	\$ 3.40	\$ 1,530.00
5.	6' Curb, Gutter and Sidewalk	L.F.	261	\$ 9.35	\$ 2,440.35
6.	Fillets	S.F.	139	\$ 2.04	\$ 283.56
7.	5' Valley Gutter	S.F.	170	\$ 2.04	\$ 346.80
8.	Surveying	L.S.	---	-----	<u>\$ 300.00</u>
					\$ 8,574.21

Crestview
Townhomes

Replot of
Lots 16 & 17

Crestview Sub

Sidewalks NEVER
built



City of Grand Junction, CO 81501
Phone: 243-2633

May 12, 1981

Mr. John Elmer
ARIX
760 Horizon Drive
Grand Junction, CO 81501

Dear John:

RE: Crestview Subdivision - Filing No. 1

The streets and storm sewers constructed in the above subdivision were final-inspected on August 13, 1980, and November 7, 1980, and my recent reinspection showed that all construction deficiencies have been corrected. There are a few items of incomplete work but according to my recent discussions with Mr. Norris these are to be handled as follows:

1. The streetside sidewalks along Crest View Way fronting Lots 16 and 17 will be constructed according to plan when those lots are developed as "Crest View Townhomes".
2. A street light post near the northeast corner of Lot 16 will have to be relocated out of the path of the aforementioned sidewalk.
3. The storm drainage system through Lot 16 will be constructed as part of Crest View Townhomes and will replace the temporary connection of the storm outlet pipe from Crest View Court which presently is tied into a manhole of the subdrain system. The storm drain system will be in reasonable conformity to the "Grading and Drainage Plan" submitted by Paragon Engineering on February 2, 1981.
4. Curbramps were not installed on the corners at Crest View Way and 15th Street. This will be done either when 15th Street is improved or when the sidewalks for Crest View Townhomes are constructed, whichever occurs first.
5. Several lots in the subdivision do not yet have curb cuts and driveway approach aprons. As discussed with Mr. Norris, he is responsible for insuring this work is accomplished and is making arrangements with each property owner as they purchase a lot to have the aprons installed to City Standards. The construction will be controlled and inspected through City Permit system for curbcuts.

Page 2 - Crestview Subdivision - Filing No. 1

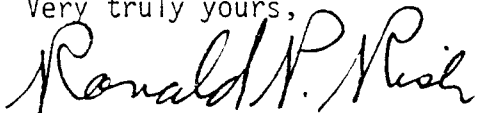
We have received the as-built drawings for the improvements which acknowledge the facilities have been constructed in accordance with the approved plans and specifications.

We have received all required construction test results. We also have a letter from Corn Construction Company dated December 12, 1980, whereby they guarantee the uncoated corrugated steel culvert pipe for 10 years from installation. This letter is necessary since City Specifications require coating on corrugated steel pipes.

Powers of Attorney have been recorded for street improvements on 27 1/4 Road (12th Street) and 27 1/2 Road and an easement has been recorded for the storm drain between Lots 10 and 11.

In light of the above, the streets and storm drainage facilities constructed in Crestview Subdivision - Filing No. 1 are accepted by the City, and we are now responsible for maintenance of those facilities.

Very truly yours,



Ronald P. Rish, P.E.
City Engineer

RPR/rs

cc: Bill Norris
Del Beaver- Paragon
Ed Settle - Corn Construction
John Kenney
Jim Patterson
Daryl Shrum

6/17/80 - mtg w. Norris & FAUSONE,
Jim Wysocki, Gerry Ashby &
Karl Metzger re: improvement of
road stub between Crestview &
Bellridge subdivisions -

possible solution - Crestridge Developers
will provide cut, grading & street
base

2 then - city will put
paving & C, G & S.W. in improvement
district - owners of 2 adj lots
in Bellridge will pay $\frac{1}{3}$ ea. &
city will pay $\frac{1}{3}$. City will also
take out C & G blocking access
to Bellridge Ct.

City
County
Development
DepartmentCITY OF GRAND JUNCTION—MESA COUNTY—COLORADO 81501
539 WHITE AVE.—ROOM 60—DIAL (303) 243-9200 EXT. 343

August 11, 1980

Mr. Henry J. Fausstone
688 - 26½ Road
Grand Junction, Colorado 81501

Dear Mr. Fausstone:

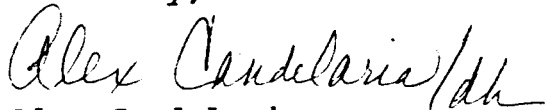
On July 29, 1980, the Grand Junction Planning Commission voted to approve your petition for a planned development and replat of Lots 16 and 17, Crestview Townhomes, subject to staff and review comments.

You are encouraged to resolve all unresolved review agency comments mentioned on the enclosed review sheet prior to your public hearing with the Grand Junction City Council on August 20, 1980, at 7:30 p.m.

The petitioner or a representative must be present at this public hearing for the request to be heard and acted upon.

Please contact this office if you have any questions or concerns.

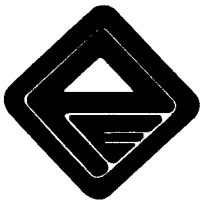
Sincerely,

Alex Candelaria
City Staff Planner

AC:dh

Enclosure

xc: Paragon Engineering
P.O. Box 2872
File # 47-79



PARAGON ENGINEERING, INC.

2784 Crossroads Blvd., Suite 104
Grand Junction, Colorado 81501 (303) 243-8966

October 1, 1981

Grand Junction Planning Commission
City Hall
Grand Junction, CO 81501

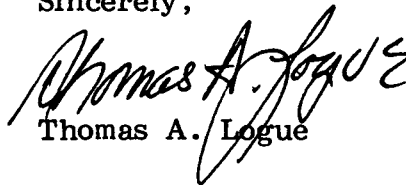
Dear Planning Commission;

Attached find an amended development plan for Crestview Townhomes Replat of Lots 16 & 17.

The proposed amendment allows for an additional 4 foot addition to the structure located on Lot 16-4. This addition requires a change in the set back from the present 15 feet to 11 feet from 13th Street.

This amend is required due to an engineering oversight during the initial approval process of the final development plan. The petitioner will begin construction upon approval of this amendment.

Sincerely,


Thomas A. Logue

TAL:crl

Enclosure

Amended
#87-79
47

May 11, 1982

Mr. James Patty
Paragon Engineering, Inc.
2784 Crossroads Blvd.
Suite 104
Grand Junction, CO 81501

Dear Jim:

Re: 15th Street Improvements adjacent to Crestview Townhomes

As requested, I have reviewed the construction plans for the above and have the following comments:

1. The pavement design is approved. I assume the CBR and R values shown are based on soil tests.
2. The proposed culvert crossing and irrigation siphon are approved based on the calculations of 12/14/81 and 12/28/81 prepared by Ed Bennett and submitted with the plans.
3. The street profile is reasonable and is hereby approved.
4. The curbramps at the corners of Crestview Way should align with the stamped concrete crosswalk and the 15th Street sidewalks should extend to the curbramps.
5. When will sidewalks be installed either on Crestview Way or through the "greenbelt" in lieu of the streetside walks? I met with your client and Bob Goldin on December 3, 1981, concerning this matter and have received no indication to date of how this developer responsibility will be fulfilled.
6. I assume the street gutter drainage will outlet directly into the ditch until 15th Street is improved to the south. At that time an inlet will probably need to be installed at the gutter sag point near the channel crossing.
7. Show the proposed culvert and siphon on the plan view.

8. The existing culvert entrance does not align with the 30 ft. drainage easement. What is planned for the channel through Crestview? I note that the grading and drainage plan for Crestview Townhomes as received by this office on July 2, 1980, shows buildings along the east edge of Lot 17 requiring rechannelization. Will that rechannelization and/or grading for a walkway extend around to the south edge of Lot 17 so as to make it reasonable to align the proposed 42" culvert under 15th Street with the 30 ft. wide easement south of Lot 17? Without knowing what is proposed in the drainage corridor I am unable to have an opinion about where to locate the 42 inch culvert.
9. Add the following note to the plans:

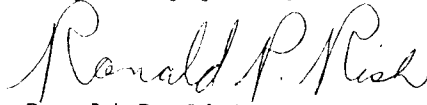
"All construction shall be in accordance with City of Grand Junction Standard Drawings St-1 and ST-2 and shall conform to City of Grand Junction 'Standard Specifications for Street Construction', 1981, and City of Grand Junction General Contract Conditions for Public Works and Utilities Construction GC-37, GC-50 and GC-65."
10. I assume the street contractor will raise all manholes and valve boxes to the new grade.
11. I assume the gravel on existing 15th Street will (and can) be graded to smoothly fit the edge of the new pavement.
12. The edge of the existing pavement on Crestview Way should be wheel-cut to a neat line at the match with the new pavement.
13. The taper shown at the north end is of inadequate length. A taper of approximately 15:1 should be provided on a converging street edge.
14. The proposed limit of curb, gutter and sidewalk at Station 8+50 in order to postpone the required irrigation siphon construction until some future date is a reasonable proposal. The street grades appear to match closely enough at that location to allow this.

The proposed "construction limit" should be shown on the plan with a taper to the driveway corner at Station 10+89+. The curb, gutter and sidewalk north of 8+50 should be shown with dashed lines all the way to the right edge of the sheet and labeled as "future construction".

When the above comments have been addressed, submit a letter of explanation and revised plans for approval prior to construction.

Thanks for your continued cooperation and I apologize for taking so long to respond to your review request.

Very truly yours,



Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Henry Fausson
Bill Norris
Bob Goldin ✓
John Kenney
Jim Patterson
File