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File 1993-0024

Name: Falls Subdivision - Filing 1 - Replat/Revised Final Plan - Falls/Grand Cascade Way

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 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.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>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.</p>
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X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
X		Review Sheets
X		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
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		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
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X	X	*Review Comments
X	X	*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Action Sheet - Approved - 4/6/93		
X	X	All Correspondence		
X	X	Planning Commission Minutes/Agenda - 4/6/06		
X		Certification of Plat		
X		Quit Claim Deed - Bk 1968/Pg 324 - not conveyed to City		
X		First American Title Company - Commitment for Title Ins.		
X		Notice of Public Hearing mail-out for 4/6/93 PC mtg.		
X		Deed - Bk 11/ Pg 515 - (illegible)		
X	X	Declaration of Covenants		
X		Treasurer's Certificate of Taxes Due - 3/1/93		
X	X	Minutes Of the Organizational Meeting of the Falls Homeowners Assoc. - 3/1/93		
X		Display Ad - 4/5/06		
X	X	Final Plat - GIS Historical Maps - **		



DEVELOPMENT APPLICATION
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

A Receipt _____
 Date _____
 Rec'd By _____
 File No. _____

We, the undersigned, being the owners of property situated in Mesa County,
 State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input checked="" type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final <i>Revised</i>		<i>Grand Cascade Way</i>	<i>PR 9.5</i>	<i>Residential</i>
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER DEVELOPER REPRESENTATIVE

PTARMIGAN PROFIT SHARING PLAN			
Name	Name	Name	
PTARMIGAN PROFIT SHARING PLAN	PTARMIGAN PROFIT SHARING PLAN	KATHY DEPPE	
Address 1119 North 1st Street	Address 1119 North 1st Street	Address 1401 North 1st	
City/State/Zip Grand Junction, CO 81501	City/State/Zip Grand Junction, CO 81501	City/State/Zip Grand Junction, CO 81501	
Business Phone No. 303-241-7025	Business Phone No. 303-241-7025	Business Phone No. 303-241-4000	81501

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 and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we 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 rescheduling expenses before it can again be placed on the agenda.

X _____ March 1, 1993
 Signature of Person Completing Application Date

X _____
 Signature of Property Owner(s) Attach Additional Sheets if Necessary

Jane H. & Allen Cochran
2840 Grand Cascade Ct
Grand Jct. CO 81501

Donna Sites
725 Lavern
Santa Rosa, CA 95404-2419

Ptarmigan Investment
Profit Sharing Plan
1119 N 1st Street
Grand Jct. CO 81501

Marlene H. Peltier
2835 Grand Falls Circle
7
Grand Junction, CO 81501

Coldwill Palmer Trust
12340 West Alameda Pkwy
Lakewood, CO 80228-2841

Richard Carter
6761 Perfidio
Huntington Beach
California 92648-2835

Edward L. & Judith A.
Hunt
2943 Grand Cascade Court
Grand Jct. CO 81501

Paul A. Dibble
2835 Grand Falls Circle
9
Grand Jct. CO 81501

Donald G. and Janet M.
Fiscus
588 Grand Cascade Way
Grand Jct. CO 81501

Heritage Elder Care
2955 F Road
Grand Junction, CO 81504

Joyce A. Cunningham
2837 Grand Falls Circle
4
Grand Jct CO 81501

Arron and Mary Rowland
2837 Grand Falls Circle
2
Grand Jct. CO 81501

Richard McCurdy
2837 Grand Falls Circle
3
Grand Jct CO 81501

Leland and Janet Griffin
2837 Grand Falls Circle
4
Grand Jct, CO 81501

Ross and Christine
Barefoot
2837 Grand Falls Circle
5
Grand Jct, CO 81501

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SEARCHED
SERIALIZED
INDEXED
FILED

Project Narrative:

Revised and Final Plan and Replat of Lots 1-5, Block 2

The Falls Filing # 1

The sole purpose of this revision and final plan for Lots 1-5 of Block 2, The Falls Filing # 1 will be to incorporate a small portion of land, currently known as Tract "F", located to the West boundary of each of the five lots AND a small portion of land, currently known as Tract "F", located to the North boundary of Lot 1, Block Two.

These parcels known as Tract "F" are currently entitled to Falls Homeowners Association.

Present owners of the majority lots in the Falls, Ptarmigan Profit Sharing Plan, have met with the remaining ownership and all were in agreement that Tract "F" could be deeded as proposed to these 5 lots.

#24 93 1

Original
DO NOT Remove
File

REVIEW COMMENTS

Page 1 of 3

FILE NO. #24-93

TITLE HEADING: Replat & Revised Final Plan

LOCATION: The Falls - Grand Cascade Drive

PETITIONER: Ptarmigan Profit Sharing

PETITIONER'S ADDRESS/TELEPHONE: 1119 North 1st Street
Grand Junction, CO 81501
241-7025

PETITIONER'S REPRESENTATIVE: Kathy Deppe

STAFF REPRESENTATIVE: Kathy Portner

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
ON OR BEFORE 5:00 P.M., MARCH 29, 1993.**

PUBLIC SERVICE COMPANY 3/4/93
Dale Clawson 244-2695

Gas & Electric: Require 10' wide utility easement around the west, north and east sides of Tract "A".

U.S. WEST 3/4/93
Leon Peach 244-4964

No comments at this time.

FIRE DEPARTMENT 3/8/93
George Bennett 244-1400

No problems at this time.

UTE WATER 3/15/93
Gary R. Mathews 242-7491

No objections. So long as newly designated "Tract A", being north of Lot 1, maintains its "Utility Easement" status, and is so noted on the plat. Policies and fees in effect at the time of application will apply.

CITY DEVELOPMENT ENGINEER 3/16/92
Gerald Williams 244-1591

1. A maintenance agreement is required for the proposed "Tract A".
2. Why is a rear setback of 0.0' requested. Justify please.
3. This is not a Filing 4 plat - it is a replat of Filing No. One as amended.
4. Existing lots and tracts must be shown - not just the proposed.

FILE #24-93 / REVIEW COMMENTS

Page 2 of 3

5. Tract "A" must be dedicated to someone and intended use stated on the plat.
See attached redline plans.

CITY UTILITY ENGINEER 3/15/93
Bill Cheney 244-1590

Contact Central Grand Valley Sanitation District for a possible sewer line easement located on the southwest corner of Tract "F" or on Lot 5, Block 2.

No other comment.

CITY PROPERTY AGENT 3/17/93
Tim Woodmansee 244-1565

I suggest this subdivision be titled "The Falls Filing No. 4 - a Replat of Lots 1 thru 5 and Tract F of Block Two of the Falls Filing No. One as Amended".

As I interpret the dedication in the original platting, all of Tract "F" was dedicated as a utilities easement. Consequently, the elimination of Tract "F" should be substantiated with a vacation ordinance.

COUNTY PLANNING 3/16/93
Linda Dannenberger 244-1771

Retention of Tract A provides the needed buffer from F Road traffic. No objections.

COMMUNITY DEVELOPMENT DEPT. 3/17/93
Kathy Portner 244-1446

See attached.

STAFF ANALYSIS:

Issues:

The plat should be titled "A replat of lots 1-5 and Tract F, block 2, the Falls Filing No. 1" rather than "The Falls, Filing No. 4".

The designation and dedication of Tract A must be noted on the plat. What are the plans for development and/or maintenance of Tract A?

Building setbacks must be noted or building envelopes shown on the plat.

The last line in the dedication statement is not necessary because it refers to another block of the Falls.

How will the Falls Home Owners Association transfer their interest in Tract F to the individual lot owners?

Tract F as it currently exists is dedicated as private open space and utility easements. Do any utilities currently exist in Tract F? If so, where are they located?

A rear yard setback of 0' is not acceptable without the open space existing behind the lots. The rear yard setback should be a minimum of 15'.

If these are to be for single family detached units the minimum side yard setback should be 5'. If townhome units are proposed, the 0' setback would be allowed for common wall units. All other units would have to meet a 5' side yard setback allowing for at least a 10' separation between units.

Sidewalk does not exist in front of several of these lots. Sidewalk must be installed or guaranteed prior to issuance of any building permits for these lots.

STAFF RECOMMENDATIONS:

Recommendation will follow petitioners response to all review agency comments.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAR 29 1993

RESPONSE TO REVIEW COMMENTS

FILE NO. #24-93

LOCATION: The Falls-Grand Cascade Drive

PETITIONER: Ptarmigan Profit Sharing

PETITIONER'S ADDRESS/TELEPHONE: 1119 North 1st Street
Grand Junction, CO 81501
241-7025

PETITIONER'S REPRESENTATIVE: Kathy Deppe

STAFF REPRESENTATIVE: Kathy Portner

PUBLIC SERVICE COMPANY

Whole of "Tract A" is a utility easement--see plat notation

UTE WATER

Tract "A" will remain a utility easement

CITY DEVELOPMENT ENGINEER

Plats to be revised according to red-line drawings
Rear Setback to be changed to 15 Feet
"Tract A" is presently dedicated to Homeowners and will remain so

CITY UTILITY ENGINEER

Current owner no longer has control of this land

CITY PROPERTY AGENT

Plat will be revised
Utility easement is being defined and will still be left as an adequate utility easement

COMMUNITY DEVELOPMENT DEPT.

Issues:

- Item # 1: Plat will be revised
- Item # 2: Designation and dedication is described on Plat
- Item # 3: Noted on Site Plan and will be noted on Plat
- Item # 4: Will be revised as necessary
- Item # 5: Quit Claim Deed
- Item # 6: No, the existing utilities are presently contained within the 10' easement as shown on the Plat
- Item # 7: Set-Back for rear yard at 15' is accepted
- Item # 8: Accepted as proposed in this item

Item # 9: As per present agreement, \$1,000.00 has been deposited to address sidewalk to be installed on each lot. Said installation shall be completed as each lot requires a building permit. Total construction of sidewalk for these lots in a unit is not warranted due to possible damage to said sidewalk during structure construction.

\$1,000.00 deposit shall travel from each lot to act as assurance of installation. Further, change of ownership will replace current owner's deposit fee to be replaced by future owner's deposit of a like amount.

Submitted: March 29, 1993

STAFF REVIEW

FILE: 24-93
DATE: March 31, 1993
STAFF: Kathy Portner
REQUEST: Replat and Revised Final Plan--lots 1-5, the Falls, Filing 1
LOCATION: South of Patterson Road, east of 28 1/2 Road, along Grand Cascade Way
APPLICANT: Ptarmigan Profit Sharing Plan

EXISTING LAND USE: Single family residential

PROPOSED LAND USE: Single family residential

SURROUNDING LAND USE:

NORTH: Undeveloped
SOUTH: Residential
EAST: Residential
WEST: Assisted Care Facility

EXISTING ZONING: Planned Residential (PR-9.5)

PROPOSED ZONING: Planned Residential (PR-9.5)

SURROUNDING ZONING:

NORTH: R-2 (outside City limits)
SOUTH: Planned Residential
EAST: Planned Residential
WEST: Planned Residential

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for the area. The existing development is, however, in conformance with the Patterson Road Corridor Guidelines.

STAFF ANALYSIS:

The owners of lots 1 through 5, block 2, the Falls Filing No. 1 as amended are proposing a replat and revised final plan to incorporate a portion of Tract F, common open space, into the individual lots. The Falls Home Owners Association has agreed to transfer their interest in the common open space by quit claim deed.

Issues:

The plat should be titled "A replat of lots 1-5 and Tract F, block 2, the Falls Filing No. 1 as amended" rather than "The Falls, Filing No. 4".

The notation for tract A indicates it is "open space and utility easement"; however, the dedication does not refer to "open space" only common areas. The language needs to be consistent. Tract A should be developed and maintained by the home owners.

The last line in the dedication statement is not necessary because it refers to another block of the Falls.

The petitioners have agreed to a rear yard setback of 15'.

If these are to be for single family detached units the minimum side yard setback should be 5'. If townhome units are proposed, the 0' setback would be allowed for common wall units. All other units would have to meet a 5' side yard setback allowing for at least a 10' separation between units.

Sidewalk does not exist in front of several of these lots. Sidewalk must be installed or guaranteed prior to issuance of any building permits for these lots.

In response to the City Utility Engineer's comment, Steve LaBonde was contacted for comment from Central Grand Valley Sanitation District. He indicated that additional easements were not needed for sewer. The sewer line exists within the Right-of-Way for Grand Cascade Way.

In response to the comment by the City Property Agent concerning an easement vacation ordinance, the vacation of the easement as dedicated on the original plat can be achieved through the review and recordation of the replat.

The proposal to incorporate the common open space to the west of the lots into the lots themselves will not negatively affect the overall character of the subdivision.

STAFF RECOMMENDATIONS:

Staff recommends approval of the replat and revised final plan subject to all staff comments being satisfactorily resolved.

For
Johnny L.

COPY FOR YOUR
INFORMATION

MINUTES OF THE ORGANIZATIONAL MEETING OF
THE FALLS HOMEOWNERS ASSOCIATION

March 1, 1993

The organizational meeting of the members of the Falls Homeowners Association was held on Monday, March 1, 1993.

It was reported that the corporation was duly organized as required by Colorado law, that the Articles of Incorporation had been approved by the Colorado Secretary of State, and that a Certificate of Incorporation had been issued by the Colorado Secretary of State to the Falls Homeowners Association.

The following officers were elected:

Alvin Myers	President
Tony Sarver	Vice-President
Jane Cochran	Secretary/Treasurer

General discussion was held concerning the direction the homeowners want to see the corporation take.

A motion was made and seconded that the homeowners convey the common area known as Tract F to the adjoining lot owners of Tract F in return for the construction of a cedar fence which meets code requirements across the Patterson side of Tract F, which fence shall also extend to the east end of Tract A by August 1, 1993.

After much discussion, the motion was amended to state that the homeowners will convey the common area known as Tract F, Lots 1 through 5 of Block 2 to the adjoining lot owners in exchange for the construction of a fence meeting code requirements along the Patterson side of Tract F which shall extend down Patterson across the north lot line of Lot 1, Block 1. The fence shall also extend down the currently existing fence line of the west side of Lot 1, Block 1. The fence is to be constructed by August 1, 1993. The motion carried. Tony Sarver will take care of the paperwork and expense of this conveyance.

Tony Sarver, as a member of the Board of Directors, appointed Alvin Myers, Jane Cochran and himself as members of the Architectural Committee.

The next meeting of the Falls Homeowners Association will be held on May 3, 1993 at 2840 Grand Cascade Court, Grand Junction, Colorado.

Jane H. Cochran
Jane Cochran
Secretary/Treasurer



*Above
the
Crowd!*

April 1993

To: City of Grand Junction
Planning Department
Att: Kathy Portner, Senior Planner

From: Kathy Deppe
REMax The Grand Junction Real Estate G

Ref: FILE NO. 24-93
PETITIONER: PTARMIGAN PROFIT SHARING

*Should Kathy to
tell her we could
not get them on
the May agenda.
She'll call back Mon.
to let us know if they
want to proceed to June
hearing. KP*

Please accept this writing as a formal request for additional review of the above referenced file, to be submitted to the City Planning Commission Meeting with the May 4, 1993 meeting.

With the original application for replat of lots 1 thru 5, Block Two, of the Falls, the intent was to combine a tract of land known as "Tract F" to the Westerly boundary of each of these 5 lots AND additionally combine a tract of land known as "Tract F", located North of Lot 1, Block Two, of the Falls, to the lot known as Lot 1, Block Two, of the Falls. (Please see the City Planning File for the original narrative) (Original map of the 5 lots attached)

As you will note by the plat map included, of the new lots, now to be known as Lots 1 - 5, Filing Number 4 of the Falls, as replated, a portion of land, originally "Tract F" has now been dedicated as Tract "A".

The Petitioner, Ptarmigan Profit Sharing, is requesting that the portion of land now called "Tract A" be included with Block 1, as originally intended. In doing so the required easement for Public Service, as per the original

RE/MAX The Grand Junction
Real Estate Group, Inc.
715 Horizon Drive, Suite 200
Grand Junction, Colorado 81506
Phone: (303) 241-4000



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