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File 1987-0007

Project Name: Pepper Tree - Filing #1 - Final Plat

Date 5/16/02

P r e s e n t	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	
		Receipts for fees paid for anything	
		*Submittal checklist	
		*General project report	
		Reduced copy of final plans or drawings	
		Reduction of assessor's map	
		Evidence of title, deeds	
X	X	*Mailing list to adjacent property owners	
		Public notice cards	
		Record of certified mail	
X		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)	
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>			
X	X	Action Sheet	X Ron Rish to Wayne Lizer re: sanitary sewer plans accepted for normal and reasonable operation-6/15/82
X	X	Review Sheet Summary	X Letter from Ron Rish to Howard Paul re: comments on construction plans and pavement design - 6/14/82
X		Review Sheets	X Power of Attorney - **

Phillip M. Armour #7-82
2889 F Road (1 of 2)
Grand Junction, CO 81501

Walter R. Hodge #7-82
2879 F Road (1 of 2)
Grand Junction, CO 81501

John R. Rothaupt #7-82
P.O. Box 2375 (1 of 2)
Grand Junction, CO 81502

Norman D. Jensen #7-82
601 W. Indian Creek Dr. (1 of 2)
Grand Junction, CO 81501

V. Ann Koski #7-82
601 1/2 W. Indian Creek Dr. (1 of 2)
Grand Junction, CO 81501

Monument Realty #7-82
P.O. Box 1536 (1 of 2)
Grand Junction, CO 81502

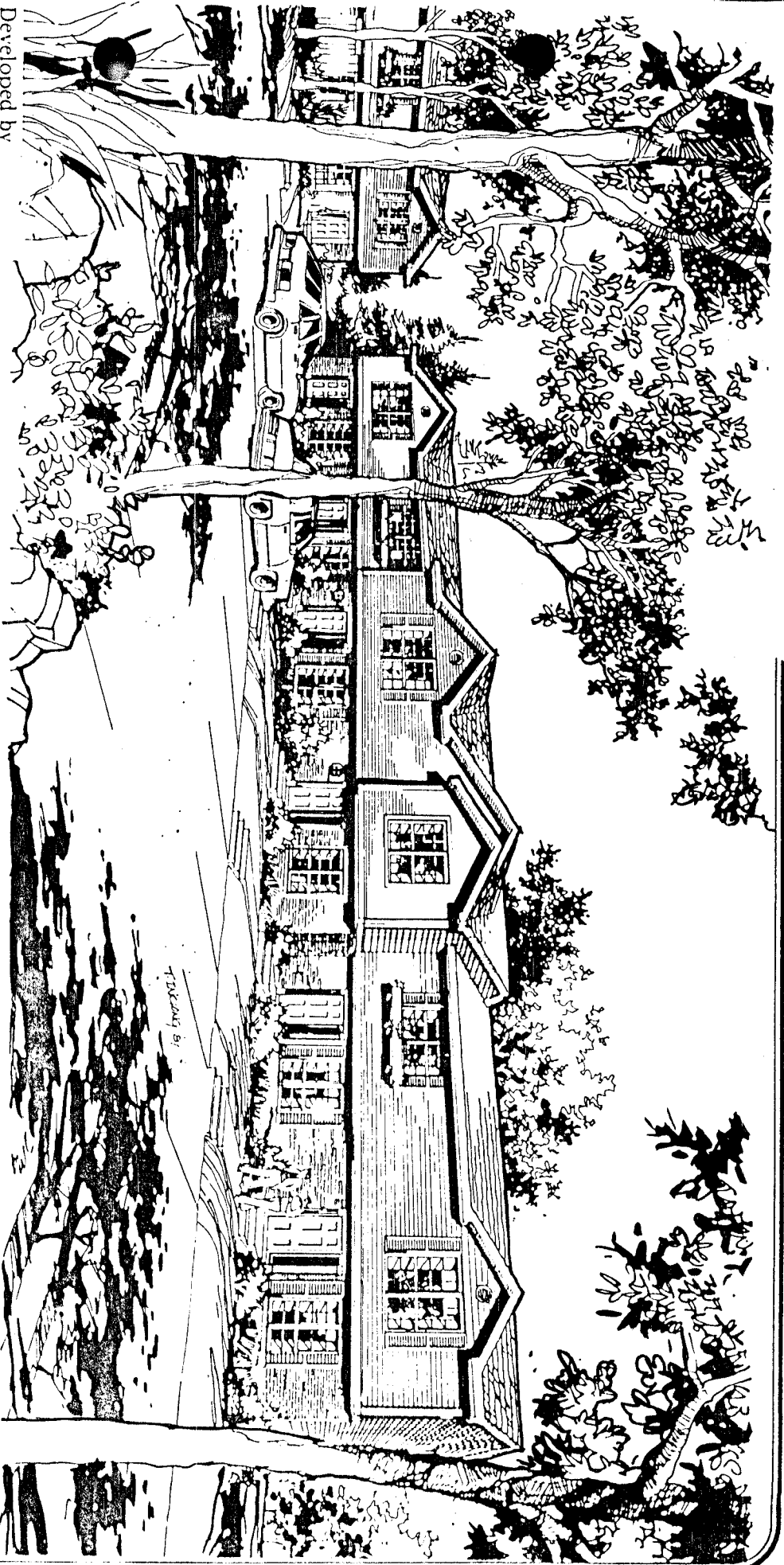
Henry Wiles #7-82
609 E. Indian Creek Dr. (1 of 2)
Grand Junction, CO 81501

Kurt N. Newton #7-82
607 E. Indian Creek Dr. (1 of 2)
Grand Junction, CO 81501

Norman Speaks #7-82
Benchmark Homes (1 of 2)
1005 Winters Ave.
Grand Junction, CO 81501

Benchmark Homes Ltd.
Co Towne Properties Ltd
2261 Francis Lane #7-82
Cincinnati, OH 45206 (1 of 2)

PEPPER TREE



Developed by

BENCHMARK HOMES

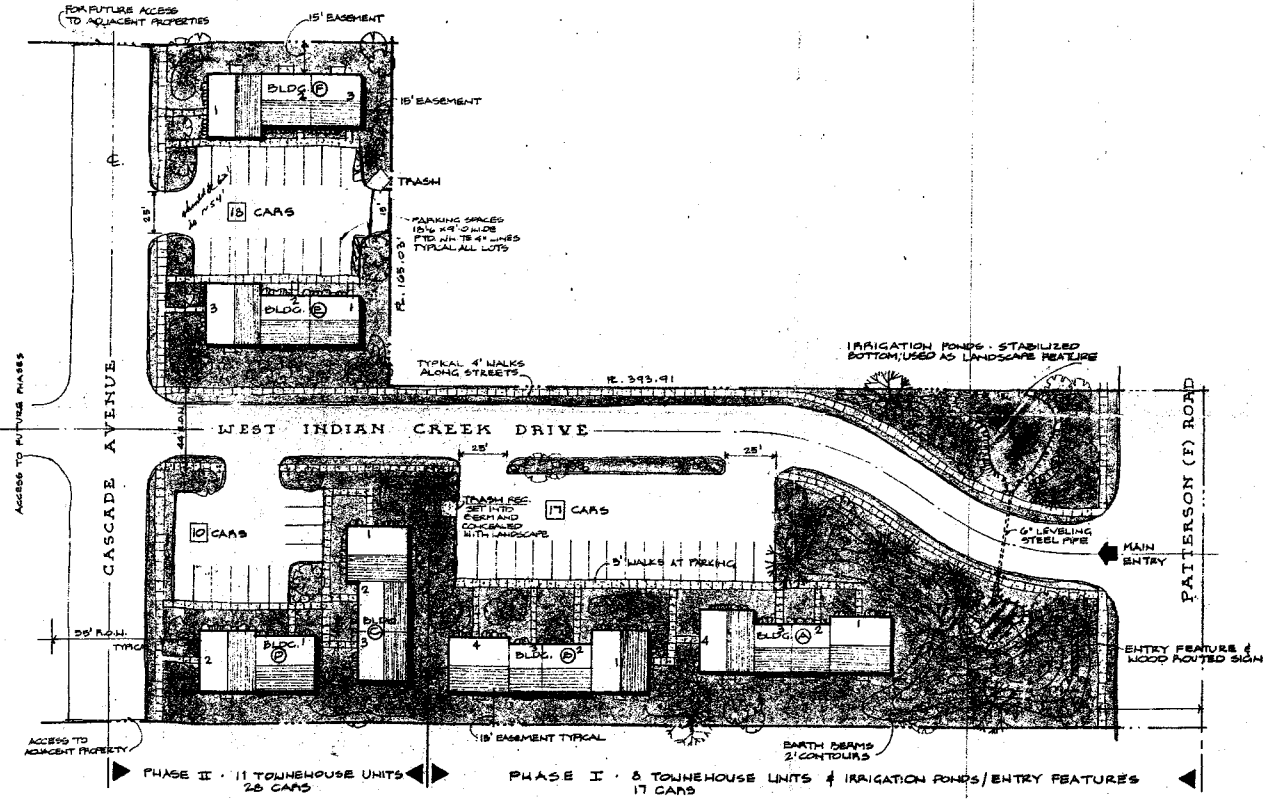
View of typical units

located at patterson road
and west indian creek drive
89 townhouse residences

1005 Winters Avenue
Grand Junction, CO 81501
241-8313

PLANT SCHEDULE

SYMBOL	SPECIE/TYPER
	WHITE BIRCH, HONEYLOCUST SUMMITT ASH, EUROPEAN MT. ASH EMERALD GREEN MAPLE SUNBURST LOCUST
	REDBUD, PAUL'S SCARLET HAWTHORNE GOLDBRAIN TREE, NEWPORT PLUM KIANSAN CHERRY, PURPLELEAF PLUM
	CRANBERRY COTONEASTER, EVERGREEN ELIANYMAS, FLOWERING QUINCE ROCK COTONEASTER, AUSTRIAN PINE PHYCH, BLACK PINE, BIRD'S NEST SPRAUCE
	PYRACANTHA, ZABELS HONEYSUCKLE THUNIA ORIENTALIS, BUFFALO BERRY PRINCE, OLIVE LEAF BURNING BUSH
	USED AROUND IRRIGATION PONDS AND SOME BEAMS. USE PLANTING IN ROCKS - COTONEASTER, GOLDEN BELL FORSYTHIA, LAUREGAN JUNIPER, TAM JUNIPER, ROCKY MOUNTAIN JUNIPER
	EARTH BEAMS PER NOTED HEIGHT FROM GRADE USE HARDY GROUND COVER; ROSE CARNIF KNOWLED, COMMON LILAC, FRAGRANT VIBURNUM SPREADING JUNIPER, VAN HOUTTE SPIREA RAILROAD TIES USED AROUND TRASH AND FOR RETAINING
	4" TOPSOIL IN PLANTING AREAS, DARK MULCH IN SHRUB BEDS, SPRINKLER AND IRRIGATION PLAN/SYSTEM BY LANDSCAPER.



LANDSCAPE/SITE DEVELOPMENT PLAN - PHASE I & II

PEPPERTREE AT PATTERSON ROAD AND WEST INDIAN CREEK DRIVE, GRAND JUNCTION, COLORADO
A BENCHMARK HOMES DEVELOPMENT

PHASE I - A REPLAT OF PEPPERIDGE FILING NO. 1, LIZER AND ASSOC. JOB # 82574-1

PHASE II - PEPPERTREE FILING NO. 2, LIZER AND ASSOCIATES, JOB # 82590-1

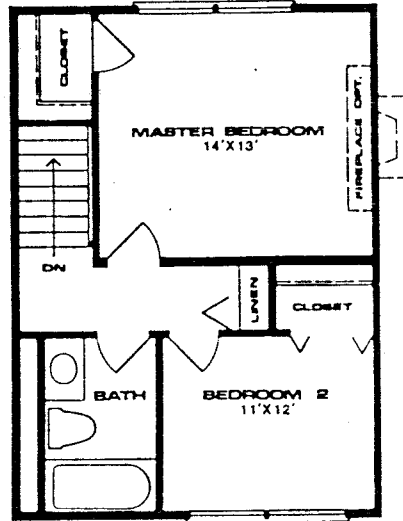


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0 10 20 30 40

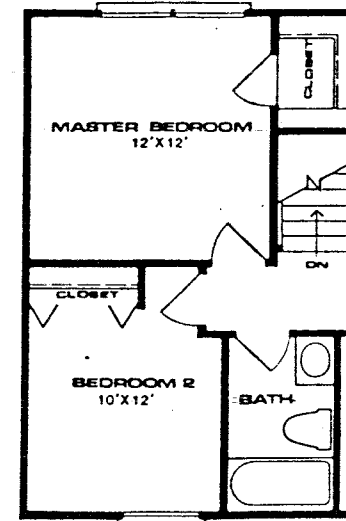
PEPPER TREE

located at patterson road
and west indian creek drive
89 townhouse residences

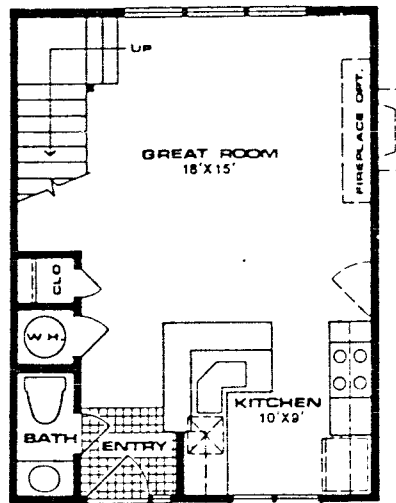
*representative floor
plans - 2 typical units*



SECOND FLOOR

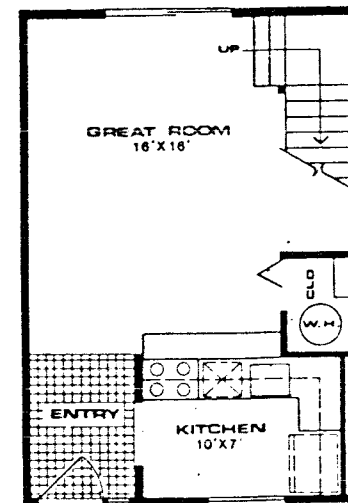


SECOND FLOOR



FIRST FLOOR

"the Berwick"
(B18)



FIRST FLOOR

"the Sussex"
(S16)

REVIEW SHEET SUMMARY

FILE NO. 7-82 1 of 2 DUE DATE 2/15/82
 ACTIVITY Pepper Tree, Filing No. One
 PHASE Final Plat ACRES _____
 LOCATION 990 ft. West of Patterson & 29 Roads - South side
 PETITIONER Benchmark Homes Ltd.
 PETITIONER ADDRESS c/o Towne Properties Ltd., 2261 Francis Lane, Cincinnati, OH 45206
 ENGINEER Norman Speaks, Benchmark Homes Ltd., 1005 Winters Avenue

OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY** 1. On site plan no on st. parking is shown, however, on general utilities and st. section plan, on st. parking is shown. Which is it - prefer no on st. parking.
- CONSISTENCY** 2. Any screening proposed between prop. to the west? East?
- ADJACENT PROPERTY** 3. Parking for townhomes need to be designated for individual units.
- CHANGE IN THE AREA** 4. Sight distance needs to be checked to make sure no hazard at entry.
- TRAFFIC IMPACT** 5. Trash p/u may be in question, need to coordinate locations with sanitation engineer.
- 6. Lighting detail needed.
- 7. May require temp. cul-de-sacs for Cascade Ave. for fire and service trucks. (May also need them for W. Ind. Ck dr.)
- 8. Need signage detail.
- 9. Covenants?
- 10. Need appraisal for open space fee (filing #2 only).
- 11. Setbacks need to be shown on plat.
- 12. Project must obtain building permit within 1 year of final approval or be scheduled for a rehearing.

HAS BEEN ADDRESSED
 HAS NOT BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
2/16/82	Pub. Wk & Util. Dir.	None
2/16/82	City Fire	We do not understand. You have submitted a Filing #1 and a Filing #2. They are identical plans. Please clarify this!
2/16/82	Mountain Bell	No comments.
2/16/82	City Police	We have no objections.
2/16/82	Ute Water	No objections to project. The existing 18" and proposed 8" water lines will provide proper fire protection and domestic services. On-site water line installation will extend beyond street improvements for future connection for phase tow. Meters will be installed on the property side of dedicated ROW line. Policies and fees in effect at the time of application will apply.

7-82 1 of 2 Pepper Tree, Filing No. One

2/15/82

<u>Date Rec.</u>	<u>Agency</u>	<u>Comments</u>
2/16/82	Transportation Eng.	I do not understand the 32/52' "private road" adjacent to W. Indian Creek Dr. or the "typical parking space" arrangement on the curve at the F Road entrance. Is there a reason for not having a 90 degree (with tangent) intersention of W. Indian Creek Drive and F Rd? As shown, it comes in on a curve, which is very poor.
2/16/82		Mailed Summary
2/19/82		Late P.S. Co.
3/5/82	GJPC Minutes of 2/23/82	<p>CONSENT ITEM #4</p> <p>MOTION: (COMMISSIONER BILL O'DWYER) "MADAM CHAIRMAN, I MOVE ON CONSENT ITEMS #1, 2, 3, 4, AND 5 TO APPROVE AND FORWARD TO CITY COUNCIL AND RECOMMEND FOR APPROVAL, SUBJECT TO STAFF COMMENTS."</p> <p>CHAIRWOMAN QUIMBY READ THE MOTION AND CALLED FOR A VOTE, WHICH CARRIED UNANIMOUSLY, 6-0.</p>

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

February 22, 1982

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

RE: Pepper Tree - Filing No. One (File No. 7-82)
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

City Fire:

I called Wes Painter and explained that the two different filings had separate lot arrangements which clarified his questions.

City Police:

Outdoor security lighting will be taken into consideration.

City Engineer:

Power of attorney for F Road improvements will be recorded for final platting. All on-street parking for West Indian Creek Dr. has been deleted. Continuous walks along both sides of West Indian Creek Drive have been provided. Ingress & Egress easements will be added to the "Private Drives".
A guarantee of no request for building permits was submitted with Filing No. One, until such time as street & utility improvements have been done.

Respectfully submitted,



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

WHL/s1

Acres 1.413
 Units 8
 Density 5.66/Ac

**REPLAT OF
 final plat**

File No. #7-82 (1082)
 Zone R-20
 Tax Parcel Number
2943-071-11-001 thru 013

Activity Pepper Tree, Filing No. One
 Phase Final Plat
 Common Location 990 ft West of Patterson & 29 Roads - Southside.

Date Submitted 2/11/82 Date Mailed Out 2/23/82 Date Posted 2/11/82 *called 210*
 10 Day Review Period Return by 2/15/82 MCC Information Sent

Person/Agency Property Owners Notified of MCC/CIC _____ Date Adjacent Property Owners Notified of MCC/CIC _____

review agencies	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	
Development Dept.																																		
County Road																																		
County Health																																		
County Surveyor																																		
County Parks/Recreation																																		
County Engineer																																		
Transportation Engineer																																		
City Engineer (2 sets)																																		
City Utilities																																		
City Parks/Recreation																																		
City Police Dept.																																		
County Sheriff																																		
Floodplain Administration																																		
Comprehensive Planning																																		
G.J. Dept. of Energy																																		
Fire <u>CITY</u>																																		
Irrigation <u>G.V.</u>																																		
Drainage <u>G.J.</u>																																		
Water (Use Clifton)																																		
Sewer																																		
G.V. Rural Power																																		
Mountain Bell																																		
Public Service (2 sets)																																		
Soil Conservation																																		
State Highway Dept.																																		
State Geological																																		
State Health Dept.																																		
Transamerica																																		
Water & Power Resources																																		
Mack, Mess, Collbran, Palisade, Fruta, DeBeque, G.J., Mesa Cnty.																																		
OTHER:																																		
<u>BTFC 100</u>																																		
<u>etc 9/9/82</u>																																		
totals																																		

BOARDS
 DATE 2/23/82 Approved on CA - subject to BTFC review comments & appraisal being submitted & temporary Cal De Lic
 DATE 3/17/82 Approved on CA - sub. to review comments & BTFC recommendations. *Appraisal is not needed.

STAFF
Pre-App Rd, Res # 217 File # 5-79
100 will apply to this submittal.
Legal O

City County Development
 Open Space Dedication (amount) _____ \$10. S. Fee Required \$ _____ Paid Receipt # _____
 Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____
 Date Resolution Failed _____

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

February 2, 1982

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

RE: Pepper Tree - Filings No. One and No. Two

Gentlemen:

The following items were submitted for Pepperidge - Filing No. One and should be on file:

1. Subsurface soils report for the total Pepperidge project.
2. Drainage study & plan for the entire Pepperidge project
3. Traffic circulation plan which will not change for the Pepper Tree project. i.e. The public streets will essentially remain in the same location.

The development schedule will be as follows:

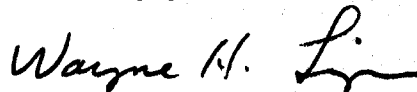
Street rough cuts for Filings One and Two will begin in February, 1982.

Utility placement will begin in late February and be expected to be completed in late March, 1982.

Base course, pavement and sidewalks will be completed during the summer of 1982.

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

Sincerely yours,



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

WHL/s1

GOLDEN, MUMBY, SUMMERS & LIVINGSTON

ATTORNEYS AT LAW

P. O. Box 398

GRAND JUNCTION, COLORADO 81502

(303) 242-7322

TO Mr. Bob Golden
Mesa County Planning Commission
Mesa County Courthouse
Grand Junction, CO 81501

DATE February 4, 1982

SUBJECT Peppertree Homes -
Hodge

Dear Mr. Golden:

This letter is written for the purpose of advising that I have a copy of a signed landscape agreement between the owners of Peppertree Development and Walter and Thova Hodge.

Very truly yours,

GOLDEN, MUMBY, SUMMERS & LIVINGSTON

By 

KGM/pg

cc: Gary Ferguson

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

FEB 05 1982

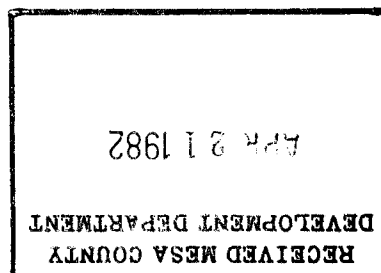
EXHIBIT A

PUBLIC IMPROVEMENTS - PEPPERTREE

BOOK 1369 PAGE 710

FILINGS #One and # Two

IMPROVEMENTS	QUANTITY and UNIT COST	EST. COST	COMPLETION DATE
Street Grading	4841 Sq. Yd. @ .71	\$3,437.00	Aug. 1982
Street Base	1221 Cu. Yd. @ 12.24	14,945.00	" "
Street Paving	4485 Sq. Yd. @ 3.62	16,235.00	" "
Curbs & Gutters	1880 L.F. @ 5.81	10,922.00	" "
Side Walks	1762 L.F. @ 7.22	12,721.00	" "
Storm Sewer Facilities	1390 S.F. @ 2.62	3,641.00	" "
Sanitary Sewers Mains	Central Grand Valley	10,276.00	" "
Laterals or House Connections	640 L.F. @ 3.50	2,240.00	" "
On Site Sewage Treatment	N/A	N/A	" "
Water Mains	630 L.F. @ 10.69	6,734.00	" "
Fire Hydrants	3 @ 1,414.00	4,242.00	" "
On Site Water Supply	4,000 00 L.S.	4,000.00	" "
Street Lights	N/A	N/A	" "
Street Name Signs	2 @ 100.00	200.00	" "
Survey Monuments	5 @ 100.00	500.00	" "
SUB TOTALS		<u>\$90,093.00</u>	





City of Grand Junction, Colorado 81501

250 North Fifth St.

June 14, 1982

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

Dear Howard:

Re: Pepper Tree Subdivision, Filings No. 1 and 2 - Streets

As requested, I have reviewed the detailed construction plans and pavement design calculations for the above as submitted June 8, 1982, and have the following comments:

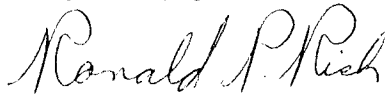
1. As stated by you, I assume the pavement will be 2" Hot Bituminous Pavement over 10" Aggregate Base Course (Class 6). I have checked the pavement design based on the soil test and assumed traffic submitted and that section is acceptable and approved for construction. Change the plans to reflect the 2" HBP and 10" ABC design.
2. A Professional Engineer should stamp and sign the plans.
3. I assume the horizontal alignment shown fits:
 - a. The recorded subdivision plats
 - b. Mesa County plans for improving F Road.
4. I assume you have coordinated with Mesa County concerning vertical grade fit and improvements interfacing at F Road.
5. Please label the profiles as to location (east or west curb) and (top of curb).
6. General Note No. 4 should be modified since the contractor has apparently constructed the sidewalks to a different elevation.
7. Replace the sentence on sheet 1 referring to "all current City of Grand Junction street specifications" with the following standard note. This note is in lieu of submitting specifications and/or other contract documents.

"All construction shall be in accordance with City of Grand Junction Standard Pavement Details Drawing ST-1 and shall conform to City of Grand Junction Standard Detailed Street Construction Specifications, 1981, and City of Grand Junction General Contract Conditions for Public Works and Utilities Construction GC-37, GC-50 and GC-65."

8. Street grades shown are satisfactory to this office with one possible exception. Where will the east end of Cascade Avenue drainage outlet? Although this is only about 100 linear ft. of street, it will have site drainage from the north emptying into the gutter with no apparent outlet at the east end. Outletting public streets onto private property is not acceptable.
9. Provision should be made for a temporary storm drainage outlet system from the south end of Filing No. 2 (West Indian Creek Drive) to Indian Wash in accordance with the overall drainage plan for this project. A temporary system (ditch?) and easement must be provided for as related when these filings were approved by Planning Commission and City Council. Otherwise the potential exists for a public street system to be draining into a field which is private property and that condition is not acceptable.

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

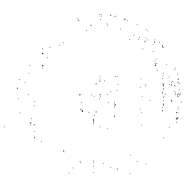
Very truly yours,



Ronald P. Rish, P.E.
City Engineer

RPR/hm

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



City of Grand Junction
Public Works Department

July 22, 1982

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

Dear Bill:

Re: Pepper Tree Subdivision, Filings No. 1 and 2 - Streets

As requested, I have reviewed the revised detailed construction plans for the above as submitted June 21, 1982. All comments in my June 14, 1982, letter have been addressed by this submittal. Consider the street plans to be approved by this office for construction.

Upon completion of construction, please notify this office to arrange for a final inspection of the completed facilities. As is standard policy, City-acceptance of any facilities depends on:

- a. Design in accordance with our requirements
- b. Construction in accordance with the City-approved design
- c. Submission of documented construction test results
- d. Submission of mylar-type as-built drawings for the public records
- e. Final inspection of completed improvements

Mr. Darrel Lowder of our office will be contacting you concerning the easement for the temporary storm drainage outlet ditch. The form submitted is incomplete in that it does not state to whom the easement is granted. A properly executed easement will be required and Darrel will record it.

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

RPR/hm

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

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.

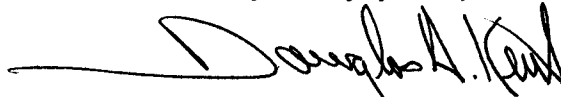
Dear Mr. Golden:

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.

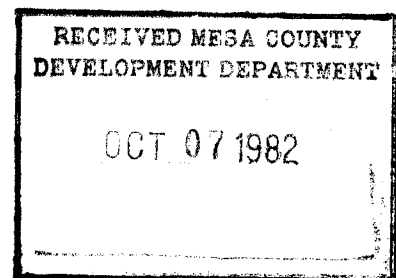
If you have any further questions, please feel free to contact me.

Very truly yours,



Douglas A. Kent

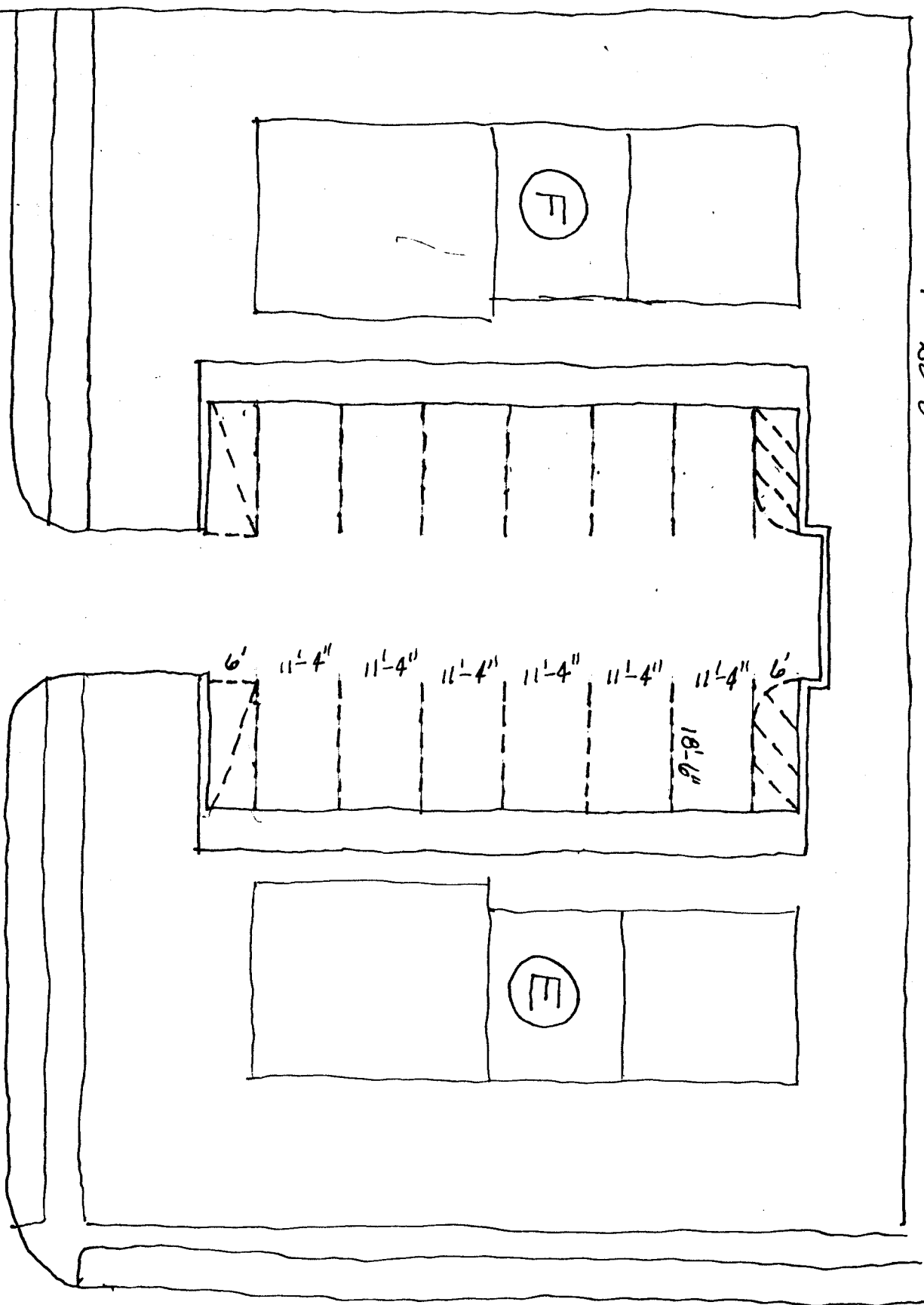
DAK/dkg





--- PAINTED LINES
" = 20'-0"

CASCADE AVENUE



WEST INDIAN CREEK DRIVE



CITY - COUNTY PLANNING

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

(303) 244-1628

December 1, 1982

Benchmark Homes
1005 Winters Avenue
Grand Junction, CO 81501

Attention: Mr. Ronald R. Miller

RE: Peppertree Parking Buildings E & F

Dear Ron:

Pursuant to our telephone conversation of November 29, the Planning Department takes no exception to your proposal to restripe the parking lot between buildings E & F at Peppertree. We understand that you will proceed as planned, weather permitting.

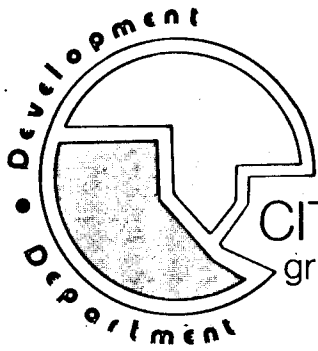
If you have confirmed the dumpster locations with Mr. Reeves, we would appreciate a letter addressing this for our files.

Your continued cooperation is greatly appreciated.

Sincerely,

Mark J. Curran
Assistant Zoning Administrator

MC/vw



CITY - COUNTY PLANNING

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

(303) 244-1628

March 11, 1983

Mr. Renald R. Miller
Benchmark Homes
1005 Winters Avenue
Grand Junction, CO 81501

RE: PepperTree Parking - Buildings E & F

Dear Mr. Miller:

With the warmer weather arriving, plans for re-stripping the parking area between buildings E & F should be finalizing. Phase III of the project is progressing steadily and it has been our procedure to withhold building permits on future development until agreed-upon improvements have been satisfactorily met. We hope that this will not be the case with the PepperTree development.

If you would proceed as per plan submitted with your letter of November 17, it would be appreciated.

Any questions or concerns you might have can be directed to me at this office.

Sincerely,

Mark J. Curran
Assistant Zoning Administrator

MC/vw

11-17-82

Called

Ron Miller

Advised that he would
should start until we
have reviewed a revised
plan should contact

Bill Reeves for approved
of trash bins; to
contact F.D. W/V
update on-sac
cul-de-sac
question.

Revised plan
trash bins (?) Bill Reeves
cul de sacs on Cascoled (?)