

# Table of Contents

File 1981-0003  
Date 10/12/01

Project Name: Tamerlane Inc. - Rezone to PD-11

**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** **t** 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	X	<b>*Summary Sheet - Table of Contents</b>
X		Application form
X		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
X	X	<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
X		Legal description
		Appraisal of raw land
		Reduction of any maps - final copy
X	X	<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>
X	X	<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	Preliminary Development Plan	
X	X	Review Sheet	X	Owner Policy of Title Ins.	
X	X	Review Summary	X	Deed	
X	X	Certified memo from Planning Commission to Owners/Petitioners re: Extension/Reversion public hearing-3/20/84	X	X	Certificate of Limited Partnership of Tamerlane, LTD.
X		Legal Ad	X		Map of Adjacent Property Owners
X	X	Planning Commission Meeting-**-1/27/81, 4/30/85	X		Typical Street Section
X	X	Street Section	X	X	Historical Street Maps
X	X	Letter from Nicholas Goluba, Atty. at law to Planning re: extension-1/30/84			
X	X	Form Memo from Planning to Participants of Public Hearing - 4/12/83			
X		Letter from Nicholas Goluba, Atty at law to AI Candleria re: to begin construction in summer - 2/4/82			
X	X	Public hearing minutes-2/23/82			
X	X	Ordinance No. 1948 - **			
X		Rezone Application			

TAMERLANE, L.T.D.

103 Condominium  
P.U.D.

TAMERLANE, L.T.D.

REZONE APPLICATION

1 (d). Need For Such Additional Change

The subject property was recently annexed into the City of Grand Junction. It is my understanding the property needs to be rezoned within 90 days from annexation. The zoning request would be P.U.D. 11, which would be compatible with current zone in the surrounding areas.

2 (d). Impact (Present and Future) on the Surrounding Area, Developed and Undeveloped

The present condition of the subject property is an eye-sore to everyone living in the surrounding areas, both developed and undeveloped areas. The future impact would be extremely beneficial because it would eliminate a community eye-sore, would enable the improvement of 15th sooner and, in general, be a positive development for the surrounding area, both developed and undeveloped.

3 (d). Access to Area; Traffic Patterns

Traffic - The property is easily accessible, being located 1/4 mile from Patterson Road on 15th Street (27 1/4 Road) and from 12th to F 1/2 Road. 15th Street is scheduled to be improved through to North Avenue.

4 (d). Accessibility of Utilities

1. Sewers - Provided by City of Grand Junction. Existing sewer lines are adjacent to the subject property.

2. Water - The subject property is in the Ute Water District. Existing lines are adjacent to the property on the eastern and southern property lines.

3. Electrical - Public service existing lines are adjacent to property.

4. Telephone - Mountain Bell Telephone existing lines are adjacent to the property.

5 (d). Impact on Facilities: Sewer, Water, Police, Fire, Sanitation, Traffic, Parks, Schools, etc.

1. Sewers - City of Grand Junction has existing sewer lines in use on 15th Street. City sanitation has advised me that the existing sewer line is capable of handling our needs, present and future.

2. Water - The subject property is in the Ute Water District. Ute has existing water lines in 15th Street and between the northern property line of Fairmount North and our southern property line. Ute Water District has advised me it can supply all of our water needs and the needs for future development.

3. Police - Police protection will be provided by the City of Grand Junction. Presently, the police are patrolling the surrounding areas, including the Crestview, Fairmount North subdivision, and the subject property. Due to the current nature of the subject property, it has become a refuge for unauthorized trash dumping, teenage drinking, and abandonment of stolen cars. The development of a residential subdivision would eliminate a problem area for the police.

4. Fire - Fire protection will be provided by the City of Grand Junction. Currently, the property possesses a brush fire hazard and a hazard to school children playing on the property. The approval of a residential subdivision would have no adverse effect, since fire protection is provided to the surrounding areas.

5. Traffic - The property is easily accessible, being located 1/4 mile from Patterson Road on 15th Street (27 1/4 Road) and from 12th to F 1/2 Road. 15th Street is scheduled to be improved through to North Avenue.

6. Sanitation - By sewer and trash removal by City or private trash removal.

7. Parks - A 5 acre proposed public park site is located within 100 yards of the subject property.

6 (d). Residential Zones Only: Distance to Business Centers, Employment Centers and Community Facilities

1. 1/2 mile to Centennial Plaza
2. 1 1/2 to 2 miles to Walker Field
3. 1 to 1 1/2 miles to Mesa College
4. 4 miles to Mesa Mall and surrounding industrial parks
5. 2 miles to Grand Junction City Hall
6. Many churches, schools and parks are located within a 2 mile radius of the subject property.
7. 1 1/2 miles to St. Mary's Hospital and Medical Center.

TAMERLANE, L.T.D.

PLANNED UNIT DEVELOPMENT

3 (a)

The proposed development will consist of 103 condominium units, ranging in size from 900 sq. ft. to 1300 sq. ft. per unit. The units in buildings 2, 3, 4, 5, 6, 9 & 10) will appear to be single family attached residences with two single car garages attached to appear like a double car garage. Each unit will have private patios.

Building 1 will not exceed 25 ft. in height, with 31 parking spaces for 18 units. Landscaping will screen the units from Fairmount North. Emergency access is provided on the south end to Tamerlane Court. Minimum setback on local streets shall be 20 ft.

Building 7 will be three stories, two stories up from the parking lot and one story down.

Building 8 & 11 will have some three story units. Those units next to the parking lot will be three stories, two stories up from the parking lot and one story down. Those units in the middle will be two stories and those on the end two stories.

A special effort has been made to keep most of the mature landscaping and large trees throughout the developments. Open areas will be landscaped and have walking or jogging paths. Screening will be provided to reduce the visual impact on the surrounding neighborhoods.

The proposed site has been used as a dumping site for old cars, old cans and bottles, tree trimmings and a variety of other trash items. A network of rough roads and trails make for easy access for dumping, disposing of stoken cars, teenage drinking and overall non-desirable community. The proposed development will clean up the site, making for a better neighborhood and community.

TAMERLANE, L.T.D.

PLANNED UNIT DEVELOPMENT

3 (c).

1. Construction of Phase 1 will begin in the summer of 1981, providing financing is available at reasonable interest rates. In the event construction financing is not available as soon as financing becomes available, construction will begin.

2. The development will consist of 5 phases. Phase 1 will begin in the summer of 1981. Phases 2, 3, 4, & 5 will begin after 70% of the preceding phase has been sold.

3. Completion of the construction for each phase will take between four to six months, and four to six months to market. The total project will be complete within 40 to 60 months.

K. Hill  
3031 N. 14th  
City 81501

3/81

Housing Authority  
2236 No. 17th St.  
City 81501

3/81

Fairmont Inc.  
2517 Antero Ct.  
City 81501

3/81

K. Harris  
519 29 Road  
City 81501

3/81

J. Voytilla  
2233 Orchard  
City 81501

*AL 1-26-91*  
3/81

C. Peterson  
647 27½ Road  
City 81501

3/81

A. Gould  
2420 No. 1st St.  
City 81501

3/81

H. Bull  
Rt. 5 - 630 27 Road  
City 81501

3/81

M. Gillen  
3050 13th St.  
City 81501

3/81

M. Bebse  
3040 No. 13th  
City 81501

3/81

R. Adams  
719 24½ Road  
City 81501

3/81

R. Stokes  
626 27½ Road  
City 81501

3/81

Crestview Ltd.  
3704 G 7/10 Road  
Palisade, CO 81526

3/81

*X*  
Dennis Baum  
P.O. Box 9076  
Aspen, CO 81611

3/81

Nicholas Goluda  
P.O. Box 931  
Glenwood Springs, CO 81601

3/81

Fred Lundin  
812 Grand Ave.  
Glenwood Springs, CO 81601

3/81

D. Hetland  
624 27 Road  
City 81501

3/81

M. Gillin  
3150 Lakeside Dr.  
City 81501

3/81

*mailed*  
*1/20/81*  
*CA*



STATE OF COLORADO, COUNTY OF MESA MAR 10 1980  
 RECORDED AT 4:20 O'CLOCK P  
 RECEPTION NO. 1218289 EARL SAWYER, RECORDER

CERTIFICATE OF LIMITED PARTNERSHIP

OF

TAMERLANE, LTD.

THE UNDERSIGNED, Nicholas W. Goluba, Jr., Fred A. Lundin, and Dennus Baum, in their respective capacities as general partners of Tamerlane, Ltd., a limited partnership, and as true and lawful attorney-in-fact for each of the limited partners, hereinafter stated, desiring to form a limited partnership pursuant to the laws of the State of Colorado, hereby certify as follows:

1. That they are the duly appointed and lawful attorney-in-fact for each limited partner hereinafter listed to make, execute, acknowledge, and file the within Certificate Of Limited Partnership.
2. The name of the partnership is "Tamerlane, Ltd."
3. The character and purpose of the buisness of the partnership is to conduct and operate a business of investments in real estate and other property.
4. The location of the principal place of business of the partnership is 1001 Grand Avenue, Glenwood Springs, CO 81601.
5. The name and address and place of residence of each general and limited partner is as follows:

GENERAL PARTNERS

<u>Name</u>	<u>Address</u>
Nicholas W. Goluba, Jr.	0485 167 Road Glenwood Spgs., CO 81601
Fred A. Lundin	2015 Blake Avenue Glenwood Spgs., CO 81601
Dennus Baum	710 East Durant Street Aspen, CO 81611

LIMITED PARTNERS

<u>Name</u>	<u>Address</u>
David Johnson	1920 State Highway 13 Rifle, CO 81650
Mark Arnove	5512 115 Road Glenwood Spgs., CO 81601

6. The term for which the partnership is to exist is 40 years; said term shall commence on February 5, 1980, and shall terminate February 5, 2020.

7. The amount of cash and the description of the property contributed by each limited partner is as follows:

David Johnson	Release and conveyance to the partnership of his contractual interest in SE1/4NW1/4SW1/4, Section 1, Tp. 1 S., R. 1 W., Ute Meridian, Mesa County, Colorado. Agreed Value: \$125,000.00
Mark Arnove	\$50,000.00, payable as follows: \$15,000.00 on or before February 5, 1980; \$5,000.00 on or before March 1, 1980; \$10,000.00 on or before June 1, 1980; \$20,000.00 on or before February 5, 1981. Agreed Value: \$50,000.00

8. Except as provided in paragraph 7 above, no limited partner has agreed to make any additional contributions.

9. No time has been agreed upon when the contribution of any limited partner is to be returned.

10. The share of profits or other compensation by way of income which the limited partners shall receive by reason of their contributions is as follows:

<u>Limited Partner</u>	<u>Percentage</u>
David Johnson	10%
Mark Arnove	40%

11. Limited partner, Mark Arnove, may sell and transfer all or any portion or portions of his limited partnership interest provided that he shall retain not less than a 10% ownership interest in the partnership, and provided, further,

that his initial ownership interest in the partnership shall in no event be divided among more than a total of four individuals, including himself. General partner, Nicholas W. Goluba, Jr., may transfer all of any portion or portions of his general partnership interest provided that he shall retain not less than a 10% ownership interest in the partnership; and provided, further, that his initial ownership interest in the partnership shall in no event be divided among more than a total of three individuals, including himself. Any such ownership interest transferred by said general partnership shall be converted to a limited partnership interest automatically upon the transfer thereof. Any interest offered for sale as permitted above, must first be offered to the other partners. Except as above provided, no limited partner may sell, transfer, assign, for other than security purposes, or otherwise dispose of all or any part of his interest in the partnership without having first obtained the unanimous written consent of all of the partners.

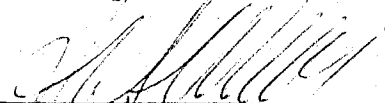
12. Except as provided in paragraph 11 above, the general partners do not have the right to admit additional limited partners except upon the unanimous written consent of all of the general and limited partners.

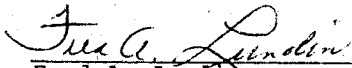
13. No limited partner has priority over other limited partners as to compensation by way of income; however, limited partner, David Johnson, does have priority over the general partners and over all limited partners as to the return of his contribution. David Johnson's contribution in the sum of \$125,000.00 shall be repaid, in full, before any other limited partner shall be entitled to the return of any part of his contribution.

14. Upon the death of incapacity of any general partner, the partnership shall be dissolved and terminated unless the remaining general partners, within thirty days after death or incapacity has occurred, shall have notified all other partners of their intention to continue the partnership business, in which event the interest of the deceased or incapacitated general partner shall automatically become a limited partnership interest.

15. No limited partner shall have the right to demand or receive property other than cash in return for his contribution.

Signed this 5th day of February, A.D. 1980.

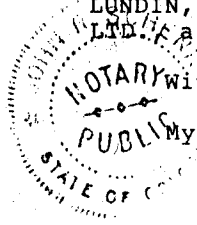
  
\_\_\_\_\_  
Nicholas W. Goluba, Jr.  
General Partner

  
\_\_\_\_\_  
Fred A. Lundin  
General Partner

  
\_\_\_\_\_  
Dennis Baum  
General Partner

STATE OF COLORADO     )  
  )ss.  
COUNTY OF GARFIELD    )

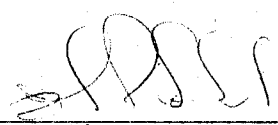
The foregoing CERTIFICATE OF LIMITED PARTNERSHIP was subscribed and sworn to before me this 5th day of February, A.D. 1980, by NICHOLAS W. GOLUBA, JR., FRED A. LUNDIN, and DENNUS BAUM, as General Partners of TAMERLANE, LTD., a Colorado limited partnership.



witness my hand and official seal.

My commission expires:

Feb 17, 1981

  
\_\_\_\_\_  
Notary Public

REVIEW SHEET SUMMARY

FILE# 3-81

ITEM REZONE to PD 11-TAMERLANE INC.

DATE SENT TO REVIEW DEPT. 1-06-81

PRELIMINARY PLAN

DATE DUE 1-16-81

PETITIONER Tamerlane LTD-Dennis Baum Box 9076 Aspen (KKBNA 1001 Grand Ave. Glenwood Spgs.)

LOCATION N.W. corner of F $\frac{1}{2}$  Rd & 27 $\frac{1}{2}$  Rd. line (15th St.)

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
1/06/81	COMP PLAN	<p>(Note: this area was recently annexed to the city from a county R1B zone.) Although the proposed zone appears compatible with adjacent uses, the petitioner has not completely addressed the impact section (section d) of the submittal-specifically proposed impact on public and community facilities, access, distance from commercial and employment centers. Crestview (PD-8) lies immediately east of this site, with R-1-C, R1A zones to the south and southeast, and newly annexed properties to the west and north (County R-1-B). A planned development of 11 d.u. (acre seems in line with development in this area, however, there are two major concerns regarding the site plan:</p> <ol style="list-style-type: none"> <li>1. For a density of this sort, there should be an alternate access (besides the emergency access to the south). Perhaps a stub to the north should be considered.</li> <li>2. Proper engineering and construction should be utilized in Building One (in location below the drainage ditch, as the property slopes to the southeast.</li> <li>3. Developer should be required to dedicate half-ROW on 27<math>\frac{1}{2}</math> and F<math>\frac{1}{2}</math> Roads, and be responsible for upgrading and full street improvements (both are collectors). In the proposed Grand Junction Bikeway Plan, 27<math>\frac{1}{2}</math> Road is shown as a designated "On Street Bike Route".</li> </ol>
1/08/81	PARKS & REC	<p>I find nothing on this plan to indicate what plant materials is to be used, or how it will be located. Please provide information so I can make comments.</p>
1/16/80	CITY FIRE	<p>We need 3 additional fire hydrants &amp; re-locating of one hydrant: Need one hydrant behind building #11 by refuse area. One hydrant on the north corner of the intersection of Tamerlane Court &amp; Tamerlane Drive. Needs hydrant on North 15th St. approx. 150' from the south boundary behind building #1. The water line must be a 8" line, (preferably a looped line) instead of a 6" line. Need emergency access to the back of all buildings especially 2,3, and 4. We need a fire flow for your largest building worked up. We suggest you resubmit this or come by the fire dept. and see what we can work out. Also relocate hydrant in the north cul de sac of Tamerlane Ct. to the east side.</p>
1/15/81	MT. BELL	<p>We request 10' utility easements adjacent to Tamerlane Drive and Tamerlane Court and</p>

	MT. BELL CONT	10' utility easements on the east 10' of the development adjacent to 27 1/4 Rd. Our direction of field will be from the north on 27 1/4 Rd.
1-16-81	G. J. Drain	(Note: This area was recently annexed to the City from a County RIB zone.) Out of Dist.
1-16-81	City Util.	(Note: this area was recently annexed to the city from county RIB zone.) City will have to review and approve design of bridge across drainage ditch to building #1 prior to driving trash trucks across. Having a single sewer service line to a building containing several individually owned units could be a problem with maintenance and liability. Each individually owned unit should have a separate sewer service line. Service taps are not allowed into manholes.
1-19-81	City Eng.	(Note: This area was recently annexed to the city from a County RIB zone.) I assume Tamerlane Dr. and Tamerlane Ct. will be dedicated public streets. The street layouts and section shown are acceptable based on no on-street parking. The sanitary sewer layout and storm sewer system layout (including detention and maintenance of the open drainage way) are acceptable. Any matters concerning the irrigation ditch such as routing, physical modifications or maintenance will have to be approved by the irrigation company and/or ditch users. A 30' wide easement should be granted along the "Drainage Ditch" Power of Attorney should be granted for street improvements in 15 th. St. (27 1/4 Rd.) Frontage calculations and detailed construction plans for storm sewer systems, streets and sanitary sewers will have to be submitted for my review prior to construction. I reserve comment on sizes of pipes and detention pond shown until drainage calculations are submitted, but I like their schemes for storm drainage, sanitary sewers and streets.
1-16-81	Transp. Eng.	(Note: This area was recently annexed to the city from a county RIB zone) The refuse areas are located such that backing maneuvers by trash trucks could cause traffic problems. Will the "Bridge Crossing" be physically closed at all times? If so how? Guest parking spaces (I assume) on the S.E. corner of the Tamerlane Dr. and Ct. intersection are too close tho the intersection.
1-16-81	Staff Comm.	1. Request that the petitioner provide height elavation on thier proposed building sites. 2. That the parking stalls be demention to the sidewalk. A redesign. 3. redesign Pred. walking in your parking area. 4. Detailed landscaping should be provided to this office and Parks and Recreation. 5. We need half street improvement on F 1/4 Rd. or a POA. It should tie into the south which shows dedication and stub onto 14th. St.

## SUMMARY OF COMMENTS

1. That the impact section (section D) be addressed.
2. Building one should have proper engineering construction as the property slopes south eastly.
3. In the Bikeway Plan 27 1/4 Rd. or 15 th. St. is designated as a "On Street Bike Route"
4. Need to provide detail landscaping to Pards and Rec. and this office
5. Provide fire protection as requested by the Fire Dept.

SUMMARY OF COMMENTS CONT.

6. Provide adequate trash pick-up to building # 1 and adequate sewer to each building.
7. Drainage calculation provided to proper agency and irrigation ditches should also be address by proper agency.

01/27/81 GRAHAM/RIDER PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #3-81, ZONING OF ANNEXATION TO CITY PR 11.

GRAHAM/SIMONETTI PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #3-81, TAMERLANE, INC., PRELIMINARY PLAN, SUBJECT TO STAFF COMMENTS AND THAT THE CUL DE SAC BE REPLACED WITH A ROAD THROUGH TO 14TH STREET ON THE SOUTH, WITH THE DEVELOPER BEING RESPONSIBLE FOR THE PAVING THEREOF, AND ALSO RESPONSIBLE FOR PAVING OF THAT PART OF STUB TO NORTH ON HIS PROPERTY IF THAT ROAD IS CONTINUED.

3/5/82 GJPC Minutes of  
2/23/82

MOTION: (COMMISSIONER ROSS TRANSMEIER) "MADAM CHAIRMAN, ON #3-81, TAMERLANE, LTD., I MAKE A RECOMMENDATION WE EXTEND THIS TO THE MIDDLE OR LAST MEETING IN AUGUST, 1982, FOR FINAL PLAN TO BE SUBMITTED."  
COMMISSIONER DICK LITTLE SECONDED THE MOTION.  
CHAIRWOMAN QIMBY REITERATED THE MOTION AND CALLED FOR A VOTE.  
THE MOTION WAS PASSED UNANIMOUSLY.

RESPONSE TO REVIEW SHEET COMMENTS

TAMERLANE, LTD

COMP PLAN.

1. The impact of proposed development on the existing water and sewer systems and on the traffic and traffic patterns are based upon 103 units with a total estimated population of 309 people, the impact of the water, sewer, and traffic is projected as follows:

- (a) Water - domestic: 30,090 gallons per day;
- (b) Water - irrigation: 30,000 gallons per day (irrigation limited to lawn areas around building; multiple units - common lawns for multiple stories);
- (c) Sewerage: 30,900 gallons per day;
- (d) Traffic: 618 vehicle trips per day;
- (e) General Discussion: The property is in the Ute Water District and can be serviced by the existing water line located in Fifteenth Street. We are advised by the Sanitation Department that the existing sewer line is likewise capable of handling the project. The impact of the development on other public facilities should be determinable on the basis of the estimated population of the project.

2. An easement could be dedicated off the cul-de-sac at the north end of Tamerlane Court, extending through the parking lot to the north boundary of the property. This approach would be somewhat incompatible with our concept of the project as a relatively quiet and private area with limited public traffic. Nevertheless, if the planning needs of the City would be furthered by this approach an appropriate easement, the width of Tamerlane Court, could be platted and dedicated. This would entail the loss of a few parking spaces, but the remaining parking would still exceed the requirements of the project.



3. Our engineers have also recognized the slopes in the southeast corner which will have to be coped with through proper engineering and construction technique.

4. Our plan does not contemplate the dedication of half the right of way on F-1/4 Road. It is our understanding that F-1/4 Road is not a collector, and that the City's planning objectives would not be served by establishing the right of way through to 27-1/4 Road. Buildings in the Fairmont development have already been constructed west of the cul-de-sac and within the proposed right of way. The drainage ditch would also be a problem in that it would either have to be relocated or piped under the road if F-1/4 Road were extended to the west. The establishment of the right of way would also have an undesirable effect on the single family residence located in the northeast corner of the adjoining Fairmont development. In addition, establishment of the F-1/4 Road right of way would result in set-back problems with Building One of the Tamerlane project, restricting the usage which could be made of that portion of the property south and east of the drainage ditch. On the basis of prior conversations with the City Engineer, the Tamerlane plan was developed with the understanding that the right of way for F-1/4 Road would not be established. As presently designed, this corner parcel can accommodate the density planned, rather comfortably, because of the natural buffers which isolate this area from the balance of the project. Our plan contemplates wood fencing and landscaping along the south side of the emergency access easement, to serve as a buffer between the proposed multi-family development and the Fairmont development. Tamerlane does intend to

dedicate an access easement along the south side of the property, extending from the southeast corner across the drainage ditch, as shown on the plat.

5. Tamerlane plans to dedicate half of the required right of way on 27-1/4 Road, as indicated from the plan submitted. It is our understanding that a special improvement district will be formed or has been formed in connection with up-grading 27-1/4 Road and that our participation in that district will be required.

#### PARKS AND RECREATION.

1. Our landscape planning is not fully developed at this stage. Except for the westerly portion of the property and some large cottonwood trees along the northerly boundary line, there is very little native vegetation worth preserving. The open space area designated on the plat does, however, contain significant natural vegetation, including a number of attractive trees. This natural vegetation will be groomed to some extent, but generally left intact. The north boundary is presently screened from the adjoining property by natural vegetation and a few fairly large cottonwoods which will be preserved. Additionally, fence screening on the north boundary along the entire parking lot will be provided. The fencing will be of wood construction and between five and six feet tall. Landscaping along 27-1/4 road, the east boundary of the property, will consist of a split rail fence accented by trees and shrubs. Fairly dense shrubbery will be provided in the southeast corner of the property and around the northeast end of the parking area for Building One, in order to screen those units and the parking area. Screening along the southerly border of the property, from 27-1/4 Road

to the vicinity at which the access easement veers to the north, will consist of wood fence screening accented by trees and shrubs. Landscaping within the interior of the development will include grass lawns in the immediate vicinity of the buildings, with appropriate foundation shrubbery near the building entrances. Larger trees will provide some shielding of the buildings from each other, where indicated.

2. The foregoing outlines our general concept at the present time. The types of plant materials and grasses to be utilized, placement, and the planting schedule have not yet been determined. All grasses, trees, shrubs, and other plants utilized will be restricted to the approved list of species maintained by the planning department.

CITY FIRE.

1. An eight inch water line will be provided.

2. Emergency access can be provided from Tamerlane Drive between Buildings Three and Four. We would prefer, from an aesthetic standpoint, that such emergency access not be paved, but remain a lawn area. The erection of any obstructions, fencing, trees, or shrubbery upon the easement would be prevented by the covenants.

3. Our spacing of fire hydrants was based upon a residential development. We subsequently learned that the Fire Department regards the multi-family units as a commercial development. In accordance with the Fire Department's suggestions the placement of hydrants will be revised to conform with ISO code standards.

4. Our engineers have been in contact with the Fire Department and are in the process of preparing the information required to calculate the fire flow.

5. It is not practical to loop the water lines under the existing plan (utilizing the "T" configuration of our roadways). We request that looping the lines not be required. Hydrants will be provided at the end of each line so that the lines can be periodically flushed, if needed.

MOUNTAIN BELL. Ten foot utility easements, as requested, will be dedicated.

CITY UTILITIES.

1. Bridge across the drainage ditch shall be constructed to H-20 loading with a travel surface of ten feet in width. Break-away or crash gates will be installed on either side of the bridge.

2. By its very nature the condominium concept involves certain common facilities and service lines. Separate sewer service lines to each individually owned unit are not contemplated nor deemed practical. It is our intention to minimize the problems with maintenance and liability noted, by requiring each unit owner to be responsible for maintenance of the service lines within his unit (air space). With the property owners association being responsible for maintenance of the service lines from the units to the City's collector lines. Careful allocation of responsibility in the covenants should alleviate most of the concern in this regard.

CITY ENGINEER.

1. The location of the irrigation ditch will not be changed or modified.

2. A thirty foot wide drainage easement lying fifteen feet on either side of the center line of the ditch as presently existing will be dedicated on the plat.

3. Tamerlane shall participate in the improvement district for 27-1/4 Road, as mentioned above.

4. Detailed construction plans for storm sewer systems, street and sanitary sewers have not yet been prepared, inasmuch as we are still in the preliminary stages; however, it is understood that those plans will have to be submitted to the City Engineer for review prior to construction.

TRANSPORTATION ENGINEER.

1. The refuge area for Building One will be relocated from the area designated on the plat to the southwest corner of the parking lot. The refuge areas designated at either end of the parking lot along the north boundary of the property, shall be relocated to one larger refuge area on the left-hand side of the parking area, as entered from Tamerlane Court, per our engineer's telephone conference with the transportation engineer.

2. The bridge crossing will be equipped with break-away or crash gates installed on either side as mentioned above.

3. Guest parking located off Tamerlane Drive, near the intersection, will be eliminated and the parking spaces planned near the intersection for Tamerlane Court will be moved further south to eliminate interference with traffic at the intersection, as suggested by the transportation engineer.

STAFF COMM.

1. The finished building grades will be as follows:

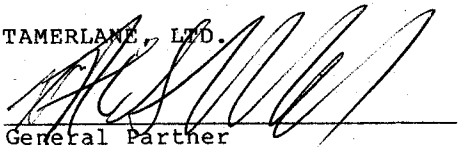
<u>Building Number</u>	<u>Finished Grade (at entrance level)</u>
1	4682
2	4688
3	4688
4	4688
5	4690
6	4690
7	4692
8	4690
9	4690
10	4690
11	4690

2. Sidewalks will be redesigned around parking spaces directly off Tamerlane Court so pedestrians can travel around parking area, if staff deems this desirable.

3. See above regarding landscaping, street improvements, etc.

Dated this 27th day of January, 1981.

TAMERLANE, LTD.

By:   
General Partner

Acres 10  
Units \_\_\_\_\_  
Density \_\_\_\_\_

CITY ACTION SHEET

File # 3-81

Zone See Staff Comm

**REVERTED**

Activity Rezone to P.D-11 1/2 Prelim PUD Date Neighbors Notified--  
Phase Zone 2 Final PUD - Prelim City Council \_\_\_\_\_  
Date Submitted 1/5/81 Date CIC Legal Ad \_\_\_\_\_  
Date Mailed Out 1/6/81 Hearing Date--  
Date Posted \_\_\_\_\_ Planning Commission \_\_\_\_\_  
Legal Ad Date \_\_\_\_\_ Hearing Date--  
Date Neighbors Notified-- City Council \_\_\_\_\_  
Planning Commission \_\_\_\_\_ 10 Review Period-Return By 1/16/81

Review Agencies

- Send
- |  |   |
|--|---|
| <input type="checkbox"/> COUNTY ROAD DEPARTMENT            | <input checked="" type="checkbox"/> CITY UTILITIES          |
| <input checked="" type="checkbox"/> MOUNTAIN BELL          | <input checked="" type="checkbox"/> CITY POLICE             |
| <input checked="" type="checkbox"/> PUBLIC SERVICE COMPANY | <input checked="" type="checkbox"/> TRANSPORTATION ENGINEER |
| <input checked="" type="checkbox"/> FIRE                   | <input checked="" type="checkbox"/> PARKS AND RECREATION    |
| <input checked="" type="checkbox"/> IRRIGATION <u>G.V.</u> | <input checked="" type="checkbox"/> ENERGY OFFICE           |
| <input checked="" type="checkbox"/> DRAINAGE <u>G.T.</u>   | <input checked="" type="checkbox"/> TECH REVIEW             |
| <input type="checkbox"/> SEWER                             | <input type="checkbox"/> WATER AND POWER RESOURCES          |
| <input type="checkbox"/> WATER (UTE, CLIFTON)              | <input checked="" type="checkbox"/> <u>Camp</u>             |
| <input type="checkbox"/> FLOODPLAIN                        |   |
| <input checked="" type="checkbox"/> CITY ENGINEER          |   |

Common Location NW Cor of E 1/4 Rd & ~~St~~ 27 1/4  
Sec. line of 15<sup>th</sup> St.

Board	Date	Comments
GJPC	1/27/81	Approved - gone to RR-11
		Approved - site plan with stipulation that so. cul de sac be extended to dev. to the so. sub. to staff & review comments
CIC	2/18/81	Appel. sub. to PC, staff & review comments & that petitioner, to sub. so to E 1/4 rd & Easton E 1/4 rd for street improvements
GJPC	2/23/82	Approved a 6 month extension
CIC	2/17/82	Approved an CA sub. to GJPC recommendation

Staff Comments  
Had a Co. R-1B gone but was annexed by High 1000.  
Legal OK  
adj. OK

- Original Documents
- |  |   |
|--|---|
| <input type="checkbox"/> Improvement Agreement | <input type="checkbox"/> Covenants            |
| <input type="checkbox"/> Improvement Guarantee | <input type="checkbox"/> Development Schedule |

→ GJPC 3-20-84 REC. EXTENSION TO APRIL 1<sup>ST</sup> 1985  
GJPC 4/30/85 REC. REVERSION  
CIC 5/15/85 REVERTED

**G****TEO TESTING**  
Geotechnical Engineering and Materials Testing  
**LABORATORIES, INC.**

5 January 1981

KKBNA  
1001 Grand Avenue  
Glenwood Springs CO 81601

Re: Tamerlane PUD Proposed multi-family development  
Job 999-51

Gentlemen:

Based on our preliminary data to date and our field observations for the proposed multi-family development, we feel that a spread footing foundation system would be adequate for the proposed structures.

It is our understanding that the proposed structures will be 2 or 3 story wood frame type of construction with the possibility of basements in your plans.

We feel that at the basement level the maximum soil bearing pressure on the silty clays should be on the order of 1500 PSF, for garden level foundation system we feel that the maximum soil bearing pressure should be on the order of 2000 PSF and for shallow foundation systems with a crawl space or floating slab, a maximum soil bearing pressure on the order of 2500 PSF should be assumed for preliminary design criteria.

Although ground water was observed in the testholes, we feel that the depth to ground water should preclude any adverse affects the proposed construction. During high seasonal run-off or periods of seasonal irrigation, due to the proximity of existing canals, the water level could be of some concern for deeper foundation systems.

Based on the results to date for roadways, we recommend you design for a dynamic bearing ratio of 14.0 or a group index of 0.

As soon as our test results are completed we will forward design criteria for the proposed development.

Should you have any questions or if we can be of further service feel free to contact this office at your convience.

Very Truly Yours,  
GEO TESTING LABORATORIES, INC.

*Stephen G. Rice*

Stephen G. Rice  
Secretary-Treasurer

*Andrew A. Porter*

Reviewed by Andrew A. Porter

P. O. Box 177 • Clifton, Colorado 81520 • 303-434-9873



January 5, 1981

Scarrow/Walker  
Incorporated  
Consulting Engineers  
Land Surveyors

Leroy E. Tobler

Robert D. Scarrow

Martin S. Oldford

Robert A. Wamsley

1001 Grand Avenue  
Glenwood Springs Colorado 81601  
303 945 8664

## Preliminary Drainage Study

Tamerlane P.U.D.

Grand Junction, Colorado

Purpose: The purpose of this report is to determine the impact of the site improvements proposed for the development as they affect storm runoff during the initial storm (10-year return period) and the major storm (100-year return period). Comparison between historic and developed runoff was also considered and detention provided.

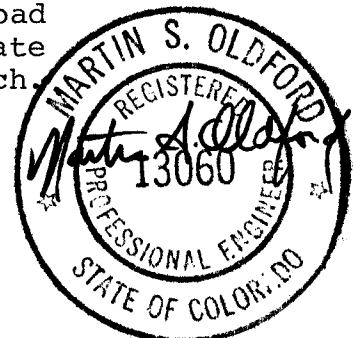
Location and Description: The study area includes a 10-acre parcel of raw land which has been mined as a source of clay in the past. A large drainage ditch traverses through the property from east to west and connects to the Patterson Road Channel about 0.3 mile downstream. The area is bounded by 27½ Road along the east and lies a quarter mile north of Patterson Road.

Design Criteria: The Rational Method was used to determine runoff quantities at various design points in the basin. Based on a major storm recurrence interval of 100 years, the peak storm runoff was calculated to size the improvements. A rainfall intensity of 1.6 inches was used based on the Grand Junction Master Drainage Plan dated April, 1975 by N.H.P.Q. Engineers.

Drainage Facility Design: A drainage scheme was conceived to minimize the runoff impact to properties downstream. One of the drain basins designated as a high priority improvement in the Master Drainage Plan was the Patterson Road Channel. The onsite drainage ditch is an important tributary to this channel and was estimated to carry over 200 cfs during the 100-year peak runoff.

Because of the clustered building layout, it was possible to set aside the southwest corner of the property, approximately 1 acre in size, for an open space and detention pond site. Runoff from the 74-space parking lot, buildings 8, 9, 10 and 11 and the adjacent landscaped areas can be routed southerly to the detention pond.

Other design points which will collect runoff include the south cul de sac on Tamerlane Court and the intersection of 27½ Road at the drainage ditch. The south parking lot will concentrate runoff south of the ditch and convey it by pipe to the ditch.



A. Total Site Runoff w/o detention.

1. Composite runoff coefficient C:

		%
Building area =	1.66 acres	17
Roads, on & off site =	1.03	10
Lots, walks & drives	1.54	15
Open Space	5.18	52
Ditch	0.59	<u>6</u>
	10.0	100%

$$C = \frac{\sum CA}{A_T} = \frac{0.95 \times 9.23 + 0.25 \times 5.77}{10} = \underline{\underline{0.55}}$$

2.  $\Delta Q_{10}$  &  $\Delta Q_{100}$

$L_{10} = 1.0''$

$L_{100} = 1.6''$  Master Study.

a. Historic  $Q_{10} = C_c A = 0.25 \times 1.0 \times 10A = 2.5 \text{ cfs}$

b. Dev.  $Q_{10} = 0.55 \times 1.0 \times 10 = 5.5 \text{ cfs}$

$\Delta Q_{10} = 3.0 \text{ cfs}$

c. Historic  $Q_{100} = C_c L A = 0.25 \times 1.25 \times 1.6 \times 10 = 5.0 \text{ cfs}$

d. Dev.  $Q_{100} = 0.55 \times 1.25 \times 1.6 \times 10 = 11.0 \text{ cfs}$

$\Delta Q_{100} = 6 \text{ cfs.}$

∴ Increased runoff above historic is 3.0 cfs during the initial storm & 6.0 cfs during the major storm.

Note that the Major Drain. Plan shows a  $Q_{100}$  of 52.4 cfs for the 25 acre subbasin 47. Pro-rated over 10 acres this amounts to a developed  $Q$  of 21 cfs or almost double the calc.  $Q$  above for the proposed PUA.

Separate Basin analysis.

B. Subbasin (1) (west side of Tamerlane Ct.)  
behind bldgs.

N. parking lot		0.55A.
Building	8	0.22
	9	0.17
	10	0.17
	11	0.22
Open Space		<u>1.70</u>
		<u>3.03</u>

$$C = \frac{ECA}{A_t} = \frac{1.33 \times .95 + 1.70 \times .25}{3.03} = 0.55$$

$$\text{Dev. } Q_{100} = C C_f LA = 0.55 \times 1.25 \times 1.6 \times 3 = \underline{3.3 \text{ cfs}}$$

0% Detain a pond & release @ 1.0 cfs rate to ditch.

C. Subbasin (2) (west half of Tamerlane Ct.)

Street, parking & drives = 0.46 A.

$$\text{Dev. } Q_{100} = 0.95 \times 1.25 \times 1.6 \times 0.5 = \underline{1.0 \text{ cfs}}$$

0% Carry in west gutter to single inlet & drain to ditch in 18" emp.

D. Subbasin (3) (NE Prop. corner, Bldgs 5, 6 & 7)

Bldgs & drives = 0.50 A

Landscaped areas = 1.20 A.

Roads = 0.30

2.00 A.

$$C = \frac{ECA}{A_t} = \frac{0.8 \times .95 \times 1.20 \times .25}{2.0}$$

$$C = \underline{0.53}$$

$$\text{Dev. } Q_{100} = 0.53 \times 1.25 \times 1.6 \times 2.0 = \underline{2.1 \text{ cfs}}$$

D. (cont.)

o Carry in 27 1/4 Street gutter & north side of Tamerlane Dr. gutter to crossspan at entrance and then to inlet B. Future inlets can be provided as needed to handle extension of 27 1/4 Road to north.

E. Subbasin (4) (South of Tamerlane Dr., bldgs 3 & 4)

Buildings & drives = 0.33A.

$$\text{Dev. } Q_{100} = 0.95 \times 1.6 \times 0.33 = \underline{0.6} \text{ cfs}$$

o Carry in gutter to inlet B.

F. Subbasin (5) (South of ditch, bldg 1)

Bldg = 0.21A

Parking & drives 0.28

Open Space  $\frac{0.71}{1.20}$

$$C = \frac{0.49 \times 0.95 + 0.71 \times 0.25}{1.2} = 0.54$$

$$\text{Dev. } Q_{100} = 0.54 \times 1.6 \times 1.25 \times 1.2 = \underline{1.3} \text{ cfs}$$

o Carry to inlet C @ parking lot & drain to ditch.

Notes: Grades on interior roads are as follows

Tamerlane Dr. = 2% E.

Tamerlane Ct. N. = 1% S.

" Ct. S. = 1% S.

27 1/4 Road north of ditch = 1% S. @ E.

27 1/4 Road south of ditch = 0.5% S. "

Summary:

Total site runoff for des.  $Q_{100} = 11.0$  cfs which is 6.0 cfs above the historic  $Q_{100}$ .

Analysis of 5 subbasins show:

<u>Subbasin</u>	<u>des. <math>Q_{100}</math></u>	<u>Improvements</u>
①	3.3 cfs	detention pond w/ controlled release rate.
②	1.0 cfs	provide inlet A @ culdesac.
③	2.1 cfs	provide x-pipe & inlet B at 27 $\frac{1}{4}$ Rd.
④	0.6 cfs	carry to inlet B for 2.7 total.
⑤	1.3 cfs	provide inlet C & cmg to ditch.

Note:

Carrying capacity of 6" vertical curb on 45' collector is 5.5 cfs at min 0.5% slope.

Capacity of 6" vertical curb on 26' Conit is 2.5 cfs @ 1% slope.

Source: Street Capacity Chart<sup>19</sup> by Ken R. White Co, Arvada Co. - Used by City of Aurora, Co.



## CITY - COUNTY PLANNING

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

(303) 244-1628

### MEMORANDUM

TO: Participants in February 8, 1983, Public Hearing  
FROM: Grand Junction Planning Commission and Planning Department  
DATE: April 12, 1983  
RE: Follow-up to Public Hearing

The Grand Junction Planning Commission would like to thank you for your cooperation and participation in the public hearing February 8. Copies of the minutes are enclosed for your records.

The information you provided will be used by the City in its capital improvements programming and annual budgeting of expenses for the expansion of public services and facilities. Through this hearing process you have shown that your projects are still active and being pursued, while, at the same time, seven projects are being recommended for reversion to the City Council. The net reduction of units/spaces on file are:

	<u>Residential</u>		<u>Commercial</u>	
	<u>Units</u>	<u>Acres</u>	<u>Sq. Ft.</u>	<u>Acres</u>
Total of all files reviewed	1015	96.94	277,398	59.82
Projects recommended for reversion	15	3.59	154,975	5.95
New net total	1000	93.35	122,423	53.87

Based on this information, the City will be able to better provide public services and facilities for your projects as the development occurs.

The Commission feels this dialogue with the development community is valuable. Because our concerns and interests overlap, this exchange should be mutually beneficial.

As follow-up from the February 8 public hearing, the Grand Junction Planning Commission clarified areas of concern for the petitioners and their representatives as to what constitutes start of a project.

Memorandum  
April 12, 1983  
Page 2

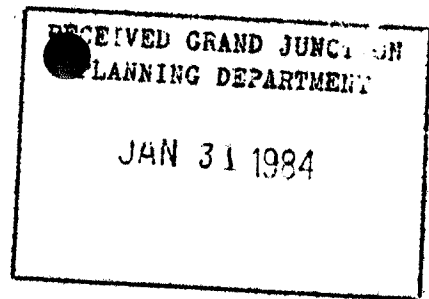
A project must obtain a building permit in order to qualify as starting construction. Destruction or demolition does not constitute beginning the project, nor does site work. Only that work applied for and approved by means of a building permit will suffice for starting a project.

If you have other questions or concerns, please feel free to contact this office. Your cooperation has been appreciated.

BG/vw

GOLUBA & GOLUBA  
ATTORNEYS AT LAW

TAMARACK  
1001 GRAND AVENUE  
P.O. BOX 931  
GLENWOOD SPRINGS, COLORADO 81602  
(303) 945-9141



NICHOLAS W. GOLUBA, JR.

January 30, 1984

DAVID A. GOLUBA

GRAND JUNCTION PLANNING DEPARTMENT  
559 White Avenue, Room 60  
Grand Junction, CO 81501

Attn: Bob Golden

Re: Tamerlane, P.U.D.

Dear Mr. Golden:

As you know, at the public hearing on February 8, 1983, the Tamerlane, P.U.D. was granted a one (1) year extension within which to complete the planning process and obtain final plat approval.

Due to the current economic climate in the Grand Junction area, we find ourselves in the awkward situation of now requesting an additional one (1) year extension.

The extension requested would have no adverse consequences on the community. The permanent zoning is PRD-11, permitting a total of 110 units on the property. The preliminary plan which has been approved provides for only 103 units, well within the density permitted under the current zoning. Our project remains compatible with the development which has occurred in the area and which was anticipated at the time preliminary plat approval was granted. It is still our opinion that the project, as planned, constitutes the best use for the property in the long run -- both from the standpoint of the owner and the community.

As you know, all engineering has been completed and water, sewer, power and telephone are available at the lot line. The remaining step for final plat approval is preparation of the actual architectural construction drawings. We have discussed this matter with our engineers and architectural firms and the general contractor which we anticipate



will ultimately build out the project for us. All have indicated that we should not begin the actual construction drawings until we know when the project will be built, in order to insure that the plans will be in accordance with current codes and so that the builder, with whom we contract, can coordinate the plans with the architects.

We do intend to build the project as soon as the market and the local economic circumstances permit. At present, there seems to be a glut of condominium-type units in the Grand Junction area. Numerous single family residences are now available on the market by reason of imminent foreclosure considerations, further softening the market for residential units. Although a low price development might be feasible at this time, we still believe our original approach, which leans more in the direction of the luxury-type units, would be more suited to the area.

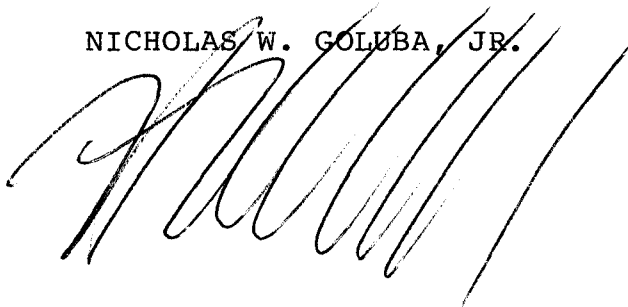
Accordingly, we would request an additional one (1) year extension in order to avoid the expenses of preparing the actual construction drawings required for final plat approval, inasmuch as those drawings might have to be altered at a later date for the reasons mentioned above.

We appreciate your patience and the courtesies extended to us by the Planning Department throughout these recent difficult times. As I have indicated in the past, the property has not been offered for sale, and we remain desirous of developing the same along the lines set forth in our preliminary plan.

Thank you for your attention to this matter.

Very truly yours,

NICHOLAS W. GOLUBA, JR.



NWG/bg



## CITY - COUNTY PLANNING

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

(303) 244-1628

February 13, 1984

TO: All Owners/Petitioners

FROM: Grand Junction Planning Commission  
Grand Junction Planning Department

RE: Enforcement of Development Schedules

Enforcement of development schedules of previously approved projects is an on-going concern for the City of Grand Junction. The City Planning Commission will be having their annual Extension/Reversion public hearing on Tuesday, March 20, 1984 at 7:00 p.m. in the City/County Auditorium, 520 Rood Avenue, Grand Junction, Colorado. You or your representative must be present.

By using the timeframes expected for development, the City is able to anticipate the needs for public services and improvements to provide service for these projects and surrounding areas. The City can also schedule those capital improvements required to be completed in conjunction with the project development itself.

The hearing will not be a re-review of the project for technical issues. It will be a discussion of anticipated timeframes for project buildout, and the likelihood of the project itself. Any project discussed without the Owner/Petitioner or representative present at the special hearing will be automatically recommended for reversion.

If an extension is requested by the Owner/Petitioner, the Grand Junction Planning Commission may grant an extension for one year. If the Owner/Petitioner requests a reversion, the Grand Junction Planning Commission will recommend reversion of that project and/or zone.

Enclosed is your project violation of the Grand Junction Zoning and Development Code. Also enclosed is the required submittal information for the Grand Junction Planning Commission to review.

We appreciate your continued cooperation in this process.

If you have any questions, please contact the City Planning Department at 244-1628.

Thank you.

BG/tt

Enclosures

This is to inform you that your project File # 3-81

Project Name Tamerlane

approved on 2/18/81 by the Grand Junction City Council,

is now in violation of the Grand Junction Zoning and Development Code.

It violates the development schedule process as indicated below:

Sec. 3(15)J  
(Planned Development)

Enforcement of the Development Schedule and Procedures for Reversion. If the owner or owners of property in the PD have failed to meet a mutually-approved development schedule, or failed to submit a preliminary or final plan within the agreed-upon period of time, or failed to obtain an extension, the Commission may initiate action to withdraw approval of the Planned Development. Such action shall consist of a formal recommendation for reversion to the prior zoning classification, to be deliberated at a public meeting, for which the property was signed and abutting property owners notified. This public meeting shall not be an advertised public hearing. The Commission's recommendation will then be forwarded to the City Council. After holding an advertised public hearing, the Council may extend the limits of the development schedule or withdraw the Planned Zone designation, in which case the land will revert to its previous zoning.

The Grand Junction Planning Commission is requiring the following information to be provided to this department a minimum of ten (10) days prior to the Special Public Hearing on March 20, 1984.\*

Eight (8) copies of:

- a) Location, current property owner, and representative if applicable.
- b) Brief discussion of current status of the approved project. This should include the feasibility, likelihood of buildout, or anticipated changes to the approved plan.
- c) Development schedule anticipated for completion of next phase or buildout.
- d) Any work completed to date on the project to fulfill the next development process requirements. (i.e. if final approval, when is plat to be recorded, or if preliminary approval, when is final plan to be submitted?)
- e) Extension requested (one year maximum).

\* Any packets not received or received after this date may result in automatic reversion.