

# Table of Contents

File 1991-0062

Name: Eastgate Village Townhomes #3 - Preliminary/Final

P r e s e n t	S c a n n e d	<p><b>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</b></p> <p><b>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</b></p> <p><b>Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</b></p>
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X	X	<b>Table of Contents</b>
X	X	<b>Review Sheet Summary</b>
X	X	Application form
X		Review Sheets
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
X		Evidence of title, deeds, easements
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
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or non-bound reports
		Traffic studies
		<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>

### DOCUMENT DESCRIPTION:

X		Notice of Public Hearing mail-out - 10/1/91	X	X	Subdivision Summary Form
X		Quit Claim Deed - not conveyed to the City	X	X	Final Plat
X		Policy Information	X	X	Site Plan
X	X	Drainage Report - 5/20/91	X		Utilities Composite
X	X	Subsurface Soils Exploration - 6/5/91	X	X	Drainage and Grading Plan - to be scanned
X	X	Correspondence	X		Road Plan
X		Public Notice Posting - 9/18/91			
X	X	Planning Commission Agenda - ** - 10/1/91			
X		Motions for Final Plat presented by Karl Metzner			
X		Legal Ad - 10/9/91			
X	X	Planning Commission Minutes - 10/1/91			
X	X	City Council Workshop - Agenda - ** - 10/16/91			
X		Declaration of Covenants, conditions and Restrictions - not signed or dated			
X	X	Action Sheet			

IMPACT STATEMENT / PROJECT NARRATIVE

EASTGATE VILLAGE TOWNHOMES FILING 3 is the final phase of a townhome project, and stems from the past success of the petitioner in building and marketing quality townhomes in the Grand Junction area in the recent past. Transforming an area into a neighborhood of trees, green grass, and attractive housing is not only rewarding to the developer, but is basic to the enhancement of our community and attracting the kind of citizens that will make Grand Junction the model of cities in Colorado in the fast approaching new millennium.

EASTGATE VILLAGE TOWNHOMES FILING 3 is a proposed 22 lot Townhome Subdivision located south of Elm Street and West of 28 1/4 Road. It is situated South and is a continuation of EASTGATE VILLAGE TOWNHOMES FILING 2, which is currently under construction. The project will be close to Eastgate Shopping Center and Two Blocks North of North Avenue. Upon approval the road and utilities will be developed in the calendar year 1991. The concept is to develop the townhomes at a rate that is determined by the marketability of the townhomes themselves. This concept will prevent the overbuilding syndrome of tract homes where no one is there to maintain the yards and preserve the beauty of the landscaping.

As outlined in the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF EAST GATE VILLAGE, to be recorded with the final plat of Filing 2, great care is taken to insure full cooperation of all future owners to preserve the integrity of the neighborhood.

The area impacted would include Elm Street, 28 1/4 Road, and North Ave. All traffic to and from this project would access off of Elm Street through a proposed new cul-de-sac as shown on plat named Eastgate Court. Parking for 2 automobiles will be provided within the perimeter of each lot.

This project is compatible with the surrounding area.

Original  
Do NOT Remove  
From Office

#62 91

Secretary of Veterans Affa  
P.O. Box 25126  
Denver CO 80225

Elmer J. Herberton  
P.O.Box 7202  
Colorado Spgs. CO 80933

Robert G. Lucas  
2000 N. 8th  
Grand Jct. CO 81501

H.B. Haine Corp.  
7300 N. Kendall Suite 550  
Miami, Florida 33156

John R. Clark  
721 25 1/2 Road  
Grand Jct. CO 81505

Phyllis Eddy  
527 28 1/4 Road  
Grand Jct. CO 81501

Gayle A Michels  
519 28 1/4 Road  
Grand Jct. CO 81501

Mesa United Bank C/O  
Avtax Inc.  
P.O.Box 2798  
Littleton CO 80161

Victor W. Perino  
606 Viewpoint Dr.  
Grand Jct. CO 81506

Marvel B. West  
517 28 1/4 Road  
Grand Jct. CO 81501

Debra E. Fleming  
2234 N.Regent Cr.  
Grand Jct. CO 81503

Laura J. Roller  
P.O.Box 482  
Gunnison CO 81530

Fred C. Gulliford  
730 Ute Ave.  
Grand Jct. CO 81501

Helen M. Warren  
2815 Patterson Road  
Grand Jct. CO 81501

Orren J. Fenton  
3196 Nathan Ave.  
Grand Jct. CO 81504

Scott Amos  
0758-296 Road  
Rifle CO 81650

Leo Warren  
2815 Patterson Road  
Grand Jct. CO 81501

Howard E. Chester  
2814 Elm Ave.  
Grand Jct. CO 81501

Damba Corp N.V. C/O  
Bray Property Management  
1015 N.7TH St.  
Grand Jct. CO 81501

Lavica E. Holloway  
P.O.Box 448  
Canon City CO 81212

James H. Piatt  
P.O.Box 416  
Gypsum CO 81637

Nina B. West  
508 Court Road  
Grand Jct. CO 81501

Omega Investments  
518 28 Road Suite B-100  
Grand Jct. CO 81501

William M. Kenney  
547 1/2 30 Road  
Grand Jct. CO 81504

Hubert Miracle  
510 Court Road  
Grand Jct. CO 81501

Mark D. Bailey  
2822 Elm Ave.  
Grand Jct. CO 81501

Mesa United Bank of Grand Jct  
2808 North Ave.  
Grand Jct. CO 81501

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DRAINAGE REPORT

EASTGATE VILLAGE TOWNHOMES - FILINGS 2 & 3

May 30, 1991

SUMMARY

This drainage report has been prepared for the Eastgate Village Townhomes development. The study encompasses both Filing 2, which as of this date is being submitted as a final plat, and Filing 3, which is being submitted as a preliminary plan. The development proposes 33 townhomes on 4.6 acres and is located just north of the Eastgate shopping center. This area is raw land and is surrounded by development.

HISTORIC DRAINAGE

The ground slopes gently to the south with a slight westerly gradient. A natural drainage ditch lies along the south border of the property. This drainage is picked up in the southwest corner by a 3' diameter drain tile owned and maintained by the Grand Junction Drainage District. Elm Avenue borders the property on the north side.

Historic drainage for a 10 yr storm is calculated as follows:

$$Q = cIA \text{ where } c = 0.30 \text{ \& } I = 2.5 \text{ with a time of concentration of 9.2 minutes}$$
$$Q = 0.30 \times 2.5 \times 4.6 = 3.5 \text{ cfs}$$

DEVELOPED DRAINAGE

The proposed development of townhomes is land intensive and adds a significant percentage of impervious area. This area is calculated, including streets, as being nearly 50% of the total area.

$$\begin{array}{ll} \text{Impervious area} & = 2.24 \text{ acres} \quad c = 0.90 \\ \text{Pervious area} & = 2.36 \text{ acres} \quad c = 0.30 \end{array}$$

$$\begin{array}{ll} Q = 0.90 \times 2.5 \times 2.24 & = 5.0 \text{ cfs} \quad \text{impervious area} \\ Q = 0.30 \times 2.5 \times 2.36 & = 1.8 \text{ cfs} \quad \text{pervious area} \end{array}$$

$$\begin{array}{ll} \text{Total drainage} & = 6.8 \text{ cfs} \quad \text{for a 10 year storm} \end{array}$$

The increase due to development = 3.3 cfs

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## DEVELOPED DRAINAGE PLANNING

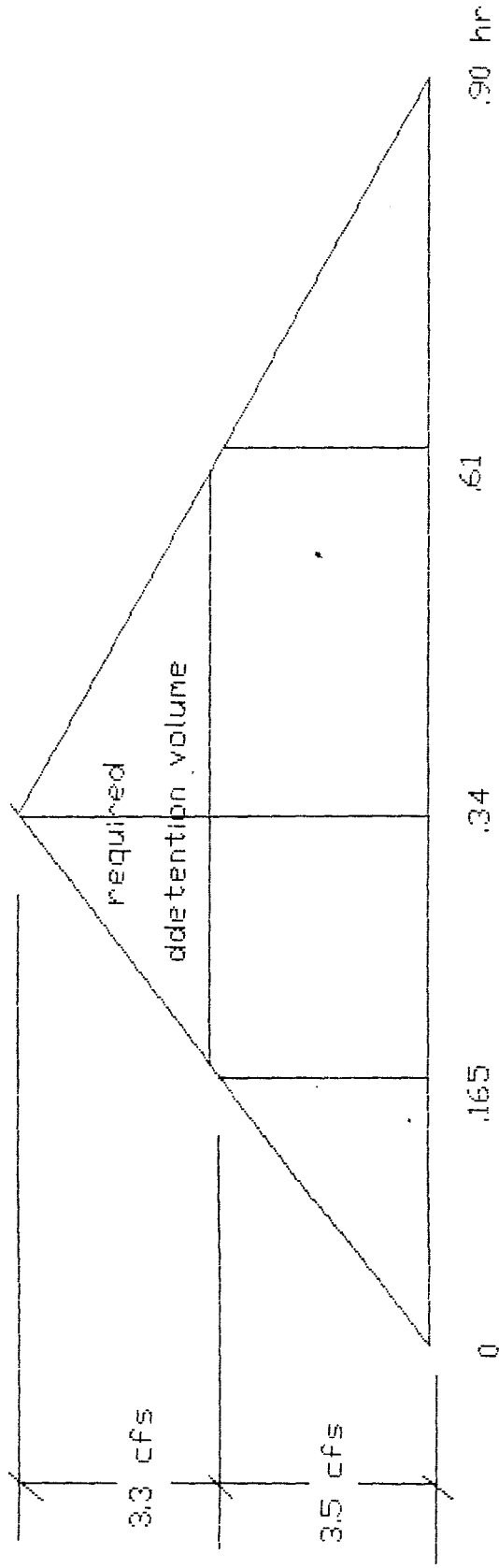
It is proposed that all lots will be graded to slope to the street (Eastgate Court) and the natural fall of the street will conduct storm waters to the cul-de-sac at the south end of the street to be picked up by a catch basin. The historic drainage of 3.5 cfs will be conducted directly to the Grand Junction Drainage District drain ditch. Storm waters in excess of the 3.5 cfs will be diverted into the detention pond for later release. The detention pond will have a capacity of 2600 cubic ft (see attached detention calculations).

# DETENTION CALCULATIONS

$$Q = 6.8 \text{ cfs} \quad T_c = 9.2 \text{ min.} \quad D = 5 \text{ hr.}$$

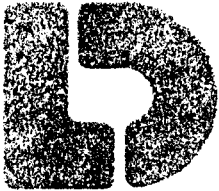
$$T_p = D/2 + .6T_c = .25 + .6(.15) = .34 \text{ hr}$$

$$T_b = 2.67 \times T_p = 2.67 \times .34 = .90 \text{ hr}$$



$$\text{Detention volume} = (3.3 \times .437)/2 \times 3600 = 2600 \text{ cubic ft}$$

Freeform detention pond 2' deep



Lincoln DeVore, Inc.  
Geotechnical Consultants  
1441 Motor St.  
Grand Junction, CO 81505  
(303) 242-8968

June 5, 1991

DORSSEY BUILDERS  
2708 H Road  
Grand Junction, CO 81506

Attn: Mr. Bob Dorssey

Re: Subsurface Soils Exploration  
Eastgate Plaza, Grand Junction, CO  
Update original SSE LD #29433-J(J-658)

Dear Mr. Dorssey

#### PROJECT DESCRIPTION

This report presents the results of our geotechnical evaluation performed to determine the general subsurface conditions of the site applicable to construction of single family and small, multifamily residential structures. This study was performed in order to confirm the subsurface soils conditions described in a Subsurface Soils Exploration performed by Lincoln-DeVore in August, 1979. A vicinity map is included in the Appendix of this report.

The characteristics of the subsurface materials encountered were evaluated with regard to the type of construction described above. Recommendations are included herein to match the described construction to the soil characteristics found. The information contained herein may or may not be valid for other purposes. If the proposed site use is changed or types of construction proposed, other than noted herein, Lincoln DeVore should be contacted to determine if the information in this report can be used for the new construction without further field evaluations.

#### PROJECT SCOPE

The purpose of our exploration was to evaluate the surface and subsurface soil and geologic conditions of the site and, based on the conditions encountered, to provide recommendations pertaining to the geotechnical aspects of the site development as previously described. The conclusions and recommendations included herein are based on an analysis of the data obtained from our field explorations of August 1979 and June 3, 1991, the laboratory testing programs, and on our experience with similar soil and geologic conditions in the area. The latest testing program concentrated on the potential Metastable Properties of the alluvial soils encountered on the site.

DORSSEY BUILDERS  
Eastgate Plaza  
June 5, 1991  
Page 2

The scope of our geotechnical exploration consisted of a surface reconnaissance, a geophoto study, subsurface exploration, obtaining representative samples, laboratory testing, analysis of field and laboratory data, and a review of geologic literature and previous subsurface soils data in the vicinity of this project.

Specifically, the intent of this study is to:

1. Explore the subsurface conditions to the depth expected to be influenced by the proposed construction and compare these results with the previous Subsurface Soils Exploration performed on this site.
2. Evaluate by laboratory and field tests the general engineering properties of the various strata which could influence the development and determine if these soils may exhibit Metastable Properties.
3. Develop any additional geotechnical criteria for site grading and earthwork based on enhanced data.
4. Identify potential construction difficulties and provide recommendations concerning these problems.
5. Recommend an appropriate foundation system for the anticipated structures and develop criteria for foundation design.

#### **FIELD EXPLORATION AND LABORATORY TESTING**

A field evaluation was performed on June 3, 1991, and consisted of a site reconnaissance by our geotechnical personnel and the drilling of 4 exploration borings. These 4, shallow exploration borings were drilled within the proposed buildings near the locations indicated on the Boring Location Plan. The shallow exploration borings were located to obtain a reasonably good profile of the subsurface soil conditions. All exploration borings were advanced using a CME 45-B, truck mounted drill rig with continuous flight auger to depths of approximately 8 feet.

Samples were taken with a California lined split spoon sampler and thin wall Shelby tubes. Logs describing the subsurface conditions are presented in the attached figures.



DORSSEY BUILDERS  
Eastgate Plaza  
June 5, 1991  
Page 3

Laboratory tests were performed on representative soil samples to determine their relative engineering properties. Tests were performed in accordance with test methods of the American Society for Testing and Materials or other accepted standards. The results of our laboratory tests are included in this report. The in-place moisture content and the standard penetration test values are presented on the attached drilling logs.

### **FINDINGS**

The soils on this site consist of a series of silty clay and sandy clay soils which are a product of mud flow/debris flow features which originate on the south-facing slopes of the Bookcliffs. These mud flow/debris flow features are a small part of a very extensive mud flow/debris flow complex along the base of the Bookcliffs and extending to the Colorado River. Utilizing recent events and standard evaluation techniques, this tract is not considered to be within an active debris flow hazard area. The surface soils are an erosional product of the upper Mancos Shale and the Mount Garfield Formations which are exposed on the slopes of the Bookcliffs. The soils contained within these mud flow/debris flow features normally exhibit a metastable condition which can range from very slight to severe. Metastable soil is subject to internal collapse and is very sensitive to changes in the soil moisture content. Based on the field and laboratory testing of the soils on this site, the severity of the metastable soils can be described as slight.

This soil type was classified as a Silt and Silty Clay Mixture (CL-ML) under the Unified Classification System. The Standard Penetration Tests ranged from 16 blows per foot to 30 blows per foot for relatively dry soils. Penetration tests of this magnitude indicate that the soil has a high dry strength. The moisture content varied from 5% to 21.1%, indicating a variable soil moisture condition. This soil is of low plasticity and is sensitive to changes in moisture content. With decreased moisture, it will tend to shrink, with some cracking upon desiccation. Upon increasing moisture, it will tend to expand. Expansion tests were performed on typical samples of the soil and expansive pressures on the order of 520 psf were found to be typical. This material will also consolidate upon saturation or excessive loading. If recommended bearing values are not exceeded, such settlement will remain within tolerable limits. The allowable maximum bearing value was found to be on

DORSSEY BUILDERS  
Eastgate Plaza  
June 5, 1991  
Page 4

the order of 1800 psf. A minimum dead load of 600 psf will be required.

Some strata of these soils were found to initially swell against an applied pressure of approximately 1000 pad, however after complete saturation was accomplished, a net consolidation of 0.55% was realized.

### **CONCLUSIONS and RECOMMENDATIONS**

The maximum and minimum allowable bearing capacities contained in this report are substantially different than those reported August 20, 1979. These revised soil allowable bearing values are the result of increased knowledge of Metastable Soils and a general broadening of engineering knowledge. It is very important that these new soil bearing capacities be incorporated into any foundation designs for this site.

The general recommendations for shallow foundations contained in the August 20, 1979 report are considered to be appropriate, provided the above revisions to the allowable soil bearing capacities are made. The recommendations for site grading and drainage are considered to be minimum requirements and must be carefully followed. The importance of keeping water away from the foundation soils cannot be overemphasized and must be followed.

The general and specific recommendations for concrete slabs on grade contained in the August 20, 1979 report must be carefully followed. The magnitude of expansion measured of the soils on this site is such that some floor slab movement should be expected if slab-on-grade construction is used. Non-bearing partitions resting on slabs should be constructed with a minimum 1-1/2 inch void space, preferably at the bottom, to allow for freedom of movement without affecting the roof or floor above (see attached suggested detail). All bearing partitions should have their own foundations. If this is a basement or multi-level type construction, stairways between floors should not be constructed as a rigid connection, but should allow for vertical movement of the floor slab.

These soils are quite typical of the general soil profile found in this area of Grand Junction and should provide adequate foundation for the proposed structures.

DORSSEY BUILDERS  
Eastgate Plaza  
June 5, 1991  
Page 5

### **LIMITATIONS**

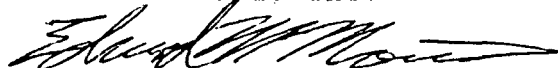
This report is issued with the understanding that it is the responsibility of the owner, or his representative to ensure that the information and recommendations contained herein are brought to the attention of the architect and engineer for the project, and are incorporated into the plans. In addition, it is his responsibility that the necessary steps are taken to see that the contractor and his sub-contractors carry out these recommendations during construction. The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they be due to natural processes or the works of man on this or adjacent properties. In addition, changes in acceptable or appropriate standards may occur or may result from legislation or the broadening of engineering knowledge. Accordingly, the findings of this report may be invalid, wholly or partially, by changes outside our control. Therefore, this report is subject to review and should not be relied upon after a period of 3 years. The recommendations of this report pertain only to the site investigated and are based on the assumption that the soil conditions do not deviate from those described in this report. If any variations or undesirable conditions are encountered during construction or the proposed construction will differ from that planned on the day of this report, Lincoln DeVore should be notified so that supplemental recommendations can be provided, if appropriate.

Lincoln DeVore makes no warranty, either expressed or implied, as to the findings, recommendations, specifications or professional advice, except that they were prepared in accordance with generally accepted professional engineering practice in the field of geotechnical engineering.

It is believed that all pertinent points have been addressed. If any further questions arise regarding this project or if we can be of any further assistance, please do not hesitate to contact this office at any time.

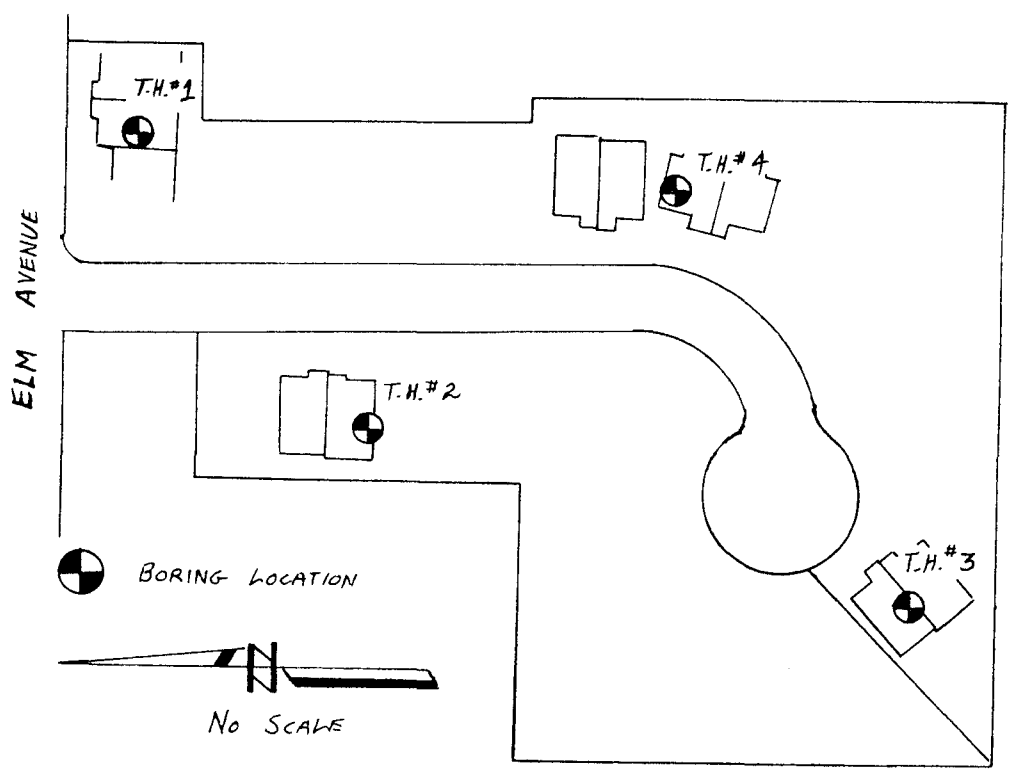
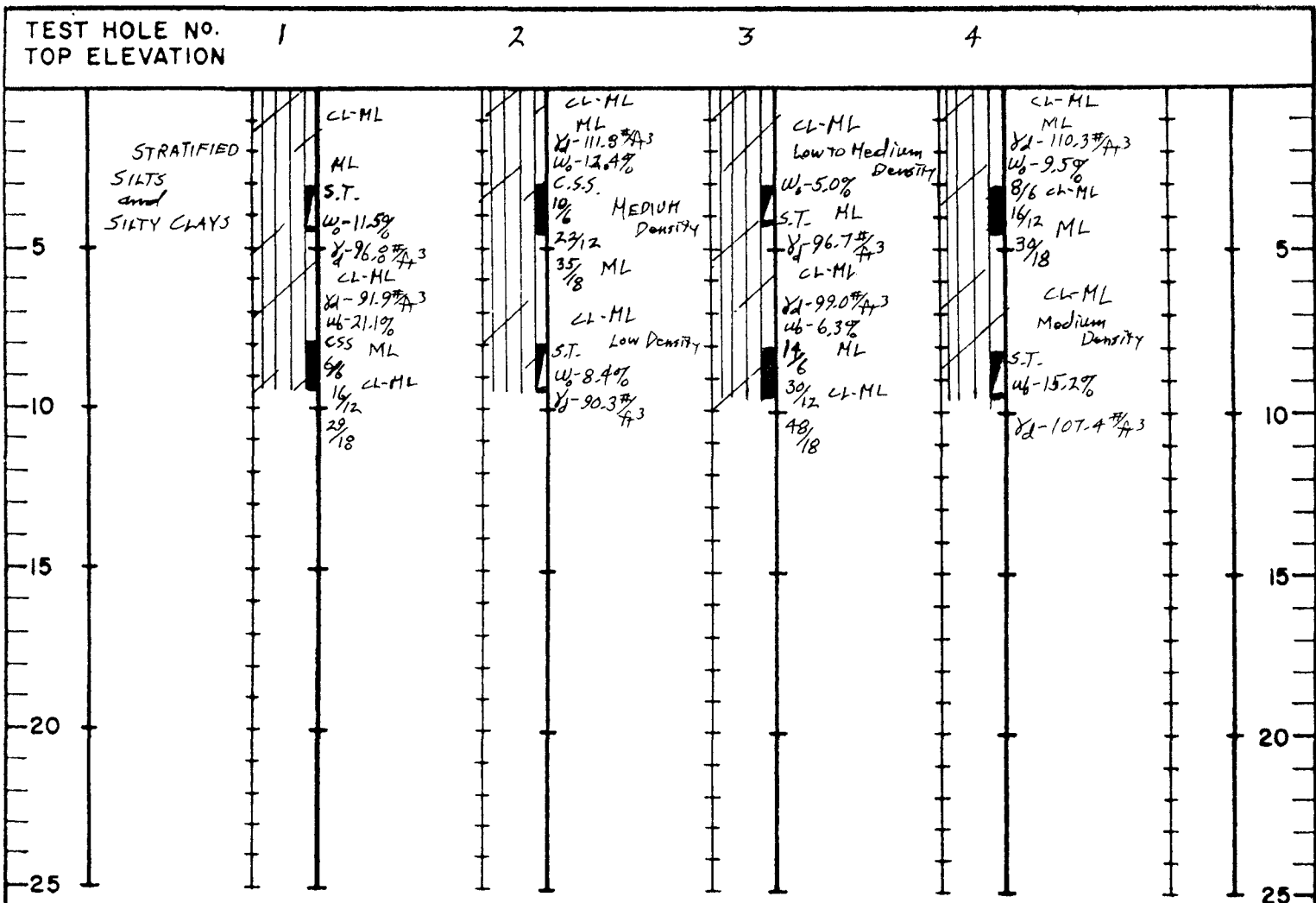
Respectfully Submitted,

LINCOLN DEVORE, Inc.



by: Edward M. Morris EIT      Reviewed By: George D. Morris, PE  
Engineer/Western Slope Manager

LD Job No.: 74335-J



SOIL SAMPLE (ML) SILT

Test No. 74335-J

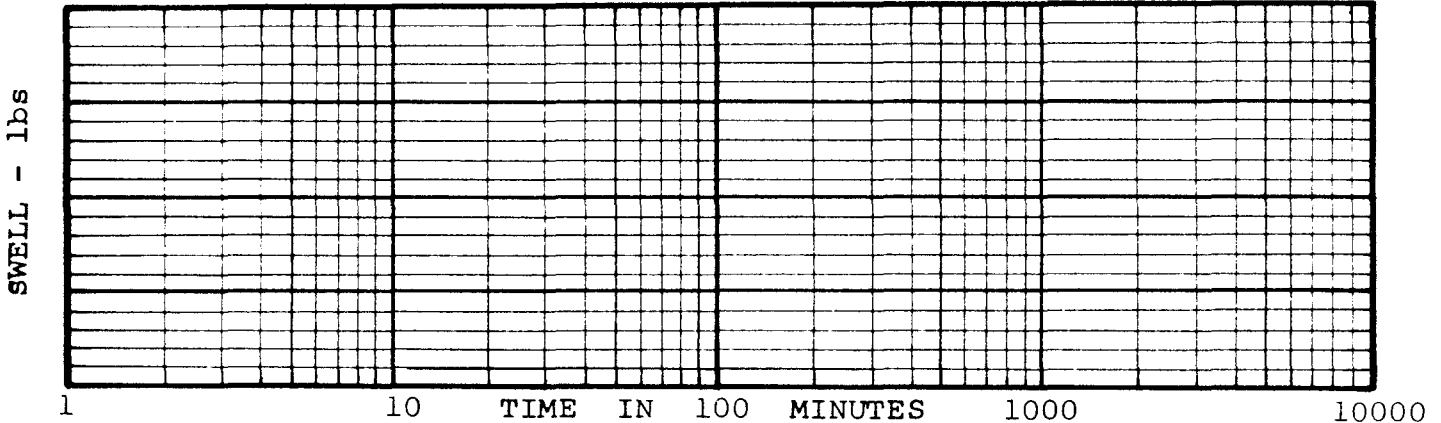
Project EASTGATE PLAZA

Date 6-7-91

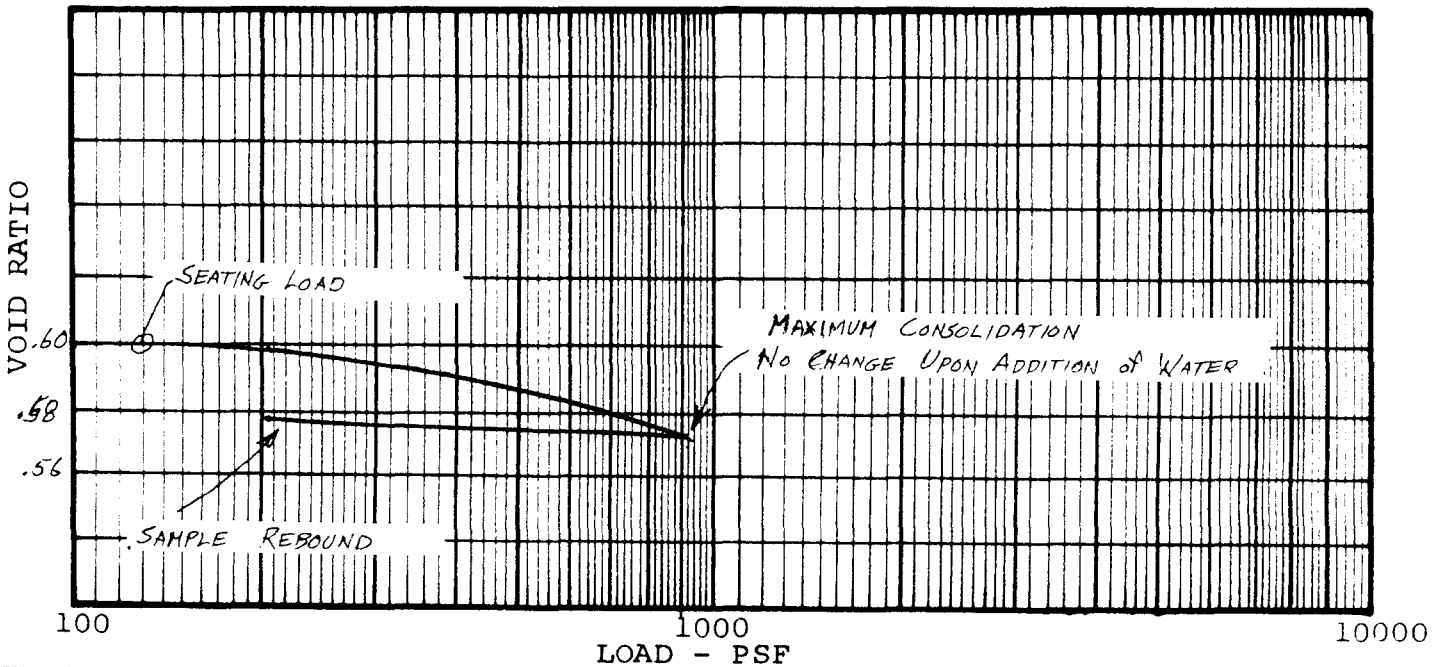
Sample Location T.B #1@3'

Test by RM

SWELL



CONSOLIDATION



Sample Conditions	Initial	Maximum Load	Expanded
Dry Density	104.2 #/ft <sup>3</sup>	106.3 #/ft <sup>3</sup>	105.9 #/ft <sup>3</sup>
% Moisture	15.4%	21.4%	22.3%
% Saturation	68.5%	100%	100%
Void Ratio	.6044	.5736	.5786

Specific Gravity 2.68  
 Maximum Load used 904 lb.  
 Apparatus DENSOIL #4

Ring Number 139.5  
 Volume 2.5" Ring -002841 cu. ft.

LOAD - CONSOLIDATION

LINCOLN-DEVORE, INC.  
 COLORADO SPRINGS, COLORADO

SOIL SAMPLE SILT & SILTY CLAY (ML/ML-ML)

Test No. 74335-J

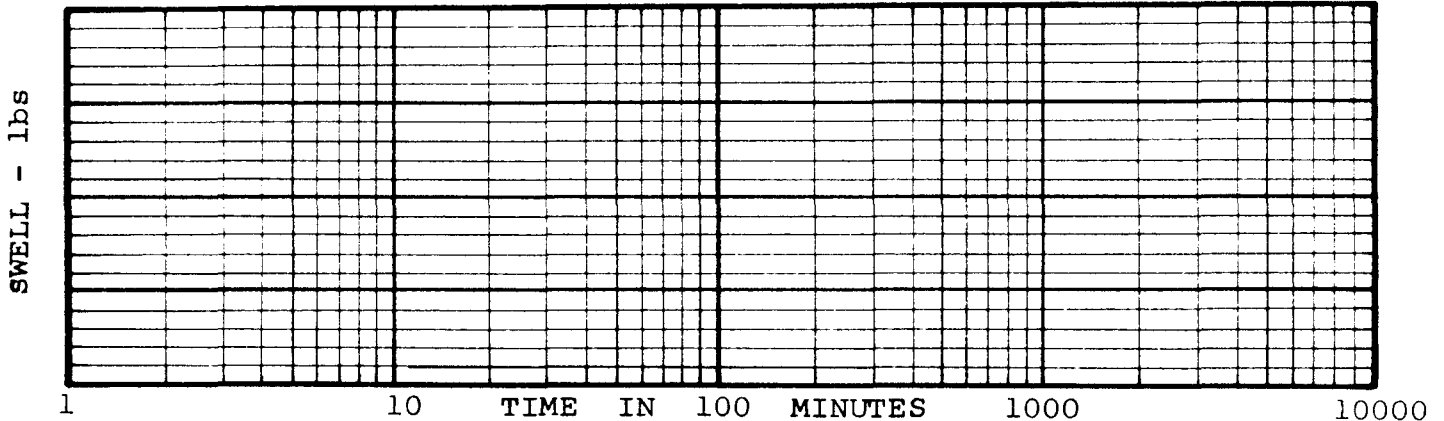
Project EASTGATE PLAZA

Date 6-7-91

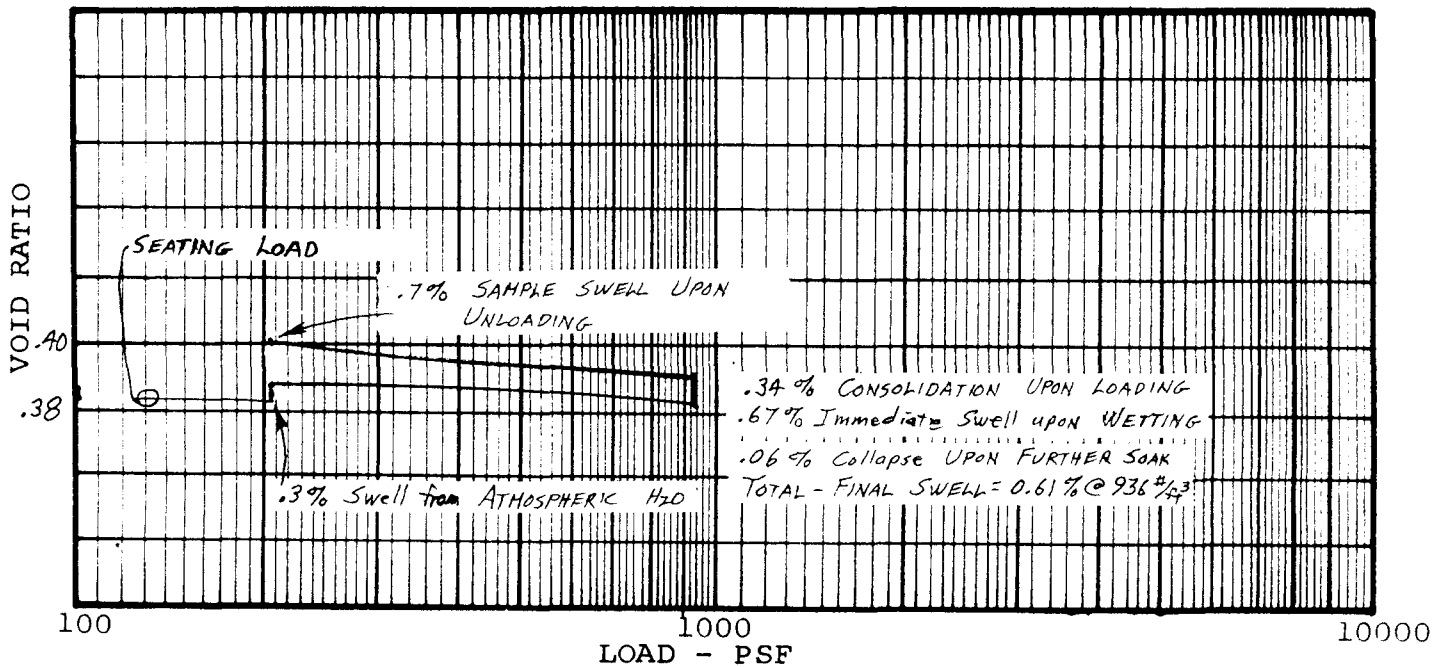
Sample Location T.B.#3 @ 3'

Test by RM

SWELL



CONSOLIDATION



Sample Conditions	Initial	Maximum Load	Expanded
Dry Density	119.5 #/ft <sup>3</sup>	118.9 #/ft <sup>3</sup>	118.0 #/ft <sup>3</sup>
% Moisture	11.8%	14.8%	18.1%
% Saturation	81.1%	100%	100%
Void Ratio	.3836	.3912	.4009

Specific Gravity 2.65  
 Maximum Load used 936 lb.  
 Apparatus DENSOIL #3

Ring Number 143.2  
 Volume 2.5" Ring .002841 cu. ft.

LOAD - CONSOLIDATION

LINCOLN-DEVORE, INC.  
 COLORADO SPRINGS, COLORADO

SOIL SAMPLE SILTY CLAY & SILT (CL-MH/ML)

Test No. 74335-J

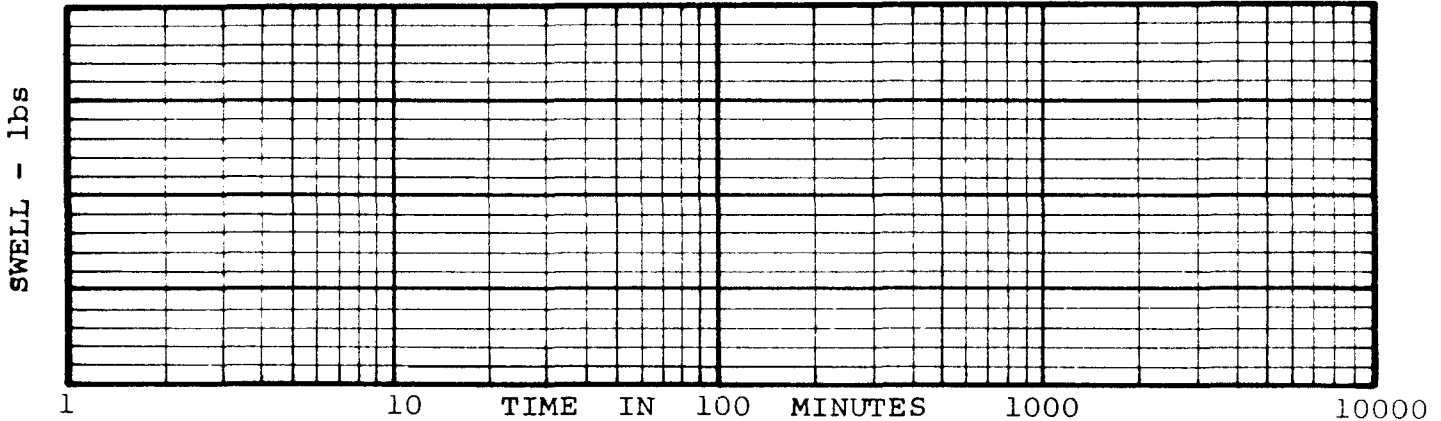
Project EASTGATE PLAZA

Date 6-7-91

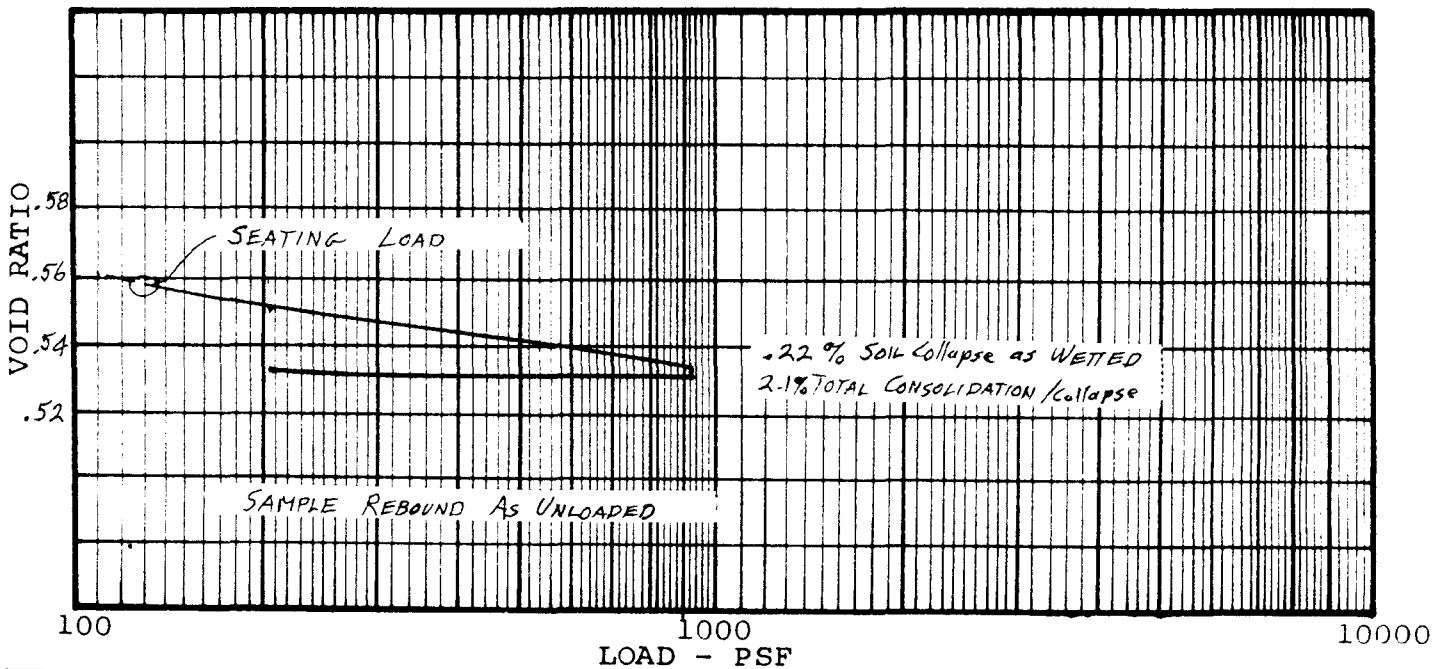
Sample Location T.B.#4@8'

Test by RM

SWELL



CONSOLIDATION



Sample Conditions	Initial	Maximum Load	Expanded
Dry Density	104.6 #/ft <sup>3</sup>	106.8 #/ft <sup>3</sup>	106.7 #/ft <sup>3</sup>
% Moisture	19.1%	20.3%	19.7%
% Saturation	88.7%	100.0%	100.0%
Void Ratio	.5635	.5306	.5325

Specific Gravity 2.62  
 Maximum Load used 921 lb.  
 Apparatus Densoil 2

Ring Number 140.1  
 Volume 2.5" Ring .0028A1 cu. ft.

LOAD - CONSOLIDATION

LINCOLN-DEVORE, INC.  
 COLORADO SPRINGS, COLORADO



City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX: (303) 244-1599

June 14, 1993

Mr. Bob Dorsey  
2706 H Road  
Grand Junction, CO 81506

Re: Eastgate Village Townhomes *file*

Dear Bob:

I have received a complaint from Mr. Terry Wakefield who manages the Briargate Apartments on the east side of the Eastgate Village Townhomes subdivision. Mr. Wakefield claims that the development of lots on the east side of Eastgate Village has resulted in the removal of a ditch which carried surface drainage from Briargate to the drainage channel to the south.

After researching the development file for Eastgate Village Townhomes, I found a letter from John Ballagh, Grand Junction Drainage District to the Grand Junction City Council which identifies the historic drainage route from Briargate to a ditch along the east property line of Eastgate Village to the drainage channel to the south.

The north-south ditch along the east property line is also shown on a grading plan which was submitted and is in the development file for Filing 2 of Eastgate Village.

I am forwarding to you copies of the Drainage District's letter and a drawing from the development file to remind you that the ditch was the historic drainage outlet for Briargate Subdivision.

Without the ditch or other acceptable method of conveyance, there is no outlet from the Briargate parking lot and the water ponds in the paved area adjacent to the east property line of Eastgate Village.

Your assistance in resolving this problem would be appreciated.

Terry Wakefield can be reached at Wakefield and Company, 420 N. 8th

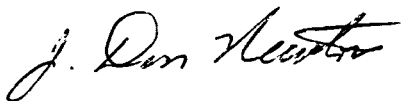


Page Two  
Mr. Bob Dorsey  
June 14, 1993

Street, P.O. Box 2206, Grand Junction, CO 81502 or phone 245-6411.

Please let me know if I can provide additional information or help in resolving this issue.

Sincerely,



J. Don Newton  
City Engineer

xc: Mark Relph  
Karl Metzner  
Terry Wakefield

file:skw:donn\dorsewak.fld

skw



Receipt # \_\_\_\_\_

Date Rec. \_\_\_\_\_

Received By \_\_\_\_\_

# DEVELOPMENT APPLICATION

We, the undersigned, Being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this:

Type of Petition	Sq.Ft	Phase	Common Location	Zone	Type of Usage
<input checked="" type="radio"/> Subdivision Plat/Plan		<input type="radio"/> Minor <input checked="" type="radio"/> Major	EAST GATE CT.	PR	
<input type="radio"/> Rezone				Frm <input type="checkbox"/> To <input type="checkbox"/>	
<input type="radio"/> Planned Development		<input type="radio"/> ODP <input type="radio"/> Prelim <input type="radio"/> Final			
<input type="radio"/> Conditional Use					
<input type="radio"/> Hwy-Oriented Development				H.O.	
<input type="radio"/> Text Amendment					
<input type="radio"/> Special Use					
<input type="radio"/> Vacation					<input type="radio"/> Right-of-way <input type="radio"/> Easement

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Name Bob Dorsey & Glen Hickey

Name Bob Dorsey

Name Daniel K. Brown

Address 2706 H Road

Address 2706 H Road

Address 2743 1/2 Cheyenne Dr

City/State Grand Junction Co 81506

City/State Grand Jct Co

City/State Grand Jct Co

Business Phone # 242-2300

Business Phone # 242-2300

Business Phone # 241-2370

Note: Legal property owner is owner of record on date of submittal.



WE HEREBY ACKNOWLEDGE THAT WE HAVE FAMILIARIZED OURSELVES WITH THE RULES AND REGULATIONS WITH RESPECT TO THE PREPARATION OF THIS SUBMITTAL, THAT THE FOREGOING INFORMATION IS TRUE & COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME THE RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION AND THE REVIEW SHEET COMMENTS. WE RECOGNIZE THAT WE OURSELVES, OR OUR REPRESENTATIVE(S) MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RE-SCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA



Signature of person completing application Daniel K. Brown

Date Sept. 3, 1991

Signature of property owner(s) - attach additional sheets if necessary  
Bob Dorsey Glen Hickey  
By Bob Dorsey

**REVIEW SHEET SUMMARY**

(Page 1 of 3)

**FILE NO.** 62-91                    **TITLE HEADING:** EASTGATE VILLAGE TOWNHOMES

**ACTIVITY:** Final Plan and Plat

**PETITIONER:** Robert Dorssey

**LOCATION:** Elm Avenue and 28-1/4 Road

**STAFF REPRESENTATIVE:** Karl Metzner 303-244-1439

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED BY SEPTEMBER 27, 1991.**

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**City Police Department 9/9/91**  
**Capt H.L. Gorby 244-3563** \_\_\_\_\_

No comments.

**Grand Junction Drainage 9/18/91**  
**James T. Patty 242-4343** \_\_\_\_\_

The District has an open drain south of Lots 12 through 17 including Tract A. In order to properly maintain the drain, we will require a ten (10) foot Grand Junction Drainage District Easement on the south side of the aforementioned lots and have a restriction that within this ten (10) foot easement there will be no trees, fences or other utilities. We require a 20-foot operation and maintenance roadway on each side of the open drain ditch channel. If the developer would tile (pipe) this drain, our easement would be totally within the right-of-way of Bunting Avenue.

**City Fire Department 9/12/91**  
**George Bennett 244-1400** \_\_\_\_\_

In order to meet code, the fire hydrant located on lot 3 needs to be moved approximately 50 feet east and set at the very south end of lot 3 (Phase 2). Please resubmit to our office an engineered drawing reflecting this change.

(Page 2 of 3)

**Utilities Engineer 9/12/91**

**Bill Cheney 244-1590**

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1. Back edge of pavement is shown lower than the flow line into the catch basin at this location.
2. No grade is given on the PVC line from the outlet of the catch basin to the detention pond.
3. The easement for the sewer line down the east side of the development has not been shown. An easement will be required if one has not already been filed.
4. The "utility and drainage" easement that runs southwest out of the cul-de-sac shall be a minimum of 15 feet in width to insure adequate room for operation and maintenance.

**City Attorney 09/11/91**

**Dan Wilson 244-1505**

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Road improvements should be obtained to mitigate the traffic impacts.

**U.S. West 9/13/91**

**Larry Worthington 244-4994**

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New or additional telephone facilities necessitated by this project may result in a "contract" and up-front monies required from developer, prior to ordering or placing of said facilities. For more information, please call.

**Fruitvale Sewer District 9/12/91**

**Art Crawford 243-1494**

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Proposal of Phase 2 we cannot accept because it encroaches on the 20' sewer easement obtained by Fruitvale Water & Sanitation District on May 11, 1982 (filed in the Mesa County Courthouse Book 1371, page 852). We will not vacate any portion of this easement to accommodate these townhomes.

**Public Service 9/11/91**

**Carl Barnkow**

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No objections to plan.

**City Parks and Recreation 9/9/91**

**Don Hobbs 244-1542**

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Open space fee due is calculated on the 22 units times \$225.00 for a total of \$4,950.00.

(Page 3 of 3) 62-91

Community Development Department 9/19/91  
Karl Metzner 244-1439

This final plan is generally in accordance with the preliminary plan approved by City Council. The pedestrian walkway (Tract B) dead ends at the property line unless the utility easement is also dedicated as an access easement. Recommend Tract C be dedicated as Right-of-Way since it is otherwise unusable. All review agency comments must be addressed and revised plans/reports submitted 48 hours prior to Planning Commission hearing. Failure to satisfy these requirements may result in the project being pulled from the October 1, 1991 agenda.

# GRAND JUNCTION DRAINAGE DISTRICT

722 23 ROAD  
P.O. BOX 55246  
GRAND JUNCTION, COLORADO 81505  
(303) 242-4343

September 27, 1991

Mr. Robert L. Dorssey

Re: Eastgate Village Townhomes Filing No. 3

Dear Bob,

The grant of an easement to the Grand Junction Drainage District along the south line of the development together with the limitation on fencing will satisfy the District's concerns for access and right-of-way. The note on the filing plat along the southerly line of lots 11 through 16, inclusive should be changed from utility easement to a note about a preexisting easement to the Drainage District with a Book and Page notation.

As I told you the District will file the documents and get the recording information to you so you can inform the surveyor and have his office make the corrections to the plat.

I understand that this letter will be taken to the City for proof that the District and you as developer have come to an agreement.

Sincerely,  
Grand Junction Drainage District

  
John L. Ballagh,  
Manager

# Fruitvale Water & Sanitation District

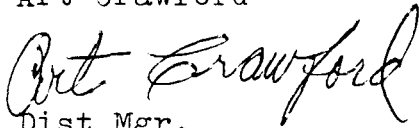
Phone 243-1494  
██████████ 2887 North Avenue  
Grand Junction, Colorado 81502  
**District Manager: Art Crawford**

Sept 27, 1991

To Whom it may concern;

Filing three, Phase two of Eastgate Village  
Townhomes meets all the requirements as far as  
the sewer is concerned.

Art Crawford



Dist Mgr.  
Fruitvale Water & Sanitation



Grand Junction Fire Department  
330 South Sixth Street  
Grand Junction, Colorado  
81501-7784

September 30, 1991

Q.E.D. Surveying Systems Inc.  
1018 Colorado Ave.  
Grand Junction, CO 81501

**RE: FIRE HYDRANT INSTALLATION AT EASTGATE VILLAGE TOWNHOMES**

The fire hydrants that were installed at the above location are installed and meet the code requirements. In the future please do not install these appliances until the location has been approved by our department. If you have any questions, please contact me. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "George Bennett", written over a horizontal line.

George Bennett, Fire Prevention Officer  
Fire Prevention Bureau



**ITEM:** #62-91 (Page 1 of 1)

**PETITIONERS:** Robert L. Dorssey

**PROPOSAL:** Eastgate Village Townhomes Filing 3, Final Plat/Plan

**PRESENTED BY:** Karl Metzner

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**COMMENTS:** SEE REVIEW AGENCY SUMMARY SHEET COMMENTS

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**Motions for Final Plan**

**APPROVAL:** "Mr. Chairman, on item #62-91, a request for a Final Plan for Eastgate Village Townhomes Filing 3, I move that we approve this subject to the review agency summary sheet comments."

**DENIAL:** "Mr. Chairman, on item #62-91, a request for a Final Plan for Eastgate Village Townhomes, I move that we deny this for the following reasons." (STATE REASONS)

**Motions for Final Plat**

**APPROVAL:** "Mr. Chairman, on item #62-91, a request for a Final Plat for Eastgate Village Townhomes Filing 3, I move that we approve this subject to the review agency summary sheet comments."

**DENIAL:** "Mr. Chairman, on item #62-91, a request for a Final Plat for Eastgate Village Townhomes Filing 3, I move that we deny this for the following reasons." (STATE REASONS)

Karl Metzner  
City Planning Dept.

Planning Commission on Oct 1, 1992  
denial for final plat. on  
Eastgate Village Townhomes Filing # 3  
I would like to appeal this  
decision.

Robert L. Daussey

Development file 62-91 Eastgate Village Townhomes Filing 3, located south of Elm Ave and West of 28 1/4 Rd. has been reviewed and approved by the Utilities Coordinating Committee.

John L. Ballagh  
Chairman

Date October 9, 1991



B  
 BDIVISION SUMMARY FORM

City of Grand Junction

TYPE OF SUBMISSION

Preliminary Plan \_\_\_\_\_  
 Final Plat/Plan   X  

Subdivision Name: EASTGATE VILLAGE TOWNHOMES Filing   3  

Location of Subdivision: TOWNSHIP   1S   RANGE   1E   SECTION   7     1/4     SW  

Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area
( ) SINGLE FAMILY	<u>  22  </u>	<u>  2.43  </u>	<u>  83%  </u>
( ) APARTMENTS	_____	_____	_____
( ) CONDOMINIUMS	_____	_____	_____
( ) MOBILE HOME	_____	_____	_____
( ) COMMERCIAL	<u>  N.A.  </u>	_____	_____
( ) INDUSTRIAL	<u>  N.A.  </u>	_____	_____
Street		<u>  0.37  </u>	<u>  13%  </u>
Walkways		_____	_____
Dedicated School Sites		_____	_____
Reserved School Sites		_____	_____
Dedicated Park Sites		_____	_____
Reserved Park Sites		_____	_____
Private Open Areas		_____	_____
Easements		_____	_____
Other (specify) TRACTS		<u>  0.12  </u>	<u>  4%  </u>
		<u>  .92  </u>	

Estimated Water Requirements   11,000 domestic & lawns   gallons/day.

Proposed Water Source   City of Grand Junction  

Estimated Sewage Disposal Requirement   6000   gallons/day.

Proposed Means of Sewage Disposal   City of Grand Junction  

Original  
 Do NOT Remove  
 From Office

562 91

EASTGATE VILLAGE TOWNHOMES, FILING THREE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Robert L. Dorsey and Glen Hickey, are the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado, and is described in Book 1528 at Page 377 & 378 of the Mesa County Clerk's Records Office, and being situated in the SW 1/4 SW 1/4 Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Beginning at a point on the West line of the NE 1/4 SW 1/4 SW 1/4 Section 7, Township 1 South, Range 1 East, Ute Meridian, being 328.92 feet S00°01'40"W of the NW corner of the SW 1/4 SW 1/4 Section 7, Township 1 South, Range 1 East, Ute Meridian, and considering the North line of the SW 1/4 SW 1/4 Section 7, T.1S, R.1E, U.M. to bear N00°00'00"W and all bearings contained herein to be relative thereto; thence S89°58'54"E 176.00 feet; thence N00°01'40"E 10.99 feet to the SW corner of Lot 5, Block One Eastgate Village Townhomes, Filing Two; thence N90°00'00"E 96.81 feet; thence S01°54'30"E 92.10 feet; thence 133.85 feet along the arc of a curve to the right with a radius of 85.00 feet and whose chord bears S43°58'13"W 120.30 feet; thence 84.02 feet along the arc of a curve to the right with a radius of 63.00 feet and whose chord bears S37°08'00"W 77.93 feet; thence 22.88 feet along the arc of a curve to the right with a radius of 20.00 feet and whose chord bears N7°53'06"W 21.65 feet; thence 249.18 feet along the arc of a curve to the left with a radius of 50.00 feet and whose chord bears S01°52'42"E 60.15 feet; thence 16.92 feet along the arc of a curve to the right with a radius of 20.00 feet and whose chord bears N59°35'26"E 16.42 feet; thence 152.35 feet along the arc of a curve to the left with a radius of 107.00 feet and whose chord bears N41°22'32"E 144.44 feet; thence N01°04'11"E 69.27 feet; thence N90°00'00"E 102.27 feet; thence S00°06'35"W 239.06 feet; thence N89°57'48"W 10.00 feet; thence S00°01'50"W 62.50 feet; thence S89°57'48"E 226.00 feet; thence S00°06'35"W 27.50 feet to the South line of the NE 1/4 SW 1/4 SW 1/4 Section 7; thence N89°57'48"W 639.06 feet to the SW corner of the NE 1/4 SW 1/4 SW 1/4 Section 7; thence N00°01'40"E 328.92 feet to the point of beginning, containing 2.922 Acres as described.

That said owners have caused the said real property to be laid out and surveyed as EASTGATE VILLAGE TOWNHOMES, FILING THREE, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets and rights-of-way as shown on the accompanying plat to the City of Grand Junction, for the use of the public forever and dedicate to the CITY OF GRAND JUNCTION, for the use of the public 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, sewer lines, telephone lines, and appurtenances; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines, and said owners hereby dedicate all common areas to the use and benefit of the owners of the lots hereby platted. Such easements and rights shall be utilized in a reasonable and prudent manner. The areas shown as ingress and egress and utility easements are dedicated to the owners of the property within said EASTGATE VILLAGE TOWNHOMES, FILING THREE, for perpetual ingress and egress for themselves and the general public, including the postal service, trash, fire, police, emergency vehicles, and the City of Grand Junction.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Grand Junction.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 199\_\_.

ROBERT L. DORSEY

GLEN HICKEY

STATE OF COLORADO }  
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 199\_\_ by Robert L. Dorsey and Glen Hickey.

My commission expires: \_\_\_\_\_

Notary Public

Address \_\_\_\_\_

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }  
COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M. this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 199\_\_, and is duly recorded in Plat Book No. \_\_\_\_\_, Page \_\_\_\_\_.

CITY APPROVAL

This plat of EASTGATE VILLAGE TOWNHOMES FILING THREE, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 199\_\_.

City Manager

President of Council

Director of Development

Chairman, Grand Junction Planning Commission

Grand Junction City Engineer

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of EASTGATE VILLAGE TOWNHOMES, FILING THREE, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Max E. Morris, Q.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 16413

Date \_\_\_\_\_

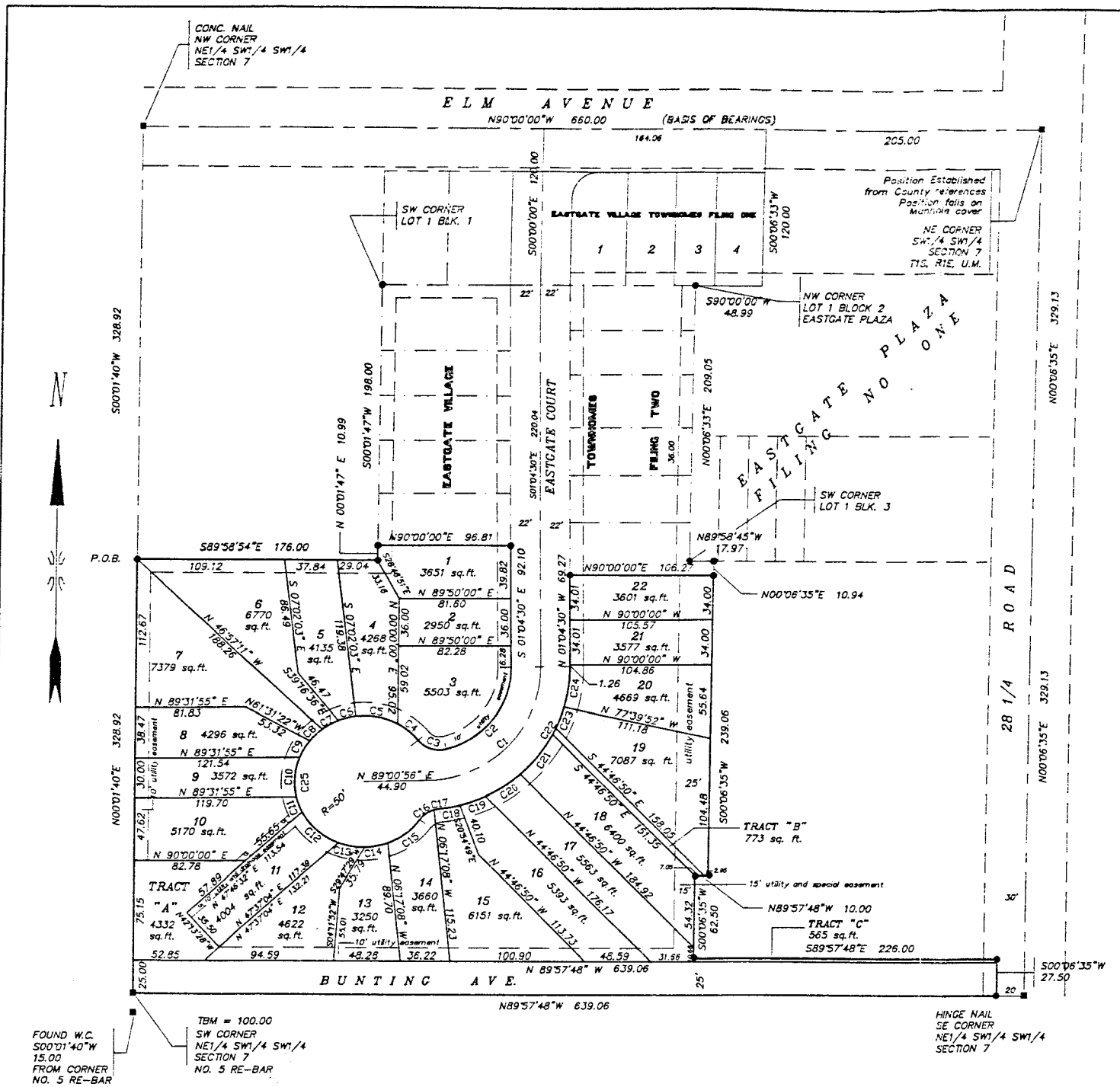
AREA SUMMARY	
LOTS = 2.4259 ACRES = 83%	
ROAD = 0.3663 ACRES = 13%	
TRACTS = 0.1302 ACRES = 04%	
TOTAL = 2.9224 ACRES = 100%	

EASTGATE VILLAGE TOWNHOMES, FILING THREE

FINAL PLAT

SITUATED IN THE SW 1/4 SW 1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

FOR: DORSEY		SURVEYED BY: DMW MF
SCALE: 1" = 50' FT		DRAWN BY: MEM
DATE: 9/1/91	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	ACAD ID: EV3FIN
		SHEET NO. _____
		FILE: 91017

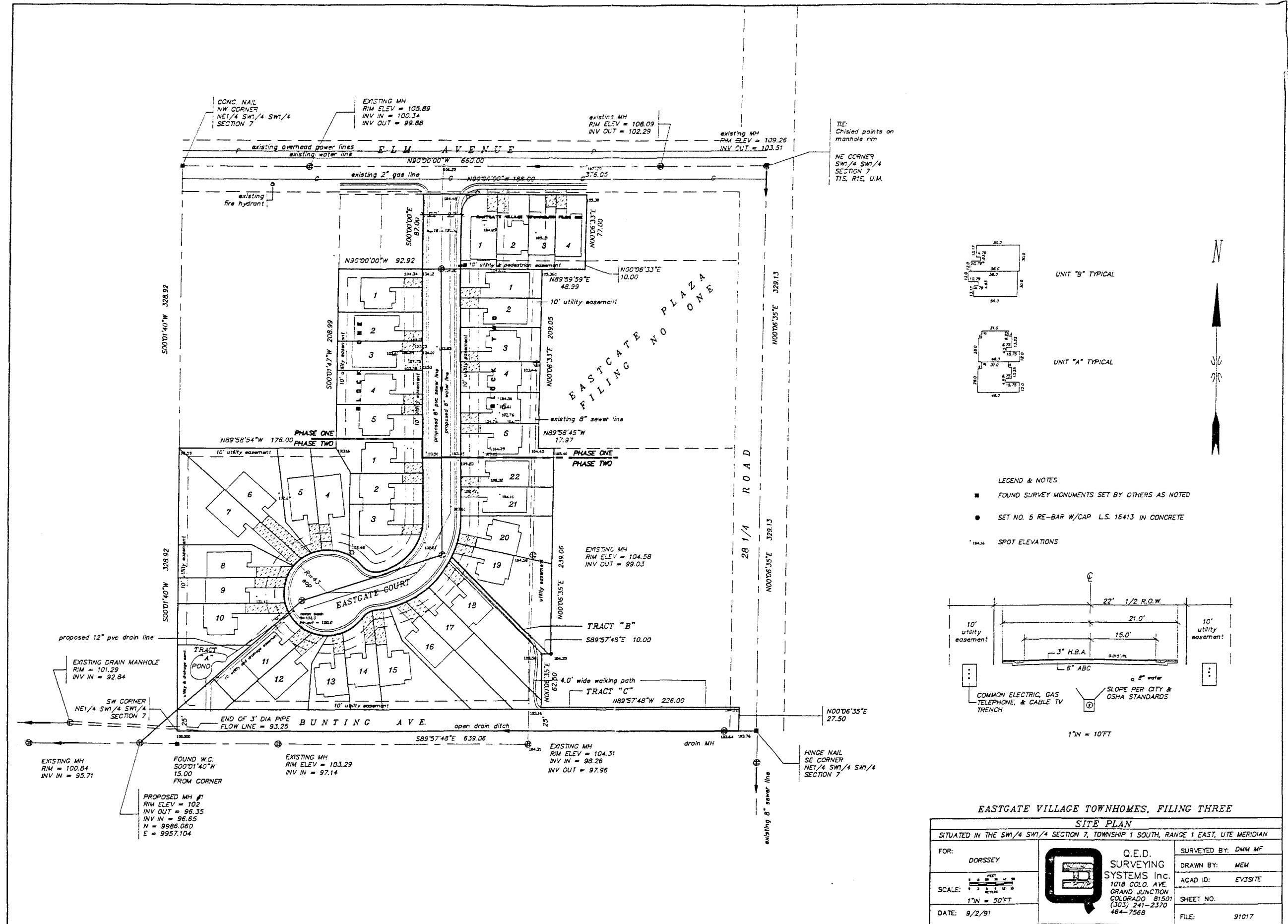


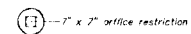
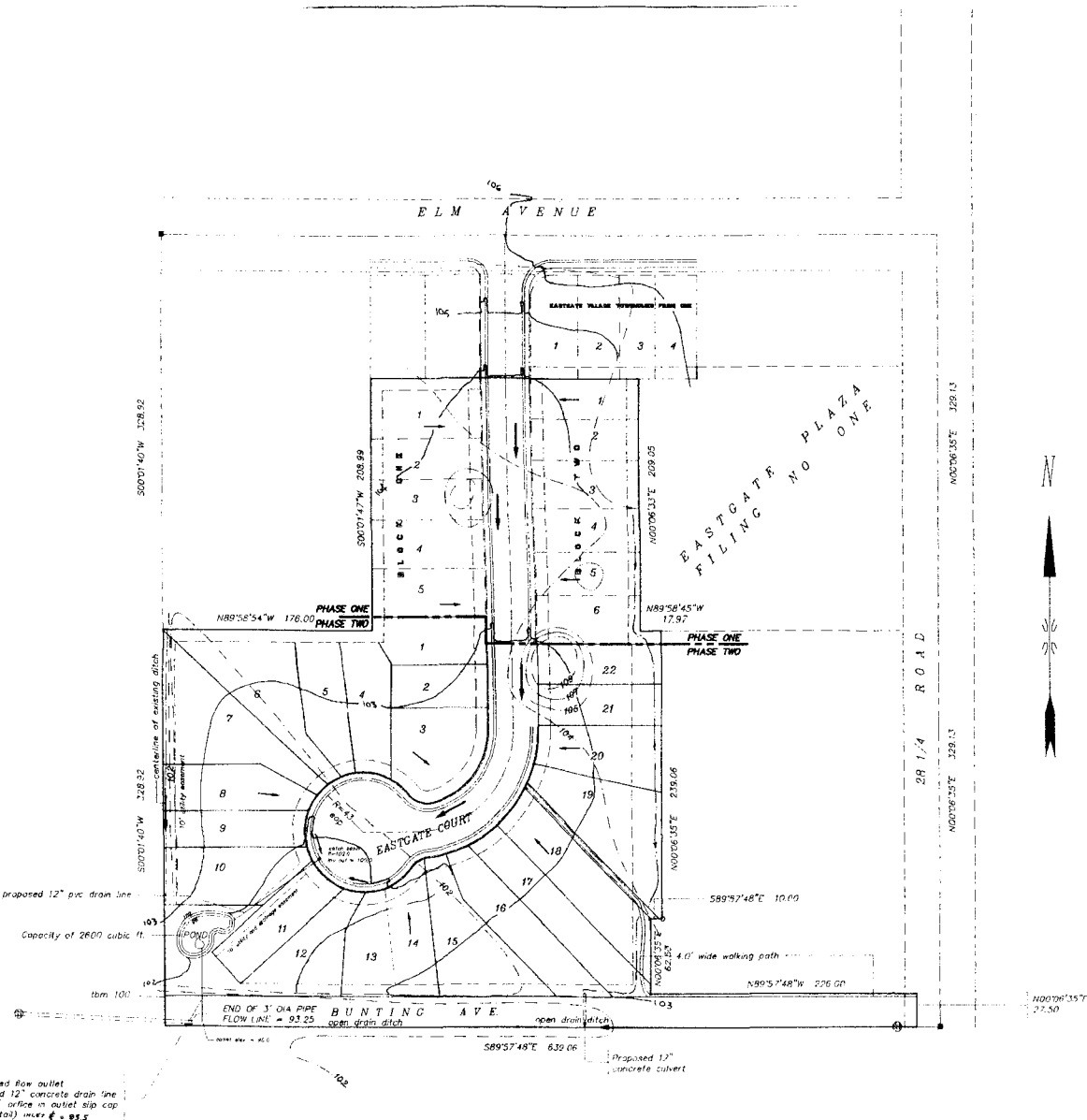
CURVE TABLE						
CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C01	85.00	133.65	120.30	S 43°58'13" W	90°05'27"	85.13
C02	63.00	77.93	77.93	S 37°08'00" W	76°25'01"	49.59
C03	20.00	22.88	21.65	S 71°53'06" E	65°32'48"	12.80
C04	50.00	19.56	19.44	S 50°19'06" E	22°24'49"	9.91
C05	50.00	31.41	30.90	N 79°31'27" E	35°59'52"	16.24
C06	50.00	12.92	12.88	N 75°04'29" E	14°48'16"	6.50
C07	50.00	13.37	13.33	N 60°00'36" E	15°19'30"	6.73
C08	50.00	12.66	12.63	N 45°05'34" E	14°30'34"	6.36
C09	50.00	14.66	14.61	N 29°26'16" E	16°46'03"	7.38
C10	50.00	30.55	30.57	N 03°32'08" E	35°00'12"	15.77
C11	50.00	12.02	11.99	N 20°51'11" W	13°46'26"	6.04
C12	50.00	36.17	35.39	S 48°27'49" E	41°26'51"	18.92
C13	50.00	19.14	19.05	S 69°08'10" E	21°59'50"	9.69
C14	50.00	17.04	16.90	N 78°07'17" E	19°31'15"	8.60
C15	50.00	29.68	29.24	S 52°21'29" W	34°00'23"	15.29
C16	20.00	12.94	12.71	N 53°53'08" E	37°03'42"	6.70
C17	20.00	3.98	3.98	N 78°07'17" E	11°24'36"	2.00
C18	107.00	15.47	15.45	N 79°41'07" E	08°16'56"	7.75
C19	107.00	20.15	20.12	N 70°09'00" E	10°47'18"	10.10
C20	107.00	30.70	30.59	N 56°32'10" E	16°22'21"	15.46
C21	107.00	38.86	38.65	S 37°54'43" W	20°48'35"	19.65
C22	107.00	5.29	5.29	S 26°05'24" W	02°50'03"	2.65
C23	107.00	17.00	17.08	S 20°05'43" W	09°09'19"	8.57
C24	107.00	30.99	30.88	S 07°13'17" W	16°35'34"	15.60
C25	50.00	249.18	60.51	N 01°52'42" W	285°32'01"	

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS AS NOTED
- SET NO. 5 RE-BAR W/CAP L.S. 16413 IN CONCRETE
- └ SET NO. 5 RE-BAR W/CAP L.S. 16413 AT ALL LOT CORNERS

These lots are subject to an Exterior Maintenance Area and Special easement as set forth in the Declaration of Covenants, Conditions, and Restrictions of Eastgate Village as recorded in the Records of the Mesa County Clerk and Recorder's Office.





DETENTION POND OUTLET  
DETAIL

LEGEND & NOTES

→ Direction of Drainage

--- Lots to be graded to slope to street.

--- existing contours

--- finish grade contours

- NOTES:
1. Building finish floor elevations are to be set at 12" to 18" above street centerline elevations in the front of each unit.
  2. Lots to be graded to slope to street
  3. Catch basin - City Standard Storm Drain Inlet with curb opening

EASTGATE VILLAGE TOWNHOMES, FILING THREE.

DRAINAGE AND GRADING PLAN

SITUATED IN THE SW 1/4 SW 1/4 SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN			
FOR	Q.E.D.	SURVEYED BY: DMH M	
(PURPOSE)	SURVEYING	DRAWN BY: LVP	
SCALE:	1" = 50' I.	ACAL ID:	EVS/DRAIN
DATE:	9-2-91	SHEET NO.	
		FILE:	91017

