

# Table of Contents

File 1980-0015  
Date 4/2/01

Project Name: Bookcliff Townhomes-R.D. Emrich

|                                 |                                 |  |
|---------------------------------|---------------------------------|--|
| P<br>r<br>e<br>s<br>e<br>n<br>t | S<br>c<br>a<br>n<br>n<br>e<br>d | <p><b>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.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> |
|---------------------------------|---------------------------------|--|

|   |   |   |
|---|---|---|
| X | X | <b>*Summary Sheet – Table of Contents</b>   |
|   | X | Application form  |
|   |   | Receipts for fees paid for anything   |
|   |   | <b>*Submittal checklist</b>   |
|   |   | <b>*General project report</b>  |
|   |   | Reduced copy of final plans or drawings   |
|   |   | Reduction of assessor's map   |
|   |   | Evidence of title, deeds  |
| X | X | <b>*Mailing list</b>  |
|   |   | Public notice cards   |
|   |   | Record of certified mail  |
|   |   | Legal description   |
|   |   | Appraisal of raw land   |
|   |   | Reduction of any maps – final copy  |
|   |   | <b>*Final reports for drainage and soils (geotechnical reports)</b>   |
|   |   | Other bound or nonbound reports   |
|   |   | Traffic studies   |
|   |   | Individual review comments from agencies  |
|   |   | <b>*Consolidated review comments list</b>   |
|   |   | <b>*Petitioner's response to comments</b>   |
|   |   | <b>*Staff Reports</b>   |
|   |   | <b>*Planning Commission staff report and exhibits</b>   |
|   |   | <b>*City Council staff report and exhibits</b>  |
|   |   | <b>*Summary sheet of final conditions</b>   |
|   |   | <b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b> |

**DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:**

|   |   |   |  |  |  |
|---|---|---|--|--|--|
| X | X | Action Sheet  |  |  |  |
| X | X | Review Sheet Summary  |  |  |  |
| X |   | Review Sheets   |  |  |  |
| X | X | Planning Commission Minutes - ** - 3/25/80  |  |  |  |
| X |   | Letter from Sue Drissel - Notice of public hearing on 7/16/80   |  |  |  |
| X |   | Letter from Robert Bright to R.D. Emrich re: planning commission approval-application to be heard at City Council 7/16/80 |  |  |  |
| X |   | Conditional Use Application   |  |  |  |
| X |   | Bulk Application  |  |  |  |
| X |   | Legal Description   |  |  |  |
| X |   | Gamma Radiation Survey Form   |  |  |  |
| X |   | Deed  |  |  |  |
| X | X | Final Development Plan  |  |  |  |
| X | X | Final Plat Plan   |  |  |  |

Acres 1.21  
Units 22  
Density 18.18

ACTION SHEET

File # 15-80  
Zone R-3  
Tax Area Code \_\_\_\_\_

Activity Bookcliff Ave Townhomes - Revised Plan  
(Bulk Development)

Date Submitted 6/2/80 Date Neighbors Notified \_\_\_\_\_  
Date Mailed Out \_\_\_\_\_ Date CIC/MCC Legal Ad \_\_\_\_\_  
Review Agencies \_\_\_\_\_ Date PC Hearing Date 6-24-80 10  
10 day Review Period - Return By 6-13-80 6-12-80

- | Send   | Send   |
|--|--|
| <input type="checkbox"/> COUNTY ROAD DEPARTMENT      | <input checked="" type="checkbox"/> FIRE <u>city</u>                               |
| <input type="checkbox"/> COUNTY HEALTH DEPARTMENT    | <input type="checkbox"/> IRRIGATION _____  |
| <input type="checkbox"/> COUNTY SURVEYOR             | <input type="checkbox"/> DRAINAGE _____  |
| <input type="checkbox"/> COMTRONICS                  | <input type="checkbox"/> WATER (UTE, CLIFTON) _____                                |
| <input type="checkbox"/> GRAND VALLEY RURAL POWER    | <input type="checkbox"/> SEWER _____   |
| <input type="checkbox"/> MOUNTAIN BELL               | <input checked="" type="checkbox"/> CITY ENGINEER/UTILITIES <u>TRASP. ENGINEER</u> |
| <input type="checkbox"/> PUBLIC SERVICE              | <input type="checkbox"/> MACK, LOMA, MESA, COLLBRAN _____                          |
| <input type="checkbox"/> SOIL CONSERVATION SERVICE   | <input type="checkbox"/> FRUITA, PALISADE _____                                    |
| <input type="checkbox"/> SCHOOL DISTRICT 51          | <input checked="" type="checkbox"/> <u>Parks &amp; Rec.</u>                        |
| <input type="checkbox"/> STATE HIGHWAY               | <input checked="" type="checkbox"/> <u>Jim Patterson</u>                           |
| <input type="checkbox"/> STATE GEOLOGICAL            | _____  |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL | _____  |
| <input type="checkbox"/> TRANSAMERICA TITLE          | _____  |

*2 REVIEWED  
SHEETS →*

| Board       | Date           | Comments                                   |
|-------------|----------------|--|
| <u>GJPC</u> | <u>6/24/80</u> | <u>Rec. approval subject to staff rec.</u> |
| <u>CIC</u>  | <u>7/16/80</u> | <u>approved subject to P.C. Conditions</u> |
|             |                |  |
|             |                |  |
|             |                |  |
|             |                |  |
|             |                |  |
|             |                |  |
|             |                |  |
|             |                |  |

Common Location 1047 Bookcliff

Staff Comments  
Note - this is A REVISED PLAN  
AS REQUIRED BY CITY P.C.  
3/25/80 (TABLING)  
\* Property needs to be re-addressed, the current one  
is incorrect

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

Acres 1.21  
Units +  
Density +

ACTION SHEET

File # 15-80  
Zone R-3  
Tax Area Code \_\_\_\_\_

Activity Bulk Development - Bookcliff Ave Townhomes

Phase N/A Date <sup>let</sup> Neighbors Notified 3-17-80

Date Submitted 3 March 80 Date CIC/MCC Legal Ad \_\_\_\_\_

Date Mailed Out \_\_\_\_\_ PC Hearing Date 25 March 80

Review Agencies 10 day 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>Grand Valley</u>        |
| <input type="checkbox"/> COUNTY SURVEYOR             | <input checked="" type="checkbox"/> DRAINAGE <u>Grand Junction</u>        |
| <input type="checkbox"/> COMTRONICS                  | <input type="checkbox"/> WATER (UTE, CLIFTON)                             |
| <input type="checkbox"/> GRAND VALLEY RURAL POWER    | <input type="checkbox"/> SEWER  |
| <input checked="" type="checkbox"/> MOUNTAIN BELL    | <input checked="" type="checkbox"/> CITY ENGINEER/UTILITIES <u>TRAUSE</u> |
| <input checked="" type="checkbox"/> PUBLIC SERVICE   | <input type="checkbox"/> MACK, LCMA, MESA, COLLBRAN                       |
| <input type="checkbox"/> SOIL CONSERVATION SERVICE   | <input type="checkbox"/> FRUITA, PALISADE                                 |
| <input type="checkbox"/> SCHOOL DISTRICT 51          | <input checked="" type="checkbox"/> <u>Dem Patterson</u>                  |
| <input type="checkbox"/> STATE HIGHWAY               | <input checked="" type="checkbox"/> <u>P.D. - Ed Vander Toek</u>          |
| <input type="checkbox"/> STATE GEOLOGICAL            | <input checked="" type="checkbox"/> <u>Mapping</u>                        |
| <input type="checkbox"/> STATE HEALTH - RADIOLOGICAL | <input checked="" type="checkbox"/> <u>Energy Office</u>                  |
| <input type="checkbox"/> TRANSAMERICA TITLE          | <input checked="" type="checkbox"/> <u>Parks &amp; Rec.</u>               |

| <u>Board</u>   | <u>Date</u>      | <u>Comments</u>                                  |
|----------------|------------------|--|
| <u>63.P.C.</u> | <u>25 MAR 80</u> | <u>Tabled til pd. resolves reviewed comments</u> |
|                |                  |  |
|                |                  |  |
|                |                  |  |
|                |                  |  |
|                |                  |  |
|                |                  |  |
|                |                  |  |
|                |                  |  |
|                |                  |  |

Common Location 10417 Bookcliff Ave

Staff Comments  
Legal OK

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

(Check One)

|                          |        |
|--------------------------|--------|
| <input type="checkbox"/> | CITY   |
| <input type="checkbox"/> | COUNTY |

# CONDITIONAL USE APPLICATION

Receipt # \_\_\_\_\_  
 Date Received \_\_\_\_\_  
 Received By \_\_\_\_\_

We, the undersigned, being the owners of the following described property situated in Mesa County, state of Colorado, to wit:

ATTACH TYPED LEGAL DESCRIPTION ON SEPARATE SHEET.

Containing 1.21 acres, more or less, do respectfully petition and request a conditional use for 1047-BOOKCLIFF AVE. "TOWN HOMES" in the R-3 zoning district, the County of Mesa.

INDICATE PRIMARY CONTACT PERSON FOR CORRESPONDENCE:

PROPERTY OWNER       DEVELOPER       REPRESENTATIVE

|                      |                      |                |
|----------------------|----------------------|----------------|
| <u>R.D. EURICH</u>   |                      |                |
| Name                 | Name                 | Name           |
| <u>R.D. EURICH</u>   | <u>J.L. BRAY</u>     |                |
| Address              | Address              | Address        |
| <u>2262-BROADWAY</u> | <u>2707-PATERSON</u> |                |
| Business Phone       | Business Phone       | Business Phone |
| <u>242-7474</u>      | <u>242-7206</u>      |                |

NOTE: Legal owner is owner of record on date of submittal.

NAME OF THE DEVELOPMENT BOOKCLIFF TOWN HOMES

COMMON LOCATION 1047-BOOKCLIFF AVE.  
 (Address of Development)

SUBMITTAL REQUIREMENTS: \_\_\_\_\_ copies (determined at sketch conference) of a proposed site plan at a scale of 1" = 20' (or as required) and on a 24" x 36" sheet containing the following information. Also one reduction of the site plan not larger than 11 1/2" x 14" shall be submitted.

- Title of development.
- Zoning of property.
- One copy of an assessors' map showing location of the property being requested.
- Locations and dimensions of all structures, proposed and existing.
- Screening and landscaping plans identifying the type, location, and quantity of all proposed and existing landscaping and screening.
- A traffic circulation plan showing location and dimensions of drives, parking and loading, streets and alleys. (Proposed and existing).
- A drainage plan showing proposed on site drainage system and ultimate off-site disposal.
- Location and type of any site limitations such as existing easements, canals, ditches, extreme slopes, floodplains, etc.
- Adjacent land uses and locations.
- Any other information which may be necessary to adequately review the project
- Names, addresses of all adjacent property owners typed on SEPARATE FORM THAT IS PROVIDED.

WE HEREBY ACKNOWLEDGE that we have familiarized ourselves with the rules and the regulations with respect to preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of this application and the review sheet comments.

WE RECOGNIZE that we ourselves, or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover re-scheduling expenses before it can again be placed on the agenda.

Signature(s) of applicant(s): J. L. Bray  
 Date: Feb 13/80

(Check one)

CITY  
 COUNTY

## BULK DEVELOPMENT APPLICATION

Receipt # 07030

Date Received \_\_\_\_\_

Received By KGAU

We, the undersigned, being the owners of the following described property, situated in Mesa County, state of Colorado, to wit:

ATTACH TYPED LEGAL DESCRIPTION ON SEPARATE SHEET.

Containing 1.21 acres, more or less, do respectfully petition and request a bulk development for 1047-BOOKCLIFF AVE. "TOWNHOMES" in the R-3 zoning district, the County of Mesa.

INDICATE PRIMARY CONTACT PERSON FOR CORRESPONDENCE:

PROPERTY OWNER       DEVELOPER       REPRESENTATIVE

|                                |                                |                      |
|--------------------------------|--------------------------------|----------------------|
| Name <u>R.D. ENRICH</u>        | Name <u>J.L. BRAY</u>          | Name _____           |
| Address <u>2262-BROADWAY</u>   | Address <u>2707-PATERSON</u>   | Address _____        |
| Business Phone <u>242-7474</u> | Business Phone <u>242-7206</u> | Business Phone _____ |

NOTE: Legal owner is owner of record on date of submittal.

NAME OF DEVELOPMENT BOOKCLIFF TOWNHOMES

COMMON LOCATION 1047-BOOKCLIFF AVE  
 (Address of development)

SUBMITTAL REQUIREMENTS: \_\_\_\_\_ copies (determined at sketch conference) of a proposed site plan at a scale of 1"=20' (or as required) and on a 24" x 36" sheet containing the following information. Also one reduction of the site plan not larger than 11½" x 14" shall be submitted.

- Title of development. LEAPS & BOUNDS - LEGAL DESC.
- Zoning of property. R-3
- One copy of an assessors' map showing location of the property being requested.
- Locations and dimensions of all structures, proposed and existing.
- Screening and landscaping plans identifying the type, location and quantity of all proposed and existing landscaping and screening.
- A traffic circulation plan showing location and dimensions of drives, parking and loading, streets and alleys. (Proposed and existing).
- A drainage plan showing proposed on site drainage system and ultimate off-site disposal.
- Location and type of any site limitations such as existing easements, canals, ditches, extreme slopes, floodplains, etc.
- Adjacent land uses and locations.
- Any other information which may be necessary to adequately review the project \_\_\_\_\_
- Names, addresses of all adjacent property owners typed on the SEPARATE FORM THAT IS PROVIDED.

WE HEREBY ACKNOWLEDGE that we have familiarized ourselves with the rules and the regulations with respect to preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of this application, and review sheet comments.

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Signature(s) of applicant(s): J.L. Bray

Date: Feb 13 / 80

**OFFICE COPY**

Laura May Gavin #15-80  
1559 Main Street  
Grand Junction, Colo.  
81501

Lewis H. & M. A. Green  
1087 Bookcliff Avenue  
Grand Junction, Colo.  
81501

L. S. & A. Onan  
548 28 3/4 Road  
Grand Junction, Colo.  
81501

Earl A. & Floy E. Young  
2303 North 1st Street  
Grand Junction, Colo.  
81501  
#15-80

Federal Land Bank  
P. O. Box 1087  
Grand Junction, Colo.  
81501

Francis X. McCallister  
707 Putter Drive  
Grand Junction, Colo.  
81501

Flora Lee McCallister  
707 Putter Drive  
Grand Junction, Colo.  
81501  
#15-80

James E. Cox  
Court & Messus Street  
Martinez, Calif. 94553

Harold P. & Ruth Moss  
964 Lakeside Court  
Grand Junction, Colo.  
81501

Leo H. Warren #15-80  
1002 Bookcliff Avenue  
Grand Junction, Colo.  
81501

Mary Lou Reed  
2700 G Road Apt. C11  
Grand Junction, Colo.  
81501

Shirley Gardner  
2700 G Road Apt. C11  
Grand Junction, Colo.  
81501

George A. Richardson  
2101 North 12th Street  
Grand Junction, Colo.  
81501  
#15-80

Destination Properties  
825 Rood Avenue  
Grand Junction, Colo.  
81501

College Place Townhouses  
Pinyon Office Center  
2004 North 12th Street  
Grand Jct., Colo. 81501

Lincoln Park Osteopathic  
Hospital Association  
P. O. Box 220  
Grand Jct., Colo. 81501  
#15-80

Elmer L. Thompson  
1010 Walnut Avenue  
Grand Junction, Colo.  
81501

Lavetta C. Thompson  
1010 Walnut Avenue  
Grand Junction, Colo.  
81501

Larry & Linda Doolittle  
1020 Walnut Avenue  
Grand Junction, Colo.  
81501  
#15-80

Paul & L. R. Sybrant  
1030 Walnut Avenue  
Grand Junction, Colo.  
81501

Robert & Gayle Ware  
1040 Walnut Avenue  
Grand Junction, Colo.  
81501

Federal National Mortgage  
2001 Bryon Tower  
Dallas, Texas 75201  
#15-80

Foundation for Senior  
Citizens, Inc.  
999 Bookcliff Avenue  
Grand Jct., Colo. 81501

G.R. & L.M. Christlieb  
2303 North 12th Street  
Grand Junction, Colo.  
81501

Billy M. & E. McCammon  
1160 Bookcliff Avenue  
Grand Junction, Colo.  
81501  
#15-80

D. E. & Carol Lovato  
804 Jamaica Drive  
Grand Junction, Colo.  
81501

John Kirkham  
2669 Bahamas Way  
Grand Junction, Colo.  
81501

Charles J. Desrosiers  
2643 F $\frac{1}{2}$  Road  
Grand Junction, Colo.  
81501  
#15-80

T.M. & M.E. Kukulian  
537 Teller Avenue  
Grand Junction, Colo.  
81501

Helen Warren  
1002 Bookcliff  
Grand Junction, Colo.  
81501

15-80

Susan M. Hartman  
946 Bookcliff  
Grand Junction, Colo.  
81501

15-80

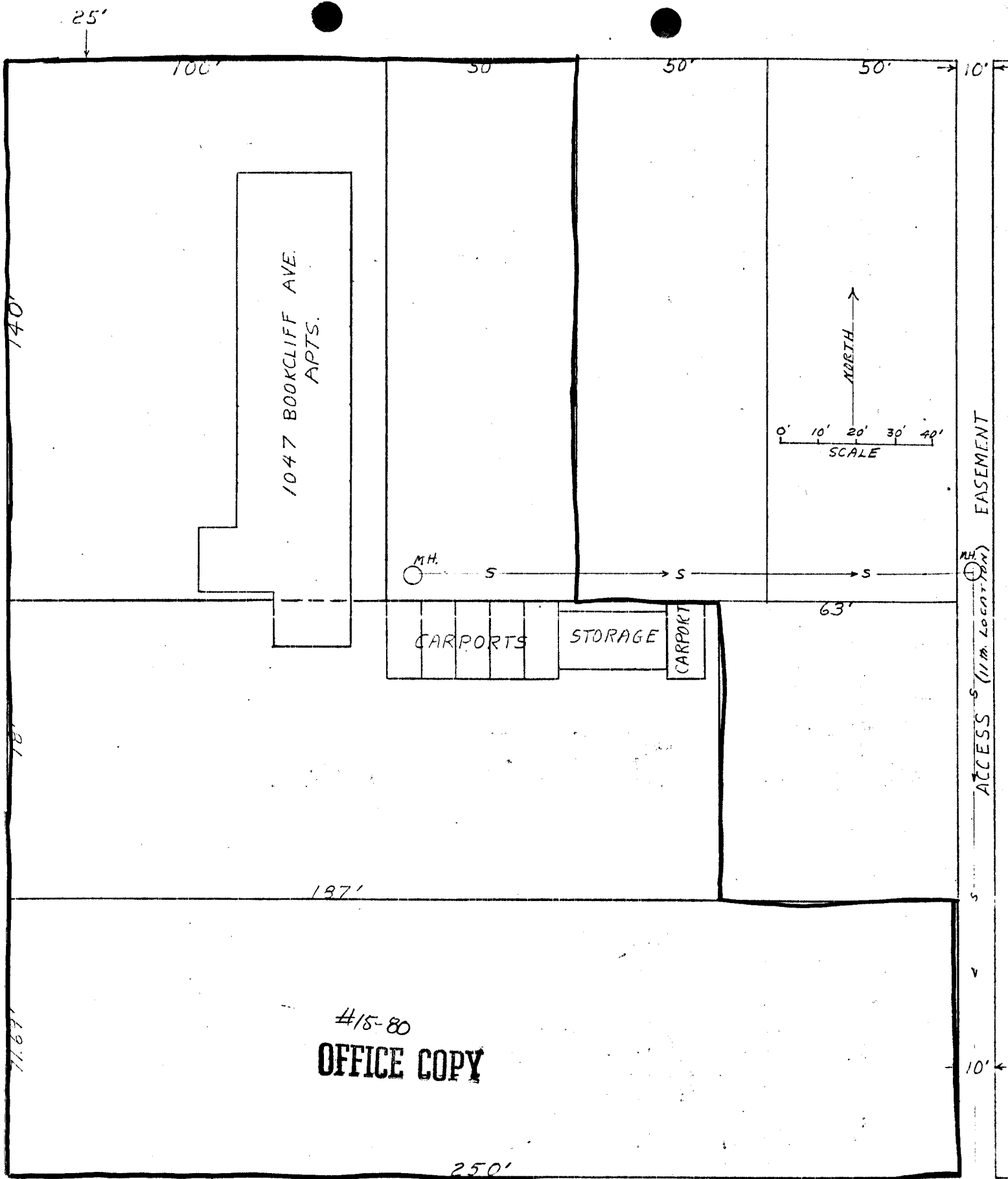
Joanne Duran  
946 Bookcliff  
Grand Junction, Colo.  
81501

15-80

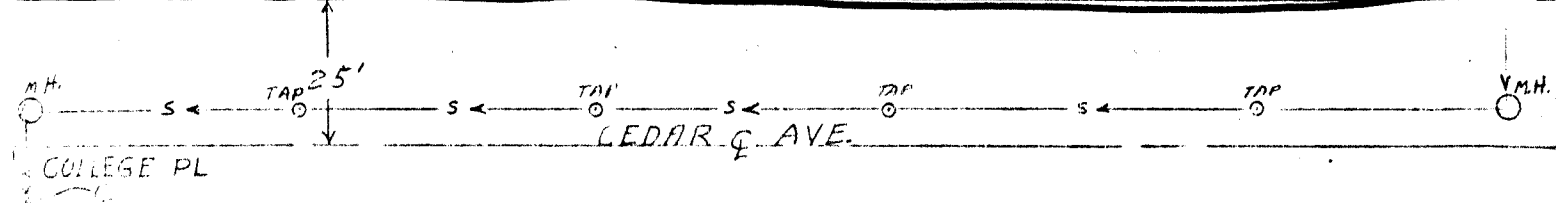
Glen Kempers  
819 26 $\frac{1}{2}$  Road  
Grand Junction, Colo.  
81501

15-80

Raymond G. Watkins Jr.  
631 Braemar  
Grand Junction, Colo.  
81501



#15-80  
**OFFICE COPY**

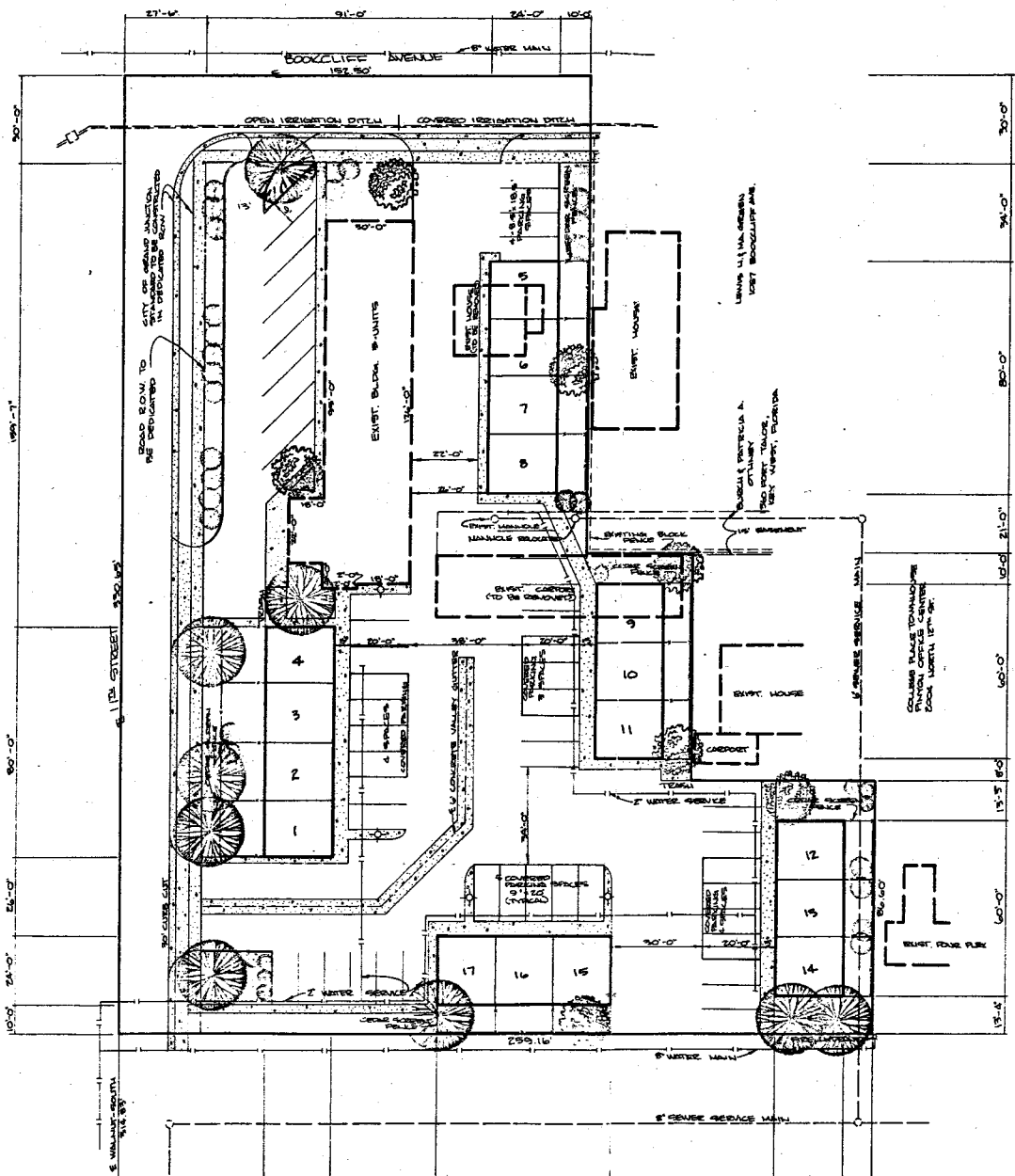




W. H. & M. S. KUTNER  
427 TALLEY

FINAL DEVELOPMENT PLAN FOR:  
**BOOKCLIFF AVENUE TOWNHOMES**  
DEVELOPED BY: BRAY & CO. C/O, R. D. EHRLICH 1015 N. 7TH STREET  
GRAND JUNCTION, COLO., 81501

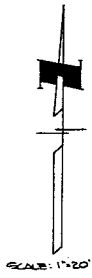
CONTRACT NO. 100-100-100-100  
BY PERMANENT NATIONAL HIGHWAY  
CONSTRUCTION ACT  
SECTION 108  
CHAPTER 108-100-100-100



- LANDSCAPE NOTES:**
- ALL TREES & SHRUBS TO BE PLANTED
  - 7' WIDE LAMP POLE LITTED PARKING
  - PLANTS REPRESENTED IN SYMBOLS WOULD BE SELECTED FROM THE FOLLOWING GROUPS:
  - SHADE TREES: (2" CALIPER OR LARGER)
    - GLEDITSIA SPECIES (THORNLESS MONEY LOCUST)
    - FRAXINUS SPECIES (ASHES)
    - TILIA SPECIES (LINDENS)
    - ELAEGNUS SPECIES (RUSSIAN OLIVE)
    - PLATANUS SPECIES (SYCAMORE)
  - SPECIMEN TREES: (2" CALIPER OR LARGER)
    - CERCIS SPECIES (REDBUD)
    - PINUS SPECIES (PINON PINES)
    - CRATAEGUS SPECIES (HAWTHORNE)
    - PRUNUS SPECIES (STERILE VARIETIES ONLY)
    - JUNIPERUS SPECIES (UPRIGHT JUNIPER)
    - KOELREUTERIA (GOLDEN RAIN TREE)
    - SORBUS SPECIES (MOUNTAIN ASH)
  - FLOWERING SHRUBS
    - SYRINGA SPECIES (LILACS)
    - FORSYTHIA SPECIES
    - BERBERIS SPECIES (BARBERRY)
    - POTENTILLA SPECIES (CINQUEFOILS)
  - NON-FLOWERING SHRUBS
    - JUNIPERUS SPECIES (PROSTRATE & MEDIUM JUNIPERS)
    - PINUS SPECIES (MUGHO PINES)

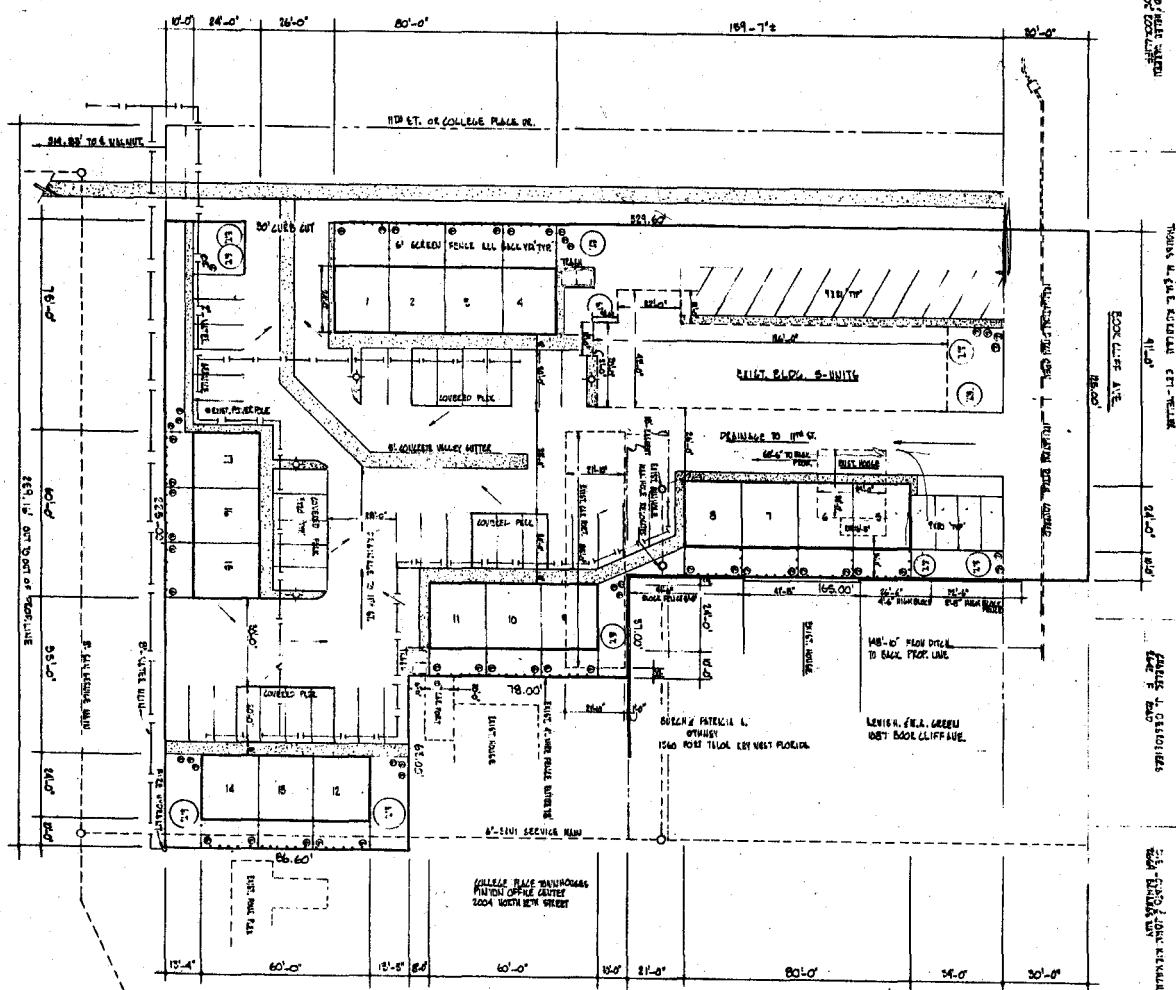
**GENERAL NOTES:**

|                           |           |
|---------------------------|-----------|
| TOTAL ACRES               | 2.9       |
| TOTAL UNITS               | 17        |
| TOTAL EXISTING UNITS      | 5         |
| TOTAL UNITS               | 22        |
| DENSITY OF UNITS PER ACRE | 16.16     |
| TOTAL COVERED PARKING     | 16        |
| TOTAL OPEN PARKING        | 34        |
| TOTAL PARKING             | 50 SPACES |
| PARKING / UNIT            | 2.26      |

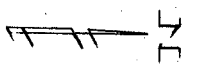


Revised  
FINAL DEVELOPMENT PL.

COLLEGE INVESTMENTS, INC.  
 2001 BAYVIEW TOWER  
 DALLAS, TEXAS 75201



COLLEGE PARK DRIVE, INC.  
 2001 BAYVIEW TOWER  
 DALLAS, TEXAS 75201



BOOK CLIFF AVE. TO JUNCTION 289TH STREET  
 289TH STREET TO JUNCTION

GENERAL NOTES:  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL CONCRETE SHALL BE 4000 PSI.  
 3. ALL REINFORCEMENT SHALL BE #4 BARS.  
 4. ALL FOUNDATIONS SHALL BE 18" MIN. THICK.  
 5. ALL EXTERIOR WALLS SHALL BE 12" MIN. THICK.  
 6. ALL ROOFS SHALL BE 4" MIN. THICK.  
 7. ALL FLOORS SHALL BE 4" MIN. THICK.  
 8. ALL CEILING SHALL BE 4" MIN. THICK.  
 9. ALL INTERIORS SHALL BE FINISHED TO SLOTTED JOIST.  
 10. ALL EXTERIORS SHALL BE FINISHED TO SLOTTED JOIST.  
 11. ALL UTILITIES SHALL BE AS SHOWN ON SEPARATE SHEETS.  
 12. ALL UTILITIES SHALL BE 18" MIN. COVER.  
 13. ALL UTILITIES SHALL BE 18" MIN. COVER.  
 14. ALL UTILITIES SHALL BE 18" MIN. COVER.  
 15. ALL UTILITIES SHALL BE 18" MIN. COVER.

LAND CLIPPING  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL CONCRETE SHALL BE 4000 PSI.  
 3. ALL REINFORCEMENT SHALL BE #4 BARS.  
 4. ALL FOUNDATIONS SHALL BE 18" MIN. THICK.  
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W.S. INVESTMENTS  
 2005 17TH AVE  
 GRAND JUNCTION

W.S. INVESTMENTS  
 2005 17TH AVE  
 GRAND JUNCTION

W.S. INVESTMENTS  
 2005 17TH AVE  
 GRAND JUNCTION

FRANCO / FLORE LEE  
 1001 PETER DRIVE  
 GRAND JUNCTION

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REVIEW SHEET SUMMARY

CITY  
FILE# 15-80

ITEM BULK DEVELOPMENT - BOOKCLIFF AVE-TOWNHOMES

DATE SENT TO REVIEW DEPT. 3-5-80

DATE DUE 3-17-80

PETITIONER R.D. EMRICH/J.L. BRAY

LOCATION 1047 Bookcliff Avenue

| <u>DATE REC.</u> | <u>AGENCY</u>       | <u>COMMENTS</u>   |
|------------------|---------------------|---|
| 3-11-80          | MAPPING             | No objection.   |
| 3-14-80          | PARKS & RECREATION  | On the landscape notes it states that Elm trees will be planted, there are no elms that make good shade trees. Maybe these could be replaced with shademaster, skyline or Moraine - Honeylocust.<br>White Birch trees need winter water and protection to grow in our arid climate, they are a beautiful tree if you are willing to take extra pains with it.<br>Flowering fruit trees are generally a nuisance in a development because of special spraying schedules, pruning requirements and fruitdrop. (Use only sterile varieties, if at all).  |
| 3-14-80          | GJ FIRE             | Water for fire fighting purposes appears to be insufficient. Minimum water main sizes for a development of this sort is 8". Our information shows no 8" lines in the area. Nearest large mains are in F Road, 20", or at 15th and Orchard, 12".<br>Minimum of 8" line in a looped or grid system to provide water for fire fighting purposes. Min. spacing of hydrants is 300'. One or more on site hydrants may be required.<br>A utilities plat showing existing and proposed hydrant locations and water main sizes is needed. A fire flow survey will be required prior to issuing a building permit. Installation of required hydrants and water mains is recommended prior to beginning construction.   |
| 3-14-80          | MTN. BELL           | Require easements as shown in red on plat.  |
| 3-14-80          | GJ DRAINAGE         | Okay  |
| 3-14-80          | CITY TRANSPORTATION | Is 11th Street (or College Place Drive) to be built as part of this project? If not, there would only be a single access point. The angle parking arrangement by the 5-unit existing building does not provide for any exit.  |
| 3-14-80          | CITY ENGINEER       | The development immediately to the south is constructing full-street improvements on 11th Street. These should be constructed adjacent to this development to match those to the south. Also, the curb, gutter, sidewalk and pavement widening should be constructed on the south side of Bookcliff to match the improvements west of 11th Street.<br>The intersection construction at 11th and Bookcliff will require extensive modifications to the existing irrigation system. Detailed construction plans for all public improvements must be reviewed and approved by me prior to construction.<br>I can't understand the sanitary sewer system shown on the drawing. It appears that some existing and new sewer lines will be internal to the site. I am not sure how all the proposed buildings will be served by sewer. Some of the manholes appear to be physically difficult to get to from the street. Easements will be required for any public sewers or waterlines which are not in the streets. |
| 3-14-80          | CITY UTILITIES      | The drawing submittal is confusing. I can only effectively comment after I understand how utilities, roads, and access will be handled.   |

DESIGN & DEVELOPMENT PLANNER

1. Require continuation to Bookcliff of 11th St. (College Place) improvements as installed by College Place Townhomes.
2. Curb cut at Bookcliff too close to intersection
3. Parking plan and circulation of traffic does not seem optimum (especially angled parking by existing structure with no outlet)
4. Need a timetable for landscaping. STAFF RECOMMENDATION  
Use seems appropriate for area, however, due to problems with landscaping, fire protection, sewer collection, street improvements and irrigation redesign as well as refinements needed on site plan regarding parking, access and circulation, staff recommends tabling the item to allow the petitioner time to resolve the comments. After meeting with the appropriate review agencies, the petitioner should get together with staff to discuss necessary site plan changes.

4-01-80 PUBLIC SERVICE

Electric: Will require an As Constructed or Exhibit-type easement. Meters to be located on front of units.  
 Gas: Same as electric. As Constructed or Exhibit-type easement. Possible joint trench.

REVIEW SHEET SUMMARY

FILE# 15-80

ITEM BOOKCLIFF AVE. TOWNHOMES REVISED

DATE SENT TO REVIEW DEPT. 6-06-80

PLAN (BULK DEVELOP.)

DATE DUE 6-16-80

PETITIONER R. D. Emrich

LOCATION \_\_\_\_\_

| <u>DATE REC.</u> | <u>AGENCY</u>        | <u>COMMENTS</u>   |
|------------------|----------------------|---|
| 6-11-80          | CITY FIRE            | This office has no objection to this development as long as the existing hydrants are made accessible for our department's use for fire protection.   |
| 6-12-80          | CITY UTILITIES       | Who will be responsible for improving west half of 11th Street?   |
| 6-16-80          | CITY ENG.            | 11th Street north of Bookcliff will be constructed this fall. 11th Street south of this site has been completed by the developer. Therefore, 11th Street should be improved to match the improvements to the south and the south edge of Bookcliff should be improved to line up with the existing curb and gutter to the west.<br>All street improvement construction should be to City Standards and engineered construction detailed plans must be submitted for my approval prior to construction.<br>The irrigation ditches along Bookcliff should be enclosed and/or relocated to the satisfaction of the irrigation company. |
| 6-16-80          | TRANS. ENG.          | Access and circulation to the new units is O.K., assuming 11th Street is completed in the area of the project.<br>The one-way traffic flow and angle parking by the existing 5-unit building is O.K.  |
| 6-18-80          | CITY PARKS<br>& REC. | This, as with all Paragon submittals, one cannot tell what symbol represents what plant material.   |
| 6-24-80          | GJPC -               | FLAGER/SIMONETTI PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE PROPOSED BOOKCLIFF AVENUE TOWNHOMES REVISED PLAN, SUBJECT TO STAFF COMMENTS AND THE ACQUISITION OF RIGHT-OF-WAY FOR 11TH STREET, THE STREET TO BE CONTINUED FROM THE SOUTH PROPERTY LINE TO BOOKCLIFF AVENUE.   |

STAFF RECOMMENDATION

Recommend changing design of egress at Bookcliff and 11th to limit turning movements to right turns only.

Recommend approval subject to staff and city engineer comments.

*Bikeracks*