

# Table of Contents

File 1980-0087

Project Name: Pheasant Run Condominiums-Phase II

Date 10/1/01

**P** **S** A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the in some  
**r** **e** instances, not all entries designated to be scanned by the department are present in the file. There are also documents  
**s** **e** specific to certain files, not found on the standard list. For this reason, a checklist has been provided.  
**n** **e** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick  
**d** **d** guide for the contents of each file.  
 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.

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 to adjacent property owners</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	Planning Commission Minutes-**-12/30/80
X	X	Review Sheet Summary	X		Form letter from Sue Drissel re: public hearing on 1/21/81-1/8/81
X		Review Sheets	X		Final Development Plan
X	X	Memo from Kathy Portner to File re: to be upgraded to City standards-5/25/94	X		Final Plat Application
X	X	Letter from Don Newton to Madge Warner re: items to be corrected prior to acceptance - 11/7/85	X		Subdivision Summary Form
X	X	Letter from Dave Thornton to Jack Branagh re: right of way – 9/21/93	X		Grading & Drainage
X		Letter from Madge Warner to Don Newton re: Would like Springside Court accepted into City as part of street system-8/1/85	X		Typical Landscape Plan
X		Special Warranty Deed	X	X	Sanitary Sewer & Domestic Water Plan and Details
X	X	Letter from Ron Rish to Rex Price re: partial sanitary sewer-9/23/81	X		Utilities Composite
		From letter from Thomas Schaecher re:	X	X	Site Plan – ** -See Historical Maps
X		Letter from Karl Metzner to Thomas Schaecher re: Changes do meet criteria-12/14/83			
X		Letter from Ron Rish to Del Beaver and Keith Powers re: roadway plans-5/12/81			
X	X	Power of Attorney-**			



**PENNER**  
Construction Management, Inc.

December 1, 1983

To Whom it May Concern,

Submitted herewith for your review and comments is the proposed plan for Phase II of Spring Valley Townhome Condominiums.

Despite the present market conditions, we have enjoyed acceptable success with the first phase of the Development. The unit design of Phase II is based upon the comments received from visitors to the sales office and presale buyers. We have designed two new one level (Ranch) style units and a new two story plan, ranging from 1016 sq. ft. to 1304 sq. ft. Also, we have carried over the two most popular designs from the first phase that are larger; 1425 and 1874 sq. ft.

The Architectural conformity has been enhanced by slight variations to improve interior flow and lend a pleasant contrast and curb appeal.

The convenient location is only minutes from Hospitals, shopping, Interstate 70, schools and work centers. The Spring Valley Subdivision has been a favorite area since its inception in 1975.

It is our pleasure to develop a Townhome Condominium neighborhood affordably priced, starting in the 60's in the preferred area of Grand Junction.

We thank you for your consideration.

Very truly yours,  
PENNER FRANTZ & CO.

Thomas M. Schaecher

Atch: Proposed plan



Spring Valley Townhome Association  
2675 Springside Court 2A  
Grand Junction, CO 81506  
1 August 1985

Mr. Don Newton  
City Engineers' Office  
250 N. 5th Street  
Grand Junction, CO 81501

Dear Sir:

As the Spring Valley Townhome Association, we would like to make a request to the City of Grand Junction for an inspection of Springside Court. We would like this street accepted into the City, as a part of the city street system.

Do hope that the drawings for the construction of Springside Court have been located, and that the above requested inspection will be forthcoming.

Sincerely yours,

*Madge Warner*

Spring Valley Townhome Association  
Madge Warner, Secretary



D. Ryland  
3720 Beechwood  
City 81501 87-80

J. Gull  
Box 1282  
City 81502 87-80

H. Carter  
2419 Pheasant Run Circle  
City 81501 87-80

L. Goodhart  
2730 Beechwood St.  
City 81501 87-80

J. Taylor  
633 Fletcher Lane  
City 81501 87-80

K. Christopherson  
2427 Pheasant Run Circle  
City 81501 87-80

J. Varga  
2307 Pheasant Run Circle  
City 81501 87-80

L. Hamilton  
138 Santa Fe  
City - 81501 87-80

H. Pforzheimer III  
2501 Pheasant Run Circle  
City - 81501 87-80

J. Carter  
2750 Beechwood  
City - 81501 87-80

J. Scaccia  
2313 Pheasant Run Circle  
City 81501 87-80

P. Oweit  
2515 Pheasant Run Circle  
City - 81501 87-80

J. Morgan  
2311 Pheasant Run Circle  
City - 81501 87-80

C. Key  
2315 Pheasant Run Circle  
City - 81501 87-80

A. Lingquist  
2525 Pheasant Run Circle  
City - 81501 87-80

J. Peterson  
2533 Pheasant Run Circle  
City 81501 87-80

D. Millegan  
2325 Pheasant Run Circle  
City - 81501 87-80

J. Klean  
2531 Pheasant Run Circle  
City - 81501 87-80

L. Pease  
2777 F Rd.  
City 81501 87-80

J. Page  
2401 Pheasant Run Circle  
City - 81501 87-80

D. Peterson  
P.O. Box 3725  
City - 81501 87-80

Domingo, Moreira & Assoc.  
90 Latin Amer. Dist. Ltd.  
8020 N.W. 60<sup>th</sup>  
Miami, Florida 33166 87-80

REVIEW SHEET SUMMARY

FILE# 87-80

ITEM PHEASANT RUN CONDOS

DATE SENT TO REVIEW DEPT. 12/03/80

FINAL PLAN & PLAT

DATE DUE 12/08/80

PETITIONER David T. Peterson-Representative Box 2725

LOCATION N.E. of F & 28 Rd.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12/08/80	CITY UTIL.	Relocation of existing sanitary sewer should begin in F Road to eliminate two manholes in locations which will be difficult to maintain. Easements must be provided for all public sewers. Service taps must be made to sewer mains, not manholes.
12/10/80	TRANSP. ENG.	A 1,100' cul-de-sac to serve 108 units does not provide for very good traffic circulation or access. The "islands" at the entrance and at the end of the cul-de-sac serve no useful purpose.
12/16/80	CITY FIRE	Our minimum requirements call for a looped 8" line, and your deadend 8" will not provide sufficient water for this development. Rear access is needed for those units north of the cul-de-sac, and those units at the west end of the cul-de-sac. Access to the rear of buildings off of F Road and 28 Rd. is acceptable provided no fencing is constructed. Hydrant locations <u>will be as follows:</u> <ol style="list-style-type: none"> <li>1. N.E. corner of F Rd &amp; 28 Rd. intersection</li> <li>2. 300' W., N. side of F Rd.</li> <li>3. 300' W., N. side of F Rd.</li> <li>4. 300' W., N. side of F Rd.</li> <li>5. intersection of 28 Rd. and cul-de-sac</li> <li>6. 300' W. of #5</li> <li>7. 300' W of #6</li> <li>8. 300' W. of #7</li> <li>9. intersection of cul-de-sac &amp; east drive</li> <li>10. south end of most western N.S. drive</li> <li>11. 175' N. of #5 on 28 Rd.</li> <li>12. 300' W. of #11 W. side of drive</li> <li>13. N. end of longest N.S. driveways</li> <li>14. W. end of most western drive.</li> </ol> All hydrants to be located as per our plat in Fire Prevention Office.
12/17/80	CITY ENG.	I strongly recommend against the proposed "private roadway". This should be a public street. Based on adequate off-street parking and on the pedestrian way (off-street) as shown on their plan, I recommend 24 ft. wide mat with 2 ft. curbs and gutters on 29 ft. wide dedicated right-of-way. The proposal to install street improvements on 28 Road to match those recently constructed to the north is reasonable. Power-of-attorney for full street improvements on F Road should be obtained prior to recording the plat. Parking stalls which require backing into the street are not desirable. A storm drainage easement should be provided for that 5 ft. valley gutter which routes all flows to the detention pond to insure that will always be kept open. Sanitary sewer are shown as 6 inch diameter. The City requires a minimum diameter of 8 inches.

The relocated sewer must be at least of the size of the abandoned portion. Detailed plans for sanitary sewers, storm drains and public streets must be submitted to me for review prior to construction. Is the storm detention pond to the north of sufficient size to handle all flows from this site in addition to all of Spring Valley which flows into it? Erosion control at the low end of that 5 ft. valley gutter to the pond will probably be needed. They show a building in the northwest corner to be constructed over the existing 30 inch drain. This is not acceptable. That 25 ft. wide drainage easement across the north edge of the property should be angled at the northwest corner to include the existing 30 inch drain pipe. A financial guarantee in accordance with Development Regulations Section 27-2.3 should be obtained for all public improvements.

12/17/80 UTE WATER

Each dwelling unit will be separately metered, with the meters for each building being clustered. Each fire hydrant on a deadend line will be served by no less than 8" lines. All domestic services will originate from lines located in 28 Road, Patterson Road, or the main East-West private street in the development. The indicated connection point to Ute's 18" line in 28 Road would be adequate for this development. Ute Water policies & fees in effect will apply.

12/22/80 STAFF COMMENTS

The preliminary plan and the rezone to DD-8 was approved by the Planning Commission on 1/30/79. These were approved by Council on 2/21/79. A final plan was approved by Planning Commission on 3/27/79 and by Council on 4/18/79. This is a revised final plan. Density is unchanged from previous final plan, however, site plan has been changed to a condominium concept. Perimeter road has been eliminated and replaced with a single cul-de-sac.

## SUMMARY OF COMMENTS

1. Sanitary sewer should be designed as per City Utility comments.
2. The cul-de-sac doesn't provide very good circulation and the "islands" serves no purpose (Transportation engineer).
3. Fire requirements, hydrant locations, and access requirements as per Fire Department comments.
4. (City Engineer) Recommend against private roadway. Street design as per City Engineer's recommendation. Street improvements installed on 28 to match those to north.
5. P.O.A. for full street improvements on F Road.
6. Storm drainage & sewer as per comments.
7. Financial guarantee obtained for public improvements.

12/30/80 SIMONETTI/FRANK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL OF #87-80 FINAL PLAN, PHEASANT RUN CONDOMINIUMS, TO THE CITY COUNCIL, SUBJECT TO STAFF COMMENTS, SUBJECT TO FENCING THE NORTH AND WEST BOUNDARIES OF THE PROJECT, CONSISTENT WITH THE SPRING VALLEY FENCING REQUIREMENTS, PRIOR TO CONSTRUCTION, AND LEAVING THE ISLAND IN THE WEST END OF THE CUL DE SAC. ROAD TO BE PUBLIC RIGHT-OF-WAY.

SIMONETTI/FRANK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL OF #87-80 FINAL PLAT, PHEASANT RUN CONDOMINIUMS, TO THE CITY COUNCIL.

Acres 12.5  
Units 108  
Density PD-8

CITY ACTION SHEET

File # 87-8

2945-114-00-059

Zone PD-8

Activity Final Dev. Plan  
Phase Final  
Date Submitted 12/1/80  
Date Mailed Out 12/3/80  
Date Posted 12/19/80  
Legal Ad Date \_\_\_\_\_  
Date Neighbors Notified--  
Planning Commission \_\_\_\_\_

*Condos*

Date Neighbors Notified--  
City Council 1-9-81  
Date CIC Legal Ad 1-14-81  
Hearing Date--  
Planning Commission 12/30/80  
Hearing Date--  
City Council 1-21-81  
10 Review Period-Return By 12/17/80

Review Agencies

- Send
- COUNTY ROAD DEPARTMENT
  - MOUNTAIN BELL
  - PUBLIC SERVICE COMPANY
  - FIRE
  - IRRIGATION
  - DRAINAGE G.T.
  - SEWER
  - WATER (UTE, CLIFTON)
  - FLOODPLAIN
  - CITY ENGINEER
- CITY UTILITIES
  - CITY POLICE
  - TRANSPORTATION ENGINEER
  - PARKS AND RECREATION
  - ENERGY OFFICE
  - TECH REVIEW
  - WATER AND POWER RESOURCES
  - Trans Am. Title

Common Location NW Cor of Patterson Rd & 28 Rd.

Board	Date	Comments
P.C.	12/30/80	Approved subject to review comments. Leave island in cul-de-sac at west end of road - road to be public. Fencing to be provided on North and West to conform with Spring Valley requirements - Ped. access to park on North Consent OK POA for Patterson and 28 Rd. Alternate proposal to install improvements on 28 Rd would be preferred.
CIC	1/21/81	Approved on consent adj. sub to PC, staff reviewed comments.
Staff Comments		See file 127A-78 for Phasent Sun Townhomes - adj. OK

Original Documents

- Improvement Agreement
- Improvement Guarantee
- Covenants
- Development Schedule



# REVIEW SHEET SUMMARY

FILE NO. #87-80 TITLE HEADING Spring Valley Townhome Condo. DUE DATE 12/12/83

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Penner Frantz & Co.

Location: 28 Road & Patterson. Phase II

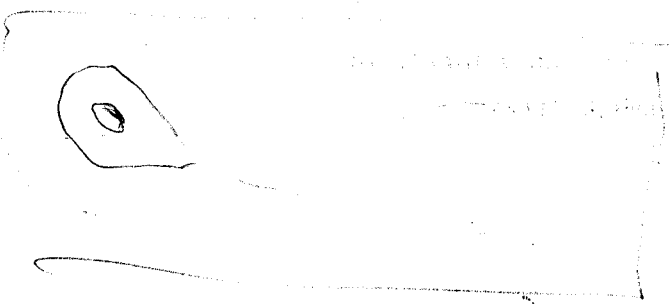
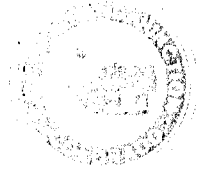
PETITIONER ADDRESS 2675-3A Springside Ct., GJ 81501

ENGINEER Paragon Engineering

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12/7/83	City Planning	<p>Area south of Springside Ct. qualifies as a minor change. A landscape plan addressing the Patterson Road frontage should be submitted prior to approval.</p> <p>The area north of Springside does not qualify as a minor change due to the complete relocation of structures. Processing of an amended final development plan will be required or a revision of the plan that will qualify as a minor change.</p>
12/9/83	Fire Dept.	<p>This office has no objections to this development. Hydrant locations and water lines okay as shown on drawing of Spring Valley Townhomes Filing #2, dated 11/30,</p>
12/12/83	Ute Water	<p>No objections. Individual 3/4" domestic water meters will be clustered along the ROW of Springside Court, as they are for Phase I. Ute assumes responsibility of the water system within the ROW of Springside Court., and the meters, only. Policies and Fees in effect at the time of application will apply.</p>
12/13/83	City Engineer	<p>The existing Springside Court does not meet City Local Street Standards for streets with on-street parking. The proposed continuance of the substandard street should include the provision that no on-street parking be allowed. Springside Court should be extended to a future interest in with F Road at an existing street on the south side of F Road in some future phase. The temporary 100' diameter cul-de-sac must be maintained for fire turn around (eg. weed control, etc.).</p>

Karl Metzner

#87-80



81501  
243 2633

May 12, 1981

Mr. Del Beaver  
Paragon Engineering, Inc.  
2784 Crossroads Blvd., Suite 104  
Grand Junction, CO 81501

Dear Del:

RE: Pheasant Run Condos - Roadway Plans

As requested I have reviewed the detailed construction plans for streets in the above as submitted by you on April 23, 1981, and I have the following comments:

1. Pavement design calculations based on soils tests must be submitted to justify the pavement thicknesses shown.
2. Storm sewer system construction plans should be submitted. I assume the designs and plans will be in accordance with the letters of March 9 and 13, 1981, received from Keith Powers. The roadway plans show some 12 inch "open joint" storm sewer. This is not acceptable. City specifications permit tongue and groove pipe if desired under unpaved areas but all storm sewer pipe joints must be connected or "closed".
3. Where does Section A-A apply? I couldn't find it on the plan view.
4. The intersection of Springside Court and 28 Road should be drawn as shown on the "28 Road Design" sheet including gutter pan and fillets.
5. The entire cul-de-sac area of Springside Court shall be paved flush. Remove that "island" from the plan.
6. Gutter pans at all driveways and across those perpendicular parking stalls must be at least 5 feet wide. We have had bad experiences with narrower pans. A detail for the driveways and parking stall aprons should be added since the standard City apron will not fit the situation on this development. The valley gutter section which is shown lacks aggregate base course and thickness dimensions.
7. On the "28 Road Design" sheet, remove the dashed line, dimension, and labeling pertaining to "proposed pavement" on F Road. It has not yet been determined what the proposed section will be for F Road.

Page 2 Pheasant Run Condos - Roadway Plans

8. On the "28 Road Design" sheet, label the pavement cross-slope as "varies, 0.05 ft/ft. max." and label "match existing grade" at the edge of existing pavement.
9. The "Valley Gutter Section" shown on the "28 Road Design" sheet is actually facing to the south. The 1'-6" dimension on the valley is intended to align with the curb and gutter flowline.

When the above comments have been addressed, submit the revised plans and other information for approval prior to construction.

Very truly yours,



Ronald P. Rish, P.E.  
City Engineer

RPR/rs

cc: Karl Metzner ✓  
Jim Patterson



## CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

December 14, 1983

Mr. Thomas M. Schaecher  
Penner Frantz & Company  
1795 West Warren Avenue  
Englewood, CO 80110

RE: Minor change approval for Phase II, Spring Valley Townhome  
Condominiums

Dear Mr. Schaecher:

We have processed your request for amendment to the Final Plan of Spring Valley Townhomes in accordance with Section 7-5-6 of the Grand Junction Zoning and Development Code. We find that the changes do meet the criteria of Section A, minor changes, and hereby approve the amended plan with the following requirements:

1. Approval applies to all of the units south of Springside Court and the easterly 4 structures north of Springside Court. The western structure does not qualify as a minor change and is not approved.
2. No on~~e~~ street parking will be allowed on Springside Court and appropriate signage must be provided in accordance with City standards and specifications.
3. The temporary cul-de-sac must be properly maintained (grading, weed control, etc.). Due to the temporary nature of the turn-around, maintenance will be your responsibility.
4. Since Springside Court is a public right-of-way, any construction within the right-of-way shall require a permit from the City Engineer.
5. As a point of information, the City Engineer has indicated a desire to connect Springside Court to Patterson Road at some future phase. This issue should be addressed at such time as you are ready to proceed with phase three.

Letter to Thomas M. Schaecher  
December 14, 1983  
Page 2

Please contact me if you have any questions regarding this approval.

Sincerely,



Karl G. Metzner  
City Planning Director

KM/sw

xc: Ken Reedy, City Engineer  
Tony Politano, Designco  
File #87-80 ✓



City of Grand Junction, Colorado 81501

250 North Fifth St.,

November 7, 1985

Madge Warner  
Spring Valley Townhome Association  
2675 Springside Court, 2A  
Grand Junction, CO 81506

Dear Mrs. Warner:

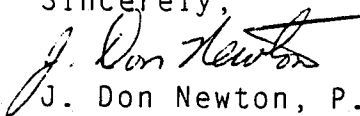
At your request we have inspected the existing portion of Springside Court from 28 Rd. to the west end of the bituminous pavement. As a result of this inspection we have listed the following items which would have to be corrected prior to acceptance of the street by the city:

1. The pavement has settled in front of the fire hydrant on the north side of the street.
2. The pavement has settled over the sanitary sewer trench approximately 5' wide along the south side of the street.
3. The third section of concrete, curb and gutter east of the paved driveway on the south side of the street is broken and will have to be replaced.
4. Three water valve boxes are not lined up with the water valves and will need to be straightened.

I will be available to discuss the above items or methods to correct them at your convenience.

The original construction drawings were prepared by Paragon Engineering, Inc. Although they are no longer in business in Grand Junction, Bob Gerlofs (previous owner) can be reached in Englewood, CO at 6920 S. Holly Circle, 80112. Tom Logue who is now with Armstrong Engineers in Grand Junction may also have access to the original drawings. To my knowledge, "As Built" drawings of the street were never prepared. This would also be required prior to acceptance of the street for maintenance by the City.

Sincerely,

  
J. Don Newton, P.E.  
Acting City Engineer

JDN:pb

cc: Jim Shanks  
Director of Public Works



Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430 FAX (303) 244-1599

September 21, 1993

Mr. Jack Branagh  
John A. Branagh Investments  
4432 Piedmont Avenue  
Oakland, CA 94611

RE: Right-of-way requirement for Springside Court, Grand Junction

Dear Jack:

Since our meeting last Friday, September 17th, I have determined from discussion with other City Departments that any future development of the approximately 4 acre parcel (Tax # 2945-014-42-021) near Spring Valley Townhomes we talked about will require an engineered traffic analysis be performed. The traffic analysis must justify the number of units the current size (width) of Springside Court can handle. The analysis would allow the City to review the potential impacts that would occur from further development along this street. Additional Right-of-Way may be required if the existing street width is deemed to be inadequate.

If you have any questions, please contact me at your earliest convenience.

Respectfully,

A handwritten signature in black ink, appearing to read "Dave Thornton", is written over a large, stylized oval flourish.

Dave Thornton  
Senior Planner

cc: file 87-80

MEMORANDUM

TO: File #87-80  
FROM: Kathy Portner  
Date: May 25, 1994  
RE: Pheasant Run Condos

Further development of the Spring Valley Townhomes/Condos will require Springside Court to be upgraded to current City standards its entire length. The City standard for a local residential street is 44' of Right-of-Way, including curb, gutter and sidewalk. The existing street section was never accepted by the City. Repair and upgrade will be required prior to the City accepting the street. This policy was discussed and agreed upon at the May 24, 1994 Development Review Meeting. Those present at that meeting included Larry Timm, Jim Shanks, John Shaver and Dan Wilson.