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File 1993-0085

Name: The Atrium - Phase II - PDR - 12th Street / F 1/2 Road

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.

S Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.

e 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.

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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
		*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
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
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		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
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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	Correspondence	X	X	Deferred Imp. Agreement - Bk 2052/Pg 469- to be scanned **
X		Commitment to Insure - 8/30/94	X	X	Improvements Agmt. - Site Plan - Bk 2232/Pg 1- to be scanned
X	X	Planning Clearance - ** - issued 1/10/94	X	X	Dev. Improvement Agreement - Bk 2052/Pg 458 - with Addenda Bk 2119/ Pg 876 with Release of Improvements - Bk 2120/Pg 940 - Bk 2178/ Pg 70- to be scanned - **
X	X	Certificate of Occupancy	X	X	Grading and Drainage Plan - to be scanned
X		Posting of Public Notice Signs - 10/18/94	X	X	Utility Plan - to be scanned
X	X	Planning Commission Minutes - 11/1/94 - **	X	X	Improvements Agreement - Bk 2142 /Pg 655 - to be scanned - **
X		E-mails	X		Roadway Plans and Profile
X		Draft of Sanitary Sewer Easement - blank	X		ALTA ASCM Survey
X	X	Hilltop Minor Subdivision - ** - GIS Historical Maps-Final Plat	X		Storm Drainage
X	X	Site Plan - to be scanned			Trees and Site Improvements

NICHOLS ASSOCIATES, INC.

751 HORIZON COURT #137
P.O. BOX 60010
GRAND JUNCTION, CO. 801506
PHONE 303-245-7101

30-Mar-93

CITY OF GRAND JUNCTION
GRAND JUNCTION, CO.

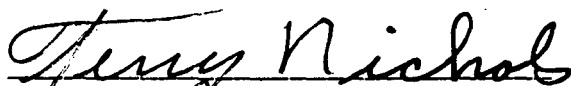
Ladies and Gentlemen:

Please find enclosed a drainage study report for Hilltop Minor Subdivision and The Atrium Grand Valley Retirement Village. It is the intent of the report to comply with the City of Grand Junction drainage study criteria as outlined in the Interim Outline Of Grading and Drainage Criteria and The Submittal Standards For Improvements And Development.

This report was prepared by me for use as a part of the submittal package for the final filing of Lot One and the preliminary filing for Lot Two of Hilltop Minor Subdivision.

The detention facility is design for adjustable storage capacity to accommodate possible expansion on adjacent properties at a later date.

I hereby certify that this report was prepared by me.



Terry Nichols
Registered Professional Engineer,
State of Colorado, Number 12093

#85 93 (2)
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HILLTOP MINOR SUBDIVISION

**FINAL FILING LOT ONE & PRELIMINARY FILING LOT TWO
DRAINAGE PLAN REPORT
30-Mar-93**

I. General Location and Description

The Hilltop Retirement Village property is located in the city of Grand Junction, Colorado. The property is more particularly described as the NW1/4 of NW1/4 of SW1/4 of section 1, Township 1 South, Range 1 West, of the Ute base and meridian. The Mesa County tax ID number for this property is 2945-013-11-002.

The property is bounded on the North by F1/2 road. Bounded on the West by Twelfth Street. On the South by a parcel of land owned by Herman R. and Elsa E. Bull. And on the East by a parcel of land owned by C. Peterson, L. R. Trust H.C. Peterson.

This study includes drainage area lying to the East and North East of the proposed Hilltop Minor Subdivision. The total drainage area included in this study is 116 acres. The present ground cover consists of course grasses, weeds and brush along with some poplar, cottonwood and elm trees. The surface soil type is predominantly medium silt. Part of the drainage basin consists of built up residential areas with paved streets and parking areas, some with constructed detention facilities and some without detention facilities. For purposes of calculating historic flows it will be assumed that the terrain was originally similar to the surrounding undeveloped area.

II. Existing Drainage Conditions

The majority of the drainage basin has historically been irrigated by surface irrigation techniques for agriculture purposes.

There is an existing concrete dam at the lower end of the drainage basin and an existing 24 inch diameter concrete pipe passing under twelfth street. Water is presently leaking under the concrete dam.

The historic site drainage pattern is a combination of shallow sheet flow and "overland concentrated flow leading to a live stream in a major drainage channel that traverses the property from East to West.

III. Proposed Drainage Conditions

The general plan includes extending the existing 24 inch diameter concrete pipe to accommodate the future widening of twelfth street and the construction of an earth dam for a storage/detention pond. A multiple-stage adjustable outlet structure is planned. This structure is designed to accommodate the storage of irrigation water, provide a pond for acetic purposes and provide the required two and one hundred year storm detention capacities. The system is designed to be adjustable so that it can be used for possible future development on adjacent properties.

The development will include a pressurized underground irrigation system to provide irrigation water for the landscaping. The water source for this system will be adjudicated water rights which will be temporarily stored in the retention pond. The pressurized sprinkler irrigation system will contribute little or no surface runoff.

The property will be intensely developed with multiple resident structures and paved parking areas. The runoff from these improvements and the open landscaped areas will be channeled to the detention area through a series of curbs & gutters and valley pans.

Access to the drainage facilities will be a road from the proposed parking area to and across the detention pond dam.

The owner of the development will retain ownership of the irrigation and drainage facilities and will be responsible for the maintenance of the facilities.

IV. Design Criteria & Approach

Design rainfall intensities are taken from the Interim Outline Of Grading And Drainage Criteria, City Of Grand Junction, July 1992. The time of concentration for each basin is calculated using a combination of overland flow, shallow concentrated flow and channel flow travel time.

The following formula is used to calculate shallow concentrated flow:

$$t_c = 1.8(1.1 - C^{10}) (L^{1/2}) / (100S)^{1/3}$$

where:

- t_c = time of concentration in minutes;
- C = runoff coefficient;
- L = length of basin in feet; and
- S = slope of the basin in feet/feet.

The intensity is taken from APPENDIX A of the Interim Outline Of Grading And Drainage Criteria.

For on site development the peak runoff discharges are calculated using the rational formula:

$$Q = CiA$$

where:

- Q = peak runoff rate, in cubic feet per second (CFS);

C = runoff coefficient representing a ratio of peak runoff to average rainfall intensity for a duration equal to the runoff time of concentration;
i = average rainfall intensity in inches per hour; and
A = drainage area in acres.

V. Results And Conclusions

The existing pond and surrounding low area will be developed into a pond for water storage and detention. The total volume of the pond is 172,679 cubic feet. The bottom three feet will be used as permanent storage for acetic purposes and for a pump reservoir for the irrigation system. The bottom three feet of the pond has a capacity of 21,094 cubic feet.

Starting at the 3 foot level there will be 10 inch orifice in the outlet structure that will pass the historic two year storm of 17 CFS. A two foot rise is allowed for detention of two year storms. The volume of approximately 40,000 cubic feet far exceeds the detention requirement for this project.

At the 3 foot 10 inch level there will be 14.5 inch orifice in the outlet structure which in conjunction with the 10 inch orifice will pass the historic 100 year storm of 43 CFS. The remaining available detention volume of approximately 110,000 CFS exceeds the required 100 year detention for this project.

A large detention volume and adjustable outlet works were selected to provide detention for possible development of adjacent properties.

VI. References

Interim outline of Grading And Drainage Criteria, City of Grand Junction, July 1992

Submittal standards for Improvements and Development (SSID)
Draft; City of Grand Junction; March 1993

Civil Engineering Handbook Fourth Edition; by Urquhart

Mesa County Storm Drainage Criteria Manual; Adopted April 14,
1992

VII. Appendices

- Page 1. Runoff calculations for the 2 year and 100 year storms at the Hilltop Minor Subdivision. Calculations are presented for both historic conditions and conditions after the proposed development. Basin A and the historic basin H1 represents that portion of the property lying south of the existing drainage channel. Basin B and the historic basin H2 is that portion of the property lying north of the existing drainage channel.
- Page 2. Historic runoff calculations for the entire drainage basin affecting this development.
- Page 3. Discharge calculations for the orifices used in the design of the two stage control structure.
- Page 4. Depth - capacity calculations for the detention pond.
- Page 5. Site drainage plan.
- Page 6. Major basin drainage plan.

HILLTOP RETIREMENT VILLAGE

<i>After Construction (Area - Intensity - Discharge)</i>													
BASIN	LENGTH (L) FEET	SLOPE (S) PERCENT	RUNOFF COEF. C	BASIN TIME MIN.	GUTTER LENGTH FT.	GUTTER VELOCITY FT./SEC.	GUTTER TIME MIN.	TOTAL TIME Tc MIN.	INTENSITY Inches		AREA Acres A	DISCHARGE CFS (Q=CiA)	
									2-Yr	100-Yr		2-Yr	100-Yr
A	50	50.0	0.8	1.0	800.0	2.5	5.3	6.4	1.80	4.50	6.68	9.61	24.03
B	40	1.0	0.8	3.4	640.0	2.5	4.3	7.7	1.69	4.26	2.71	3.67	9.25
TOTAL:											9.39	13.28	33.28
<i>Historic - For 9.39 Ac. development area only</i>													
BASIN	LENGTH (L) FEET	SLOPE (S) PERCENT	RUNOFF COEF. C	BASIN TIME MIN.	MAX. TRAVE FT.	TRAVEL VELOCITY FT./SEC.	TRAVEL TIME MIN.	TOTAL TIME Tc MIN.	INTENSITY Inches		AREA Acres A	DISCHARGE CFS (Q=CiA)	
									2-Yr	100-Yr		2-Yr	100-Yr
H1	300	4.0	0.20	17.7	100	2.00	0.83	18.5	0.76	1.94	6.68	1.01	2.59
H2	280	10.0	0.20	12.6	600	2.00	5.00	17.6	0.82	2.12	2.71	0.45	1.15
TOTAL:											9.39	1.46	3.74
NET INCREASE:												11.82	29.54

REQUIRED DETENTION VOLUME: 4.519 11.291

HILLTOP RETIREMENT VILLAGE

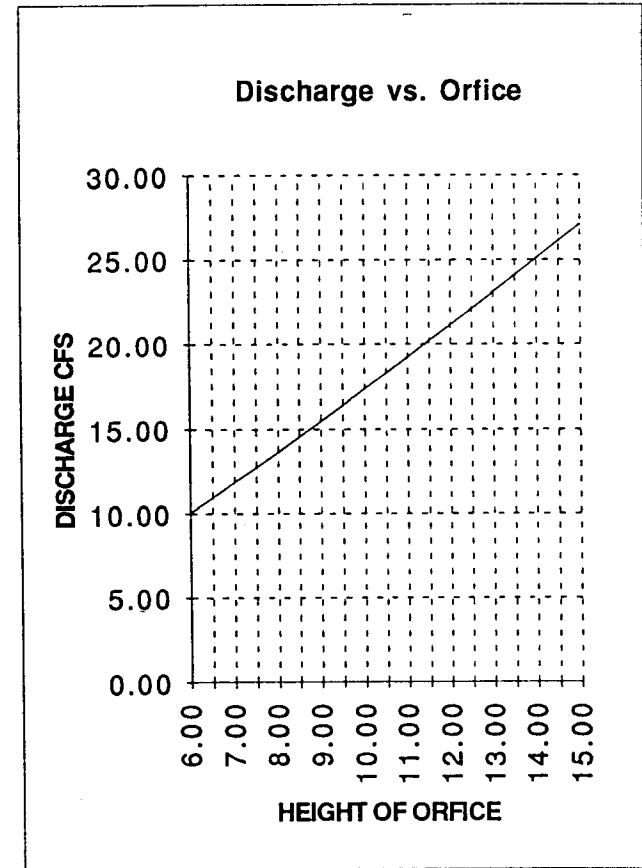
<i>Historic - For Entire Basin Before construction (Area - Intensity -Discharge)</i>										
Overland Flow					Shalow Concentrated Flow					
BASIN	LENGTH (L) FEET	SLOPE (S) PERCENT	RUNOFF COEF. C	BASIN TIME MIN.	MAX. TRAVE FT.	TRAVEL VELOCITY FT./SEC.	TRAVEL TIME MIN.	TOTAL TIME Tc MIN.		
H1	300	1.5	0.20	24.5	1,000	0.70	23.81	48.3		
Channel Flow - Reach 1 @ 1%					1,500	1.50	16.67	16.67	INTENSITY	
Channel Flow - Reach 2 @ %					2,000	2.25	14.81	14.81	Inches	
Channel Flow - Reach 3 @ 1.5%					1,200	1.75	11.43	11.43	2-Yr	100-Yr
									AREA Acres A	DISCHARGE CFS 2-Yr 100-Yr
TOTAL :					42.91	0.73	1.85	116.6	17.03	43.15

HILLTOP RETIREMENT VILLAGE

Discharge for a rectangular orifice under low head

$$Q = C a \sqrt{2g}$$

Orifice		Head h Ft.	C	Area a Sq. Ft.	Q CFS	Required Discharge CFS
Width In.	Depth In.					
32	6.00	2.25	0.625	1.33	10.03	
32	6.50	2.27	0.625	1.44	10.92	
32	7.00	2.29	0.625	1.56	11.81	
32	7.50	2.31	0.625	1.67	12.71	
32	8.00	2.33	0.625	1.78	13.62	
32	8.50	2.35	0.625	1.89	14.54	
32	9.00	2.38	0.625	2.00	15.46	
32	9.50	2.40	0.625	2.11	16.39	
32	10.00	2.42	0.625	2.22	17.33	17.03
32	10.50	2.44	0.625	2.33	18.27	
32	11.00	2.46	0.625	2.44	19.22	
32	11.50	2.48	0.625	2.56	20.18	
32	12.00	2.50	0.625	2.67	21.15	
32	12.50	2.52	0.625	2.78	22.12	
32	13.00	2.54	0.625	2.89	23.10	
32	13.50	2.56	0.625	3.00	24.09	
32	14.00	2.58	0.625	3.11	25.08	
32	14.50	2.60	0.625	3.22	26.08	26.12
32	15.00	2.63	0.625	3.33	27.09	

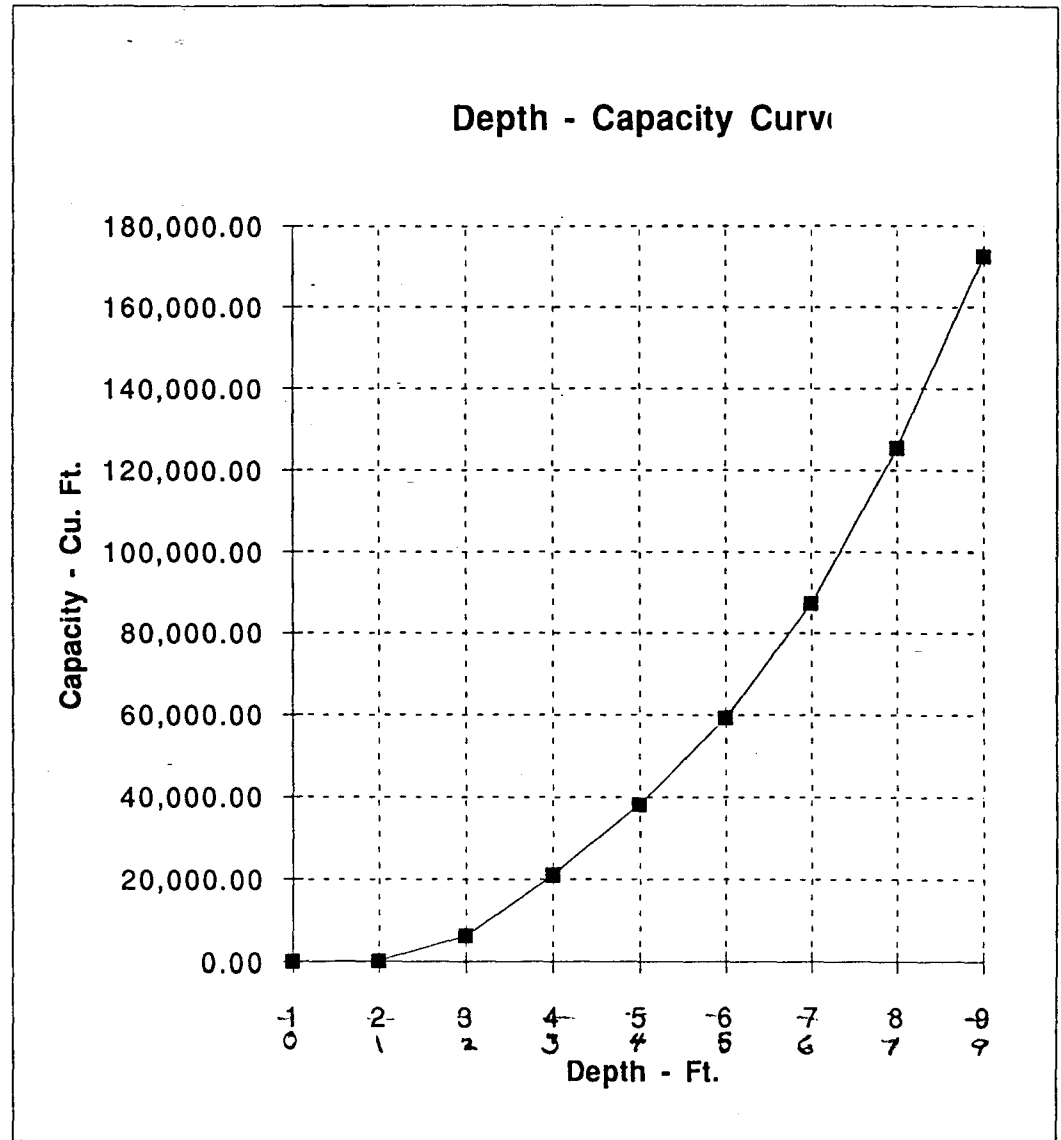


HILLTOP MINOR SUBDIVISION

DETENTION POND DEPTH-CAPACITY CURVE

$$\text{Volume} = [A_n + A_{n+1} + (A_n \cdot A_{n+1})^{.5}] \cdot h / 3$$

Contour Elevation Ft.	Closed Area Ft. Sq.	Volume Cu. Ft.	Accumulated Volume Cu. Ft.
4,675	23.43	0.00	0.00
4,676	922.92	364.47	364.47
4,677	13,607.37	6,024.70	6,389.16
4,678	15,830.14	14,704.75	21,093.91
4,679	18,535.83	17,165.21	38,259.12
4,680	23,249.68	20,848.30	59,107.42
4,681	33,250.26	28,101.29	87,208.70
4,682	43,200.04	38,116.78	125,325.48
4,683	51,632.47	47,353.65	172,679.13



SUBMITTAL CHECKLIST

PLANNED DEVELOPMENT REVIEW

Location: 12th + F 1/2 Rd

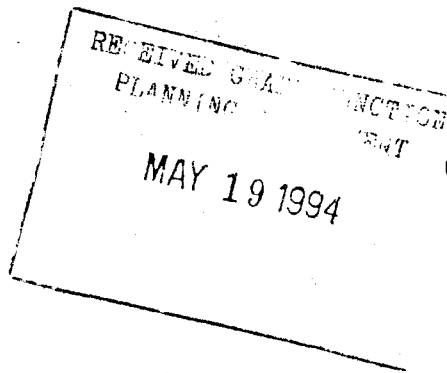
Project Name: Atrium Phase II

ITEMS	SSID REFERENCE	DISTRIBUTION															TOTAL REQ'D.						
		City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (B sets)	City Downtown Dev. Auth.	County Planning	County Bldg. Dept.	San. & Water Div. S	Drainage District	Water District	Sewer District		U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Walker Field
DESCRIPTION																							
705 93(2)																							
Original Do NOT Remove From Office																							
● Application Fee \$740 plus \$15/lot	VII-1	1																					
● Submittal Checklist*	VII-3	1																					
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1		1			1																
○ Appraisal of Raw Land	VII-1	1			1	1																	
● Names and Addresses	VII-3	1																					
● Legal Description	VII-2	1		1																			
○ Deeds	VII-1	1		1			1																
○ Easements	VII-2	1	1	1	1		1									1	1	1					
○ Avigation Easement	VII-1	1		1			1																
○ ROW	VII-3	1	1	1	1		1									1	1	1					
○ Improvements Agreement/Guarantee	VII-2	1	1	1			1																
○ CDOT	VII-3	1	1																				
○ Industrial Pretreatment Sign-off	VII-4	1	1																				
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Elevation Drawing	IX-13	1	1																				
● Site Plan	IX-29	2	2	1	1																		
● 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Grading and Drainage Plan	IX-16	1	2											1									
○ Storm Drainage Plan and Profile	IX-30	1	2										1			1	1	1					
● Water and Sewer Plan and Profile	IX-34	1	2	1		1							1	1	1	1	1						
○ Roadway Plan and Profile	IX-28	1	2										1										
○ Road Cross-Sections	IX-27	1	2																				
● Detail Sheet	IX-12	1	2																				
● Landscape Plan	IX-20	2	1	1																			
● Geotechnical Report	X-8	1								1													
● Final Drainage Report	X-5,6	1	2										1										
○ Stormwater Management Plan	X-14	1	2										1							1			
○ Phase I and II Environmental Report	X-10,11	1	1																				
○ Traffic Impact Study	X-15	1	2																1				

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

May 19, 1994

Clifford Curry
Curry Brandaw Architects
471 High St. SE
Salem, Oregon 97301



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

Re: Atrium Retirement Residence

Dear Mr. Curry:

Thank you for your recent letter regarding the engineering costs for the Atrium Retirement Residence in Grand Junction.

The City of Grand Junction has the following three options for rezoning and site plan approval.

1. Rezone and Outline Development Plan - The process includes the submittal of a concept plan and rezoning request. Once approved, the developer can choose to submit a preliminary plan or a final plan with final engineering.
2. Rezone and Preliminary Plan - The developer submits the rezoning request along with a preliminary plan. Once approved a final plan with final engineering is required. This process allows the developer to submit preliminary engineering and site design for review prior to the submission of final plans.
3. Rezone and Final - This one-step process requires all of the final plans and engineering to be submitted for a single step review process. This process has the shortest time frame but requires all of the design work to be submitted for review.

The City's Community Development department holds a pre-application conference with developers and explains the review options. In the case of the Atrium the developer chose Option #3, which although being the quickest process, does not offer the benefit of review of preliminary plans prior to submittal of final plans. We try to discourage developers from using this one-step process if the development issues are significant.

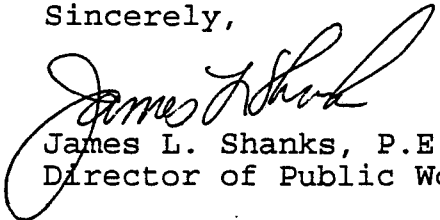
When the plans were reviewed by the City, we found the submittal to be incomplete. As a result the plans were reviewed and approved by the City Planning Commission as an Outline Development Plan.

After ODP approval, the final plans were again submitted and reviewed by the City staff and Planning Commission and were subsequently approved.

The City has been trying for the past several years to provide alternative review processes for different types of development. In this case, we should have more vigorously discouraged the developer from using a process that is designed for simpler projects.

The Atrium is nearing completion and based on my observation it is obviously a well designed facility that will be an asset to Grand Junction. We appreciate your criticism of our process and will take your comments into account as work to improve our development review processing.

Sincerely,



James L. Shanks, P.E.
Director of Public Works & Utilities

xc: Mark Achen, City Manager
Larry Timm, Community Development Director

file: atrium



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

Receipt 1545
 Date 9-2-94
 Rec'd By me
 File No. #85-93(2)

Original
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 From Office

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 type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input 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	2.54	12th & F 1/2	PR	Residential - Retirement
<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

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
Hilltop	Colson & Colson	Pat Edwards 241-4000
Name	Name	Name
1100 Patterson	P.O. Box 14111	P.O. Box 3117
Address	Address	Address
Grand Junction, CO	Salem, OR 93701	1100 Patterson Grd Jct, CO 81502
City/State/Zip	City/State/Zip	City/State/Zip
244-6007	(503) 370-7070	(503) 399-1090
Business Phone No.	Business Phone No.	Business Phone No.

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 Signature of Person Completing Application [Signature] Date 8-31-94

244-6035

PETERSON, C
TRUST H C PETERSON
647 27 1/4 ROAD
GRAND JUNCTION, CO 81506

GOULD, HOLDEN
TRUST
3135 LAKESIDE DRIVE #A
GRAND JUNCTION, CO 81506

BULL, HERMAN R
ELSA E & CENTRAL BANK
3150 NORTH 12TH STREET
GRAND JUNCTION, CO 81506

JOHNSON, DAVID
0170 HWY 35
RIFLE, CO 81650

OELBERG, MARK W
609 ENTRADA
GRAND JUNCTION, CO 81501

ANDREWS, DARNELL J
737 WEDGE DRIVE
GRAND JUNCTION, CO 81506

HUGHES, ANTHONY J
2711 MIDWAY
GRAND JUNCTIN, CO 81506

TRENN, VICTOR J
2715 MIDWAY
GRAND JUNCTION, CO 81506

SCHOENING, DAVID
653 EASTCLIFF DRIVE
GRAND JUNCTION, CO 81506

REES, DALE A
2714 F 1/2 ROAD
GRAND JUNCTION, CO 81506

WILHELM, ANDREW F
652 EASTCLIFF DRIVE
GRAND JUNCTION, CO 81506

BARBOE, REX & VICKY
654 EASTCLIFF DRIVE
GRAND JUNCTION, CO 81506

SCALZO, L LOUISE C
656 EASTCLIFF DRIVE
GRAND JUNCTION, CO 81506

RODGERS, BETTY J
3154 LAKESIDE DRIVE #302
GRAND JUNCTION, CO 81506

MEYER, KRAIG E
489 MCMULLIN
GRAND JUNCTION, CO 81504

MOSS & CO
964 LAKESIDE CT
GRAND JUNCTION, CO 81506

RECHER, THOMAS & PHYLLIS
3154 LAKESIDE DRIVE #308
GRAND JUNCTION, CO 81506

CROWE, ANNA
3154 LAKESIDE DRIVE #310
GRAND JUNCTION, CO 81506

LAIB, EDITH V
C/O GREAT HOMES LTD
3026 PATTERSON ROAD
GRAND JUNCTION, CO 81504

INGLIS, E P & RUTH S
80 LINDLEY AVE
MARIETTA, GA 30064

WILLHITE, GERRY W
3154 LAKESIDE DRIVE #305
GRAND JUNCTION, CO 81506

HARRIS, B J
3154 LAKESIDE DRIVE #307
GRAND JUCNTION, CO 81506

HECK, JAMES H
1722 W BLUEFIELD AVE
PHOENIX, AZ 85023

BURLEIGH, THOMAS D
3150 LAKESIDE DRIVE #301
GRAND JUNCTION, CO 81506

POWER, JACK H & CAROLYN S
314 E 6TH STREET
RIFLE, CO 81650

HARMS, ROBERT A
3150 LAKESIDE DRIVE #305
GRAND JUNCTION, CO 81506

KNOWLES, FRED R
3150 LAKESIDE #307
GRAND JUNCTION, CO 81506

DISTRIBUTING CO INC
1435 4TH AVE
GRAND JUNCTION, CO 81501

TRUDGEON, LEE & BEATA
6256 SO. FAIRFAX
LOS ANGELES, CA 90056

DELUCAS E & JOSEPHINE
3150 LAKESIDE DRIVE #304
GRAND JUNCTION, CO 81506

ARMSTRONG, SHARON M
STARLIGHT DRIVE
GRAND JUNCTION, CO 81504

RITTER, MARY LOU
3150 LAKESIDE DRIVE #308
GRAND JUNCTION, CO 81506

BISSELL, DONNA M
3150 LAKESIDE DRIVE #310
GRAND JUNCTION, CO 81506

JOHNSON, MICHAEL & MAUREEN A
14700 BLEDSOE ST
SAN FERNANDO, CA 91342

RYAN, RICKY M
631 BROKEN SPOKE ROAD
GRAND JUNCTION, CO 81504

PARADIS, JEAN & KATHLEEN
604 RICO WAY
GRAND JUNCTION, CO 81506

VONSTOCKEN, WILLIAM M
100 W CLARENDON #1220
PHOENIX, AZ 85013

VANCE, JOYCE E
3146 LAKESIDE DRIVE #309
GRAND JUNCTION, CO 81506

NEAL, MARCIA J
3146 LAKESIDE DRIVE #302
GRAND JUNCTION, CO 81506

WOLF, INGRID H
2225 REDLANDS PARKWAY
GRAND JUNCTION, CO 81503

HALL, OLIVER K.
3146 LAKESIDE DRIVE #109
GRAND JUNCTION, CO 81506

MAES, BENA
686 GLEN CARO DRIVE
GRAND JUNCTION, CO 81506

CARDNER, ROLLAND
315 LAKESIDE DRIVE #310
GRAND JUNCTION, CO 81506

LUFF, HALE & MARY A
3 CORNELL DRIVE
RANCHO MIRAGE, CA 92270

POND, EVERETT
3156 LAKESIDE DRIVE #303
GRAND JUNCTION, CO 81506

OLSHOVE, DONALD P & GWEN
P.O. BOX 81
CLOVIS, CA 93613

DOWNING FAMILY TRUST
3156 LAKESIDE DRIVE #307
GRAND JUNCTION, CO 81506

MOSS & COMPANY
964 LAKESIDE CT
GRAND JUNCTION, CO 81506

VANDERKOLK, JANE
6186 EDSALL ROAD #155
ALEXANDRIA, VA 22304

PITTMAN, HANNAH M
3156 LAKESIDE DRIVE #304
GRAND JUNCTION, CO 81506

LAMBSON, WILLIAM & JANE
2839 C OXFORD AVE
GRAND JUNCTION, CO 81506

OELBERG, DAVID
2708 F 1/2 ROAD
GRAND JUNCTION, CO 81506

PENTECOSTAL HOLINESS CHURCH
COLORADO CONFERENCE INC
ENGLEWOOD, CO 80150

COLORADO NORTHWOODS II
11777 SAN VICENTE BLVD #900
LOS ANGELES, CA 90049

UNITY CENTER OF LIGHT
P.O. BOX 1904
GRAND JUNCTION, CO 81502

DENNIS STAHL
HILLTOP REHAB. HOSPITAL
1100 PATTERSON ROAD
GRAND JUNCTION CO 81506



Curry • Brandaw Architects

August 31, 1994

805 93(2)

Planning Department
City of Grand Junction
559 White Avenue, Room 60
Grand Junction, CO 81501

Re: General Project Report

The addition of 15 retirement cottages, consisting of six duplexes and one triplex, to The Atrium of Grand Valley Retirement Village.

The retirement units are designed for those individuals who are still ambulatory but in need of some support. Private rooms afford the advantages of independent living while the included services provide support, security, and friendship. The cottages are all two bedroom units; similar to an apartment with a kitchen and attached garages.

Services include one meal per day in the adjacent retirement residence dining room, housekeeping, laundry, private bus transportation and various recreational activities. The monthly rental includes private room, services and utilities. Although these units are separate from the main facility, they will be managed and operated concurrently. The placement of walking paths will connect the retirement cottages to the retirement facility.

The site will be fully landscaped and outdoor lighting for walking paths will be installed in such a way that it will not directly shine on existing area residents.

Community benefits include increased tax revenues, and providing quality affordable, state of the art housing and services for the community's seniors.

Petitioner Representative,

805 3

Cliff Curry

Original
Do NOT Remove
From Office

REVIEW COMMENTS

Page 1 of 2

FILE #85-93(2)

TITLE HEADING: Final Plan - The Atrium, Phase II

LOCATION: SE corner of 12th Street & F 1/2 Road

PETITIONER: Hilltop Health Services

PETITIONER'S ADDRESS/TELEPHONE: 1100 Patterson Road
Grand Junction, CO 81506
244-6181

PETITIONER'S REPRESENTATIVE: Pat Edwards/Sally Schaefer/Cliff Curry

STAFF REPRESENTATIVE: Tom Dixon

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., SEPTEMBER 26, 1994.

GRAND JUNCTION FIRE DEPARTMENT
Hank Masterson

9/6/94
244-1414

The Fire Department access road across the drainage area cannot have parking places blocking it as presently shown. These two parking spaces will have to be removed and the area must have signs and markings showing it as a fire lane.

Before completion of this phase of development, an 8" water main must be completed on F 1/2 Road and connected to the 8" line on 12th Street. The on-site water lines must be connected to this new main to complete the required looped system. The on-site main must be 8". The proposed hydrant location for this phase is not adequate. An additional hydrant is needed at each entrance shown on F 1/2 Road for a total of 3 new hydrants.

U.S. WEST
Leon Peach

9/7/94
244-4964

No comments at this time.

CITY UTILITY ENGINEER
Bill Cheney

9/7/94
244-1590

Not enough information to provide adequate review.

GRAND VALLEY WATER USERS
Richard Proctor

9/13/94
242-5065

Comments previously made by this office in mid-April 1993 and again on July 19, 1993 remain unchanged (copy attached).

CITY PARKS & RECREATION DEPARTMENT
Don Hobbs

9/8/94
244-1542

Open space fees based upon 15 units @ \$225 each = \$3,375.00 due in fees.

UTE WATER
Gary R. Mathews

9/12/94
242-7491

1. Domestic water taps can not come off of the 6" fire line. A back flow, leak detector was installed at 12th Street. Only fire protection is allowed from this time.
2. The 1-1/2" main at F 1/2 Road is a small line and would not support the domestic water taps as shown on the site plans.
3. Developer needs to contact Ute Water to discuss options for metered services and if required, a looped fire system.
4. Policies and fees in effect at the time of application will apply.
5. Construction plans required before approval.

CITY DEVELOPMENT ENGINEER
Jody Kliska

9/15/94
244-1591

1. Plans are required for the F 1/2 Road improvements as required in the development improvements agreement. Funds for the 12th Street improvements must be escrowed as part of the agreement.
2. The street plans, grading and drainage plans, utility plans and a final drainage report need to be prepared and stamped by a licensed professional engineer.
3. Parking in front of the fire access road is not allowed. If possible, the parking near the driveway entrances should be eliminated or relocated to alleviate safety concerns.
4. All plans must be in accordance with the City SSID manual requirements.

COMMUNITY DEVELOPMENT DEPARTMENT
Tom Dixon

9/16/94
244-1447

See attached comments.

LATE COMMENTS

PUBLIC SERVICE COMPANY
Dale Clawson

9/19/94
244-2695

Electric and Gas: Request that the common open area be dedicated as utility easement.

STAFF REVIEW

FILE: #85-93(2)

DATE: September 16, 1994

STAFF: Tom Dixon

REQUEST: The addition of 15 retirement cottages (six duplexes and one triplex) to The Atrium of Grand Valley Retirement Village, Phase II

LOCATION: Southeast corner of 12th Street and F 1/2 Road

APPLICANT: Hilltop Rehabilitation Hospital (Sally Schaeffer)

EXISTING LAND USE: Retirement Center and Assisted Care Facility

PROPOSED LAND USE: Addition of 15 cottage units

SURROUNDING LAND USE:

NORTH: Single-family Residential and Church

SOUTH: Single-family Residential

EAST: Single-family Residential

WEST: Multi-family Residential and Church

EXISTING ZONING: PR-21 (Planned Residential, 21 units per acre)

SURROUNDING ZONING:

NORTH: RSF-4, Single-family Residential

SOUTH: RSF-4, Single-family Residential

EAST: RSF-4, Single-family Residential

WEST: PR-12, Planned Residential

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:

The 12th Street Corridor Guidelines apply to this site. This proposal is consistent with the guidelines.

STAFF ANALYSIS:

This site adjoins the existing development of The Atrium, 124-unit retirement and assisted living center currently under construction. The Atrium is a three story structure containing living units, common dining accommodations, recreation facilities, limited therapy services, and offices associated with the operation of the complex.

The proposed addition of the 15 cottage units, comprised of six duplex units and one

triplex, is Phase II of The Atrium development. These units are proposed to be located on the undeveloped northern portion of the site which is separated from the main portion of the larger complex. The cottage units will be accessed from F 1/2 Road but should have pedestrian connection to The Atrium complex.

Several deficiencies are apparent with this layout and should be corrected prior to the Planning Commission hearing.

- 1) A pedestrian connection between Phase I and Phase II is needed.
- 2) Driveway/fire lane connection is needed between the Phases I & II.
- 3) Walkway around pond was previously discussed. If this is intended, it should be incorporated into Phase II.
- 4) Two parking spaces at the north terminus of the fire lane have to be eliminated.
- 5) Improvements to F 1/2 Road are required with this project.
- 6) Interior sidewalk system needed around the driveways and surface parking areas.
7. Building setbacks need to be proposed and justified along both 12th Street and F 1/2 Road.
8. Each of the units has a garage for one automobile and space for additional parking in front of the garage. In addition, there are 19 parking spaces distributed on the site. This is excessive and unnecessary. The two parking areas (one with three spaces, one with four spaces) nearest the proposed driveways need to be eliminated for safety purposes. This will reduce overflow parking to 12 spaces. Overflow parking spaces are intended for guest parking and not permitted for the storage of boats, recreation vehicles, or other vehicles not used on a daily basis.



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

September 26, 1994

Dennis Stahl
Hilltop Rehabilitation Hospital
1100 Patterson Road
Grand Junction, CO 81506

Dear Mr. Stahl,

The submittal for Phase II of The Atrium review was deficient in information for the City to fully review and comment prior to the October 4th Planning Commission hearing. The information needed was due today and has not been received. In addition, the sign for posting was not picked up on Friday. Under Colorado state law, posting of property must occur at least 10 days prior to the hearing. Therefore, we are pulling your proposal from the Planning Commission agenda. The earliest this may go to hearing is November 1st.

Jody Kliska, Bill Cheney, and I met with Bob Diedrich on September 16th to go over several items in the application packet. Insufficient information and/or corrections were noted in several areas of the utilities and the site plans. Hopefully, this delay will give Hilltop enough time to complete missing or correct erroneous information from the plans and to give staff sufficient time to review additional information which may be forthcoming.

If missing or incomplete information is provided by October 3rd, then we will be able to re-schedule this item on the November agenda. If you are going to be working with a local engineer, you should have them contact me to go over any plans prior to submittal.

If you should have any questions, you may call me at 244-1447.

Sincerely,

A handwritten signature in cursive script that reads "Tom Dixon".

Tom Dixon, AICP, Senior Planner

cc: File #85-93(2)

STAFF REVIEW (Final)

FILE: #85-93(2)

DATE: October 25, 1994

STAFF: Tom Dixon

REQUEST: The addition of 15 retirement cottages (six duplexes and one triplex) to The Atrium of Grand Valley Retirement Village - Phase II

LOCATION: Southeast corner of 12th Street and F 1/2 Road

APPLICANT: Hilltop Rehabilitation Hospital (Sally Schaeffer)

EXISTING LAND USE: Retirement Center and Assisted Care Facility

PROPOSED LAND USE: Addition of 15 cottage units

SURROUNDING LAND USE (AND APPROXIMATE DENSITY):

NORTH: Single-family Residential and Church (4 per acre)

SOUTH: Single-family Residential (4 per acre)

EAST: Single-family Residential (4 per acre)

WEST: Multi-family Residential and Church (12 per acre)

EXISTING ZONING: PR-21 (Planned Residential, 21 units per acre)

SURROUNDING ZONING:

NORTH: RSF-4, Single-family Residential

SOUTH: RSF-4, Single-family Residential

EAST: RSF-4, Single-family Residential

WEST: PR-12, Planned Residential

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:

The 12th Street Corridor Guidelines apply to this site. This proposal is consistent with the general concepts of those guidelines.

STAFF ANALYSIS:

This site adjoins the Phase I development of The Atrium, a 124-unit retirement and assisted living center currently under construction. The main building of The Atrium is a three-story structure that will contain living units, common dining accommodations, recreation facilities, limited therapy services, and offices associated with the operation of the complex.

The proposed addition of the 15 cottage units, comprised of six duplex units and one

triplex, is Phase II of The Atrium development. These units are proposed to be located on the undeveloped northern portion of the site which is separated from the main portion of the larger complex by a retention pond and drainage swale. The cottage units will be accessed from F 1/2 Road but will have pedestrian connection to The Atrium's main complex.

Phase I gained approval for a final development plan by the Planning Commission in 1993 but the decision was appealed to the City Council. The basis of the appeal was the 35-foot height of the main building on The Atrium site. There was also some discussion about the need for road improvements to F 1/2 road, and the need for road improvements along 12th Street such as acceleration/deceleration lanes. The City Council denied the appeal of the final development plan and the building height.

The proposed 15 "casita" units were anticipated under the original development plan. With the approval of Phase II, it was recognized that improvements to City standards along F 1/2 Road would be required. This phase will be accommodated by these improvements.

The petitioner has responded to staff and agency comments. A pedestrian circulation system between the two phases, as well as a walkway around the retention pond, have been incorporated into the final project proposal. Due to the late nature of sewer and water plan submittals, additional comments and concerns need to be addressed. The petitioner is actively working on resolving previous issues involving those services.

STAFF RECOMMENDATION:

Approval of the proposed 15 cottage ("casita") units (Phase II), subject to the following conditions:

- 1) A direct paved sidewalk connection between Phases I and II shall be installed prior to occupancy of Phase II. There shall also be a tie-in connection from the duplex on the northwest corner of the site (nearest the 12 Street/F 1/2 Road intersection) to the walkway around the pond.
- 2) Improvements to F 1/2 Road are required with this project. A Development Improvement Agreement (DIA) shall be submitted to the City for review and approval for improvements to F 1/2 Road prior to planning clearance for Phase II.
- 3) Payment for required improvements to 12th Street must be made to the City prior to planning clearance for any of the units in Phase II.
- 4) Minimum building setbacks are 10 feet along F 1/2 Road and 15 feet along 12th Street.
- 5) Parks and Open Space fees (\$225 per unit) are payable for all 15 units prior to the first planning clearance for any building permit in Phase II.
- 6) All common open area be dedicated as utility easement, as requested by the Public

Service Company.

7) The street plans, grading and drainage plans, utility plans and a final drainage report are to be prepared and stamped by a registered engineer, for final review and approval as requested by the City Development Engineer.

8) The petitioner shall resolve water and sewer system issues to the satisfaction of the City Utility Engineer.

PLANNING COMMISSION MOTION:

Mr. Chairman, on item #85-93(2), Phase II of the Atrium complex consisting of 15 attached cottage units, I move that we approve this subject to staff recommendation and conditions.

CERTIFICATE OF OCCUPANCY

**BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)**

PERMIT # 47771

DATE 12-23-94

PERMISSION IS HEREBY GRANTED TO Colson & Colson TO OCCUPY THE

BUILDING SITUATED AT 3260 North 12th

LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER _____

FOR THE FOLLOWING PURPOSE: 124 Suite Retirement Home

Note: this C.O. excludes the North Wing

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR Bob Lee

City Planning Tom Dixon



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

January 9, 1995

Wayne Thayler, Vice President
% Norwest Bank Grand Junction, N.A.
P. O. Box 1568
Grand Junction, CO 81502

Dear Wayne,

The approval for the Grand Valley Atrium Retirement Village (The Atrium) required guarantee of certain improvements associated with that project. These improvements, including road, sewer, water, and private streets were financially assured through a Development Improvement Agreement (DIA) between the City of Grand Junction (City) and The Atrium. The total of this agreement was \$228,298. This included an addendum for half street improvements for both 12th Street and F 1/2 Road as well as an 8-inch looped water line.

On December 30, 1994, the City accepted an addenda to the DIA to guarantee unfinished landscaping requirements approved for The Atrium. This was assured by an addition of \$54,066. This addenda allowed The Atrium to get a certificate of occupancy for the building.

I have reviewed the status of improvements with other staff. At this time, the City only needs to retain the guarantee of \$54,066 for landscaping improvements and \$80,720 for the half-street improvements and looped water line referenced above. All other financial guarantees in the DIA are hereby released. In my calculations, this sum is \$147,578.

If you have any questions regarding the sums I have used, please contact me by January 16, 1995.

Sincerely,

Tom Dixon, AICP, Senior Planner

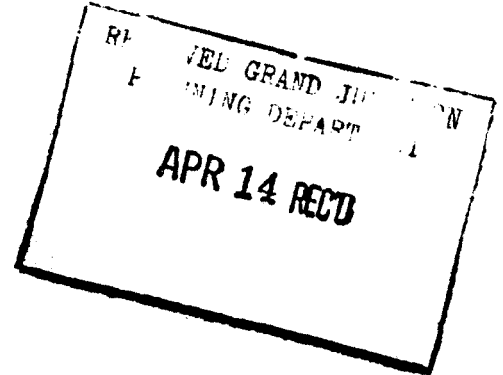
cc: File #85-93



Norwest Bank Grand Junction, N.A.
2808 North Avenue
P.O. Box 1568
Grand Junction, Colorado 81502-1568
303/242-8822

April 13, 1995

Tom Dixon, AICP, Senior Planner
Grand Junction Development Department
250 North Fifth Street
Grand Junction, CO 81501-2668



Dear Tom:

Lyle Borgen, site manager for Colson & Colson General Contractor, Inc., requested that I verify with you the current status of the balances guaranteed under the Development Improvement Agreement and Addenda which you referenced in your letter to the Bank dated January 9, 1995. The \$54,066 landscaping improvements guarantee is reserved against lot 1 which is the south side on which the main residence center is located. The \$80,720 is being transferred to lot 2 which is the north side along F 1/2 Road and where the half street improvements are located. Funds are dedicated to back up the guarantees. This internal bookkeeping in no way affects the overall agreement now in place. Please contact me if you have questions concerning the amounts allocated.

Sincerely,

NORWEST BANK GRAND JUNCTION, NATIONAL ASSOCIATION

Wayne Thaler
Vice President

cc: Lyle Borgen



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

June 8, 1995

RE: The Atrium, Phase I

To Whom It May Concern:

The attached release is for the landscaping improvements required for the Atrium-Phase I development at 12th Street and F 1/2 Road in Grand Junction. The required landscaping has been installed and found to be acceptable to the City of Grand Junction for Phase I only. The financial guarantee, in the amount of \$54,066, may be released.

Sincerely,

Katherine M. Portner
Planning Supervisor



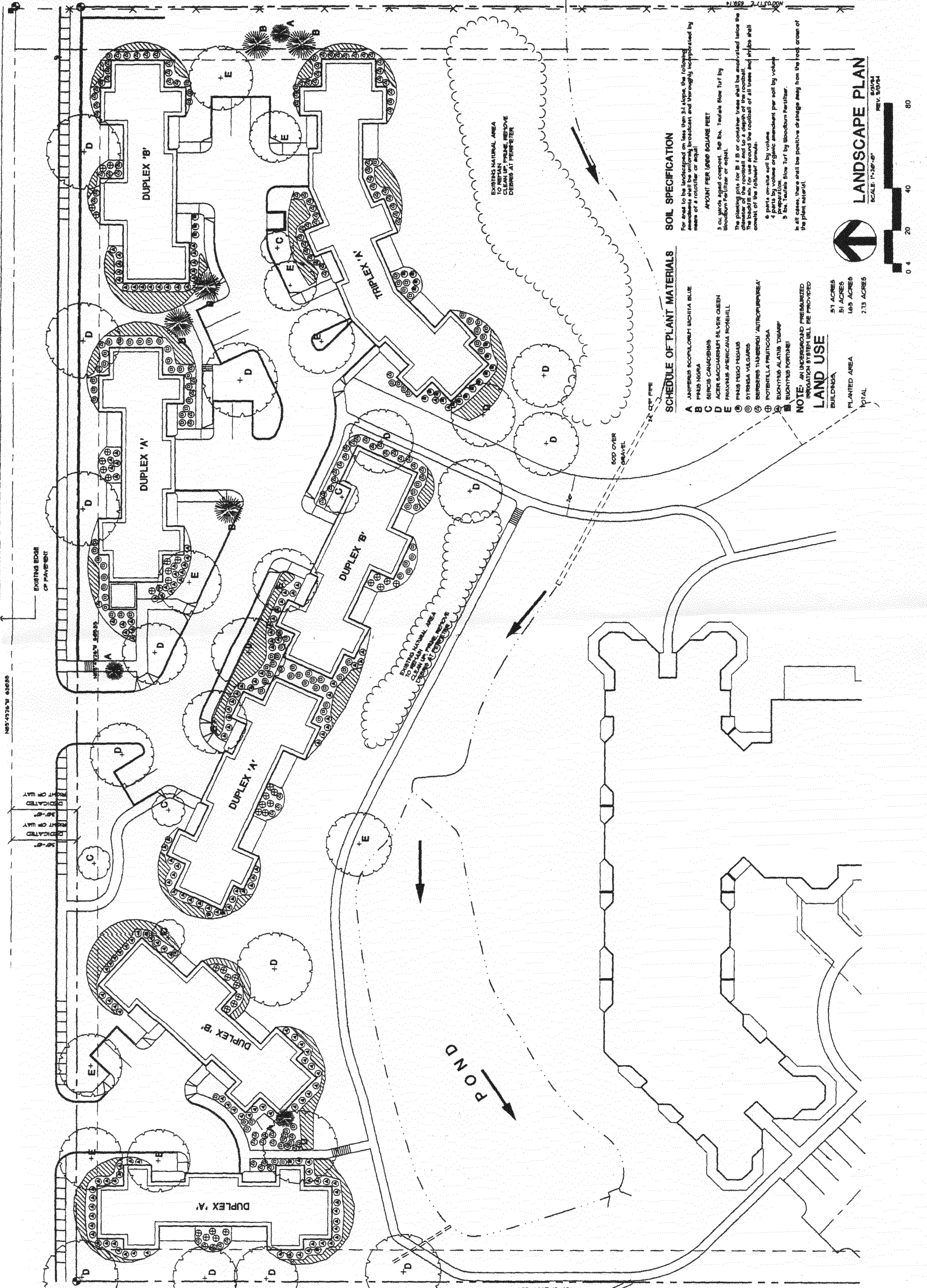
Curry-Brandaw Architects
 4710 East 12th Avenue
 Suite 4000 Denver, CO 80231
 303/556-1080 Fax 303-556-0888

COLSON COLSON CONSTRUCTION
 2741 12TH STREET SE P.O. BOX 14111
 SALT LAKE CITY, UT 84111
 PHONE (503) 370-7070

THE CASITAS AT GRAND VALLEY RETIREMENT VILLAGE
 GRAND JUNCTION, COLORADO

LANDSCAPE PLAN

DATE	3-31-95
REVISED DATE	4-24-95
SHEET	A
OF	1.2



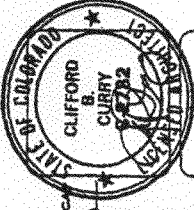
SOIL SPECIFICATION
 For area to be landscaped on less than 3:1 slope, the following amendments shall be uniformly broadcast and thoroughly incorporated by means of a rototiller or equal.
 AMOUNT PER 1000 SQUARE FEET
 3 cu. yards aged compost, 50 lb. Tereale slow turf by Bloodrum Fertilizer or equal.
 The planting pits for B 1 B or container trees shall be excavated twice the diameter of the rootball and to a depth of the rootball.
 The backfill mix for use around the rootball of all trees and shrubs shall consist of the following formula:
 4 parts on-site soil by volume
 4 parts by volume organic amendment per soil by volume preparation
 5 lb. Tereale slow turf by Bloodrum Fertilizer.
 In all cases, there shall be positive drainage away from the foot crown of the plant material.

SCHEDULE OF PLANT MATERIALS
 A JUNIPERUS SCOPULOREM WICHITA BLUE
 B PINUS NIGRA
 C SERICIS CANADENSIS
 D ACER SACCHARINUM SILVER GREEN
 E FRAXINUS AMERICANA ROSEHILL
 F PINUS NUNGO HIGHLAND
 G STYRACIA VULGARIS
 H BERBERIS THUNBERGII 'AURICOMMUNE'
 I POTENTILLA FRUTICOSA
 J EUCYTHUS ALATUS 'DWARF'
 K EUCYTHUS FORTUNEI

NOTE: AN UNDERGROUND PERMANENT IRRIGATION SYSTEM WILL BE PROVIDED

LAND USE
 BUILDINGS 51 ACRES
 PLANTED AREA 165 ACRES
 TOTAL 213 ACRES

SCALE: 1"=30'-0"
 REV. 3/31/94



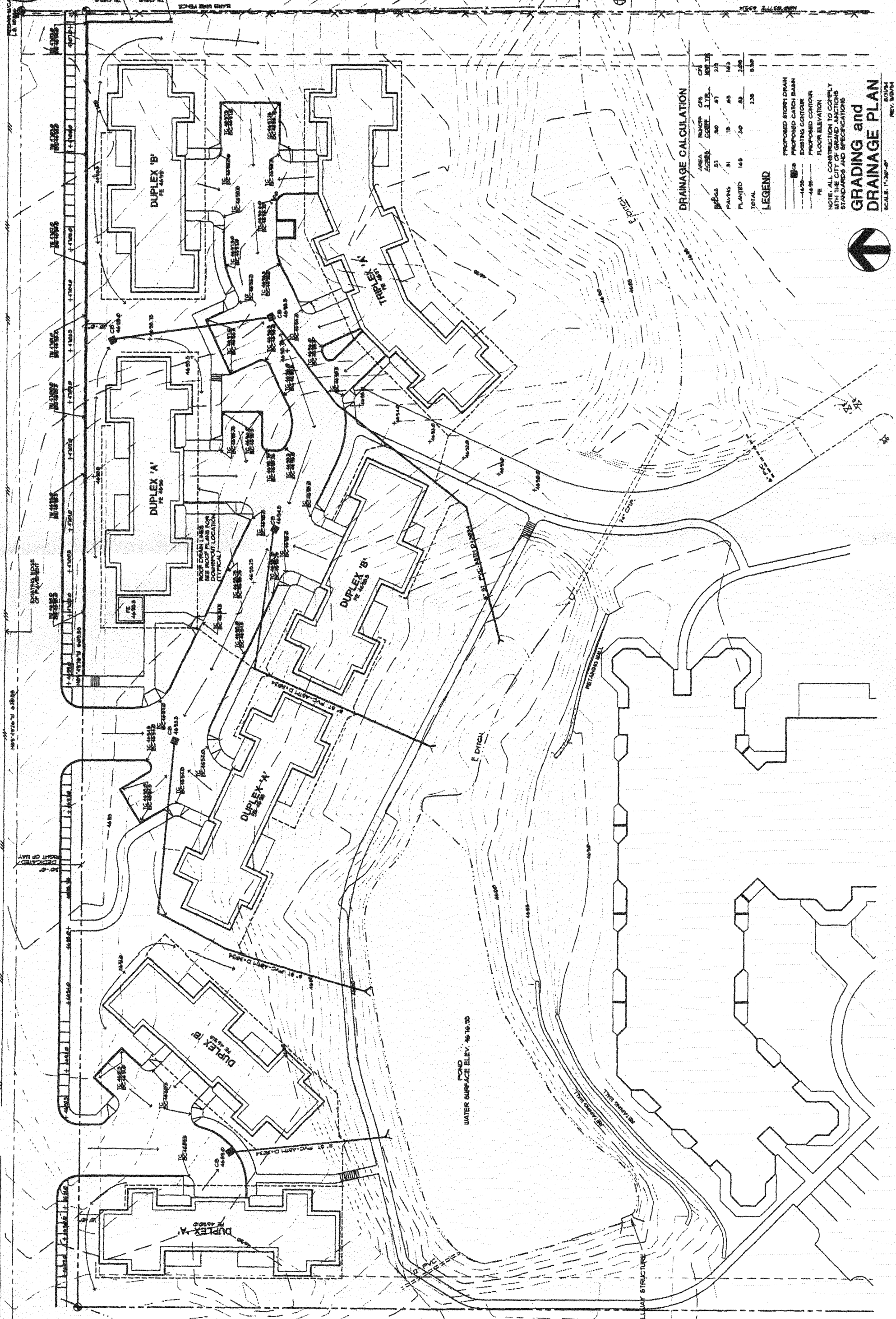
Curry-Brandaw Architects
 27 1/2 Street Southwest
 Salem, Oregon 97302
 503/588-2200 Fax 588-0888

COLSON COLSON CONSTRUCTION
 2741 12TH STREET SE
 SALEM, OREGON 97302
 PHONE (503) 370-7070

THE CASTAS AT GRAND VALLEY RETIREMENT VILLAGE
 GRAND JUNCTION, COLORADO

GRADING and DRAINAGE PLAN

DATE	3-31-95
REVISED DATE	
SHEET	1
OF	1



DRAINAGE CALCULATION

AREA	IMP. COEFF.	AREA	CONTR. I.L.E.	CONTR. I.L.E.
PAVING	0.8	15	12	12
PLANTED	0.2	30	6	6
TOTAL		45	18	18

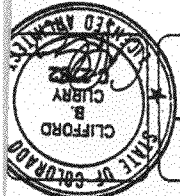
LEGEND

- PROPOSED STORY DRAIN
- PROPOSED CATCH BASIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- FLOOR ELEVATION

NOTE: ALL CONSTRUCTION TO COMPLY WITH THE CITY OF GRAND JUNCTION STANDARDS AND SPECIFICATIONS

GRADING and DRAINAGE PLAN
 SCALE: 1"=30'-0"
 REV. 9/94

POUD
 WATER SURFACE ELEV. 4616.95



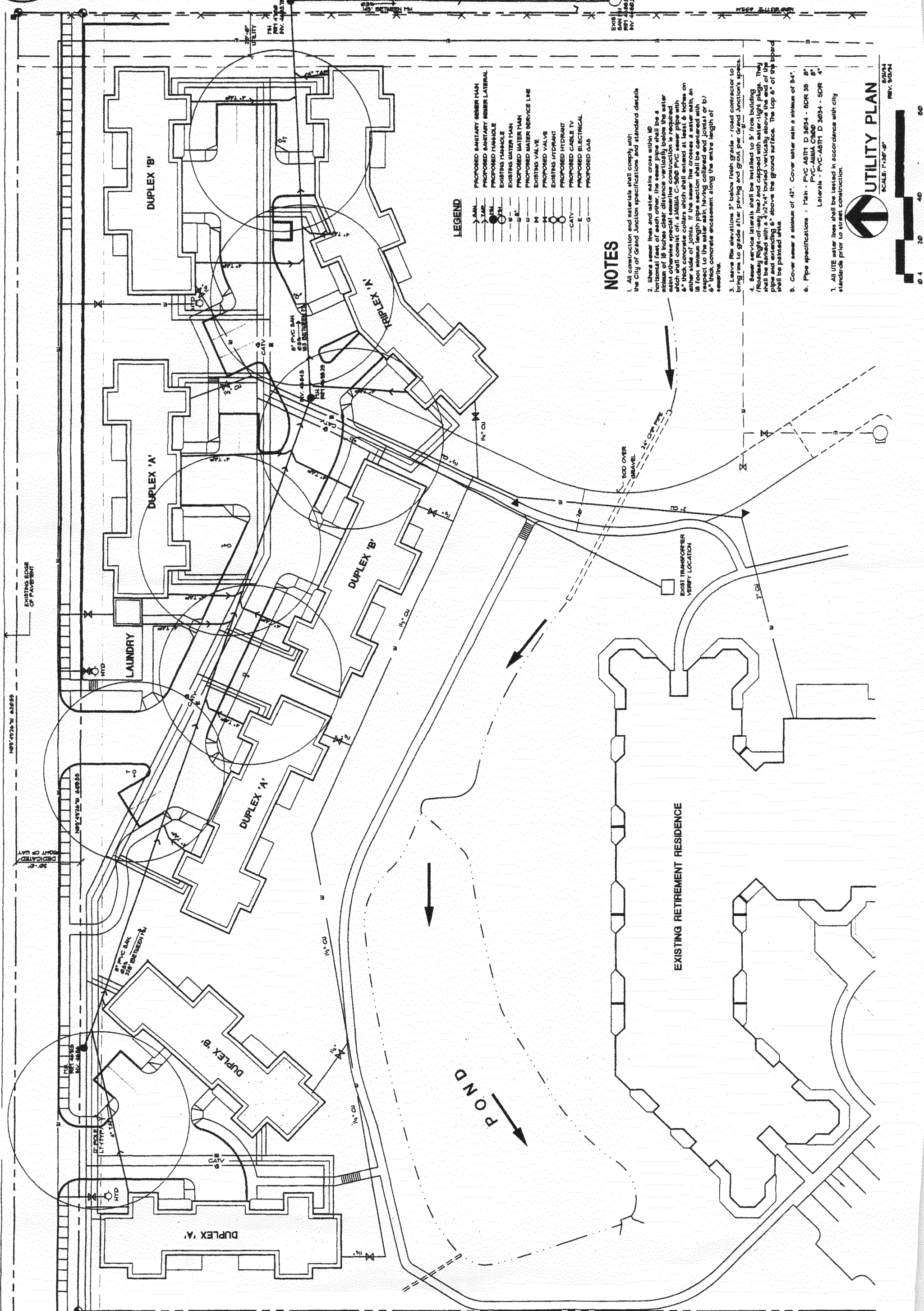
Curry-Brandaw Architects
 271 High Street, Suite 200, Denver, CO 80202
 Phone: (303) 733-1200 Fax: (303) 733-0805

COLSON COLSON CONSTRUCTION
 2714 12TH STREET SE, SALEM, OREGON 97309
 PHONE (503) 370-7070

THE CASTAS AT GRAND VALLEY RETIREMENT VILLAGE

UTILITY PLAN

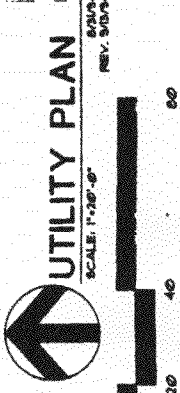
DATE	3-31-95
REVISED DATE	
SHEET	A
OF	1



LEGEND

	PROPOSED SANITARY SEWER MAIN
	PROPOSED SANITARY REBER LATERAL
	PROPOSED MANHOLE
	EXISTING MANHOLE
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	PROPOSED WATER SERVICE LINE
	EXISTING VALVE
	EXISTING HYDRANT
	PROPOSED HYDRANT
	PROPOSED CABLE TV
	PROPOSED ELECTRICAL
	PROPOSED GAS

- NOTES**
- All construction and materials shall comply with the City of Grand Junction specifications and standard details.
 - Where sewer lines and water mains cross within 10 horizontal feet of each other, the sewer pipe shall be a minimum of 18 inches clear distance vertically below the water main. Subsequent special sewerline construction is required which shall consist of: 4.5" DIA. C-500 PVC sewer pipe with 6" thick concrete collars which shall extend at least 6 inches on either side of joints. If the sewer line crosses a water main, an 18 foot minimum length pipe section shall be centered with the water main, having concrete end joints or b) 4" thick concrete encasement along the entire length of sewerline.
 - Leave Rm elevations 3" below finish grade - road contractor to bring line to grade after paving and gout per Grand Junction's specs.
 - Sanitary sewer laterals shall be detailed to 3" from building (boundary Right-of-Way line) and capped with water-tight plugs. They shall be finished with a 4"x4" bored vertically above the end of the pipe and extending 6" above the ground surface. The top 6" of the board shall be painted white.
 - Cover sewer a minimum of 42". Cover water main a minimum of 34".
 - Pipe specifications: Main - PVC A871 D 3034 - BDR 3B 8" PVC-AUBA C500 Lateral - PVC-A871 D 3034 - 9DR 4"
 - All LITE water lines shall be tested in accordance with city standards prior to stream construction.



188'-4734" W 63055

30'-0" DEDICATED RIGHT OF WAY

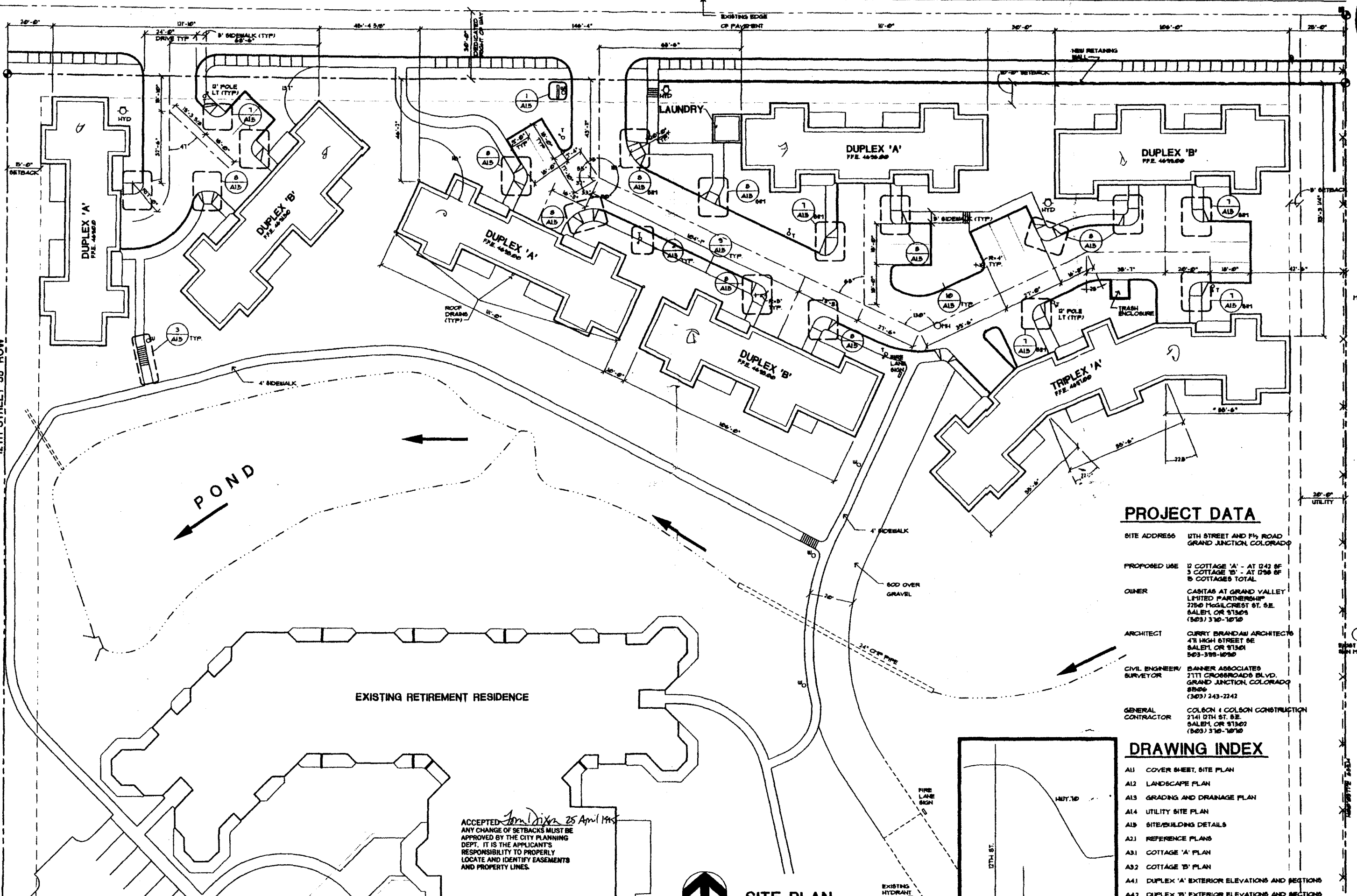
188'-4734" W 63055

188'-4734" W 63055

188'-4734" W 63055

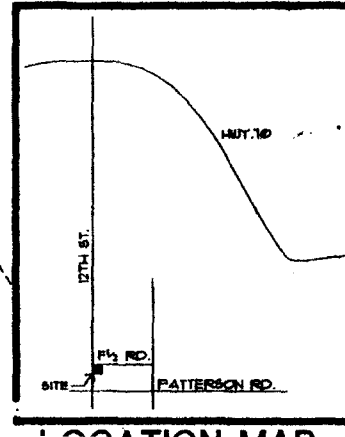
12TH STREET

12TH STREET 56' ROW



ACCEPTED *Jan Dixon* 25 April 1984
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SITE PLAN
 SCALE: 1"=20'-0"
 8/31/84
 REV. 9/13/84



PROJECT DATA

SITE ADDRESS 12TH STREET AND F 1/2 ROAD GRAND JUNCTION COLORADO
PROPOSED USE 2 COTTAGE 'A' - AT 1243 SF
 3 COTTAGE 'B' - AT 1236 SF
 5 COTTAGES TOTAL
OWNER CASITAS AT GRAND VALLEY LIMITED PARTNERSHIP
 7250 HIGHLAND ST. S.E. SALEM, OR 97304 (503) 310-1010
ARCHITECT CURRY BRANDAW ARCHITECTS
 4TH HIGH STREET SE SALEM, OR 97304 503-395-1050
CIVIL ENGINEER/SURVEYOR BANNER ASSOCIATES
 2111 CROSSROADS BLVD. GRAND JUNCTION, COLORADO 81506 (303) 243-2242
GENERAL CONTRACTOR COLSON & COLSON CONSTRUCTION
 2141 12TH ST. SE SALEM, OR 97302 (503) 310-1010

DRAWING INDEX

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Curry Brandaw Architects

COLSON COLSON CONSTRUCTION

THE CASITAS AT GRAND VALLEY

DATE 3-31

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