

Table of Contents

File 1981-0009

Project Name: 838 Grand Avenue- O. Evans-Rezone RMF-64 to PB

Date 5/20/02

| | | |
|---|---------------------------------|--|
| P r e s e n t e d | S c a n n e d | <p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department 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 provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p> |
|---|---------------------------------|--|

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

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

| | | | | | |
|---|---|--|---|---|---|
| X | X | Action Sheet | X | X | Site Plan |
| X | X | Review Sheet Summary | X | | Letter from Lance Williams to Gregory Dillon re: Certificate of Occupancy available -11/4/83 |
| X | | Review Sheets | X | X | Letter from Lance Williams to Gregory Dillon re: landscaping must be done within 10 days of date of letter – 10/20/83 |
| X | X | Letter from Michael Sutherland to Mary Stadtfeld, director of Day House re: approval of minor request – 9/8/87 | X | | Public Notice Posting – 2/23/82, 4/16/82 |
| X | X | Memo from Mary Stadtfeld to Michael Sutherland re: request for minor change-8/12/87 | X | X | Ordinance No. 2042, 2059 - ** |
| X | X | Planning Commission Minutes - ** - 4/27/82 | X | | Commitment for Title Insurance |
| X | X | Impact Statement | X | X | Letter from Ivy Williams to Ciavonne and Assoc. re: follow-up to the Notice of Violation – 5/9/94 |
| X | | Development Application | | | |
| X | | Request for Treasurer's Certificate of Taxes Due | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Phillip M. Armour
2889 F Road
Grand Junction, CO 81501
7-82 (3of3)

Walter R. Hodge
2879 F Road
Grand Junction, CO 81501
#7-82
(3of3)

John P. Rothhaupt
P.O. Box 2375
Grand Junction, CO 81502
#7-82
(3of3)

Leon Parkerson
2910 Orchard Ave.
Grand Junction, CO 81501
7-82 (3of3)

*
Norman Speaks
Benchmark Homes
1005 Winters Ave.
Grand Junction, CO 81501
#7-82
(3of3)

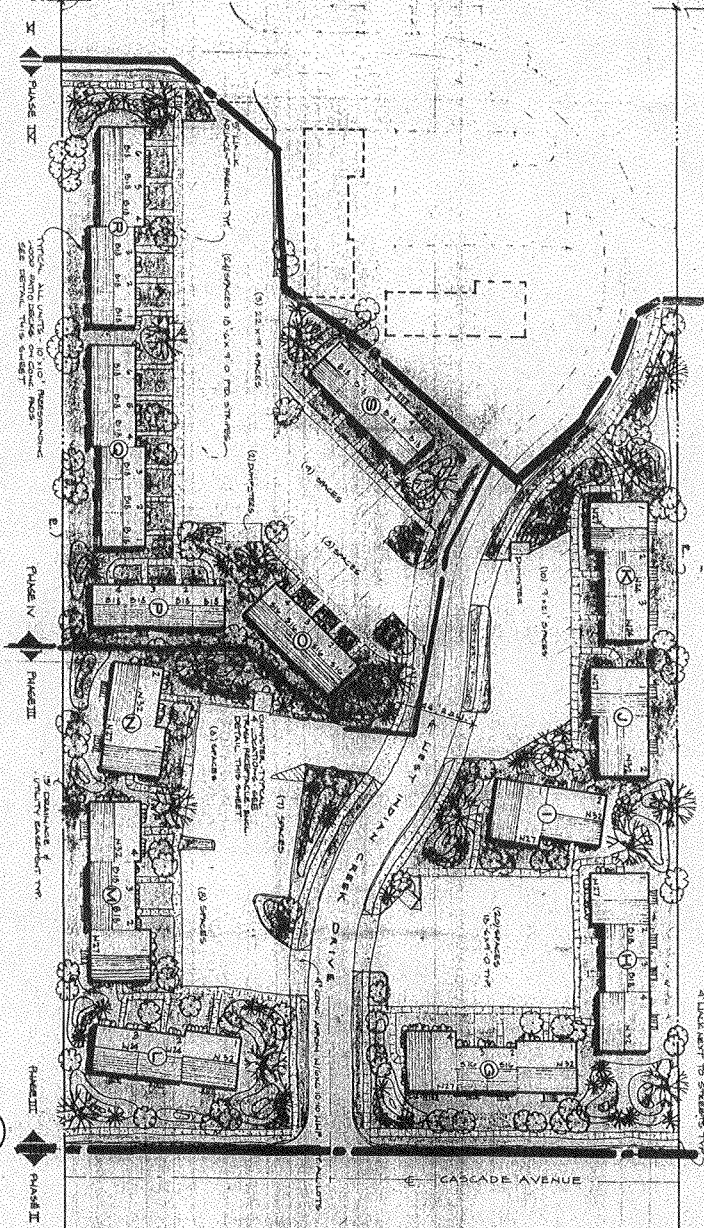
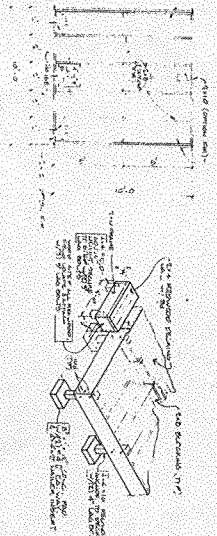
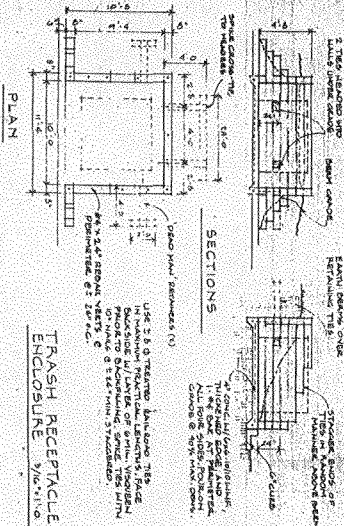
Todd S. Deutsch
Towne Properties Ltd.
2261 Francis Lane
Cincinnati, Ohio 45206
#7-82
(3of3)

Bryan Sims
Design Specialists
P.O. Box 2983
Grand Junction, CO 81502
7-82 (3of3)

*
Wayne H. Lizer
W. H. Lizer & Associates
576 25 Road Unit #8
Grand Junction, CO 81501
7-82
(3of3)

PLANT SCHEDULE

| SYMBOL | SPECIE/TYPER |
|--------|--|
| | JUNIPERUS HORIZONTALIS LUNGE BUSH JUNIPER EMERALD GREEN JUNIPER 2' CROWN JUNIPER |
| | ARTEMISIA TRIDENTATA REDBUD PALE SOULET MANTONIAE GOLDEN CHERRY FOLIATE PLUM |
| | ARTEMISIA TRIDENTATA GREENERY COMPACTA, EVERGREEN GLAYVIA, PLUMBING GINCE PLUM BLACK GLOUCESTER AND WHITE LEFT SPACE FROM BLACK AND WHITE LEFT SPACE |
| | ARTEMISIA TRIDENTATA FRYSCANTAL, ZANES ROBERTSON TRINA GARDNER, ROBERTSON TRINA GARDNER, ROBERTSON |
| | ARTEMISIA TRIDENTATA USED FOR GROUND PLANTING AND AND SOME BEAMS, USE PLANTING IN CONTAINER, SOUL BEA, ROBERTSON MONTANA JUNIPER, THE JUNIPER, HOOKER MONTANA JUNIPER |
| | ARTEMISIA TRIDENTATA EARTH BEAMS FOR NOTED HEIGHT FROM GROUND USE HEAVY GROUND COVER, ROCK COVER SYSTEMS, JUNIPER, VILLOSA, SPINA MONTANA, USED ACCORD TO AND FOR PLANTING |
| | ARTEMISIA TRIDENTATA 4' TROPICAL PLANTING AREA, PLANT MILLER, IN SEBASTIAN SPINULUS AND PLANTING PLANTING BY LANDSCAPER |



LANDSCAPE/SITE DEVELOPMENT PLAN - PHASE III & IV
 PERMITTED AT PATTERSON ROAD AND WEST INDIAN CREEK DRIVE, GRAND JUNCTION, COLORADO
 A DECHAYAN HOMES DEVELOPMENT
 PERMITTED FILING NO. 3
 FILING NO. 3, CITY OF GRAND JUNCTION, CO
 9/1/12
 JOB NO. 52591

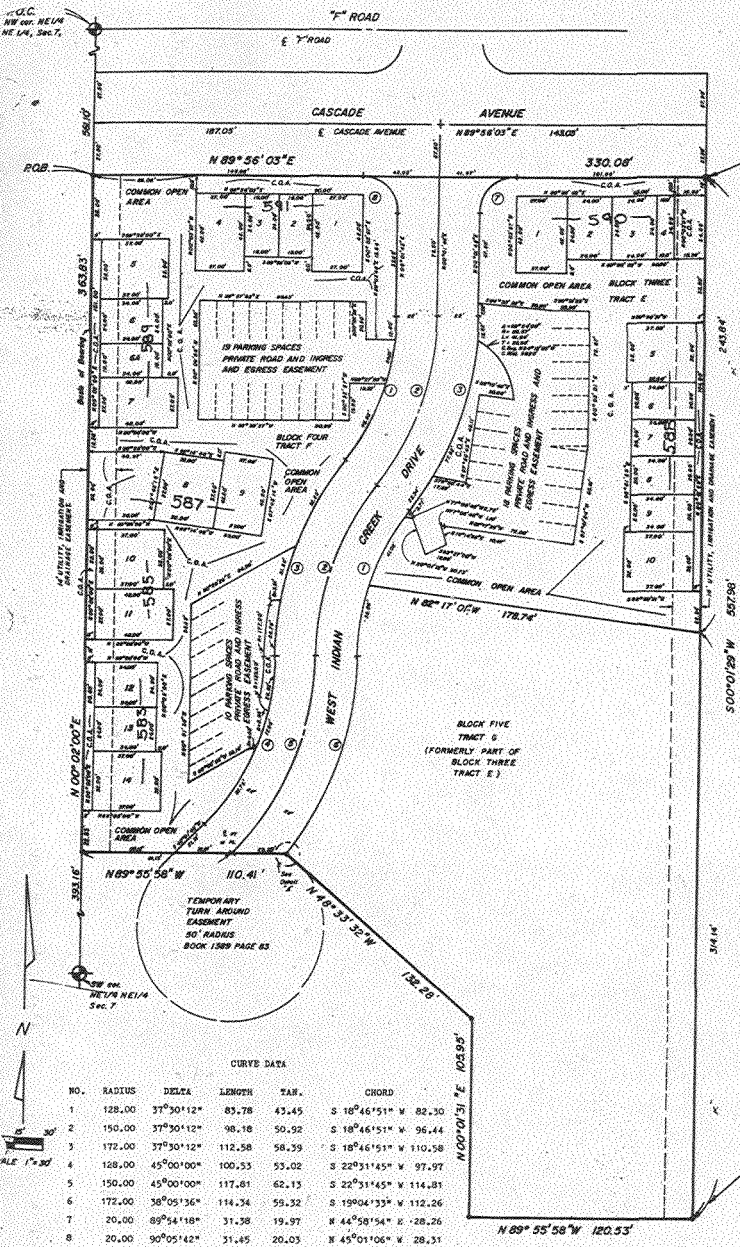
DATE: 9/1/12
 #7-82
 (308)

DESIGN SPECIALISTS
 ARCHITECTS AND PLANNERS
 1500 WEST GRAND AVENUE, GRAND JUNCTION, CO 81505
 PHONE: 970-241-5555
 FAX: 970-241-5555
 WWW: WWW.DSPECIALISTS.COM

NOTES:
 1. SEE SECTION FOR FINISHES
 2. SEE SECTION FOR FINISHES
 3. SEE SECTION FOR FINISHES
 4. SEE SECTION FOR FINISHES
 5. SEE SECTION FOR FINISHES
 6. SEE SECTION FOR FINISHES
 7. SEE SECTION FOR FINISHES
 8. SEE SECTION FOR FINISHES
 9. SEE SECTION FOR FINISHES
 10. SEE SECTION FOR FINISHES

7-82 (30F3)
 ZONE: PR-20
 Bldg permit GUARANTEE
 replaced by BANK GUARANTEE 10-7-82
 CT # 10

A REPLAT OF BLOCK FOUR, TRACT F AND BLOCK THREE, TRACT E
PEPPER TREE
 FILING NO THREE
 A PARCEL OF LAND BEING A PORTION OF THE W 1/4 OF THE NE 1/4
 OF THE NE 1/4 OF SECTION 7, T.1S, R.1E, OF THE UTE MERIDIAN, CITY
 OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



REPLACED WITH PIN & CAP
 I. NO. 18192
 SET IN BOTTOM OF CONCRETE DITCH

- NOTES:
1. Notice: According to Colorado Law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.
 2. All easements are as shown hereon.
 3. All dimensions on curves are Arc Length unless otherwise shown.
 4. All decks within the 14' utility, irrigation, and drainage easement shall be portable and removable wood decks.
 5. Building setbacks: Rear building setbacks are 14.00 feet. Front building setbacks are 20.00 feet.

LEGEND
 C.O.A. Indicates Common Open Area.
 M Indicates found Pin and Cap L.S. No. 14115
 @ Indicates set Pin and Cap L.S. No. 18192 (set in concrete)

KNOW ALL MEN BY THESE PRESENTS:
 That the undersigned, Benchmark Communities, Ltd., an Ohio Partnership, is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and being part of the 1/4 of the NE 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian as shown on the accompanying plat, and being more specifically described as follows:

Commencing at the Northwest corner of the NE 1/4 of the NE 1/4 of Section 7, T.1S, R.1E, of the Ute Meridian Mesa County Colorado; thence S00°02'00"W along the west line of said NE 1/4 of the NE 1/4, which line is the basis of bearing, a distance of 561.10 feet to the point of beginning; thence S89°56'07"E a distance of 330.08 feet; thence S00°01'29"W a distance of 597.38 feet; thence S89°55'58"W a distance of 105.95 feet; thence S00°01'51"E a distance of 105.95 feet; thence N46°33'32"W a distance of 132.28 feet; thence S89°55'58"W a distance of 110.41 feet; thence S00°02'00"E a distance of 563.83 feet to the point of beginning; said tract containing 3.994 acres more or less.

That said owners have caused the real property to be laid out and surveyed as a replat of Block Four, Tract F and Block Three, Tract E, Pepper Tree, Filing No. Three, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart all streets shown on the accompanying plat to the use of the public; and that said owner does hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

The areas shown as private road are dedicated to the owners of the property within said Pepper Tree, Filing No. Three, for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles.

The areas shown as common open areas are dedicated to the home owners in Pepper Tree, Filing No. Three, for the common use and enjoyment of the home owners of Pepper Tree, Filing No. Three, as more fully provided for in the Declaration of Covenants, Conditions, and Restrictions applicable to Pepper Tree, Filing No. Three, recorded at the Mesa County, Colorado, Clerk and Recorder's Office. Said Declaration of Covenants, Conditions, and Restrictions is hereby for their use and maintenance as described above.

Each town home and the lots upon which said town home is situated, shall be subject to an easement for encroachment created by construction, settling and overhang as designed or constructed by the owner, a valid easement for said encroachment and for the maintenance of same, so long as it stands, shall and does exist.

IN WITNESS WHEREOF said owner has caused these names to be hereunto subscribed this 14 day of July A.D., 1982.

Benchmark Communities Ltd., an Ohio Partnership
 Coloma Properties R.V., General Partner

Richard H. Grey
 STATE OF COLORADO
 COUNTY OF MESA
 The foregoing instrument was acknowledged before me this 14th day of July A.D., 1982, by Richard H. Grey, Attorney in Charge, Benchmark Communities, Ltd., an Ohio Partnership, Coloma Properties R.V., General Partner.
 Witness my hand and official seal, *[Signature]*
 My commission expires: *[Date]*

SURVEYOR'S CERTIFICATE
 I, Howard A. Paul, a Registered Land Surveyor in the State of Colorado, do hereby certify that the accompanying plat of Pepper Tree, Filing No. Three, a Subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and acceptably to myself and the state.
[Signature]
 Howard A. Paul
 Registered Land Surveyor
 Colo. Registration No. 16192
 August 15, 1983
 18192

The Declarations of Covenants, Conditions, and Restrictions referred to in the Indication are recorded in Book No. *13* at pages *182* thru *182* inclusive as Reception No. *182*

Utility Easement Dedication and Vacation
 We, the undersigned, hereby agree to the vacation of the 15 foot wide easement along the easterly and westerly property lines of Peppertree, Filing No. Three, as shown on the plat of said subdivision, and the dedication of a 14 foot wide easement in lieu thereof along the easterly and westerly property lines as shown on this replat of Peppertree, Filing No. Three.

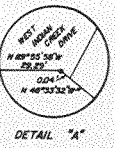
Public Service Company of Colorado
 By: *[Signature]* Title: *Energy Supr.*
 Mountain Bell Telephone Company
 By: *[Signature]* Title: *Customer Manager DSDC*
 United Cable TV
 By: *[Signature]* Title: *Plant Eng.*
 Ute Water Conservancy District
 By: *[Signature]* Title: *Subdivision Coordinator*
 Central Grand Valley Sanitation District
 By: *[Signature]* Title: *Chairman of Bd*

CITY APPROVAL
 This replat of Pepper Tree, Filing No. Three, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved on this *13* day of *July*, 1982.
[Signature]
 City Manager
[Signature] President of Council
[Signature] Engineer
[Signature] Chairman, Grand Junction Planning
[Signature] Director of Development
 Commission

CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO }
 COUNTY OF MESA } ss 1332676
 I hereby certify that this instrument was filed in my office at *9:58* o'clock *A*.M. this day of *July* A.D. 1982 and is duly recorded in Plat Book No. *13* Page *182*.
[Signature] Clerk and Recorder
[Signature] Deputy
 Fees: \$ *18.00*
[Signature]

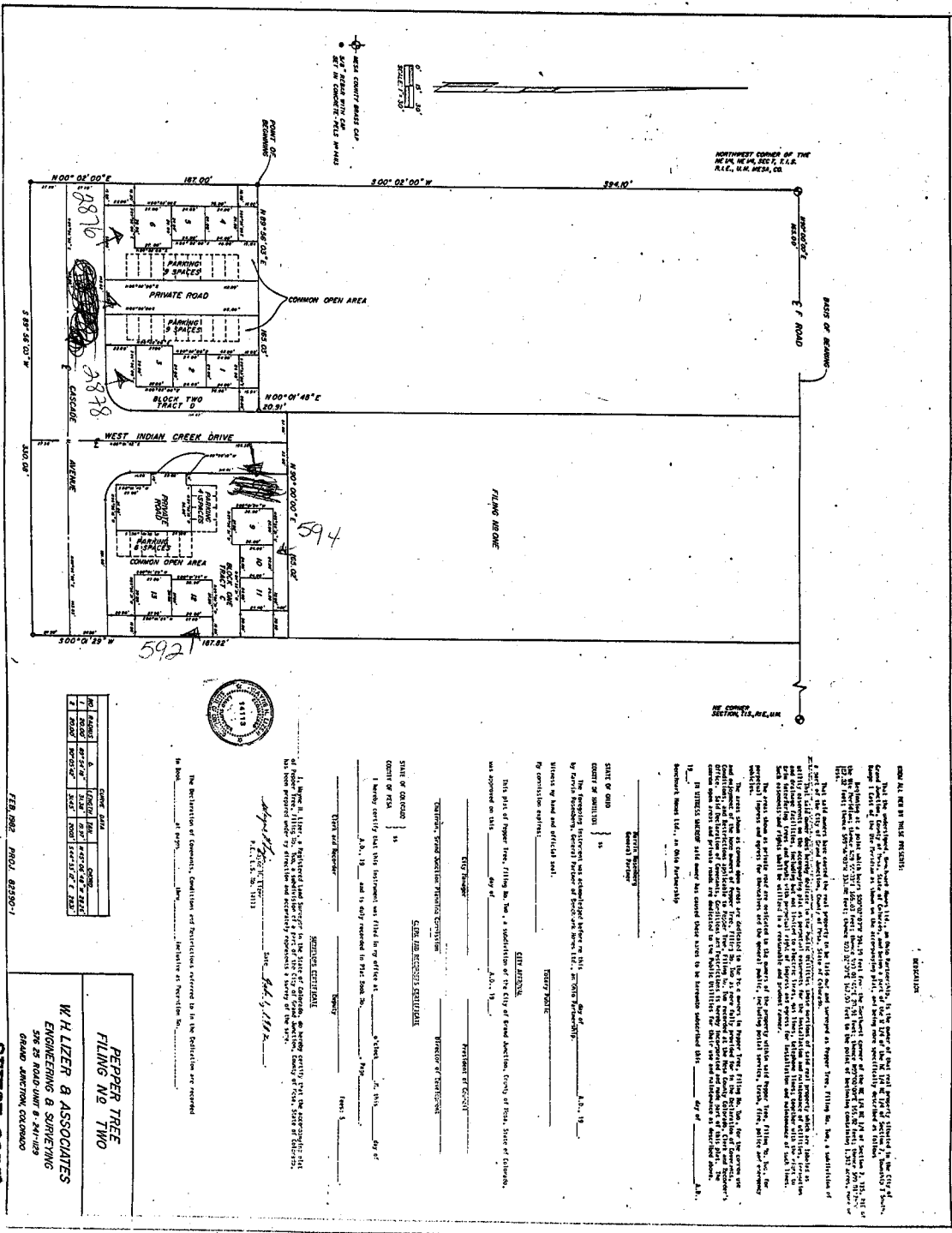
CURVE DATA

| NO. | RADIUS | DEFLA | LENGTH | TAB. | CHORD |
|-----|--------|------------|--------|-------|----------------------|
| 1 | 128.00 | 37°30'12" | 85.78 | 43.45 | S 18°46'51" W 82.50 |
| 2 | 150.00 | 37°30'12" | 98.10 | 50.52 | S 18°46'51" W 96.44 |
| 3 | 172.00 | 37°30'12" | 112.58 | 58.59 | S 18°46'51" W 110.58 |
| 4 | 128.00 | 45°00'100" | 100.53 | 53.02 | S 22°31'45" W 97.97 |
| 5 | 150.00 | 45°00'100" | 117.81 | 62.13 | S 22°31'45" W 114.81 |
| 6 | 172.00 | 38°05'36" | 114.24 | 55.32 | S 19°04'33" W 112.26 |
| 7 | 20.00 | 89°54'18" | 31.38 | 19.97 | N 44°58'54" E 28.26 |
| 8 | 20.00 | 90°05'42" | 31.45 | 20.03 | N 45°01'06" W 28.31 |



CAP L.S. NO. 18192
 SET IN BOTTOM OF
 CONCRETE DITCH

BWE
 BASIN WEST ENGINEERING
 1227 N. 23rd Street, Suite 104
 P.O. Box 55 (303) 24-1815
 Grand Junction, Colorado 81502
 SLL J&M Co. 82-1232
 PEPPER TREE SUB. FIL. No. 3 REPLAT



NORTHWEST CORNER OF THE
SECTION 12, T.22 N., R.12 E., S.10 W., M.S. 31

BASES OF RECORDS
E OF ROAD

NE CORNER
SECTION 12, T.22 N., R.12 E., S.10 W., M.S. 31



| NO. | DATE | BY | REMARKS |
|-----|----------|------------|---------|
| 1 | 10/20/82 | W.H. Lizer | FILED |
| 2 | 10/20/82 | W.H. Lizer | FILED |
| 3 | 10/20/82 | W.H. Lizer | FILED |
| 4 | 10/20/82 | W.H. Lizer | FILED |
| 5 | 10/20/82 | W.H. Lizer | FILED |
| 6 | 10/20/82 | W.H. Lizer | FILED |
| 7 | 10/20/82 | W.H. Lizer | FILED |
| 8 | 10/20/82 | W.H. Lizer | FILED |
| 9 | 10/20/82 | W.H. Lizer | FILED |
| 10 | 10/20/82 | W.H. Lizer | FILED |

FILED 10/20/82 10:01 AM 8250-1

OFFICE COPY
7-82
(2042)

W.H. LIZER & ASSOCIATES
ENGINEERING & SURVEYING
576 25 ROAD UNIT B-241/129
GRAND JUNCTION, COLORADO

The Declaration of Contents, Conditions of Participation referred to in this Declaration are received in Book _____ of Records _____ of the State of Colorado at Denver, Colorado, on this _____ day of _____, 19____.

W.H. Lizer
W.H. Lizer, Surveyor
P.O. Box 11112
Grand Junction, Colorado 81501

NOTICES REQUIRED

1. This is a filing of a plat of a subdivision of land in the State of Colorado, and the provisions of the Colorado Subdivision Map Act, C.R.S. 380-1-101, et seq., apply to this filing.

2. I hereby certify that this instrument was filed in my office at _____, Colorado, on this _____ day of _____, A.D., 19____, and is duly recorded in this Book No. _____, Page _____.

3. This plat of Pepper Tree Filing No. Two, a subdivision of the City of Grand Junction, Grand County, State of Colorado, was approved on this _____ day of _____, A.D., 19____.

CITY ENGINEER _____
CITY CLERK _____
CITY ATTORNEY _____

GRAND JUNCTION, COLORADO

STATE OF COLORADO

COUNTY OF GRAND

CITY OF GRAND JUNCTION

GRAND JUNCTION, COLORADO

STATE OF COLORADO

COUNTY OF GRAND

CITY OF GRAND JUNCTION

GRAND JUNCTION, COLORADO

STATE OF COLORADO

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STATE OF COLORADO

COUNTY OF GRAND

CITY OF GRAND JUNCTION

GRAND JUNCTION, COLORADO

STATE OF COLORADO

COUNTY OF GRAND

CITY OF GRAND JUNCTION

GRAND JUNCTION, COLORADO

W.H. LIZER & ASSOCIATES
Engineering Consulting and Land Surveying
576 25 Road, Unit # 8
Grand Junction, Colorado 81501
241-1129

March 1, 1982

PEPPER TREE DEVELOPMENT SCHEDULE

| | |
|------------------|-------------|
| FILING NO. ONE | AUGUST 1982 |
| FILING NO. TWO | AUGUST 1983 |
| FILING NO. THREE | AUGUST 1984 |

REVIEW SHEET SUMMARY

FILE NO. 7-82 (3 of 3) DUE DATE 3/12/82

ACTIVITY Pepper Tree - Filing No. Three

PHASE Final Plan/Plat ACRES _____

LOCATION Southside of Patterson, 990' W. of 29 Road

PETITIONER Benchmark Communities, Ltd., c/o Todd Deutsch

PETITIONER ADDRESS 2261 Francis Lane, Cincinnati, Ohio 45206

ENGINEER W. H. Lizer & Assoc.

OVERALL CONSIDERATIONS

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

HAVE NOT BEEN ADDRESSED
 HAVE BEEN ADDRESSED

| <u>DATE REC.</u> | <u>AGENCY</u> | <u>COMMENTS</u> |
|------------------|----------------|--|
| 3/9/82 | Mountain Bell | The utility esmts, along w/common open space will be adequate for our use. |
| 3/9/82 | Ute Water | No objections. Individual metering will require 100% tap fee payments. Master metering would require 80% tap fee payment for each unit. Policies and fees in effect at the time of application will apply. |
| 3/11/82 | G.J. Drainage | Out of district. |
| 3/11/82 | City Fire | Final plans submitted for Pepper Tree #3 appear to have adequate Fire Protection. The Fire Dept. can approve as submitted. |
| 3/11/82 | Staff Comments | 1. Are bike racks being provided throughout Pepper Tree Development? 2. What type of amenities are being proposed for Pepper Tree Development? 3. Need to show dimensions of curb cuts. 4. Need to coordinate trash pick up with appropriate agency. 5. Is there adequate fire access on the SW corner of Cascade Avenue and West Indian Creek Drive? 6. Parking should be designated for individual units. 7. Parking spaces where parallel parking shown on west side in question, creates traffic hazards and should be deleted. 8. Need common ingress/egress designated on plat. (i.e. for trash, emergency etc.). |

| <u>DATE REC.</u> | <u>AGENCY</u> | <u>COMMENTS</u> |
|------------------|----------------------|---|
| | | <p>9. Encroachment into easements need to be approved by all effected agencies.</p> <p>10. Any screening along property lines?</p> <p>11. Need setbacks noted on plat.</p> |
| 3/12/82 | Public Service | <p>Gas: No objections to final plan/plat. Request developer contact P.S.CO. concerning loads and points of service as project develops.</p> <p>Electric: Block Three, Tract "E" and Block Four, Track "F" be designated as Common Open Areas and Utility Easement.</p> |
| 3/12/82 | Transportation Engr. | <p>The parking lot by "H" and "G" is a dead end with no provisions for turning around. The drive between "O" and "S" should intersect W. Indian Creek Dr. at right angles. What is the purpose of the big hook in the road on the south end?</p> |
| 3/15/82 | City Engineer | <p>Will the south line of the filing permit dedication of West Indian Creek Drive to the east edge of the project? Sanitary sewer will have to be constructed south to the existing outfall sewer at the southwest corner of the entire project. 20 ft. wide easements must be dedicated on all sanitary sewers which are not to be located in dedicated streets, including the "offsite" outfall sewer to the southwest corner aforementioned. The plat should show right of way widths on West Indian Creek Drive (44 ft.) and Cascade Avenue (55 ft.) I reserve comment on the pavement thicknesses shown until pavement design calculations based on soils tests are submitted. Provision should be made for controlling storm runoff at the south end of West Indian Creek Drive. An outlet ditch will probably be required until the next phase to the south is constructed.</p> <p>→ A detail of how the storm drainage will be controlled and an easement along the route of the outlet should be submitted for approval prior to plat recording. Driveway aprons from the street shall be as per City Standard ST-1 and not the 4 inch concrete shown on their plan. Detailed plans for streets, storm drains and sanitary sewers must be submitted to me for approval prior to construction. The term "Private Road" on the plat should be changed to ? → "Ingress and Egress Easement". A financial guarantee in accordance with development regulations Section 27-2.3 should be obtained for all public improvements.</p> <p>Preliminary plans show a dedicated cul-de-sac at the southeast corner of the entire project but this filing does not show the cul-de-sac dedication on the north edge of West Indian Creek Drive. If the preliminary plan has changed, I request a copy of the approved preliminary plan so I can fit these "pieces" together.</p> |

3/16/82 - Late City Utilities
Late City Parks & Rec.



Benchmark Homes

1005 WINTERS AVENUE
GRAND JUNCTION, COLORADO 81501
(303) 241-8313

February 23, 1982

TO: City of Grand Junction
Planning and Zoning Dept.
Grand Junction, Colo.

Re: Peppertree Development,
Phase I & II

Gentlemen:

We intend to provide a hammer head turnaround at the South end of Indian Creek Drive and the West end of Cascade Avenue, utilizing the project parking lot at this location as a part of Phase II. These roadways to remain in use until the completion of Phase III or the extension of Cascade Avenue to adjacent properties.

A temporary 50' radius gravel surfaced cul-de-sac will be provided at the South end of Indian Creek Drive as a part of Phase III and IV or until the extension of Indian Creek Drive to a permanent cul-de-sac as shown on the development plan.

Sincerely,

BENCHMARK HOMES

Gary Ferguson,
General Manager

GF:meh

W.H. LIZER & ASSOCIATES
Engineering Consulting and Land Surveying
576 25 Road, Unit # 8
Grand Junction, Colorado 81501
241-1129

March 26, 1982

City of Grand Junction Planning Department
559 White Ave. Rm 60
Grand Junction, Colorado 81501

RE: Pepper Tree - Filing No. Three (File No. 7-82, 3 of 3)
Response to Review Sheet Summary Comments

Dear Staff,

The following responses are made according to the Review Sheet Summary Comments that require any clarification:

Agency

Staff Comments:

1. No bike racks are proposed.
2. Complete landscaping is proposed for the site.
3. Dimensions of curb cuts will be shown on the plat.
4. Trash pickup will be coordinated with the appropriate agency.
5. Fire access to the SW corner of Cascade Ave. and West Indian Creek Dr. is by the West end of Cascade Ave. and by the first driveway South.
6. Parking designation for individual units can be done by the home owners' association.
7. The three parallel parking spaces will be deleted on Filing No. 3 and provided in Filing No. 4.
8. Common ingress/egress is designated in the dedication portion of the plat.
9. There will be no encroachments into easements. The decks that will be in the easements will be temporary removable structures.
10. No screening is planned along property lines.
11. Setbacks will be noted on plat.

March 26, 1982

Page 2

Responses continued:

Agency

Public Service:

Said requests will be met.

Transportation Engineer:

The parking lot by "H" and "G" has a back-up space on the West end. The drive between "O" and "S" intersects the Cul-de-sac at right angles. The purpose of the big hook in the road at the South end is designed for esthetics and speed control.

City Engineer:

A dedicated extension of West Indian Creek Dr. to the East property line will be shown on Filing No. 4. The sewer line to the Southwest corner of the development is in the design stage at this time and a 20-foot wide easement will be dedicated for lines that are not in public streets. Right of way widths will be shown on the plat. Provisions for storm runoff to Indian Wash will be made prior to future development to the South along with required easements prior to plat recording.

Streets, drives, & aprons and sewer lines will be submitted for approval prior to construction. A financial guarantee was submitted.

The preliminary plan has not changed. A temporary turn-around is shown on the subdivision plat but not the street plans on the South end of West Indian Creek Dr.

Respectfully submitted,



Wayne H. Lizer, P.E., L.S.



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

September 22, 1982

Howard Paul
Basin West Engineering
P. O. Box 53
Grand Junction, CO 81502

Dear Howard:

Re: Pepper Tree Subdivision-Filing 3-Streets

On September 2, 1982, prints of street plans were delivered to my office. A week or so later, while visiting my office, Norm Speaks asked me to review those prints for construction. I have and the following are my comments.

1. Sheets 1, 2 and 5 of 5 were previously approved for construction. (See my July 22, 1982, letter to Bill Cheney)
2. The pavement section approved for Filings 1 and 2 should also apply to Filing 3.
3. I do not understand the intersection shown at 10+80.61. What was used to determine the location and the width of the intersecting street? Without knowing the plans for the adjacent property, I am not able to agree or disagree with the intersection as-shown.
4. The plat indicates a temporary cul-de-sac and we have been furnished an easement for temporary drainage from the south end of West Indian Creek Drive. The construction details of the cul-de-sac and the drain ditch should be included on the street plans.

Since the cul-de-sac and ditch could become permanent if Filing 4 is not built, these features need to show up on the public as-built drawings and I request to see the drawings before construction.

When the above comments have been addressed, submit the revised plans for Filing 3 and the temporary features for approval prior to construction.

Very truly yours,
Ronald P. Rish
Ronald P. Rish, P.E.
City Engineer

RPR/hm

Howard Paul

Page 2

September 22, 1982

cc - Norman Speaks, Benchmark Homes
Bob Goldin ✓
John Kenney
Darrel Lowder
Jim Patterson
File

*Make sure plat is
changed to show ~~the~~ new
guarantee.*

it was Shelly

First National Bank

in Grand Junction

The Better Bankers.SM

October 7th, 1982

City of Grand Junction
Grand Junction, Colorado 81501
Attn: Bob Golden

Re: Benchmark Homes, Inc.

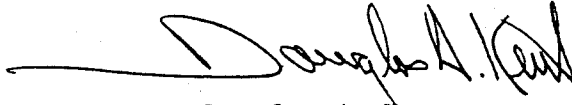
Dear Mr. Golden:

This letter is to verify that Benchmark Homes, Inc., has secured a loan for \$42,346.72 for the improvements of the Peppertree Apartment/Condominium project. The \$42,346.72 is to finance the construction of the improvements within the project which are required by the Mesa County Subdivision Regulations.

The \$42,346.72 is to be disbursed by the First National Bank in Grand Junction only for the above items upon receipt and approval of properly authorized bills.

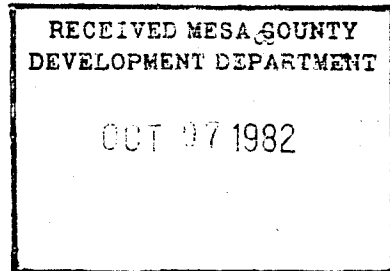
If you have any further questions, please feel free to contact me.

Very truly yours,


Douglas A. Kent

DAK/dkg

*for everything
except lots 11-30
Gene*





City of Grand Junction, Colorado 81501

250 North Fifth St.,

October 26, 1982

Bill Cheney
Basin West Engineering
P. O. Box 53
Grand Junction, CO 81502

Dear Bill:

Re: Pepper Tree Subdivision - Filing 3 - Streets

Your submittal of October 11, 1982, addresses all comments in my letter of September 22, 1982. Consider the construction plans for streets and storm drains for the above to be approved by this office for construction.

Please notify us as soon as construction is complete and you are assured the City standards for such construction have been met. At that time our personnel will perform a final-inspection.

As is standard policy, City-acceptance of any facilities depends on:

1. Design in accordance with our requirements.
2. Construction in accordance with the City-approved design.
3. Submission of documented construction tests results.
4. Submission of mylar-type as-built drawings for the public records.
5. Successful final-inspection of completed improvements.

Please be sure your client understands that construction inspection and securing of all required construction tests is the responsibility of the project engineer which I understand is Basin West Engineering.

Very truly yours,

Ronald P. Rish, P.E.
City Engineer

RPR/hm

cc - Michael Cline - Benchmark Homes
Bob Goldin
John Kenney
Jim Patterson
File

June ~~18~~¹⁶, 1983

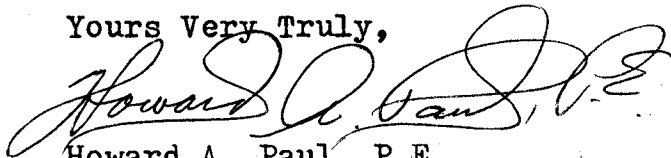
Mr. Bob Goldin
City Planning Office
City of Grand Junction
Grand Junction, CO 81501

Dear Mr. Goldin,

In accordance with our recent conversations with you, we herewith submit a Replat of Pepper Tree, Filing No. 3. The purpose of this replat is to make changes to conform to actual final field surveys and to correct some small dimensional errors that were found on the original plat.

We would appreciate whatever could be done to expedite approval and filing of this replat, and we thank you for your past attention and assistance in this matter.

Yours Very Truly,



Howard A. Paul, P.E.

HAP/jb

cc: Benchmark

Encl. Check No. 1890 in amount of \$10.00 for filing fee.



1227 N. 23rd Street, Suite 104 (303) 241-1613
P.O. Box 53, Grand Junction, Colorado 81502

File



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

June 24, 1983

Howard Paul, P.E.
Basin West Engineering
P. O. Box 53
Grand Junction, CO 81502

Dear Howard:

Re: Final Inspection of Pepper Tree Filings 1, 2, & 3

#7-82

At your request, the streets in filings 1, 2, and 3 of Pepper Tree Subdivision were final inspected on June 21, 1983.

The following items were found to need attention:

1. Remove and replace broken section of curb and gutter at south end of West Indian Creek Drive, on the west side.
2. Fill area between curb and sidewalk at the south end of West Indian Creek Drive, on the east side.
3. Regrade the drainage invert around the gravel cul-de-sac at the south end of West Indian Creek Drive so that water will get to the drainage ditch to the south and not pond in the cul-de-sac.

Please notify me when you are ready for a reinspection. The streets will be accepted by the City when the above items have been completed and "AS BUILT" mylar-type drawings have been submitted to this office.

The sewer lines in Pepper Tree Subdivision were previously inspected, repaired and found to have been constructed in accordance with the approved plans and specifications. Therefore, the sewer lines are hereby accepted by the City and we will be responsible for the maintenance of those lines.

Thank you for your interest in cleaning up these matters.

Very truly yours,

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

Howard Paul, P.E.
June 24, 1983
Page 2

cc - Mike Cline, Benchmark Communities, Ltd.
Bob Goldin
Walt Hoyt
John Kenney
Jim Patterson
Pete Siegmond, United Paving, Inc.
Ralph Sterry (include sewer plans)
File